

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, July 26, 2023
6:00 pm

Welcome

1. Call to Order

2. Citizen Comments

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

3. Oath of Office

4. Work Session

- A. Approved Certificates of Appropriateness as follows:
#CA22-67(B) for property located at 834 East Wall Street;
#CA23-17(B) for property located at 428 East Wall Street;
#CA23-40 for property located at 312 West Wall Street;
#CA23-41 for property located at 607 South Dooley Street;
#CA23-42 for property located at 1400 South Main Street;
#CA23-43 for property located at 309 South Main Street;
#CA23-44 for property located at 204 East Franklin Street;
#CA23-46 for property located at 312 West Wall Street.

5. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-01 for the property located at 840 East Texas Street, legally described as Block 5, Lot 6, D. E. Box Addition, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-37 for the property located at 215 East Franklin Street, legally described as Block 32, Lot 7-D-2, City of Grapevine and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-45 for the property located at 324 Ruth Street, legally described as Block 6, Lot 4, D. E. Box Addition, City of Grapevine and take any necessary action.

6. Minutes

A. Commission to consider the minutes of the June 28, 2023 Regular Meeting.

7. Adjournment

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

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on August 23, 2023 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 21st day of July 2023 at 5:00 p.m.

A handwritten signature in blue ink, reading "David Klempin", written over a horizontal line.

David Klempin
Historic Preservation Officer

A handwritten signature in black ink, reading "Erica Marohnic", written over a horizontal line.

Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JULY 26, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-01
1953 MAYOR MUNGER COSNAHAN HOUSE
D. E. BOX ADDITION HISTORIC DISTRICT
#HL2010-09, ORDINANCE #2011-58
840 EAST TEXAS STREET
JAMES GRAVATT, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-01 for the property located at 840 East Texas Street, legally described as Block 5, Lot 6, D. E. Box Addition, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construction of a new 352 square foot one-story addition to the rear of the garage at the 2,611 square foot Historic Cosnahan House, with siding and roofing matching the original house;
2. On the front of the house using brick salvaged from the house, construct a small wall to screen garbage cans;

as per the attached plans with the conditions a building permit be obtained from the Building Services Department.

BACKGROUND:

On January 4, 2023 #CA23-01 was submitted by owner James Gravatt to construct a new 352 square foot addition to the rear of the garage of the Historic Cosnahan House. The house was constructed in 1953 for Grapevine resident Munger Cosnahan, a former Mayor of Grapevine. Drawings submitted with the application were incomplete, and were missing Ordinance required drawings. Historic Preservation Staff met with the owner and informed him of the requirements and what was needed to make the submission complete.

Unfortunately, the owner never submitted the required drawings to the Historic Preservation Department. The owner went ahead and constructed the new 352 square foot addition to the house, without first obtaining a Certificate of Appropriateness approval or obtaining a Building Permit from the Building Department.

On June 2, 2023 Historic Preservation staff noticed the addition had been constructed, as the new addition is visible on the west side when viewed from East Texas Street. The size of the addition was confirmed with a GIS aerial view. On June 7, 2023 the owner was served a

notice of violation by City of Grapevine Code Enforcement Division. On June 27, 2023 the owner submitted the required plans to the Historic Preservation Department and the case was scheduled for the July 26, 2023 HPC Meeting.

The new addition is a wood frame structure sheathed in #105 wood siding, matching the siding and its roof matches the roofing of the Cosnahan House. The roof tapers from the original garage roof ridge to the rear eave line. There is a single-car garage door opening into the back yard.

The living area of the existing house, attached garage and previous addition totals 2,611 square feet, together with the new 352 square foot garage addition total 2,963 square feet, within the maximum square footage of 3,400 allowed by the Preservation Ordinance. The lot size is 15,282 square feet and the lot coverage is 19%. Building height of new addition is 14'.

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA23-01 Construction of a new 352 square foot addition to the rear of the garage of the 2,611 square foot Historic Cosnahan House; on the front of the house using brick salvaged from the house, construct a small wall to screen garbage cans; as per the attached plans with the conditions a building permit be obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 12/19/2022

Number #CA23-01

Property Owner Name, Address & Phone Number

James Gravatt
840 E Texas St

Phone:

Mobile: 817-938-2404

Email: Jay@rockinjjconstruction

Property Address (include any suite number)

840 East Texas Street

Applicant Name, Address & Phone Number

SAM Y

Phone:

Mobile:

Email:

Legal Description

Block 5 Lot 6

Subdivision D.E. Box Addition

Tenant Name/Occupancy/Use R-12.5 ZONING

Request/Description of Work to Be Done

Build Brick Wall to hide garbage cans using Brick Salvaged from original
Extend Garage Behind house Siding & Roof to match existing Remodel

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 James Gravatt

Office Use

☒ Approved-Staff HPC ☐

Approved with Conditions:

☐ Denied

☒ Chair - Historic Preservation Commission

☒ Historic Preservation Officer

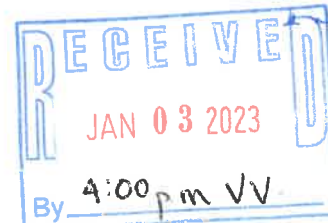
☒ Building Official

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



JAN 04 2023
HPC [Signature]

Address: 840 E TEXAS ST
City: GRAPEVINE
Georeference: 3150-5-6
Neighborhood Code: BOX, D E ADDITION
Latitude: 32.9384927856
Longitude: -97.0675193843
TAD Map: 2132-460
MAPSCO: TAR-028K

Property Data

Legal Description: BOX, D E ADDITION Block 5 Lot 6

Jurisdictions:

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

State Code: A

Year Built: 1952

Agent: None

Site Number: 00252085

Site Name: BOX, D E ADDITION-5-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,075

Land Sqft^{*}: 15,282

Land Acres^{*}: 0.3508

Pool: N

⁺⁺⁺ Rounded

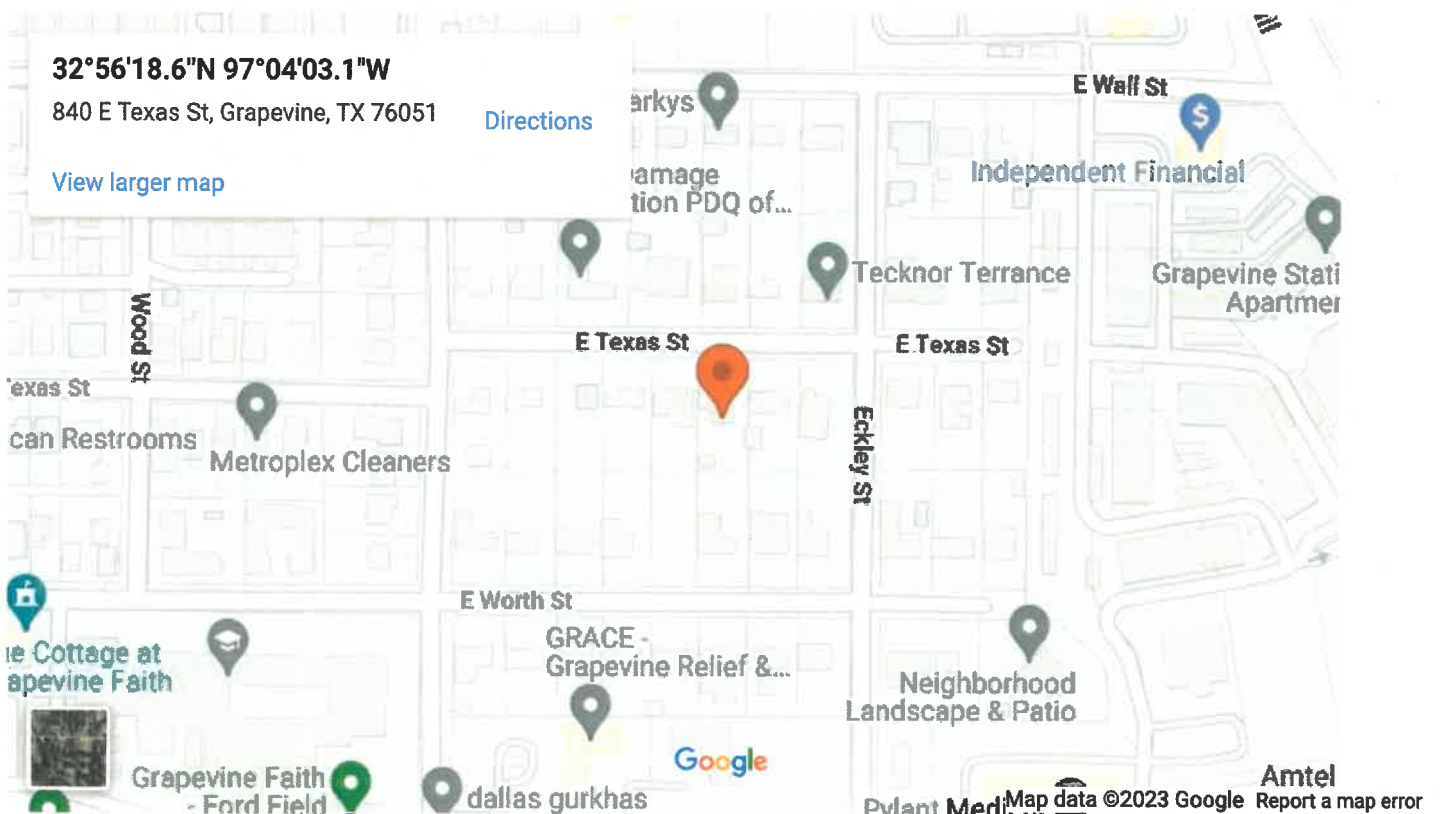
^{*} This represents one of a hierarchy of possible values ranked in the following order:
Recorded, Computed, System, Calculated


JAN 04 2023

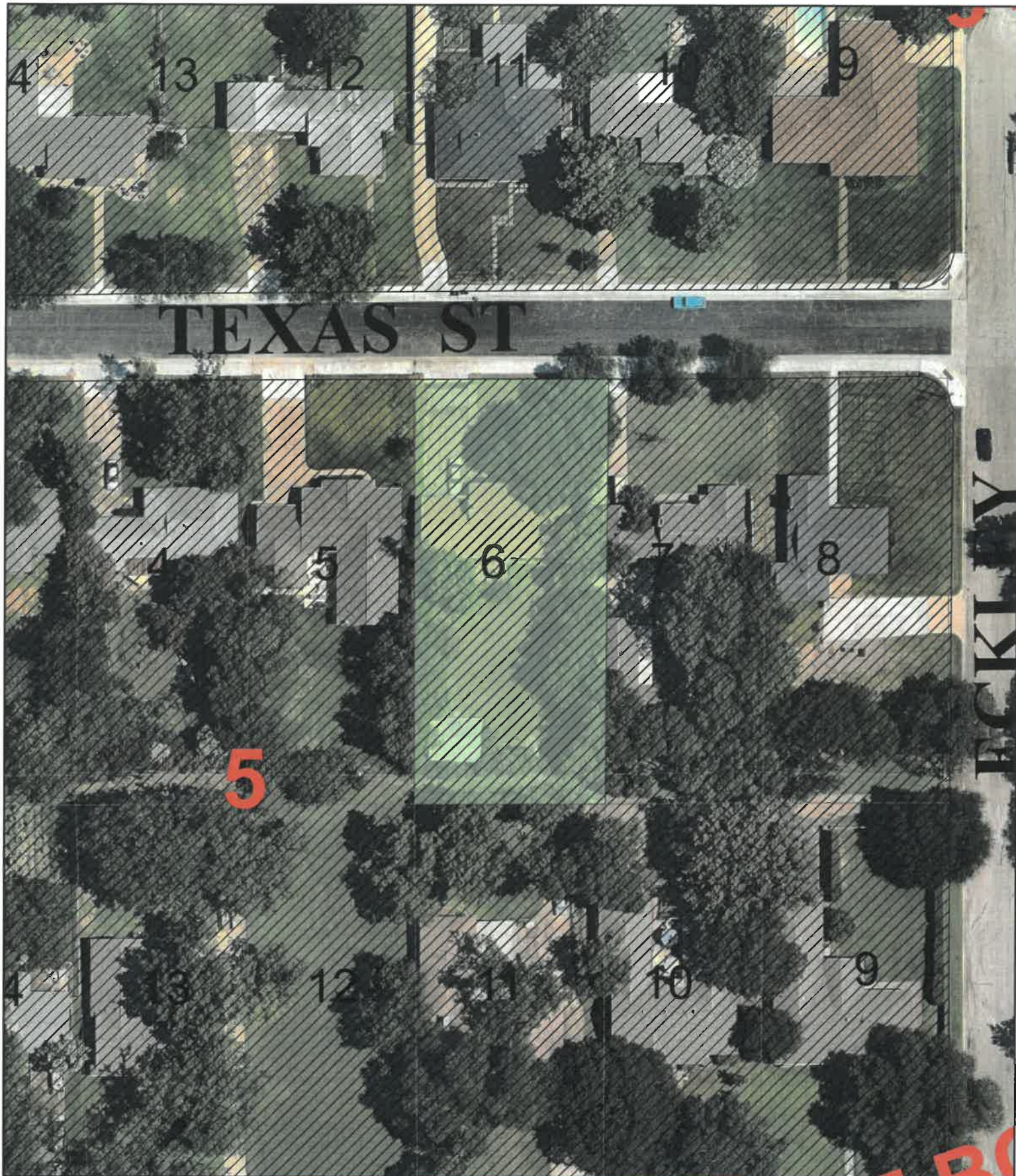



Account: 00252085
Address: 840 E TEXAS ST

Location



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



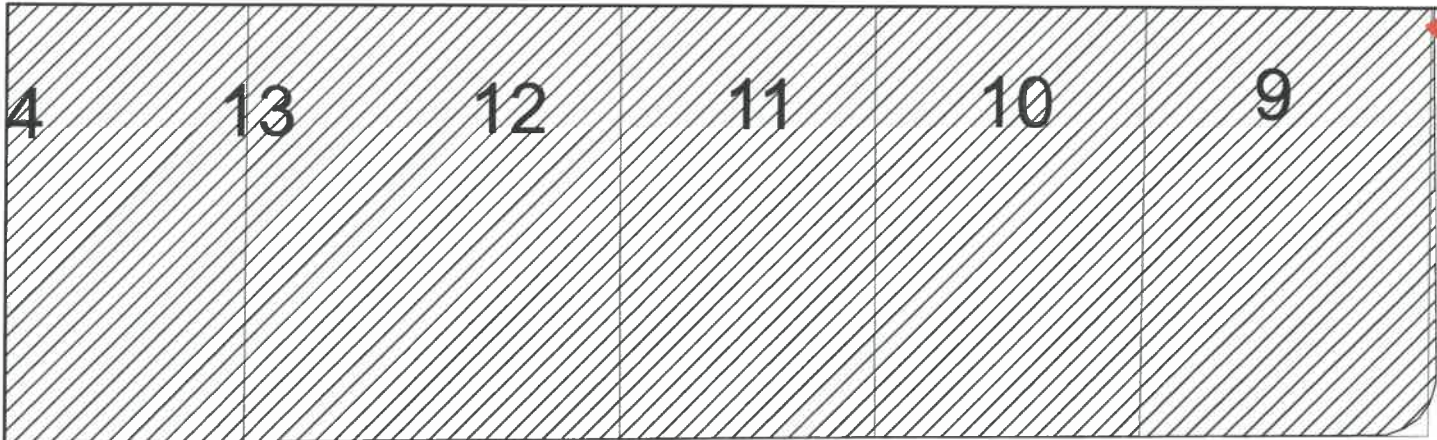
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA23-01
840 East Texas Street

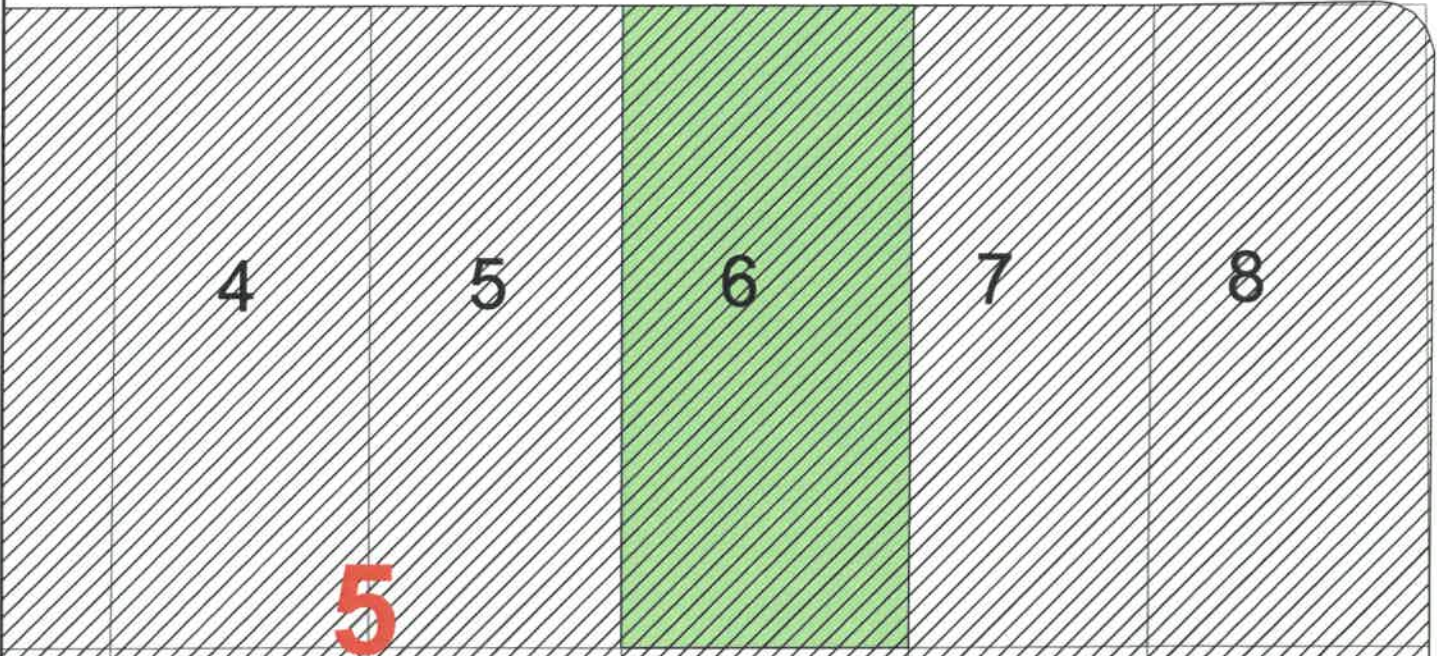
7/19/2023

0 25 50 100
Feet

1 inch = 60 feet



TEXAS ST E-TEXAS-ST



ECKLEY ECKLEY-ST

 Zoning  Parcels  Grapevine City Limits  Road Centerlines  Historic Landmark Subdistricts	#CA23-01 840 East Texas Street 7/19/2023	0 25 50 100 Feet 1 inch = 60 feet
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MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JULY 26, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-37
NON-LANDMARKED PROPERTY
215 EAST FRANKLIN STREET
JAMES AND ALEXA ROBINSON, OWNERS
WARE CONSTRUCTION, BUILDER

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA23-37 for the property located at 215 East Franklin Street, legally described Block 32, Lot 7-D-2, 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 526 square foot addition to the original 1,210 square foot house to adapt the house to serve family needs;
2. Construct a new 248 square foot covered porch on the rear of the house;

as per the attached plans with the conditions a special exception is approved by the Board of Zoning Adjustment for the existing dwelling to remain as developed with an existing front yard encroachment into the required minimum front yard setback of the "R-7.5", Single-family District of the Zoning Ordinance and a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA23-37 was submitted by the applicant Andy Ware of Ware Construction on June 2, 2023 to construct a new 526 square foot addition to the rear of the original 1,201 square foot house to adapt it to serve family needs. The house was purchased by James and Alexa Robinson to serve as their family home. The new addition would be built in the area that currently serves as a carport. The new living area would contain a master bedroom, bath and closet. A new 248 square foot covered porch would be constructed at the rear of the house. Two car parking spaces are provided behind the building line as required by the Zoning Ordinance.

The lot contains 6,970 square feet. The existing 1,210 square foot house with the new 526 square foot addition totals 1,736 square feet living area, within the maximum of 3,400 square feet allowed by the Preservation Ordinance. The covered porch of 248 square feet does not count in the maximum square feet of 3,400 square feet allowed by the Preservation Ordinance. The building lot coverage is 28% (maximum is 40%) and the building height is 15'.

Staff recommends approval of #CA23-37 to construct a new 526 square foot addition to the rear of the original 1,210 square foot house to adapt the house to serve family needs;

construct a new 248 square foot porch on the house; as per the attached plans with the conditions a special exception is approved by the Board of Zoning Adjustment for the existing dwelling to remain as developed with an existing front yard encroachment into the required minimum front yard setback of the "R-7.5", Single-family District of the Zoning Ordinance and a building permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

AUG' APR

Date 5-2-23

Number #CA23-37

Property Owner Name, Address & Phone Number

JAMES ROBINSON and Alex
215 E. Franklin

Phone: 682 308 6477

Mobile:

Email: JAMES.ROBINSON@DAIMLERTRUCK.COM

Property Address (include any suite number)

215 E FRANKLIN

Applicant Name, Address & Phone Number

Andy Ware
306 Crestview Dr.

Phone: 817 296 4022

Mobile

Email:

Legal Description

Block 32 Lot 7-D-#2

Subdivision City of Grapevine

Tenant Name/Occupancy/Use R-7.5 ZONING

Request/Description of Work to Be Done NEW MASTER BATH, ROOM, CLOSET & PORCH

Drawings/Sketches Attached

☒ Yes ☐ No

Photographs Attached

☒ Current ☐ Historic

Material Sample(s) Attached (please list)

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

Signed x AW
Owner or Contractor

Print Name ANDY WARE

☒ Approved-Staff HPC ☐ Approved with Conditions: Office Use

☐ Denied

☐ Chair - Historic Preservation Commission

☐ Historic Preservation Officer

☐ Building Official

Date

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

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

OFFICE 817-410-3556

RECEIVED

JUN 02 2023

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

CASE NO. #CA 23-37
DATE 6/5/23

Reference: Ordinance No. 2013-23 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: 6/1/23 Time: 11:00 AM
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 6,970 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1726 + (248 sq. ft covered porch)

Building Coverage (40% max) 28%

Building Height (35 ft. max) 15 feet

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

Storage Shed (200 sq. ft. max)

For Commercial Uses:

Impervious Area % of Lot

Open/Green Space Area % of Lot

Parking Spaces

ADA Parking Spaces

Easements

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

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

05639611 (Residential)

215 E FRANKLIN ST, GRAPEVINE

#CA23-37

Interactive Map

Property Type: Residential

Legal Description: GRAPEVINE, CITY OF Block 32 Lot 7D2

AIN: 16060---32---7D2

State Code: A

Year Built: 1978

Agent of Authority: No Agent on record.

Site Number: 05639611

Site Name: GRAPEVINE, CITY OF-32-7D2

Site Class: A1 - Residential - Single Family

Number of Parcels: 1

Building SQFt: 1,188

Percentage Complete: 100%

Land Sqft: 6,970

Land Acres: 0.1600

Pool:

[Property Value](#)

[Geolocation](#)

[Taxing Units](#)

[Ownership](#)

[Exemptions](#)

[Documents](#)

Current Ownership

Name: ROBINSON JAMES III

Address: 215 E FRANKLIN ST, GRAPEVINE, TX 76051

Address Recipient: JAMES ROBINSON III

Name: ROBINSON ALEXA

Address: 215 E FRANKLIN ST, GRAPEVINE, TX 76051

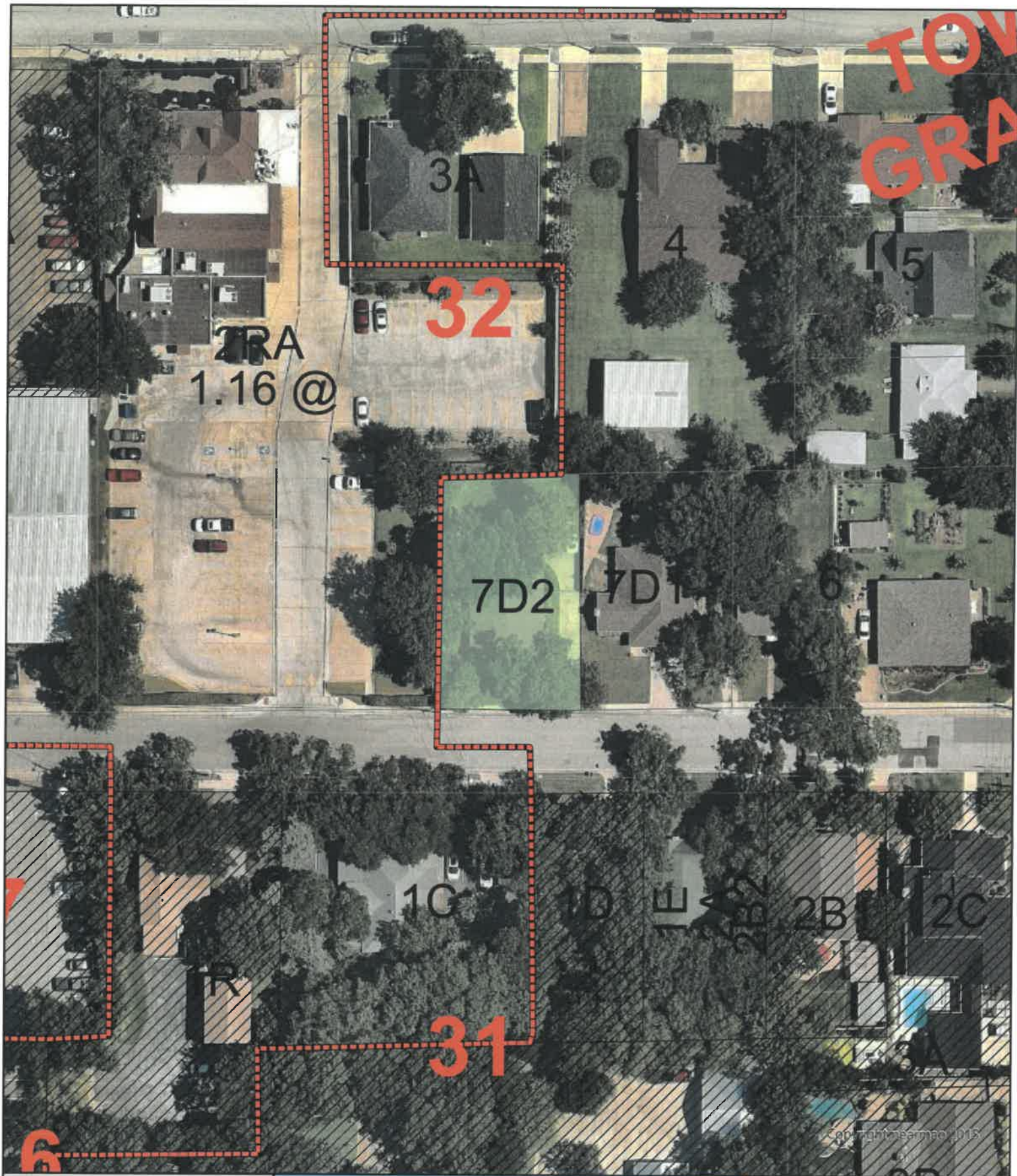
Address Recipient: ALEXA ROBINSON

RECEIVED

JUL 18 2023

Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
D220253198	ROBINSON ALEXA;ROBINSON JAMES III	09/30/2020		
D215083100	KINNEY MADISON;KINNEY TR JEFF	04/14/2015		
D215078194	MADISON KINNEY UNDER THE TESTAMENTARY TRUST	04/14/2015		
D210136587	PATTERSON NEAL S	02/27/2000		
00118700002127	TILLERY RONALD J EST	02/02/1995	0011870	0002127

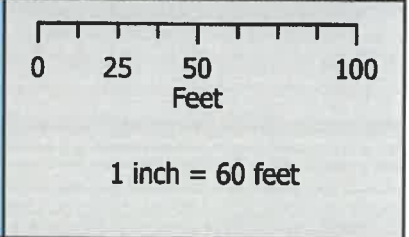


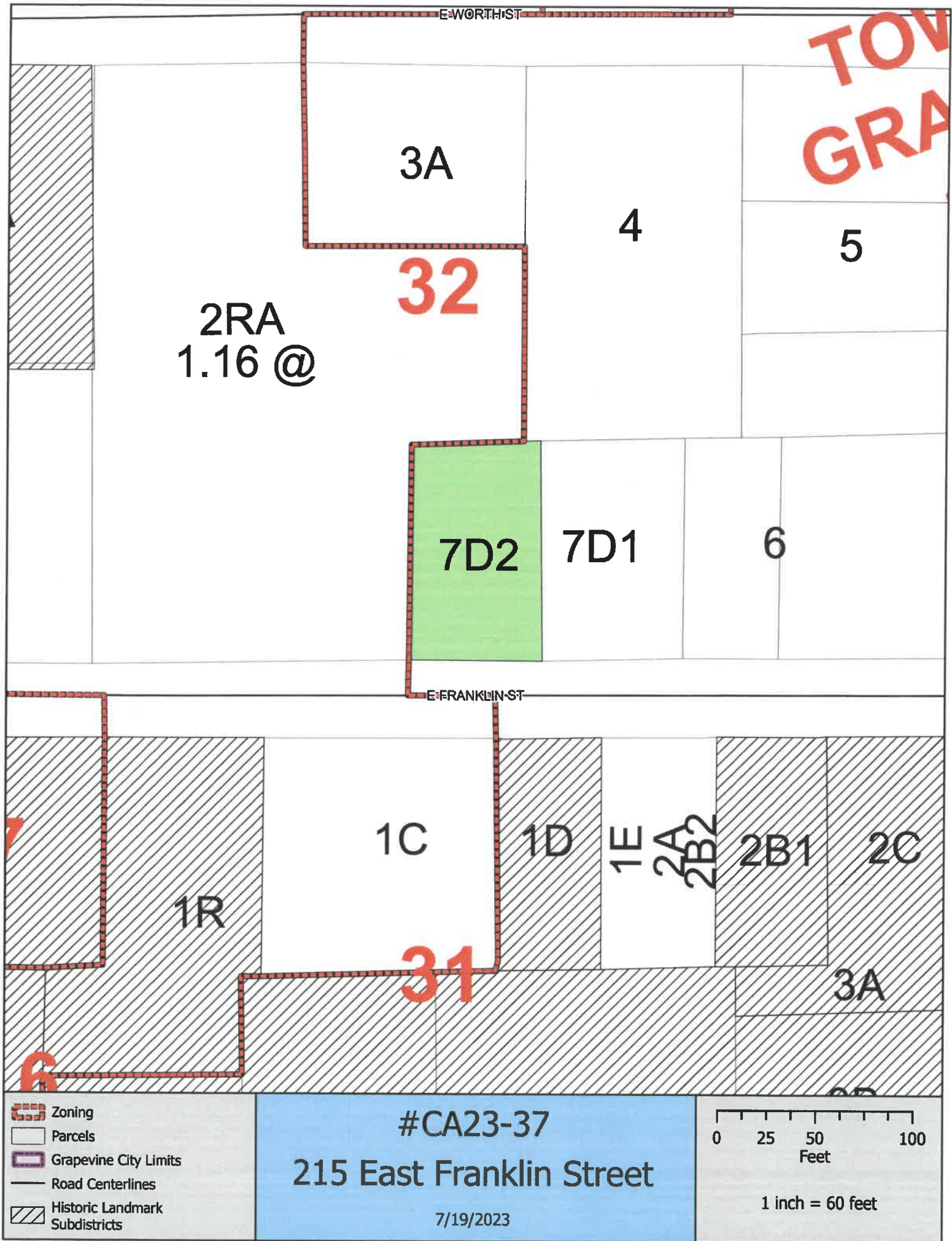
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Historic Landmark Subdistricts

#CA23-37

215 East Franklin Street

7/19/2023





MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JULY 26, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-45
D. E. BOX ADDITION HISTORIC DISTRICT
#HL10-09, ORDINANCE #2011-58
1953 WAYNE C. GOODENOUGH HOUSE
324 RUTH STREET
GRANT AND AMY KIRCHHOFF, OWNER/APPLICANTS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-45 for the property located at 324 Ruth Street, legally described as Block 6, Lot 4, D. E. Box Addition, City of Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Enclose the existing one-car detached garage and incorporate it as living space;
2. Construction of a new detached 541 square foot two-car garage;
3. Construction of a new 2,057 square foot one-story addition and renovation of the existing house as per attached plans following the design guidelines established for the D. E. Box Addition Historic District;

with the conditions a variance be granted for a 541 square foot garage by combining the maximum 500 square feet garage with 41 square feet of the maximum 200 square foot storage building allowed by the Preservation Ordinance; approval by the Board of Zoning Adjustment regarding the property's R-12.5 zoning for the encroachment into the 8 ft. side yard setback of the existing structure and the proposed expansion along the North property line; and for the new two-car garage that needs to be 10 ft. from the West property line; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; and a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA23-45 was submitted by the owner/applicants Grant and Amy Kirchhoff on June 28, 2023 for a new one-story addition, the renovation of the existing house and construction of a new detached two-car garage. This house was constructed in 1953 for the Wayne C. Goodenough family. The Kirchhoff's plans are to adapt the house to serve their needs as their family home.

This Post-War minimal traditional style house is asymmetrical in appearance with a projecting gabled bedroom. 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 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 plans and elevations for the additions and new two-car garage were developed by architect Russell Moran following Design Guidelines established for the D. E. Box Addition Historic District.

The property zoning is R-12.5. The existing house is 1,310 square feet and with the new additions of 2,057 square feet totals 3,367 square feet living area, which is within the 3,400 maximum square feet allowed by the Preservation Ordinance. The house of 3,367 square feet together with the detached two-car garage of 541 square feet totals 3,908 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 12,671 square feet and the building coverage is 32.6% which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA23-45 for enclosing of the existing one-car garage; construction of a new detached 541 square foot two-car detached garage; construction of a new 2,057 square foot one-story addition and renovation of the existing house as per attached plans following the design guidelines established for the D. E. Box Addition Historic District; with the conditions a variance be granted for a 541 square foot garage by combining the maximum 500 square feet garage with 41 square feet of the maximum 200 square foot storage building allowed by the Preservation Ordinance; approval by the Board of Zoning Adjustment regarding the property's R-12.5 zoning for the encroachment into the 8 ft. side yard setback of the existing structure and the proposed expansion along the North property line; and for the new two-car garage that needs to be 10 ft. from the West property line; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; and a building permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date June 25, 2023

Number #CA23-45

Property Owner Name, Address & Phone Number

Lydia Suris
324 Ruth St.
Grapevine, TX 76051

Phone:

Mobile:

Email: LydiaSuris@aol.com

Property Address (include any suite number)

324 Ruth St.
Grapevine, TX 76051

Applicant Name, Address & Phone Number

Amy & Grant Kirchhoff
4707 Clear Creek Rd.
Dallas, TX 75232

Phone:

Mobile: 972-322-2415

Email: grantkirchhoff@gmail.com

Legal Description

Block 6 Lot 4

Subdivision DE Box Addition

Tenant Name/Occupancy/Use This will be a single-family residential home for the Kirchhoff family. Currently, the property remains unoccupied and uninhabitable. A mortgage loan was unobtainable for the latter reason. The Kirchhoffs are under contract to close on 10/1/23 on a construction loan based on this project.

Request/Description of Work to Be Done

Request to add-on to the original home extending towards Worth St. and the back of the property as well as build a garage attached by a breezeway.

Drawings/Sketches Attached

☒ Yes ☐ No

Photographs Attached

☒ Current ☐ Historic

Material Sample(s) Attached (please list)

Horizontal wood siding; brick fireplace & breezeway; concrete porches; traditional shingled roof
Pictures attached are examples of colorways to be considered and determined at a later date.

*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 ☒ 

Owner or Contractor

Print Name Grant Kirchhoff

☐ **Approved-Staff**
HPC ☒

☐ **Approved with Conditions:**

Office Use

☐ **Denied**

☒ Chair - Historic Preservation Commission

☒ Historic Preservation Officer

☒ Building Official

Date _____

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

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

OFFICE 817-410-3556

RECEIVED
JUN 28 2023 

RECEIVED
JUN 28 2023
By ADJ 1:56

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

CASE NO. #CA 23-45
DATE June 25, 2023

Reference: Ordinance No. 2013-23 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: 6/22/23 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 13,759 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3,367 sq. ft.

Building Coverage (40% max) ~~33.3%~~ 32.6%

Building Height (35 ft. max) House = 15'6", Garage Average = 15'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 541.5 (Attached is included within the 3,400 sq. ft. max) n/a

Storage Shed (200 sq. ft. max) n/a

Extra 41.5 sq. ft. to account for staircase to attic instead of pull down access for easier access as we age as still allow for our cars to pull all the way in.

For Commercial Uses:

Impervious Area n/a % of Lot

Open/Green Space Area n/a % of Lot

Parking Spaces n/a

ADA Parking Spaces n/a

Easements n/a

=====

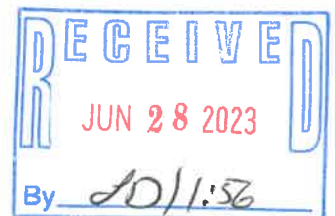
PLEASE NOTE this page is for **ALL NEW CONSTRUCTION & ADDITION APPLICATIONS** for PUBLIC HEARING:

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

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

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JUN 28 2023



#CA23-45

 00252239 (Residential) 324 RUTH ST, GRAPEVINE Interactive Map**Property Type:** Residential**Legal Description:** BOX, D E ADDITION Block 6 Lot 4**AIN:** -3150---6---4**State Code:** A**Year Built:** 1950**Agent of Authority:** No Agent on record.**Site Number:** 00252239**Site Name:** BOX, D E ADDITION-6-4**Site Class:** A1 - Residential - Single Family**Number of Parcels:** 1**Building SQFt:** 1,074**Percentage Complete:** 100%**Land Sqft:** 12,671**Land Acres:** 0.2908**Pool:** None[Property Value](#)[Geolocation](#)[Taxing Units](#)[Ownership](#)[Exemptions](#)[Documents](#)

Current Ownership

Name: SURIS LYDIA L**Address:** 324 RUTH ST, GRAPEVINE, TX 76051-3607**Address Recipient:** LYDIA L SURIS

Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
00143640000466	SURIS LYDIA L	05/25/2000	0014364	0000466
00142620000210	FIRST UNITED METH CHURCH GPV	12/29/1999	0014262	0000210
00075310000936	LANCASTER MINNIE LEE	06/10/1983	0007531	0000936
	SCHAEDEL CHARLES T	12/31/1900		

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JUN 28 2023



#CA23-45



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-07-2022

AMENDMENT

TO CONTRACT CONCERNING THE PROPERTY AT

324 Ruth Street

Grapevine

(Street Address and City)

Seller and Buyer amend the contract as follows: (check each applicable box)

- ☐ (1) The Sales Price in Paragraph 3 of the contract is:
- A. Cash portion of Sales Price payable by Buyer at closing \$ _____
- B. Sum of financing described in the contract..... \$ _____
- C. Sales Price (Sum of A and B)..... \$ _____
- ☐ (2) In addition to any repairs and treatments otherwise required by the contract, Seller, at Seller's expense, shall complete the following repairs and treatments: (Notice: Paragraph 7 of the contract governs the completion, delivery of documentation, and transfer of warranties of repairs and treatments.) _____
- _____
- _____
- ☒ (3) The date in Paragraph 9 of the contract is changed to October 1, **2023**.
- ☐ (4) The amount in Paragraph 12A(1)(b) of the contract is changed to \$ _____.
- ☐ (5) The cost of lender required repairs and treatment, as itemized on the attached list, will be paid as follows: \$ _____ by Seller; \$ _____ by Buyer.
- ☐ (6) Buyer has paid Seller an additional Option Fee of \$ _____ for an extension of the unrestricted right to terminate the contract on or before 5:00 p.m. on _____, _____. This additional Option Fee ☐ will ☐ will not be credited to the Sales Price.
- ☐ (7) Buyer waives the unrestricted right to terminate the contract for which the Option Fee was paid.
- ☐ (8) The date for Buyer to give written notice to Seller that Buyer cannot obtain Buyer Approval as set forth in the Third Party Financing Addendum is changed to _____, _____.
- ☒ (9) **Other Modifications:** (Real estate brokers and sales agents are prohibited from practicing law.) **Paragraph 5: Earnest Money and Termination Option - Buyer shall deliver additional earnest money of \$15,700 to Escrow Agent within 2 days after the Effective Date of this amendment.**

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. **READ THIS FORM CAREFULLY.**

EXECUTED the day of June 2, 2023, . (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

DocuSigned by:

 Buyer Grant Kirchhoff

6/1/2023

Authentic
Lydia L Suris 06/02/23
Seller **Lydia L Suris**

DocuSigned by:
Amy Kirchoff
6/1/2023
Buyer Amy Kirchoff

Seller

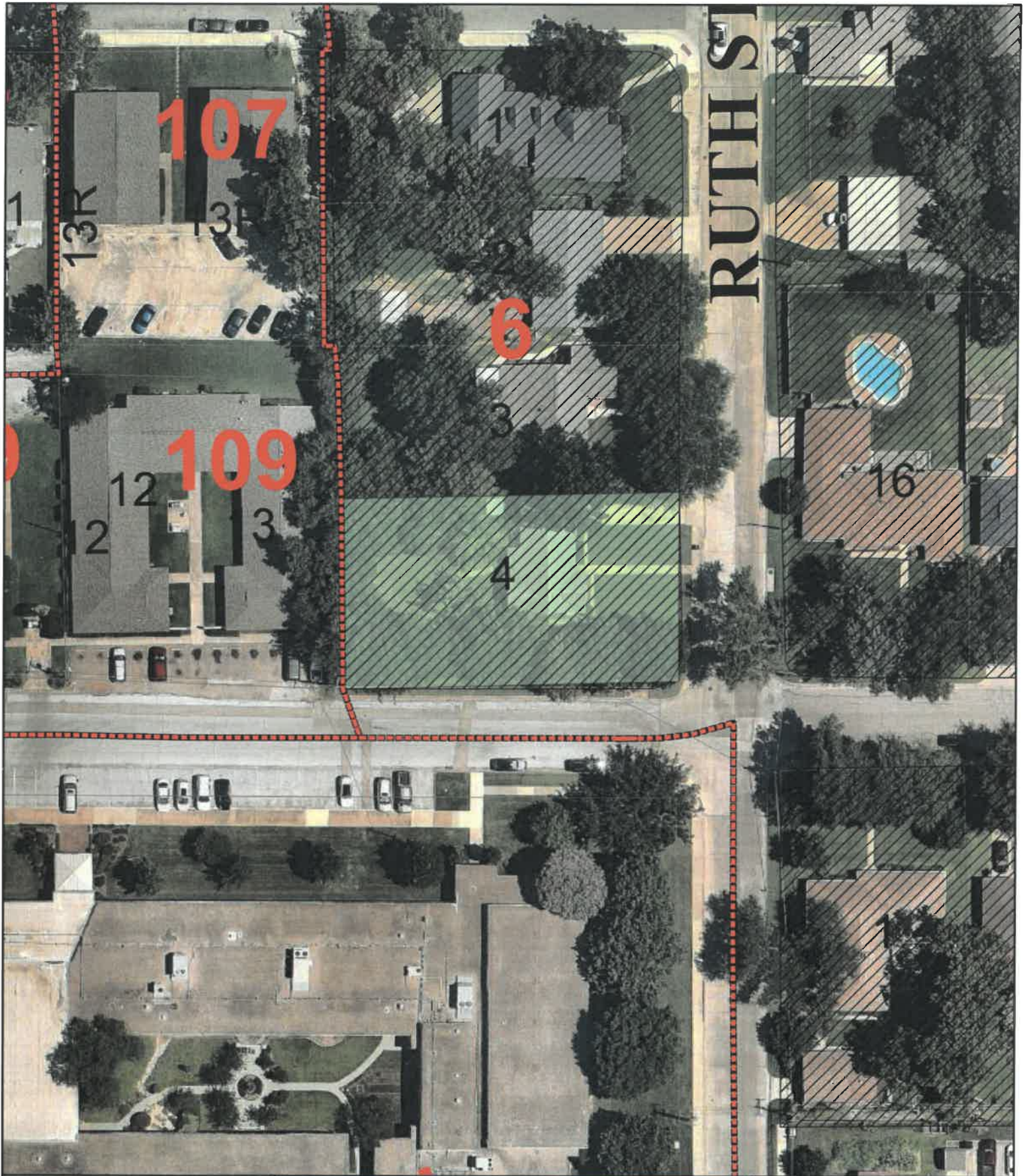


This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 39-9. This form replaces TREC No. 39-8.

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TXR-1903

TREC NO. 39-9



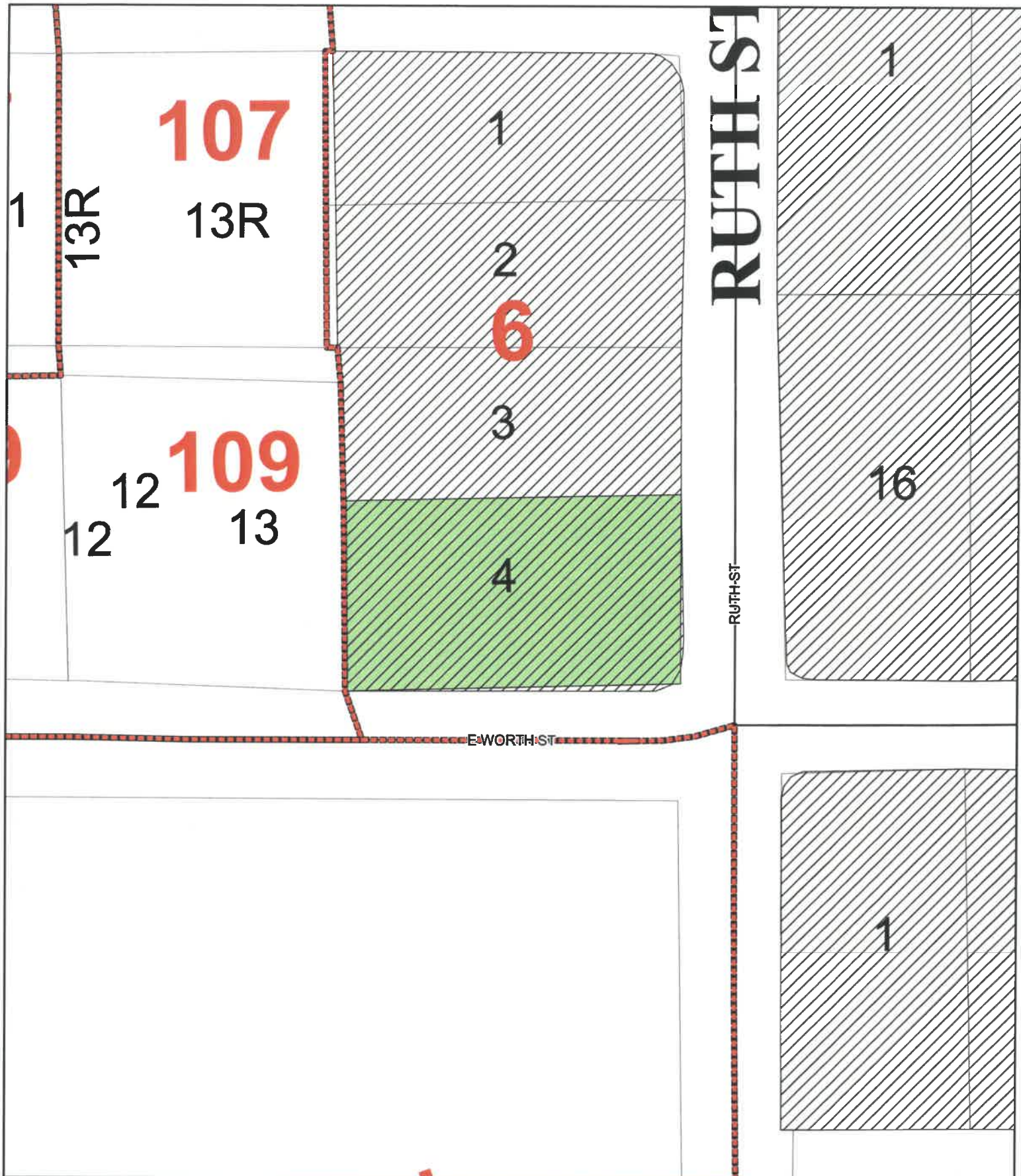
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA23-45
324 Ruth Street

7/19/2023

0 25 50 100
Feet

1 inch = 60 feet



 Zoning	#CA23-45 324 Ruth Street 7/19/2023	 Parcels
 Grapevine City Limits		 Road Centerlines
 Historic Landmark Subdistricts		
0 25 50 100 Feet		
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, June 28, 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
Eric Gilliland	Commissioner
Ashley Anderson	Commissioner
Theresa Myer	Commissioner
Jana Garcia	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Taylor Bunn	Commissioner - Alternate
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with the following City staff present:

Paul W. McCallum	CVB Executive Director
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. with a welcome and introduced the City of Grapevine employees and the volunteer Commissioners.

Chairman Shope acknowledged that David Klempin just celebrated his 20th Anniversary as the Grapevine Historic Preservation Officer with a round of applause to cheer on his

accomplishment. He has had many great accomplishments over the years and the Historic Preservation Commission really appreciates all the hard work.

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:

- #CA23-33 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.

PUBLIC HEARING

Chairman Shope declared the public hearing open:

A. Historic Landmark Designation #HL23-01 for the property located at 404 East Franklin Street, legally described as 30 E40' 3 – W 35' 4, City of Grapevine.

Historic Preservation Officer Klempin presented this item.

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.

RECOMMENDATION:

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.

Commissioner Telford made a motion to close the public hearing, seconded by Commissioner Meyer, prevailing in a vote of:

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

Nays: 0

Public hearing closed

Commissioner Telford made a motion to approve the Historic Landmark #HL23-01, for the historic overlay, Commissioner Niewald seconded the motion. Followed with a vote:

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

Nays: 0

Historic overlay approved

B. 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.

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 addition 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%.

RECOMMENDATION:

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 from the Board of Zoning Adjustment is not required; a final plat of the property to be approved by City Council; and a building permit is obtained from the Building Services Department.

David Ewbank came forward and spoke. He mentioned that this is their second time to have a house presented before the Historic Preservation Commission. They have worked with David Klempin on the Historic McMillian house. They have been in the Township and love the district. The plan now is to downsize and he will be working with David Klempin, Russell Moran and Neil Cooper on this home.

Commissioner Gilliland asked about the Cameron houses in the Township. Mr. Klempin said that there are over 40 unique, original Cameron house and garage structures still standing. The preservation plan is to salvage the wood siding to be used on the house.

The Chairman Meyer made a motion to close the public hearing for #CA23-27, Vice-Chairman Telford seconded the motion followed with a vote of:

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

Nays: 0

Motion passes

Motion to approve #CA23-27 with the conditions listed, with the exception to remove the BZA approval which is not required, was made by Commissioner Anderson and seconded by Commissioner Niewald, followed with a vote:

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

Nays: 1 (Gilliland)

Motion approved

C. 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.

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.

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.

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

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

Nays: 0

Motion was approved to close the public hearing

Vice-Chairman Telford asked about the second floor of the garage and about the roofing material of the port cochere. Mr. Klempin said that it is a storage area. The roofing material is a composition shingle. Commissioner Meyer asked about the dormer. It is to increase the storage area and light in there.

Vice-Chairman Telford made a motion to approve #CA23-35 with conditions, the motion was seconded by Commissioner Meyer. Following with a vote:

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

Nays: 0

Motion approved

D. 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

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.

Paul W. McCallum the Executive Director of the Convention & Visitors Bureau came forward to present the Agricultural Vehicle Display Extension to be built in front of the Founders Building on Main and Hudgins Streets. The project will tie the Depot and the rail road together with the agriculture pieces, and tell the agriculture story of Grapevine.

The extension will house four significant historic vehicles that are important to Grapevines history.

He presented photos of each of the historic vehicles to be displayed in the building and gave detailed descriptions of each of the vehicles and why they are important to Grapevine's Agricultural History.

1. The authentic 1870's Studebaker Farm Wagon, donated by Councilwoman Sharron Studebaker Rogers.
2. The 1920's Steam Tractor Engine, acquired from the Wilbanks family used in the panhandle of Texas.
3. The 1932 Farm Trucking vehicle, it was used to transport vegetables to the local markets and county fairs.
4. The 1920's "Miss Grapevine" a Grape Crusher and Destemmer that has been used as a parade vehicle all over Texas.

The Convention & Visitors Bureau is still looking to acquire a Historic Dairy Truck to complete the display of Grapevine's agricultural roots to be viewed in this educational experience. We have been looking for a location to tie the rail road and the agricultural pieces together and tell the historic agriculture story of Grapevine, and this location works well.

RECOMMENDATION:

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.

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

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

Nays: 0

Motion passes to close the public hearing

Chairman Shope asked to entertain a motion, Vice-Chairman Telford made a motion to approve #CA22-65 with conditions as written, seconded by Chairman Niewald.

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

Nays: 0

Motion approved

MINUTES

The Chairman asked the Commission to consider the minutes of the May 24, 2023 Regular Meeting. Vice-Chairman Telford made a motion to approve the minutes of the May 24, 2023 meeting as written; Commissioner Niewald seconded the motion and was followed in a vote of:

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

Nays: 0

Minutes Approved

ADJOURNMENT

Commissioner Anderson made a motion to adjourn the meeting at 7:04 p.m.;
Commissioner Bunn seconded the motion which prevailed in the following vote:

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

Nays: 0

Adjournment Passes

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

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY