

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, June 28, 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:
#CA23-33 for property located at 113 East Texas Street;
#CA23-34 for property located at 406 South Main Street;
#CA23-36 for property located at 324 South Church Street;
#CA23-38 for property located at 150 West College Street, Suite #318.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for Historic Landmark Designation #HL2023-01 for the property located at 404 East Franklin Street, legally described as 30 E40' 3 – W 35' 4, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-27 for the property located at 404 East Franklin Street, legally described as 30 E40' 3 – W 35' 4, City of Grapevine and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-35 for the property located at 306 Austin Street, legally described as Block 106, Lot 7 & 8, 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 #CA22-65 **tabled at the May 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.

5. Minutes

- A. Commission to consider the minutes of the May 24, 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 July 26, 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 23rd day of July 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 *WDL*
LARRY GRAY, BUILDING OFFICIAL *em*

MEETING DATE: WEDNESDAY, JUNE 28, 2023

SUBJECT: HISTORIC LANDMARK OVERLAY #HL23-01
1947 L. G. CHASTEEN HOUSE
404 EAST FRANKLIN STREET
GRAPEVINE, TX 76051
DAVID AND GLORIA EWBANK, OWNER/APPLICANT

RECOMMENDATION:

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

1. 404 East Franklin Street, legally described as Block 30, E40', 3 W35', 4, City of Grapevine.

BACKGROUND:

On June 19, 2023, David and Gloria Ewbank, owner/applicants, submitted #HL23-01 for the property located at 404 East Franklin Street. This house was built in 1947 in the minimal traditional style popular in Grapevine following World War II. This 780 sq. ft. one-story minimal traditional style house is situated at 404 East Franklin Street and is associated with numerous prominent Grapevine families. The first owner, L. G. Chasteen, purchased the lot in 1945 and constructed the house in 1947-48. His daughter, Lorine, married Jerry Pirkle, son of Grapevine mayor Willis Pirkle.

The property is located in the 1907 College Heights Addition to the City of Grapevine and its house and garage are contributing structures to the Original Town National Register Historic District. This Post-War minimal traditional style house is symmetrical in appearance with a central projecting entrance porch. The gabled roof features exposed rafter tails. The house is a Cameron Home which utilized plans and standard wood component parts available from the Cameron Lumber Yard on Worth Street in Grapevine. The house is located in the center of the lot and is set between three other Cameron homes also constructed during the 1940s. The house was constructed on a pier and beam foundation and it features exterior materials including #105 wood siding and wood trim, wood windows and wood doors. The wood windows are configured with six-over-six glass window panes.

The original one-car garage with gabled roof and exposed rafter tails. Its exterior is sheathed in #105 wood siding with wood trim. The garage features a handmade vertical tongue and groove wood, tilt-up garage door and a side entry door.

Staff recommends approval of the Historic Overlay #HL23-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the development of the house and property in the College Heights addition. A set of the proposed design guidelines for the property are attached.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANTS/AGENT NAME DAVIA + GLORIA EWRANK

COMPANY NAME _____

ADDRESS 405 E TEXAS

CITY/STATE/ZIP GRAPEVINE, TX 76051

WORK PHONE 972-978-2374 FAX NUMBER _____

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER

3. PROPERTY OWNER(S) NAME DAVID + GLORIA EWRANK

ADDRESS 405 E TEXAS

CITY/STATE/ZIP GRAPEVINE, TX 76051

WORK PHONE 972-978-2374 FAX NUMBER _____

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
404 E FRANKLIN

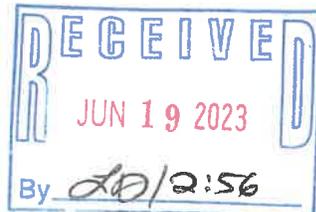
LEGAL DESCRIPTION: LOT(S) E40'3 BLOCK 30 ADDITION YATES + JENKINS
W 35'4

SIZE OF SUBJECT PROPERTY ~~8625~~ .20 ACRES 8625 SQUARE FEET

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

5. PRESENT ZONING CLASSIFICATION R7.5

6. PRESENT USE OF PROPERTY SINGLE FAMILY



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

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

APPLICANT (PRINT) DAVID EWBRANK

APPLICANT SIGNATURE *David Ewbank*

OWNER (PRINT) DAVID EWBRANK

OWNER SIGNATURE *David Ewbank*

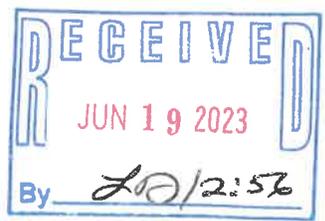
OWNER (PRINT) GLORIA EWBRANK

OWNER SIGNATURE *Gloria Ewbank*

The State of TEXAS

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www.grapevinetexas.com



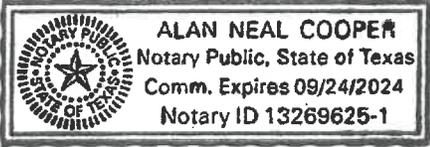
County of TARRANT

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

Given under my hand and seal of office this 19 day of JUNE, A.D. 2023.

SEAL

[Signature]
Notary Signature



The State of TEXAS

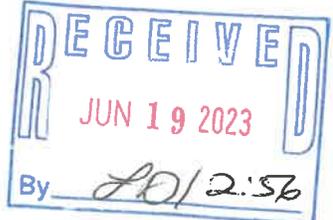
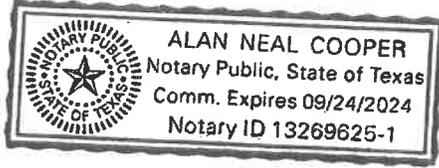
County of TARRANT

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

Given under my hand and seal of office this 19 day of JUNE, A.D. 2023.

SEAL

[Signature]
Notary Signature



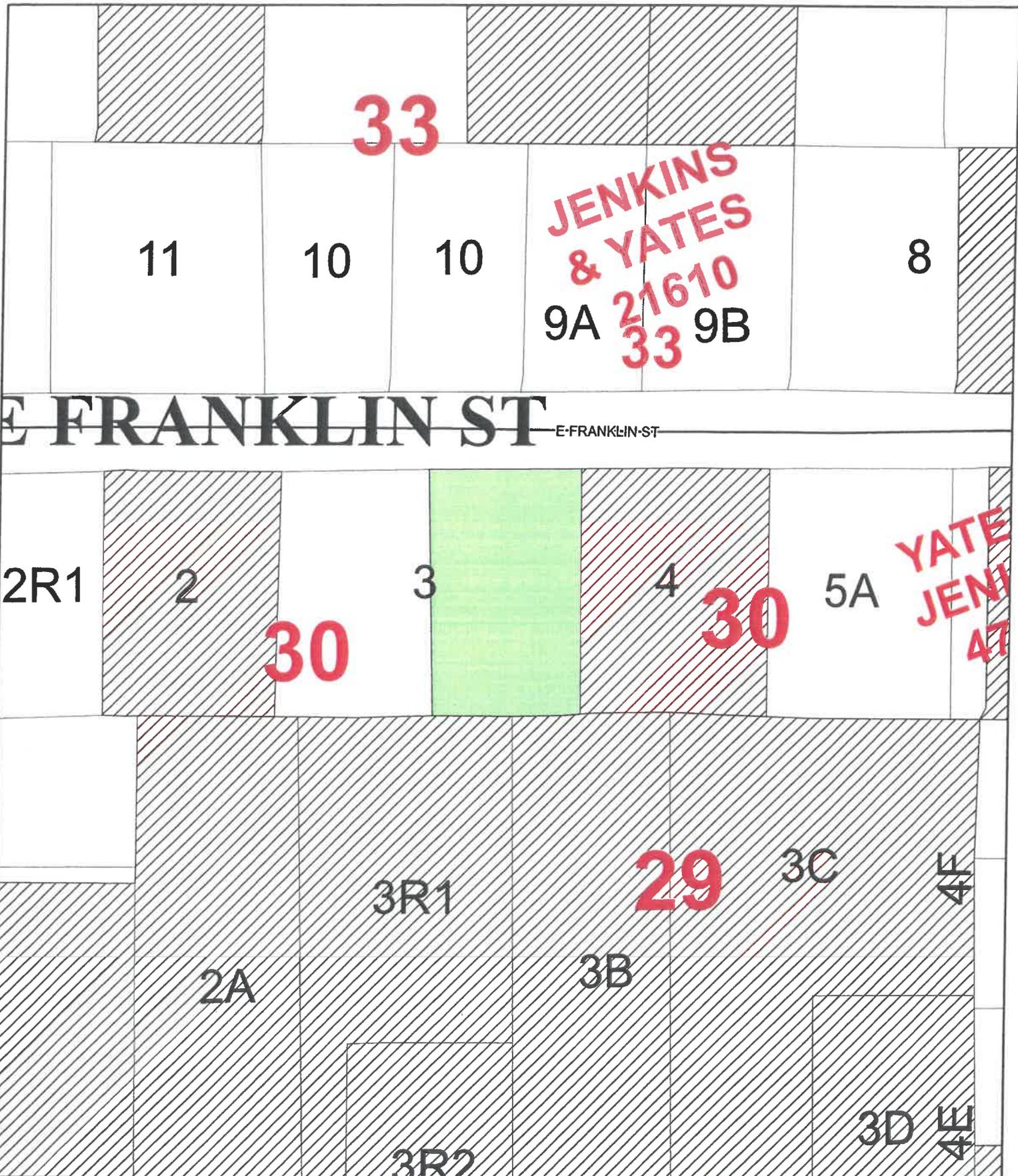


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#HL2023-01
 404 East Franklin Street
 6/22/2023

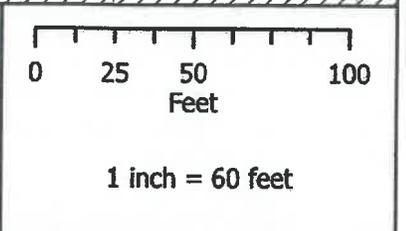


1 inch = 60 feet



-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
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#HL2023-01
404 East Franklin Street
 6/22/2023



11. Historic Ownership

original owner L. G. Chasteen

significant later owner(s) C. H. Oliver, Wallace Woodall, Robert Joseph Stark

12. Construction Dates

Original 1947 house and one-car detached garage

alterations/additions

13. Architect

original construction Cameron Home

alterations/additions

14. Site Features

natural

urban design

15. Physical Description

Condition
 excellent
 good
 fair

Check One:
 Deteriorated
 Ruins
 Unexposed
 Unaltered
 altered

Check One:
 Original site
 Moved (date: _____)

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.



Front view

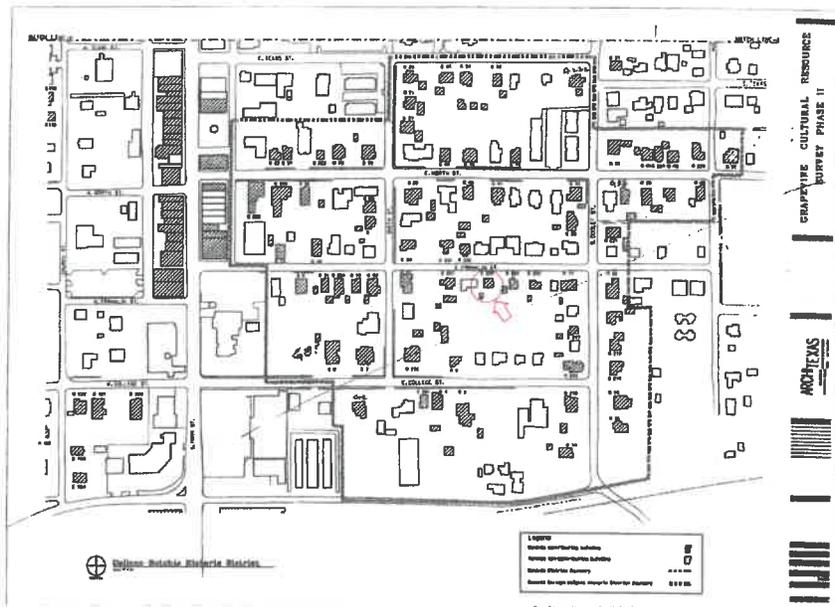


East view



West view

Map of the Original Town National Register Historic District



Subject property's relationship to surrounding historic structures (circled in red)

The house and garage at 404 East Franklin Street are located in the 1907 College Heights Addition to the City of Grapevine and are listed on the map of contributing properties to the Original Town National Register Historic District. This Post-War minimal traditional style house is symmetrical in appearance with a central projecting entrance porch. The gabled roof features exposed rafter tails. The house is a Cameron Home which utilized plans and standard wood component parts available from the Cameron Lumber Yard on Worth Street in Grapevine. The house is located in the center of the lot and is set between three other Cameron homes also constructed during the 1940s. The house was constructed on a pier and beam foundation and it features exterior materials including #105 wood siding and wood trim, wood windows and wood doors. The wood windows are configured with six-over-six glass window panes. The east and west views of the house feature a decorative wood louver attic ventilator grill mounted in the upper portion of the wall. Also exposed on the west view, the original wood siding can be seen in place under the asbestos siding applied in later years. The original and current roofing material is asphalt shingles. The exterior of the house is in fair condition.

Inside the house the front door opens into the living room with the kitchen to right beyond. A hallway featuring a decorative wood telephone cabinet leads to front facing and rear facing bedrooms and a hall bathroom. The interior finishes include hardwood floors, wood baseboards and trim and wood panel doors. The interior of the house is in poor condition.



Rear view of house with projecting concrete porch and gable roof



North view of one-car garage



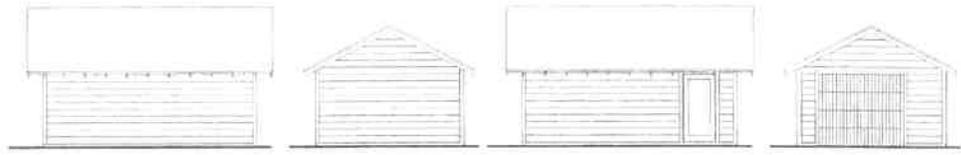
East view of one-car garage



Interior of one-car garage showing original #105 wood siding

The original one-car garage with gabled roof and exposed rafter tails is a contributing structure to the Original Town National Register Historic District. Its exterior is sheathed in #105 wood siding with wood trim. The garage features a handmade vertical tongue and groove wood, tilt-up garage door and a side entry door. The exterior of the garage is in fair to poor condition. The interior is in fair condition.





A
A-7
EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

B
A-7
EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

C
A-7
EXISTING LEFT ELEVATION
SCALE: 1/8" = 1'-0"

D
A-7
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



E
A-7
EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

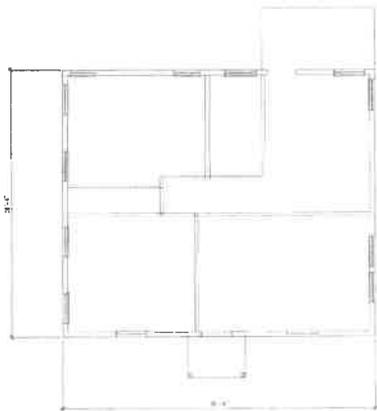
F
A-7
EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



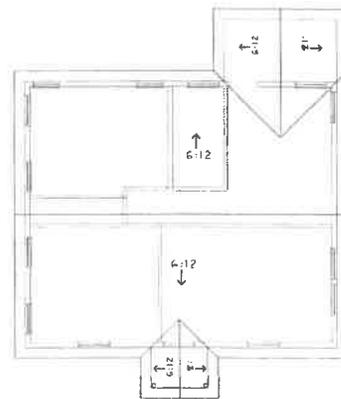
G
A-7
EXISTING LEFT ELEVATION
SCALE: 1/8" = 1'-0"



H
A-7
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



A
A-7
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



B
A-8
EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

Historical Significance

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

The house at 404 East Franklin Street is associated with numerous prominent Grapevine families. The first owner, L. G. Chasteen, purchased the lot in 1945 and constructed the house in 1947-48. His daughter, Lorine, married Jerry Pirkle, son of Grapevine mayor Willis Pirkle.

Curtis (Slim) and Minnie Oliver owned the house in 1954. Slim was at one time a Texas Ranger. Their son, Larry, is one of Grapevine’s most prominent citizens and community servants. He had a long career with the Grapevine-Colleyville ISD and has served on numerous boards and commissions for the City of Grapevine; he is currently the chairman of the Grapevine Planning & Zoning Commission.

Wallace Woodall and his wife Nell owned the house in the late 1950s and early 1960s. The Albert Woodall family history began in Alabama. They moved to Grapevine in 1895. Mr. Woodall’s wife died, leaving him with five children. He returned to Alabama and married Laura Evans. They had five children together, giving them a family of ten children. Wallace Woodall was one of the ten children.

Robert Stark and his wife Velma owned the house in the early 1960s to early 1970s. Mr. Stark is a Grapevine icon through his association with Mayor B. R. Wall and his love for the people of Pitcairn Island, Grapevine’s first “sister city” relationship. In January 1970, Robert Stark recorded in his logbook weekly communication with Tom Christian, a descendant of Fletcher Christian, on Pitcairn Island. Stark’s call letters were W50LG – Tom Christian’s were VR6TC. The logbook is now in the Grapevine Historical Museum. Mr. Stark communicated with the people on Pitcairn Island from a small building in the backyard of his home at 314 East Franklin Street, two houses to the west of this house.

Over the years several lienholders were members of the Simmons family – Mrs. Arthur Simmons and Edward T. Simmons. The Simmons family, who came to Grapevine in 1897, and their relatives (including the Withrow, Wood, Higgins and Wall families) are some of Grapevine’s best-known pioneer families.

16. Bibliography

Grapevine Area History book, 1979, Charles Young, editor.

Grapevine’s Most Unforgettable Characters book, 2006, Sandra Tate, editor.

Grapevine Sun newspaper archives, 1930-1960

17. Attachments

- District or Site map
- Site Plan
- Photos (historic & current)

- Additional descriptive material
- Footnotes
- Other (_____)

Designation Merit

<p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States.</p>	<p><u> x </u></p>	<p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.</p>	<p>_____</p>
<p>B. Location as the site of a significant historical event.</p>	<p>_____</p>	<p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.</p>	<p>_____</p>
<p>C. Identification with a person or persons who significantly contributed to the culture and development of the city.</p>	<p><u> x </u></p>	<p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.</p>	<p><u> x </u></p>
<p>D. Exemplification of the cultural, economic, social or historical heritage of the city</p>	<p>_____</p>	<p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city.</p>	<p><u> x </u></p>
<p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.</p>	<p><u> x </u></p>	<p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value.</p>	<p>_____</p>
<p>F. Embodiment of distinguishing characteristics of an architectural type or specimen.</p>	<p><u> x </u></p>	<p>L. Value as an aspect of community sentiment or public pride.</p>	<p><u> x </u></p>

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

 Sean Shope, Chair
 Grapevine Historic Preservation Commission

 David Klempin
 Historic Preservation Officer

 Erica Marohnic, Director
 Planning Department

Historical Marker

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

Check One:

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

Below for office use only

The Keeling House has been designated a Historic Landmark by the City of Grapevine Historic Preservation Commission, 1998

Grapevine Historic Preservation Ordinance, Appendix G, Code of Ordinances

The Keeling House is located in the College Street Historic District, designated by the Grapevine Historic Preservation Commission, 1998

Grapevine Historic Preservation Ordinance, Appendix G, Code of Ordinances

Historic Preservation Commission's Historic Landmark Plaque.

Historic Preservation Commission's Historic District Plaque.



THE ED AND GRADY KEELING HOUSE

This 1912 house of late Victorian design with early, Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.E. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.

1999

Grapevine Historical Society's Historic Landmark Marker.

Design Guidelines

**L. G. Chasteen House
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
200 S. Main
Grapevine, Texas 76051**

June 28, 2023

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- Awnings-Canopies
- Exterior Lighting

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- Infill
- Additions to Historic Buildings

Preface



Front view



East view



West view

404 East Franklin Street

Historical Significance

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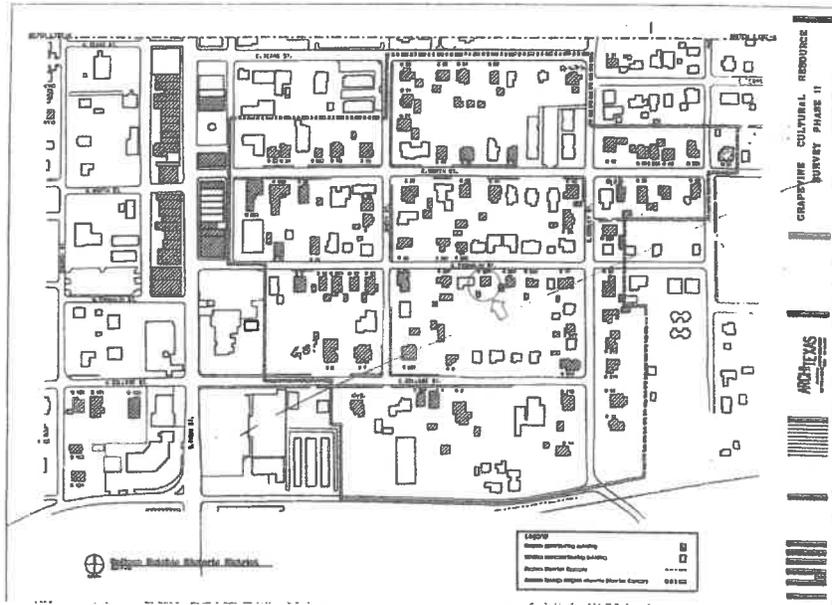
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Map of the Original Town National Register Historic District



Subject property's relationship to surrounding historic structures (circled in red)

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Rear view of house with projecting concrete porch and gable roof



North view of one-car garage



East view of one-car garage



Interior of one-car garage showing original #105 wood siding

The original one-car garage with gabled roof and exposed rafter tails is a contributing structure to the Original Town National Register Historic District. Its exterior is sheathed in #105 wood siding with wood trim. The garage features a handmade vertical tongue and groove wood, tilt-up garage door and a side entry door. The exterior of the garage is in fair to poor condition. The interior is in fair condition.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the

historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JUNE 28, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-27
1947 L. G. CHASTEEN HOUSE
404 EAST FRANKLIN STREET
BLOCK 30, E40',3 W35',4
DAVID AND GLORIA EWBank, OWNER/APPLICANTS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-27 for the property located at 404 East Franklin Street, legally described as Block 30, E40',3 W35',4, to the City of Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Demolition of the existing one-car detached garage;
2. Construction of a new detached 500 square foot two-car garage with storage area above;
3. Construction of 1687 square foot new one-story additions and renovation of the existing 780 square foot house as per attached plans following the design guidelines established for the property;

with the conditions that #HL23-01 is approved for the property; the original #105 wood siding be salvaged from the one-car detached garage and used as needed in restoring the #105 wood siding on the house; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; an approval of the plot plan is received from the Board of Zoning Adjustment; a final plat of the property is approved by the City Council; and a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA23-27 was submitted by the owner/applicants David and Gloria Ewbank on April 24, 2023 for a new one-story additions and the renovation of the existing house. Also submitted was an application for Historic Landmark overlay #HL23-01 for the property that is on the agenda for this meeting.

This house was constructed in 1947 for the L. G. Chasteen family. The property is located in the 1907 College Heights Addition to the City of Grapevine and the house and garage contributing structures to the Original Town National Register Historic District. This Post-War minimal traditional style house is symmetrical in appearance with a central projecting entrance porch. The gabled roof features exposed rafter tails. The house is a Cameron Home which utilized plans and standard wood component parts available from the Cameron Lumber Yard on Worth Street in Grapevine. The house is located in the center of the lot and is set between three other Cameron homes also constructed during the 1940s. The house was constructed on a pier and beam foundation and it features exterior materials including #105 wood siding and wood trim, wood windows and wood doors. The wood windows are configured with six-over-six glass window panes.

The original one-car garage with gabled roof and exposed rafter tails is sheathed in #105 wood siding with wood trim. The garage features a handmade vertical tongue and groove wood, tilt-up garage door and a side entry door.

The plans and elevations for the additions and new two-car garage were developed architect Russell Moran and were developed following Design Guidelines established for the property.

The property owners request demolition of the existing garage in order to build a larger two-car detached garage to serve the family. The existing garage does not lend itself to enlargement to the extent being requested. Historic Preservation staff recommended the landmark designation for the property and recommend approval of the demolition of the garage with the condition the #105 original siding be salvaged and used as needed for repairs to the #105 siding on the original house.

The existing house is 780 square feet and with the new additions of 1,687 square feet totals 2,467 square feet living area, which is within the 3,400 maximum square feet allowed by the Preservation Ordinance. The house of 2,467 square feet together with the detached two-car garage of 500 square feet totals 2,986 square feet which is within the maximum square feet of 4,100 square feet allowed by the Preservation Ordinance for all structures on the lot. The lot size is 8,250 square feet and the building coverage is 33.9 % which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA23-27 for the demolition of the existing one-car detached garage; construction of a new detached 507 square foot two-car garage, with storage area above; construction of new 1,687 square foot one-story additions and renovation of the existing house as per attached plans following the design guidelines established for the property; with the conditions that #HL23-01 is approved for the property; the original #105 wood siding be salvaged from the one-car detached garage and used as needed in restoring the #105 wood siding on the house; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; an approval of the plat plan is received from the Board of Zoning Adjustment; a final plat of the property is approved by City Council; and a building permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 4/24/23

Number CA 23-27

Property Owner Name, Address & Phone Number
DAVID + GLORIA ENBANK
405 EAST TEXAS ST.
GRAPEVINE TX 76051

Applicant Name, Address & Phone Number
← SAME

Phone:
Mobile: 972-978-2374
Email: DAVIDENBANK57@gmail.com
Property Address (include any suite number)

Phone:
Mobile
Email:
Legal Description

404 East Franklin Street
GRAPEVINE TX 76051

Block 30 E40'3 - W35'4
Subdivision CITY of Grapevine

Tenant Name/Occupancy/Use
AAA

Request/Description of Work to Be Done
DEMOLISH EXISTING GARAGE W/ # HL23-01 APPROVE HISTORIC LANDMARK
NEW ONE-STORY ADDITION + RENOVATE ORIGINAL HOUSE
CONSTRUCT NEW DETACHED TWO-CAR GARAGE

Drawings/Sketches Attached

Photographs Attached

Yes No

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 DAVID ENBANK

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

OFFICE 817-410-3556

RECEIVED
APR 24 2023 [Signature]

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

CASE NO. #CA 23-27
DATE 4/24/23

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: 4/24/23 Time: 1:00 pm
Contact: (817.410.3197 817.410.3185)

1. Survey Plan RECEIVED 6/21/23 WOL
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 8250 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2467 sq. ft.

Building Coverage (40% max) 33.9%

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.

FORM: O:HPC/CA'S/APPLICATION/CHECKLIST/2023

RECEIVED

APR 24 2023

#CA23-27

Account Number Residential

Search Tarrant Properties

Search

01091387 (Residential)

404 E FRANKLIN ST, GRAPEVINE, 76051

Interactive Map

Legal Description GRAPEVINE, CITY OF Block 30 E40'3-W35'4

Year Built 1940

State Code: A

Property Use: Residential SingleFamily

Class Code: A1 Residential - Single Family

Parcels 1

Site Name: GRAPEVINE, CITY OF-30-3-30

Land Square Feet 8250.0

Latest Market Value: \$357,252

Land Acres 0.1893

Prior Year Market Value: \$300,137

- [Property Value](#)
- [Geolocation](#)
- [Taxing Units](#)
- [Ownership](#)
- [Exemptions](#)
- [Documents](#)

Current Ownership

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
EWBANK GLORIA F	405 E TEXAS ST	GRAPEVINE	TX	76051-5408
EWBANK DAVID G	405 E TEXAS ST	GRAPEVINE	TX	76051-5408

Previous Ownership & Transfers

Owner Name	Transfer Data	Instrument Number	Document Volume	Document Page
EWBANK DAVID G;EWBANK GLORIA F	2022-08-29	<u>D222217731</u>		
RAY DEBRA KARE;RAY RICKY LEE	1900-12-31	00060400000120	0006040	0000120

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APR 24 2023



#CA23-27

Account Number

Residential

Search Tarrant Properties

Search

Search

01091387 (Residential)

404 E FRANKLIN ST, GRAPEVINE, 76051

Interactive Map

Legal Description GRAPEVINE, CITY OF Block 30 E40'3-W35'4

Year Built 1940

State Code: A

Property Use: Residential SingleFamily

Class Code: A1 Residential - Single Family

Parcels 1

Site Name: GRAPEVINE, CITY OF-30-3-30

Land Square Feet 8250.0

Latest Market Value: \$357,252

Land Acres 0.1893

Prior Year Market Value: \$300,137

Property Value

Geolocation

Taxing Units

Ownership

Exemptions

Documents

5 Years historical Value

Year: 2023

Market:

\$ 357,252.00

Appraised:

\$ 357,252.00

Year: 2022

Market:

\$ 300,137.00

Appraised:

\$ 133,403.00

Year: 2021

Market:

\$ 288,030.00

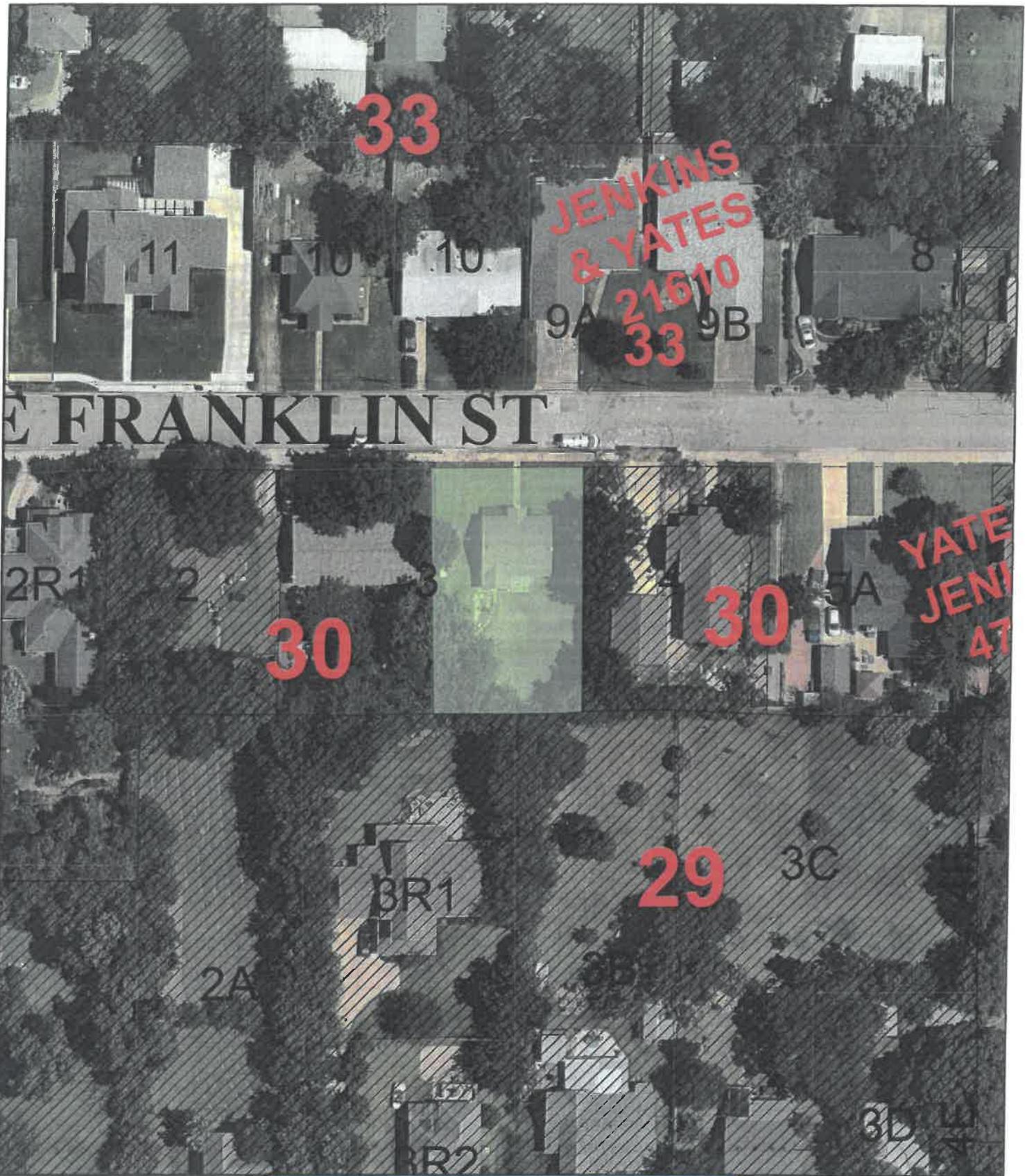
Appraised:

\$ 121,275.00

RECEIVED

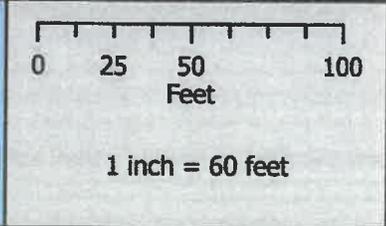
APR 24 2023

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

#CA23-27
404 East Franklin Street
 6/19/2023



MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JUNE 28, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-35
1912 HISTORIC JOHN BERRY HOUSE, #HL2001-06
306 AUSTIN STREET
GRAPEVINE, TEXAS 76051
RUSSELL MORAN, ARCHITECT
MATT AND RACHEL COSBY, OWNER
PHIL WARE, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA23-35 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:

Revisions to plans previously approved by the Historic Preservation Commission on #CA23-05 on March 22, 2023;

1. Construct a new 995 square foot two-car detached garage with a storage area and a connecting port cochere walkway to the house;

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

BACKGROUND:

Certificate of Appropriateness application #CA23-35 was submitted by the applicant Phil Ware on May 30, 2023 for revisions to plans previously approved by the Historic Preservation Commission for construction of a new 995 square foot two-car detached garage with storage area and a connecting port cochere walkway to the house.

Dan Bock sold the historic John Berry House to Matt and Rachel Cosby who are continuing with restoration and additions to the house as approved by the HPC. However they are requesting changes to the previously approved garage plans. They hired architect Russell Moran to revise plans for the garage with a storage area and to add a connecting port cochere walkway to the house. The 995 square foot garage (the same size as previously approved by the HPC) would be located 15 feet further south on the property and would be connected to the house with a new port cochere and covered walkway. This port cochere and covered walkway do not count against the maximum square footage allowed by the

Historic Preservation Ordinance. 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 the Historic Preservation Commission approve with conditions revisions to plans previously approved by the Historic Preservation Commission on #CA23-05 on March 22, 2023 to construct a new 995 square foot two-car detached garage with a storage area and a connecting port cochere walkway to the house; as per the attached plans with the conditions all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 5-30-23

Number #CA23-35

Property Owner Name, Address & Phone Number

Matt Crosby
Rachel Crosby

Phone: 817 675-2535

Mobile:

Email: RachelCrosby@yahoo.com

Property Address (include any suite number)

306 Austin St.
Grapevine, TX 76051

Applicant Name, Address & Phone Number

Phil Ware
Ware Brothers Construction

Phone: 817-456-8448

Mobile:

Email: PhilWare77@yahoo.com

Legal Description

Block 106 Lot 7, 8
Subdivision College Heights Addition

Tenant Name/Occupancy/Use

Garage & Port Cache only - Storage & Parking

Request/Description of Work to Be Done

Garage Addition to Replace existing for storage & parking

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

All Material to match existing home - wood siding
clad windows - paint colors TBD

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 Phil Ware

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

RECEIVED

MAY 30 2023

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

CASE NO. #CA 23-35
DATE May 30, 2023

306 Austin St.

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: 5/17/23 Time: 2pm
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 13,973 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,206

Building Coverage (40% max) 25.5%

Building Height (35 ft. max) _____

Garage (~~Detached~~ 500 sq. ft. max) NOT included in 3,400 sq. ft. 995 (~~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.

RECEIVED

MAY 30 2023

104

5'

6

2A

3A

1A

COLLEGE HEIGHTS
7670

E T

106

3B

4

5

6

7

8

1R

108

5

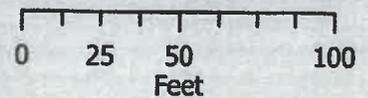
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8

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

#CA23-35
 306 Austin Street
 6/19/2023



1 inch = 60 feet

104

5

6

7

3A

2A

1A

E-TEXAS-ST

E TH

106

4

5

6

7

8

3B

1R

3

7670

108

3

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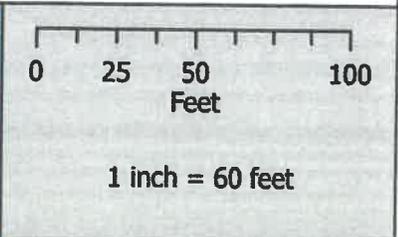
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AUSTIN-ST

E-WORTH-ST

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

#CA23-35
 306 Austin Street
 6/19/2023



MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JUNE 28, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA22-65
TABLED AT THE MAY 24, 2023 HISTORIC PRESERVATION COMMISSION MEETING
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, tabled at the May 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, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construct an Agricultural 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 Agricultural Vehicle Display Pavilion.

At the May 24, 2023 Chris Laugenour of the City of Grapevine Convention & Visitors Bureau said staff was continuing to work on the plans for the Pavilion and requested the application be tabled to the June 28, 2023 meeting.

Staff has revised the plans as presented in the packet. Changes to the design include:

1. Extending the Agricultural Vehicle Display Pavilion to the west wall of the Founders Building;
2. Changing the canopy to a new porch on the west side of the Pavilion facing Main Street;
3. Preparing a north elevation drawing for the drawing set for clarification;
4. Adding photos of the proposed upward folding glass doors;
5. Providing photos of the Grapevine collection of vintage agricultural vehicles to be displayed in the Pavilion.

Staff recommends the Commission **approve with conditions** Certificate of Appropriateness #CA22-65 to construct an Agricultural 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.

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

Subdivision _____

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

Request/Description of Work to Be Done

New vehical pavilion to DISPLAY AGRICULTURAL 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

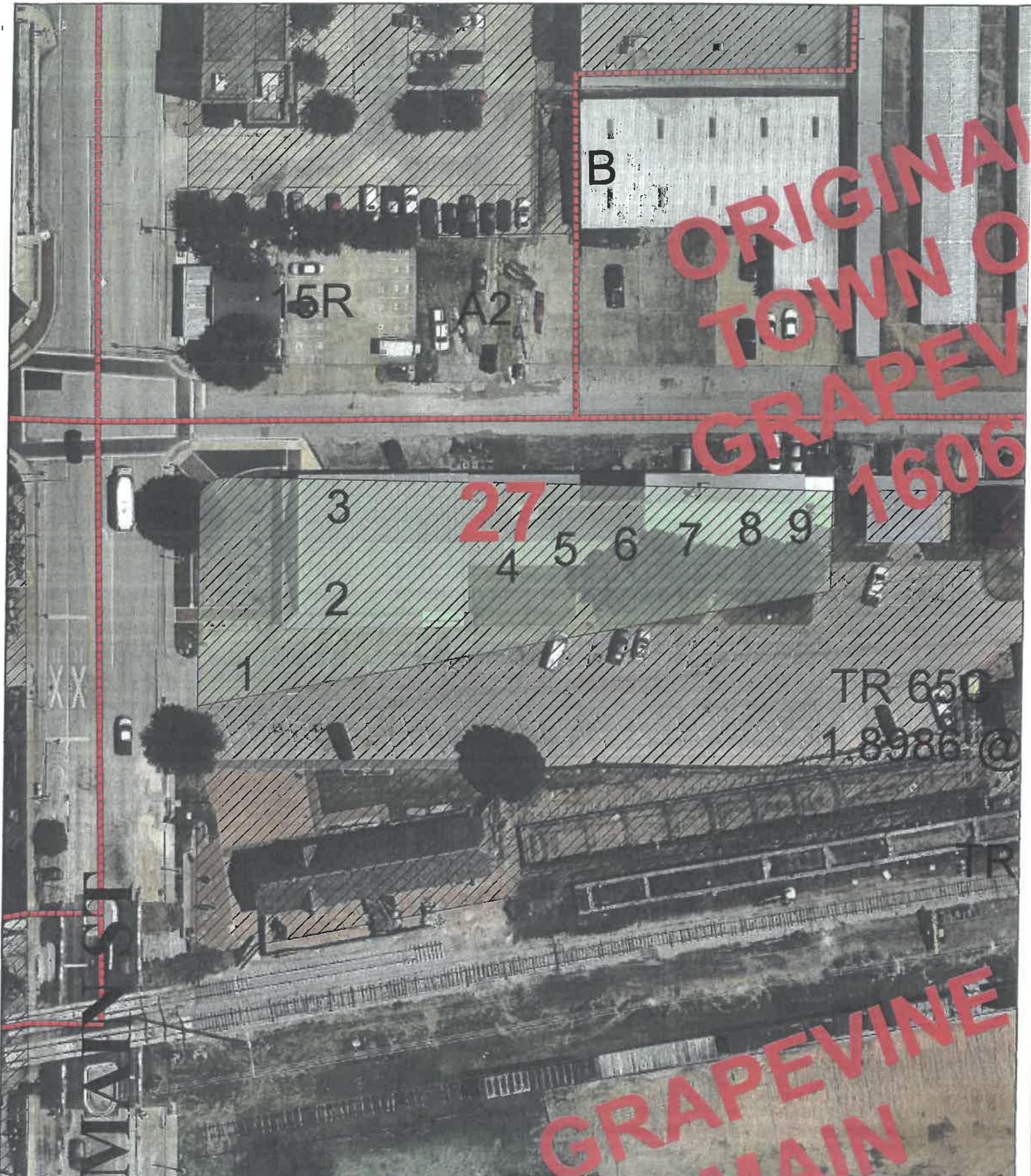
x _____
Building Official

Date _____

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

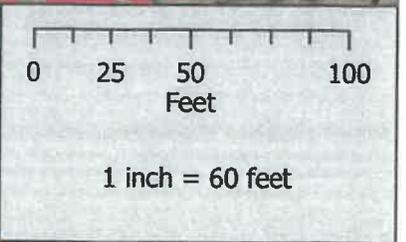
DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

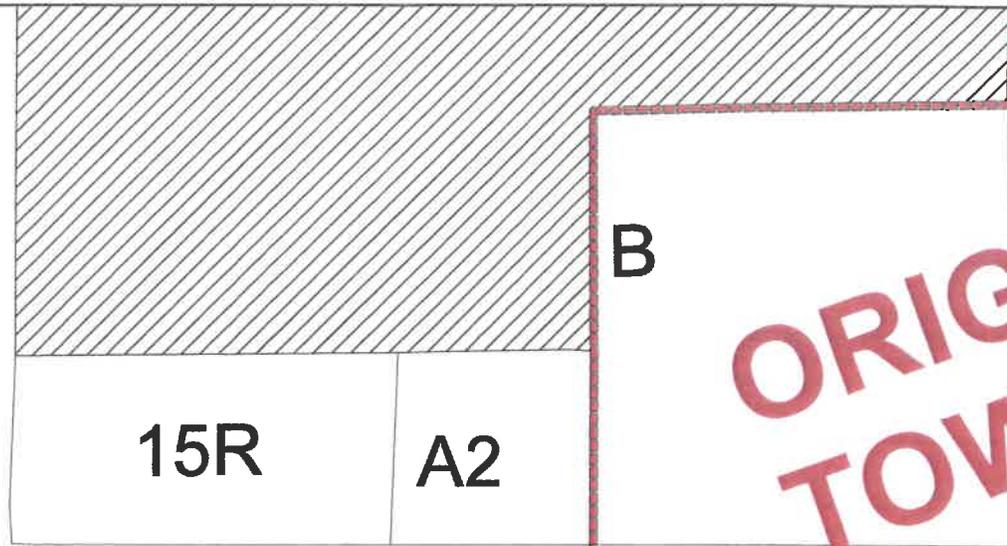


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

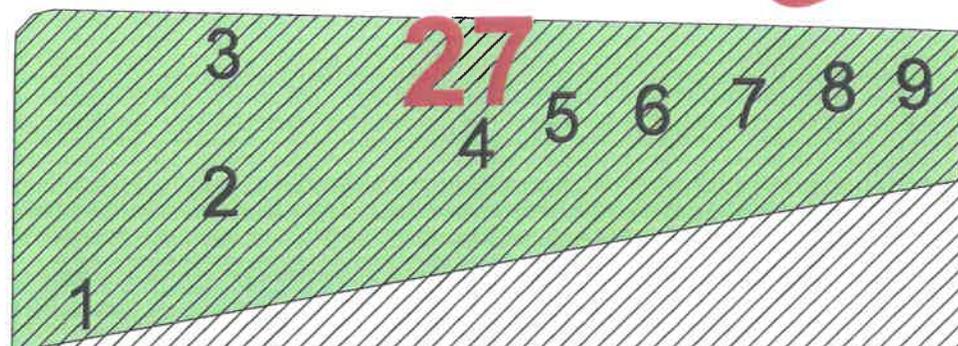
#CA22-65
 701 South Main Street
 4/11/2023



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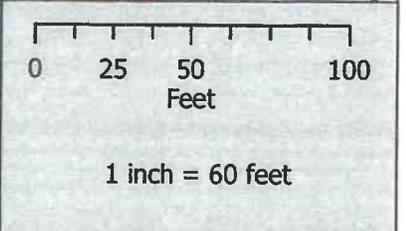
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- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

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



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, May 24, 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
Jim Niewald	Commissioner
Ashley Anderson	Commissioner
Theresa Myer	Commissioner
Taylor Bunn	Commissioner - Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Eric Gilliland	Commissioner
Jana Garcia	Commissioner

with the following City staff present:

Chris Laugenour	CVB Managing Director of Operations
Samuel Hawk	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:

- #CA23-26 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.

PUBLIC HEARING

Chairman Shope declared the public hearing open:

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.

Historic Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA22-65 was submitted on August 24, 2022 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. Due to the busy weeks during the Main Street Fest the CVB was not able to come up with a new presentation. The CVB asked to table this case to the June 28, 2023 meeting.

Chairman Shope suggested to table the application. Commissioner Telford made a motion to table **#CA22-65** to the June 28, 2023 meeting, the motion was seconded by Commissioner Niewald, prevailing in a vote of:

Ayes: 5 (Shope, Telford, Niewald, Meyer, Bunn)

Nays: 0

Motion approved to table

B. 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.

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 and construct a new 286 square foot open air carport on the south side of the house;

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 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.

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 bringing 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".

RECOMMENDATION:

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; 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.

Chairman Anderson arrived at 6:13 p.m.

Vice-Chairman Telford asked how much taller will the roof be with the addition. Mr. Klempin said it would be about 7 feet taller than the current roof height. Mr. Klempin mentioned that many of the houses in the township have a ridge line parallel to the street but this Craftsman style house is just taller in the back.

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

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion approved

Chairman Shope said it is a very nice plan and suggests the high roof line in the back would not look as large from the street as it appears in the elevations.

The Chairman requested a motion to approve, Commissioner Meyer made a motion to approve the application #CA23-14, Commissioner Bunn seconded the motion following with a vote of:

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion approved

C. Certificate of Appropriateness #CA23-18 for the property located at 221 East Worth Street, legally described as Block 35, Lot 5A, City of Grapevine

BACKGROUND:

Certificate of Appropriateness application #CA22-18 was submitted by 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.

RECOMMENDATION:

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.

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;

Jamie Hurst DeLuna the home owner stepped up to speak. She said they purchased the house in 2013 and the detached garage has been unusable. She works from home and with 2 young children it gets loud, they are hopeful to make this an office space by repurposing the building.

Commissioner Niewald asked if the roofline will stay the same. Mr. Klempin said yes it will be the same.

Vice-Chairman Telford made a motion to closing the public hearing, Commissioner Meyer seconded the motion with the following vote:

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion was approved to close the public hearing

Chairman Telford mentioned this house was owned by a United States Congressman and the only one from Grapevine.

Vice-Chairman Telford made a motion to approve with conditions #CA23-18, the motion was seconded by Commissioner Anderson. Following with a vote:

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion approved

D. 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

BACKGROUND:

Certificate of Appropriateness application #CA22-23 was submitted by the owners 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.

RECOMMENDATION:

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.

The owner Stephen Gay said that they worked with Neal Cooper as the builder and Scott Buchanan on the plans. The main changes to the house are extending the kitchen and the addition of an ADA ramp and front porch for family gatherings. He appreciates all the support and assistance from Historic Preservation staff.

Chairman Shope appreciates all the well thought out plans that have been presented tonight.

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

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion passes to close the public hearing

Chairman Shope asked to entertain a motion, Commissioner Niewald made a motion to approve #CA23-23 with conditions as written, seconded by Vice-Chairman Telford.

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Motion passes

MINUTES

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

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Minutes Approved

ADJOURNMENT

Commissioner Meyer made a motion to adjourn the meeting at 6:34 p.m.; Commissioner Bunn seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Telford, Niewald, Anderson, Meyer, Bunn)

Nays: 0

Adjournment Passes

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 28th day of June, 2023.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY