

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, December 13, 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:  
#CA23-45(B) for property located at 324 Ruth Street;  
#CA23-74 for property located at 211 East Wall Street;  
#CA23-76 for property located at 113 East Texas Street;  
#CA23-78 for property located at 820 East Worth Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-72 for property located at 206 South Church Street, legally described as Block A, Lot 1, Powers Bradley Addition, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Historic Landmark Overlay #HL23-03 for property located at 220 Blevins Street, legally described as Block 1, Lot 3, Ratliff Addition, City of Grapevine and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-80 for the property located at 324 Ruth Street, legally described as Block 6, Lot 4, D. E. Box Addition and take any necessary action.

5. Minutes

- A. Commission to consider the minutes of the October 25, 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 January 24, 2024 in the 2<sup>nd</sup> Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 8th day of December 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 *WDK*  
ERICA MAROHNIC, DIRECTOR PLANNING SERVICES *EM*  
LARRY GRAY, BUILDING OFFICIAL *A.A.*

MEETING DATE: WEDNESDAY, DECEMBER 13, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-72  
NON-LANDMARKED PROPERTY  
1954 HALSTEAD HOUSE  
206 SOUTH CHURCH STREET  
GRAPEVINE, TX 76051  
TYPE SIX DEVELOPMENT SERVICES, ARCHITECT  
JAMES AND AMANDA LUSTY, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-72 for the property located at 206 South Church Street, legally described as Block A, Lot 1, Powers Bradley Addition, Grapevine, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate the existing 1,196 square foot house and 492 square foot detached garage and construct a new 638 square foot addition to the house including a second floor room over the existing garage;

as per attached plans with the condition that all exterior building materials, windows doors and trim be approved by staff under a separate Certificate of Appropriateness and a Building Permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA23-72 was submitted on September 25, 2023 by the applicant James Lusty for plans to renovate the existing house and garage and add a new one-story addition to the house with a new room over the garage. The house is not landmarked, is located within the boundary of the Grapevine Historic Township and therefore the proposed additions must be approved by the Historic Preservation Commission. The house was originally built for the Halstead family as their family home in 1954.

The plans for the renovation and additions were designed by Mr. Lusty's firm Type Six Development Services to adapt the house to serve the Lusty family as their family home.

On the front of the house, changes include construction of a new addition connecting the house with the detached garage. A new projecting porch would be added at the front entrance of the house with a double gable, which is located within the buildable area of the lot, beyond the lot's 25' setback. Also a new dormer would be added on the existing garage roof. On the rear of the house a new covered porch would be added extending across the house, projecting into the 25' rear yard setback, which is allowed by the Zoning Ordinance.

The lot contains 8,387 square feet. The existing 1,196 square foot house, 492 square foot garage and new 638 square foot addition totals 2,318 square feet of living area, which is 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 30% (maximum is 40%) and the building height is 19'.

Staff recommends approval of Certificate of Appropriateness #CA23-72 to renovate the existing house and construct a new addition including a second floor room over the existing garage; as per attached plans with the condition that all exterior building materials, windows, doors and trim be approved by staff under a separate Certificate of Appropriateness and a Building Permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 9-25-23

Number #CA23-72

Property Owner Name, Address & Phone Number
James Lusty
206 Church st.

Applicant Name, Address & Phone Number
Sam R

Phone: 682-365-3381

Phone:

Mobile:

Mobile:

Email: james@type-six.com

Email:

Property Address (include any suite number)

Legal Description

206 South Church Street
Grapevine, TX 76051

Block A Lot 1
Subdivision Powers, Bradley Addition

Tenant Name/Occupancy/Use

Request/Description of Work to Be Done
NEW ADDITION TO HALSTEAD HOUSE

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 x James Lusty
Owner or Contractor

Print Name James Lusty

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

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SEP 25 2023



#CA23-72

42260360 (Residential)

206 S CHURCH ST, GRAPEVINE

Interactive Map

Property Type: Residential

Legal Description: POWERS, BRADLEY ADDN Block A Lot 1

AIN: 32925P—A—1

State Code: A

Year Built: 1945

Agent of Authority: No Agent on record.

Protest Deadline Date: 2023-05-30

Site Number: 800030307

Site Name: POWERS, BRADLEY ADDN A 1

Site Class: A1 - Residential - Single Family

Number of Parcels: 1

Building SQFt: 1,196

Percentage Complete: 100%

Land Sqft: 8,387

Land Acres: 0.1930

Pool: None

Property Value Geolocation Taxing Units Ownership Exemptions Documents

Current Ownership

Name: LUSTY JAMES

Address: 206 CHURCH ST, GRAPEVINE, TX 76051

Address Recipient: JAMES LUSTY

Name: LUSTY AMANDA

Address: 206 CHURCH ST, GRAPEVINE, TX 76051

Address Recipient: AMANDA LUSTY

Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
D221144168	LUSTY AMANDA;LUSTY JAMES	05/18/2021		
D218101957	HORN DEBRA R;MARTINEZ JOHN JR	05/10/2018		

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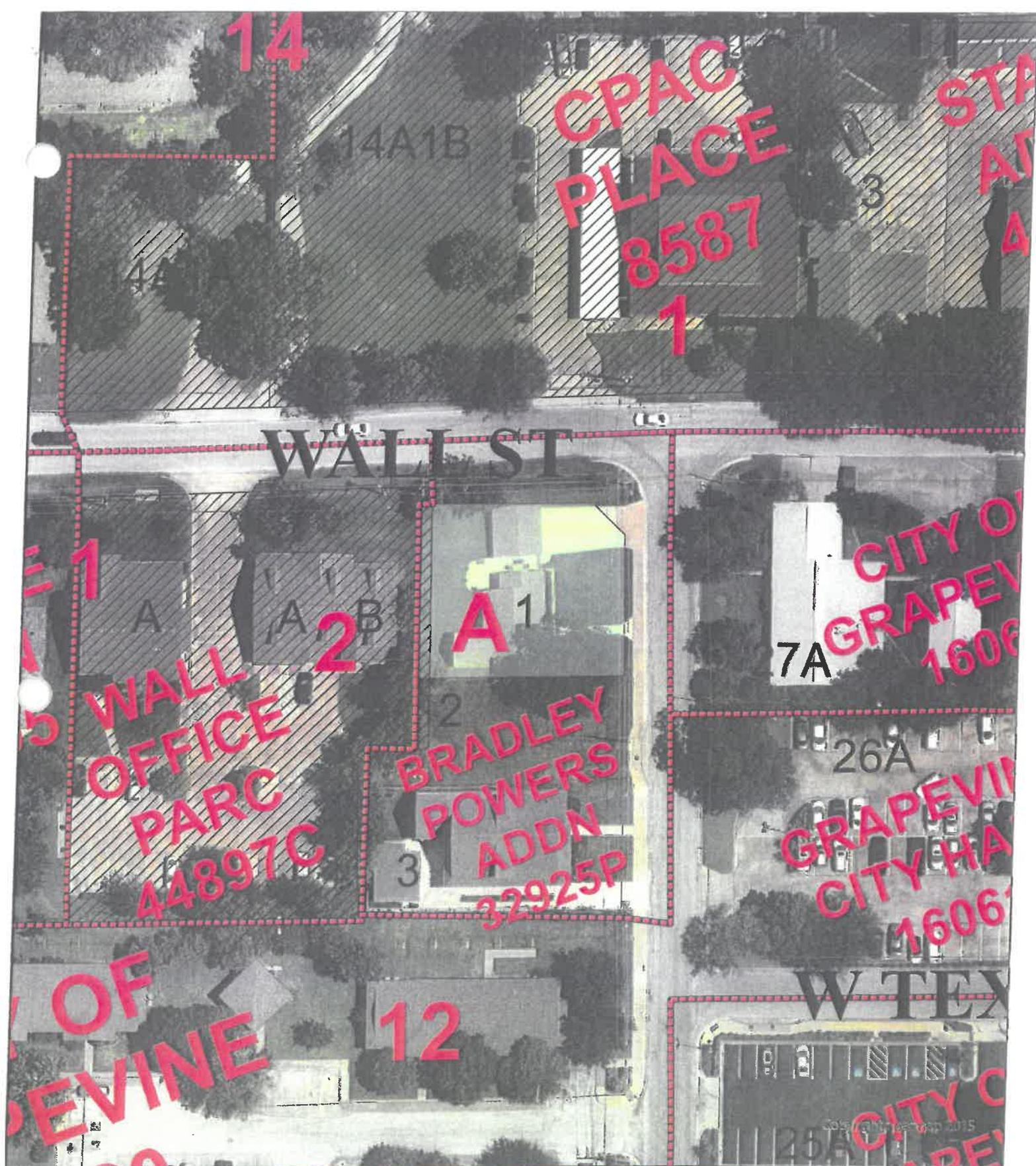
SEP 20 2023

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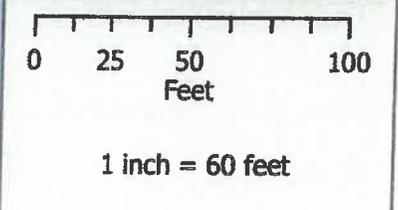
News

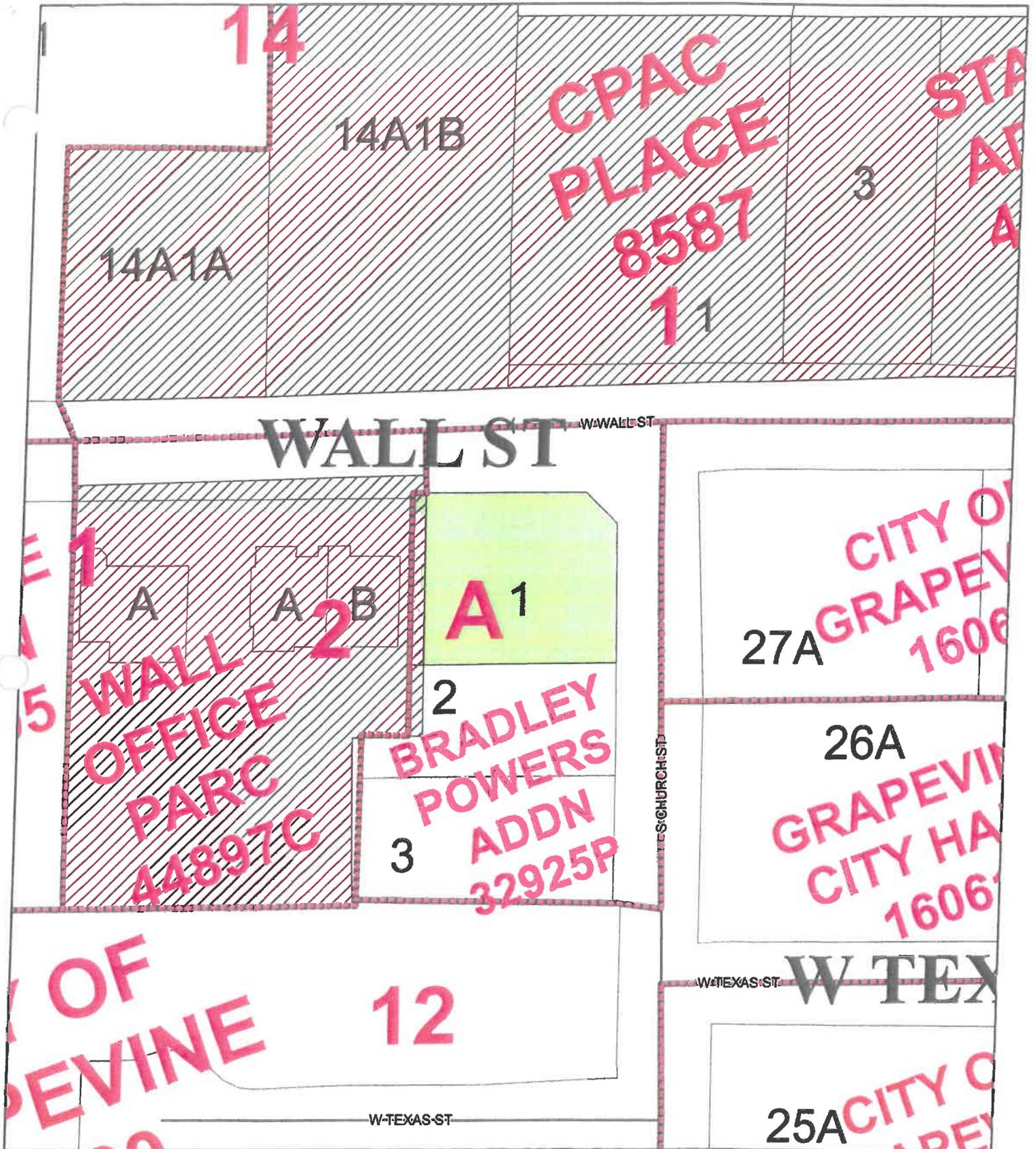
Events



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

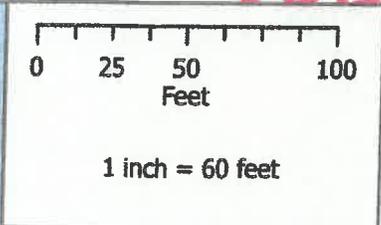
#CA23-72  
 206 South Church Street  
 11/30/2023





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

#CA23-72  
 206 South Church Street  
 11/30/2023



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

MEETING DATE: WEDNESDAY, DECEMBER 13, 2023

SUBJECT: HISTORIC LANDMARK OVERLAY #HL23-03  
2006 RATLIFF HOUSE  
ARCHITECT DAVID WEBSTER GEORGE  
220 BLEVINS STREET  
CURTIS RATLIFF, 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 property addressed as:

220 Blevins Street, legally described as Block 1, Lot 3, Ratliff Addition,  
City of Grapevine.

BACKGROUND:

Historic Landmark Overlay application #HL23-03 was submitted by the owner Curtis Ratliff on October 30, 2023 to Landmark his and his wife Linda Ratliff's house that was designed by architect David Webster George a fellow of Frank Lloyd Wright. The 2006 Ratliff House Landmark Subdistrict would be established to recognize this significant structure designed by a master architect David Walter George and to retain its historic integrity and cultural history for the City of Grapevine. The property is located in the historic Ambrose Foster Survey. The site was once a part of the Yancey Farm that adjoined the historic Thomas J. Nash Farm of 1859.

The House adds character, interest and value to the Grapevine Historic Township. Designed for Dr. Curtis and Linda Ratliff, David George brought Frank Lloyd Wright's "organic" philosophy of architecture to the design of the Ratliff House. It was designed to "blend in with the land, merge with the outdoors in multiple locations, and feel like it grew up from the soil, like a native flower."

The house embodies seven of a possible twelve points of designation merit for Landmark Designation to be considered for Historic Landmark Designation including the following categories:

Embodiment of distinguishing characteristics of an architectural type or specimen; Identification as the work of an architect or master builder whose work has influenced the development of the city; Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant and architectural innovation; relationship to other distinctive buildings, sites or areas which are eligible for preservation; value as an aspect of community sentiment or public pride; the House identifies with a person who significantly

contributed to the development of the City of Grapevine, Dr. Curtis Earl Ratliff and his wife Linda Ann Ratliff; and Exemplification of the cultural, economic, social or historical heritage of the City of Grapevine.

Staff recommends approval of Historic Overlay #HL23-03 for landmarking the 2006 Ratliff House at 220 Blevins Street, Block 1, Lot 3 Ratliff Addition.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANTS/AGENT NAME CURTIS RATLIFF  
COMPANY NAME \_\_\_\_\_  
ADDRESS 220 BLEVINS ST  
CITY/STATE/ZIP GRAPEVINE TX 76051  
WORK PHONE \_\_\_\_\_ FAX NUMBER \_\_\_\_\_
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER
3. PROPERTY OWNER(S) NAME CURTIS RATLIFF  
ADDRESS 220 BLEVINS ST  
CITY/STATE/ZIP GRAPEVINE TX 76051  
WORK PHONE \_\_\_\_\_ FAX NUMBER \_\_\_\_\_
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION  
220 BLEVINS ST  
LEGAL DESCRIPTION: LOT(S) 3 BLOCK 1 ADDITION RATLIFF  
SIZE OF SUBJECT PROPERTY \_\_\_\_\_ ACRES 14,000 SQUARE FEET  
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION R 7.5
6. PRESENT USE OF PROPERTY Residential

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OCT 30 2023 *W*

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) CURTIS RATLIFF

APPLICANT SIGNATURE Curtis Ratliff

OWNER (PRINT) CURTIS RATLIFF

OWNER SIGNATURE Curtis Ratliff

OWNER (PRINT) \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_

The State of \_\_\_\_\_

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www.grapevinetexas.com

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1/23

#HL23-03

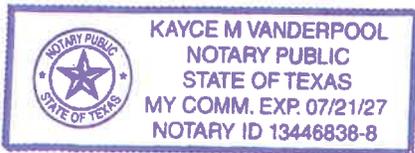
County of Tarrant

Before me Curtis Ratliff on this day personally appeared \_\_\_\_\_ known to me (or proved to me on the oath of \_\_\_\_\_ or through TX DL 04615436 (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 30 day of October, A.D. 2023.

SEAL

Kayce M. Vanderpool  
Notary Signature



The State of \_\_\_\_\_

County of \_\_\_\_\_

Before me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_ known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_ (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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

SEAL

\_\_\_\_\_  
Notary Signature

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OCT 30 2023

*[Handwritten initials]*

Filter by:  Residential  Personal Business  Commercial  Mineral Results per page: 10

Account, Owner, Address

Search

41009096 (Residential)

220 BLEVINS ST, GRAPEVINE

Interactive Map

Property Type: Residential

Legal Description: RATLIFF ADDITION - GV Block 1 Lot 3

AIN: 33638---1---3

State Code: A

Year Built: 2006

Agent of Authority: No Agent on record.

Protest Deadline Date: 2023-05-30

Site Number: 41009096

Site Name: RATLIFF ADDITION - GV-1-3

Site Class: A1 - Residential - Single Family

Number of Parcels: 1

Building SQFt: 2,842

Percentage Complete: 100%

Land Sqft: 14,425

Land Acres: 0.3311

Pool: None

[Property Value](#)

[Geolocation](#)

[Taxing Units](#)

[Ownership](#)

[Exemptions](#)

[Documents](#)

### Current Ownership

Name: RATLIFF CURTIS EARL

Address: 220 BLEVINS ST, GRAPEVINE, TX 76051

Address Recipient: CURTIS EARL RATLIFF

Name: RATLIFF LINDA ANN

Address: 220 BLEVINS ST, GRAPEVINE, TX 76051

Address Recipient: LINDA ANN RATLIFF

### Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
<a href="#">D218134031</a>	RATLIFF CURTIS EARL;RATLIFF LINDA ANN	06/19/2018		
	RATLIFF CURTIS E	01/01/2005		

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OCT 30 2023

*Handwritten signature*

#HL23-03

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41009096 (Residential)

220 BLEVINS ST, GRAPEVINE

Interactive Map

**Property Type:** Residential  
**Legal Description:** RATLIFF ADDITION - GV Block 1 Lot 3  
**AIN:** 33638----1----3  
**State Code:** A  
**Year Built:** 2006  
**Agent of Authority:** No Agent on record.  
**Protest Deadline Date:** 2023-05-30  
**Site Number:** 41009096  
**Site Name:** RATLIFF ADDITION - GV-1-3  
**Site Class:** A1 - Residential - Single Family  
**Number of Parcels:** 1  
**Building SQFt:** 2,842  
**Percentage Complete:** 100%  
**Land Sqft:** 14,425  
**Land Acres:** 0.3311  
**Pool:** None

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

### 5 Years historical Value

Year	Land Appr.	Imprv. Appr.	Total Appr.	Land Mkt.	Imprv. Mkt.	Total Mkt.
2023	\$217,700	\$354,640	\$572,340	\$217,700	\$627,038	\$844,738
2022	\$217,649	\$302,660	\$520,309	\$217,649	\$490,008	\$707,657
2021	\$217,649	\$255,359	\$473,008	\$217,649	\$433,490	\$651,139
2020	\$180,000	\$250,007	\$430,007	\$180,000	\$340,000	\$520,000
2019	\$180,000	\$210,915	\$390,915	\$180,000	\$340,000	\$520,000
2018	\$180,000	\$175,377	\$355,377	\$180,000	\$292,596	\$472,596

**Information:** Information relating to the current year should be considered a "work in progress".



Prior year data is informational only and does not necessarily replicate the values [published by Tarrant County Tax Office](#).

The information provided is purely for ad valorem taxation purposes.

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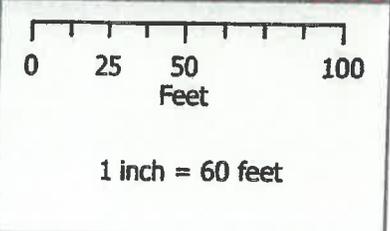
Services

[Online Account](#)



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

#HL23-03  
 220 Blevins Street  
 11/30/2023



W-WALKER ST

TR 9C .14 AC

WALKER  
44812

RATLIFF  
ADDN  
33638

WALKER  
ADDN  
44812

1

1

2

1

1

3

COOLEY  
ADDN  
8306B

7R

2

TR  
9R3S

TR  
9R3F

6R

WETZEL  
46460

1

1

W-TEXAS ST

4R

N-S ST

9R3G2

A 1

DYER KNZE

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

#HL23-03  
220 Blevins Street  
11/30/2023



1 inch = 60 feet

# GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1. Name Ratliff House

Historic

And/or common: Dr. Curtis and Linda Ratliff House

2. Location

Address 220 Blevins St., Grapevine, TX land survey Ratliff Addition

Location/neighborhood \_\_\_\_\_ block/lot Block 1; Lot 3 tract size 14,425 sq. ft.

3. Current zoning R 7.5

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership

Current owner: Dr. Curtis Ratliff phone: 817-846-0799

Address: 220 Blevins St. city: Grapevine state: TX zip: 76051

6. Form Preparation

Name & title David Klempin organization: Grapevine Convention & Visitors Bureau

Contact: Historic Preservation Officer phone: 817-410-3197

7. Representation on Existing Surveys

Tarrant County Historic Resources       National Register of Historic Places  
 other \_\_\_\_\_       Recorded Texas Historic Landmark  
 \_\_\_\_\_       Texas Archaeological Landmark

*for office use only*

8. Date Rec'd: \_\_\_\_\_ Survey Verified:  Yes  No

9. Field Chk date: \_\_\_\_\_ By: \_\_\_\_\_

10. Nomination

Archaeological       Structure       District  
 Site       Structure & Site

11. Historic Ownership

original owner      Ambrose Foster – original settler

significant later owner(s)      Dr. Curtis E. Ratliff and Linda Ann Ratliff

12. Construction Dates

Original      2006

alterations/additions

13. Architect – David Webster George – a fellow of Frank Lloyd Wright

original construction      2006

alterations/additions

14. Site Features

Natural      Lush neighborhood with native trees.

urban design      Neighborhood on west side of Ball Street – developed over time.

15. Physical Description

Condition  
 excellent  
 good  
 fair

Check One:  
 deteriorated       Unaltered  
 ruins       altered  
 unexposed

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.*

**House adds character, interest and value to the Grapevine Historic Township.**

Renowned architect David Webster George designed the Ratliff House for Dr. Curtis and Linda Ratliff. He had designed a previous home that Dr. Ratliff had owned, and Dr. Ratliff loved the way the house “lived.” George brought Frank Lloyd Wright’s “organic” philosophy of architecture to the design of the Ratliff House. It was designed to “blend in with the land, merge with the outdoors in multiple spots, and feel like it grew up from the soil, like a native flower.”

**Embodiment of distinguishing characteristics of an architectural type or specimen.**

The Ratliff House is full of surprises. It features two garages without a “fourth wall” which enable the garages to be open to a courtyard and be usable as party space. The house is full of surprises – such as a decoupage paper floor and bathrooms which are entered through what appears to be large armoires. The main living space has a cathedral ceiling that houses the living, dining and kitchen areas. There are no hallways and not many doors in the house. Walls of windows open to a courtyard which connects the house with the out-of-doors.

**Identification as the work of an architect or master builder whose work has influenced the development of the city.**

Dr. Curtis Ratliff, through his association with David Webster George, introduced uniqueness, high quality design, unique materials and labor-intensive techniques that brought beauty and style to his Grapevine residence and to the Township area. Grapevine has many historic sites, some which were architecturally designed. This residence is sure to mature through time and be remembered as an important historic site because of the work of its original owners and as a home that was specifically designed by a great architect.

**Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant and architectural innovation.**

George’s architecture is marked by a pattern of modules and of articulated edges that define particular places. The module is generally expressed as a 32” plan grid that subdivides into construction elements such as modular brick, and expands oftentimes as repeated structural or spatial bays. Structures can be opened up in unexpected ways to let light into the interior. George believed in organic architecture. His work often features a skylight where the roof meets the chimney allowing natural light down the face of the fireplace. He obtained the most primitive version of a detail, allowing

him to keep closer to the origin of materials. As a college student George was mostly interested in art and geometry, which is obvious in his designs. His use of light is of high importance to the beauty and utility of the structure.

**Relationship to other distinctive buildings, sites or areas which are eligible for preservation:**

The Ratliff House is located slightly west of the Grapevine Historic Township. Its unique style, use of quality materials, fine craftsmanship and its embodiment of the spirit of hospitality reflects the fine Grapevine way of life. Grapevine is known for excellent quality of life, walkability and ability to enjoy the natural elements. The Ratliff House has those features, and while it is not a mirror of other homes in the Grapevine Historic Township in the common Folk Victorian or Queen Anne styles, its own unique Prairie style fits perfectly into the Township area because of its quality and excellent design.

**Value as an aspect of community sentiment or public pride.**

The Ratliff House is a work of love, and what could make a home closer to its owners' hearts than sweat equity? Curtis and Linda did much of the work on the house themselves: stuffing in denim insulation with their own hands, installing a rough cedar fence post by post and more. Dr. Ratliff promised his bride a unique house when they married...one that would match the unique personality of Linda – a former model and actress. He definitely came through for her, himself and the City of Grapevine.

## 16. Historical Significance

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

### **David Webster George:**

David Webster George, Dallas and Fort Worth Architect and architect for the Ratliff House, was born in Tulsa, Oklahoma on December 26, 1922. He attended the University of Oklahoma school of architecture for two years before serving in the U.S. Army from 1944 to 1946 with the 131st Infantry Division (Texas National Guard) as 2nd Lt. and 1st Lt. David was later called into the Korean Conflict in 1952. He served as Capt. in the 3rd Infantry Division Artillery for 1st ROK Artillery Corp. After World War II, David became an apprentice to Frank Lloyd Wright. He studied architecture with Mr. Wright at Taliesin in Wisconsin and Arizona in the late 1940s. He left Taliesin and enrolled in architecture school at North Carolina State and graduated with a degree in Architecture in 1949. In 1950, David married Xena Gill of Fort Worth. After Xena's death in 1983, David married Tinkie Wrightsman who had two sons, Jim and Don Wrightsman.

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*House identifies with a person who significantly contributed to the development of the City of Grapevine*

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Dr. Curtis Ratliff joined the board of the Grapevine Heritage Foundation in 2003 and accepted an assignment on the Nash Farm Committee. He took the responsibility of overseeing the construction of the Pole Barn and personally drove to Austin to select the cedar posts which beautifully support the roof canopy. The Pole Barn was completed in 2005 and has been the keystone building at the farm where tours begin and end, weddings and dances are held, educational classes are presented, and many a good meal has been served.

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Because of the Ratliff’s devotion and love of Grapevine and its past, present and future, and because they are recognized as leaders by the community, the state and the nation, in 2022 the Grapevine Heritage Foundation named the pole barn structure the “Dr. Curtis Ratliff and Linda Ratliff Nash Farm Pole Barn Pavilion.”

**Exemplification of the cultural, economic, social or historical heritage of the City of Grapevine:**

The Ratliff House exemplifies the Cultural, Economic, Social and Historical heritage of the City of Grapevine because it exemplifies the personalities of its builders, Dr. Curtis and Linda Ratliff. They were and are committed to sharing the history and heritage of Grapevine. They worked tirelessly to support Grapevine’s tourism economy through their devotion to Nash Farm and the educational programs offered there. They were committed to teaching the world about Texas wine through their leadership in the Grapevine Wine Pouring Society and their volunteer service at Grapevine’s festivals and special events. Through the text on plaques honoring them and through the architectural significance of their home which they built in the Grapevine Historic Township and is visible to the world and says “quality – and this is the place to invest your life and livelihood,” they exemplify all that is good about the City of Grapevine.

**17. Bibliography**

1895 Sam Street Map; Texas Architect magazine, 7/8/2012; Chicago Tribune, 11/8/2007; Fort Worth Star-Telegram, 11/3/2007; David Webster George obituary, 10/7/2013; Plaque placed on Nash Farm Pole Barn, 2022.

**18. 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. <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. <u>    x    </u></p>                               |
| <p>B. Location as the site of a significant historical event. _____</p>   | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. <u>    x    </u></p>                   |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <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>D. Exemplification of the cultural, economic, social or historical heritage of the city <u>    x    </u></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>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. _____</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>F. Embodiment of distinguishing characteristics of an architectural type or specimen. <u>    x    </u></p>   | <p>L. Value as an aspect of community sentiment or public pride. <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, Chairman  
 Grapevine Historic Preservation Commission

\_\_\_\_\_  
 David Klempin  
 Historic Preservation Officer

*Erica Marohnic*  
 \_\_\_\_\_  
 Erica Marohnic, Director  
 Planning and Zoning Services

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.

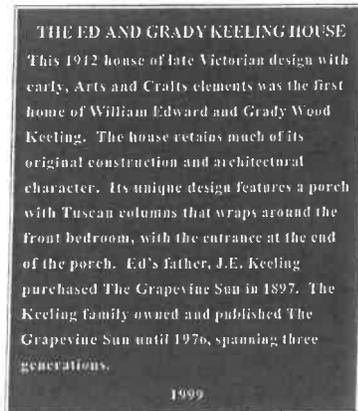
*Below for office use only*



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.

**Design Guidelines**

**Ratliff House**

**220 Blevins Street**

**Block 1, Lot 3 Ratliff Addition**

**Historic Landmark Subdistrict**

**Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.**

City of Grapevine  
200 S. Main  
Grapevine, Texas 76051

December 13, 2023

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- Service and Mechanical Areas
- Fences

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- Exterior Finishes
- Windows

#### III. EMBELLISHMENTS

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## Preface

The 2006 Ratliff House Landmark Subdistrict is established to recognize this significant structure designed by a master architect David Walter George and to retain its historic integrity and cultural history for the City of Grapevine. The property is located in the historic Ambrose Foster Survey. The site was once a part of the Yancey Farm that adjoined the historic Thomas J. Nash Farm of 1859.

### Period of Significance

Allowing a property to authentically tell the story of its own period and time, while reinforcing the historical period of significance with necessary preservation, rehabilitation and restoration, is the goal of the historic landmark designation. The preservation of original architectural features, especially windows, doors, porch and siding, is preferred, rather than "modernization" or "updating" of older features, or imposing a false "historical look" on newer features.

The repair of original materials, rather than their replacement can best preserve the historic character of the property. If non-original materials are replaced, then care should be taken to install original (in-kind) materials. Repair and restoration is often more cost effective than replacement, conserves energy and reduces the amount of trash added to landfills.

New construction (additions or rehabilitation) to the house should reflect the character of the house during its period of significance. Massing, roof shapes, porch configurations and materials that reflect the architectural character of the home during its historic period should be preserved. The design of any new architectural features shall have key elements of the primary historic style already existing in the home and shall be clearly compatible with and complementary to its adjacent features.

Any exterior modifications to buildings and properties within the Historic Landmark Subdistrict are required to conform to the City of Grapevine's preservation ordinances governing these buildings and properties and with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. The Historic Preservation Commission handbook "Design Guidelines for Historic Commercial and Residential Properties" (adopted November 2003), explains the preservation ordinances and design criteria that has been adopted by the City of Grapevine. The handbook's guidelines should be used by those planning new construction or additions to historic properties in the 220 Blevins Street Historic Landmark Subdistrict.

### **David Webster George:**

David Webster George, Dallas and Fort Worth Architect and architect for the Ratliff House, was born in Tulsa, Oklahoma on December 26, 1922. He attended the University of Oklahoma School of architecture for two years before serving in the U.S. Army from 1944 to 1946 with the 131st Infantry Division (Texas National Guard) as 2nd Lt. and 1st Lt. David was later called into the Korean Conflict in 1952. He served as Capt. in the 3rd Infantry Division Artillery for 1st ROK Artillery Corp. After World War II,

David became an apprentice to Frank Lloyd Wright. He studied architecture with Mr. Wright at Taliesin in Wisconsin and Arizona in the late 1940s. He left Taliesin and enrolled in architecture school at North Carolina State and graduated with a degree in Architecture in 1949. In 1950, David married Xena Gill of Fort Worth. After Xena's death in 1983, David married Tinkie Wrightsman who had two sons, Jim and Don Wrightsman.

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George was known for using a rhythmic system of grids and natural materials that blend in with the environment. Among his many commissions, George designed buildings in the Hill Country at Horseshoe Bay, Olla Podrida in Dallas, Red Apple Inn in Arkansas and Green Oaks Inn in Fort Worth. Dallas and Fort Worth are dotted with residences he designed. Throughout his 50+ year career, George's work appeared in many national magazines and publications. He was honored by the Dallas Chapter of the AIA for a home he designed in the Preston Hollow area of Dallas designated as the Premier Home on the Annual Tour of Homes. He had long relationships with his clients and the homes he designed. Second and third owners wanting to add to one of his homes sought him to make the modifications. He never used a drawing board, T-square or computer-aided design; he said it would ruin his imagination if he drew with a computer. He drew on a lap board. He left his firm in 1984, but worked in architecture until the day he died on October 7, 2013. There are fewer than 10 surviving architects who worked and studied under Frank Lloyd Wright in his Wisconsin compound as George did.

### **2006 Ratliff House, 220 Blevins Street**

#### **House adds character, interest and value to the Grapevine Historic Township.**

Renowned architect David Webster George designed the Ratliff House for Dr. Curtis and Linda Ratliff. He had designed a previous home that Dr. Ratliff had owned, and Dr. Ratliff loved the way the house "lived." George brought Frank Lloyd Wright's "organic" philosophy of architecture to the design of the Ratliff House. It was designed to "blend in with the land, merge with the outdoors in multiple spots, and feel like it grew up from the soil, like a native flower."

#### **Embodiment of distinguishing characteristics of an architectural type or specimen.**

The Ratliff House is full of surprises. It features two garages without a "fourth wall" which enable the garages to be open to a courtyard and be usable as party space. The house is full of surprises – such as a decoupage paper floor and bathrooms which are

entered through what appears to be large armoires. The main living space has a cathedral ceiling that houses the living, dining and kitchen areas. There are no hallways and not many doors in the house. Walls of windows open to a courtyard which connects the house with the out-of-doors.

**Identification as the work of an architect or master builder whose work has influenced the development of the city.**

Dr. Curtis Ratliff, through his association with David Webster George, introduced uniqueness, high quality design, unique materials and labor-intensive techniques that brought beauty and style to his Grapevine residence and to the Township area. Grapevine has many historic sites, some which were architecturally designed. This residence is sure to mature through time and be remembered as an important historic site because of the work of its original owners and as a home that was specifically designed by a great architect.

**Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant and architectural innovation.**

George's architecture is marked by a pattern of modules and of articulated edges that define particular places. The module is generally expressed as a 32" plan grid that subdivides into construction elements such as modular brick, and expands oftentimes as repeated structural or spatial bays. Structures can be opened up in unexpected ways to let light into the interior. George believed in organic architecture. His work often features a skylight where the roof meets the chimney allowing natural light down the face of the fireplace. He obtained the most primitive version of a detail, allowing him to keep closer to the origin of materials. As a college student George was mostly interested in art and geometry, which is obvious in his designs. His use of light is of high importance to the beauty and utility of the structure.

**Relationship to other distinctive buildings, sites or areas which are eligible for preservation:**

The Ratliff House is located slightly west of the Grapevine Historic Township. Its unique style, use of quality materials, fine craftsmanship and its embodiment of the spirit of hospitality reflects the fine Grapevine way of life. Grapevine is known for excellent quality of life, walkability and ability to enjoy the natural elements. The Ratliff House has those features, and while it is not a mirror of other homes in the Grapevine Historic Township in the common Folk Victorian or Queen Anne styles, its own unique Prairie style fits perfectly into the Township area because of its quality and excellent design.

**Value as an aspect of community sentiment or public pride.**

The Ratliff House is a work of love, and what could make a home closer to its owners' hearts than sweat equity? Curtis and Linda did much of the work on the house themselves: stuffing in denim insulation with their own hands, installing a rough cedar fence post by post and more. Dr. Ratliff promised his bride a unique house when they married...one that would match the unique personality of Linda – a former model and actress. He definitely came through for her, himself and the City of Grapevine.

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## **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 shall be set back in a manner consistent with setbacks of adjacent or neighboring 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 preserving of the historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic Landmark Subdistrict. Existing parking lots located adjacent to streets and sidewalks should 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 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 complementary 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 may 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. 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 20<sup>th</sup> 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.

## **EXISTING NON-CONTRIBUTING STRUCTURES**

An application for a Certificate of Appropriateness will be required for changes to existing non-contributing structures within the District. Non-contributing structures are those which do not represent the period of significance of the 420 East Wall Street Historic Landmark Subdistrict. The period of significance for the District is 1882-1956. The City of Grapevine Historic Preservation Staff may approve minor alterations to non-contributing structures. Major alterations, demolition or replacement of structures shall undergo the review process of the Grapevine Historic Preservation Commission. Replacement buildings shall follow the criteria of the City of Grapevine's "Design Guidelines for Historic Commercial and Residential Properties" and reflect the period significance of 1882-1956.

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, DECEMBER 13, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-80  
D. E. BOX ADDITION HISTORIC DISTRICT  
#HL10-09, ORDINANCE #2011-58  
HISTORIC 1953 WAYNE C. GOODENOUGH HOUSE  
324 RUTH STREET  
GRAPEVINE, TX 76051  
GRANT & AMY KIRCHHOFF, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-80 for the property located at 324 Ruth Street, legally described as Block 6, Lot 4, D. E. Box Addition, Grapevine, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Foundation plan for the existing pier and beam house and the new pier and beam additions to the house, regarding Certificate of Appropriateness #CA23-45 previously approved by the Historic Preservation Commission at the July 26, 2023 for new additions to the Historic 1953 Wayne Goodenough House;

as per attached plans with the condition a Building Permit be obtained from the Building Services Department.

BACKGROUND:

Certificate of Appropriateness application #CA23-80 was submitted on November 28, 2023 by the applicant Grant Kirchhoff for foundation construction plans for the existing pier and beam house and the new pier and beam additions to the house.

Following the approval of #CA23-45 at the July 26, 2023 HPC Meeting the Kirchhoff's consulting engineer recommended a slab on grade foundation be used for both the existing 1,310 square foot pier and beam house and the new addition. This would result in full demolition of the Goodenough House. This approach had not been approved by the Commission as the approval was for a renovation and addition to the original pier and beam house.

Historic Preservation and Building Services Department staff met with the Kirchhoff family at the site regarding the condition of the existing foundation of the Goodenough house and plans for the new addition previously approved by the Historic Preservation Commission at its July 26, 2023 meeting.

Following these meetings with City Staff and their structural engineer the Kirchhoff's have revised their plans and returned to a pier and beam foundation system for the house and addition. Their plans and a PowerPoint Presentation are attached with this memo.

Staff recommends the Historic Preservation Commission **approve with conditions** the foundation plan for the existing pier and beam house and the new pier and beam additions to the house, regarding Certificate of Appropriateness #CA23-45 previously approved by the Historic Preservation Commission at the July 26, 2023 for new additions to the Historic 1953 Wayne Goodenough House; as per attached plans with the condition a Building Permit be obtained from the Building Services Department.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**Date** November 28, 2023

**Number** CA23-~~50~~

**Property Owner Name, Address & Phone Number**  
Grant and Amy Kirchhoff  
324 Ruth St  
Grapevine, TX 76051

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

Mobile: 972-322-2415

Email: grantkirchhoff@gmail.com

**Property Address (include any suite number)**

324 Ruth Street  
Grapevine, TX 76051

**Applicant Name, Address & Phone Number**  
Grant and Amy Kirchhoff  
324 Ruth St  
Grapevine, TX 76051

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. The property is currently unoccupied and uninhabitable.

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

Owners would like to present the plan to execute the previously approved Certificate of Appropriateness (#CA23-45) with the objective of gaining clarity/approval specific to the added square footage, foundation tie-in, and partial preservation of the existing structure. These specific plans will be dropped off by Thurs Dec 7.

**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

*Grant Kirchhoff*  
 Owner or Contractor

**Print Name**

Grant Kirchhoff

**Approved-Staff HPC**

**Approved with Conditions:**

Office Use

**Denied**

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

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

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

**Date**

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

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

OFFICE 817-410-3556

**RECEIVED**

NOV 28 2023 *KW*

NOV 28 2023

*KW*

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

CASE NO. #CA 23-~~25~~80  
DATE Nov 28, 2023

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

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

Historic Preservation Officer Consultation Date: 6/28/2023 Time: 3:00pm  
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.) 3,367ft

Building Coverage (40% max) 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

**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.

RECEIVED

NOV 28 2023 *hw*

#CA 23-80

Filter by:  Residential  Personal Business  Commercial  Mineral Results per page: 10

Account, Owner, Address

Search

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.

Protest Deadline Date: 2023-05-30

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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NOV 28 2023

*Handwritten signature*

lore

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# KIRCHHOFF RESIDENCE

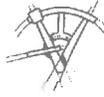
S23163

## PROJECT INFORMATION

CLIENT  
KIRCHHOFF FAMILY  
PROJECT ADDRESS  
1000 W. 10TH ST.  
GARDNER, IA  
STRUCTURAL ENGINEER  
LONGITUDE ENGINEERING AND DESIGN  
P.O. BOX 1447  
1320 ENGINEERING AND DESIGN CENTER  
ROCKFORD, IL 60089  
CONTACT: ALAN SBI PATRICK, PE



LONGITUDE  
ENGINEERING & DESIGN  
ONE TWENTY



DATE: 12/06/2023

PROJECT NO.:  
324 RUTH ST

PROJECT NO.:  
S23163

CAD FILE: 3 - AP

FILE NAME: 1000/2023

DATE: 12/06/2023

COVER SHEET

S-0

DESCRIPTION

## CODES

DESIGNED PER:  
2021 (IBC) INTERNATIONAL RESIDENTIAL BUILDING CODE  
2021 (IBC) INTERNATIONAL BUILDING CODE

## SHEET INDEX

COVER SHEET... S-0  
STRUCTURAL GENERAL NOTES... S-1  
FOUNDATION PLAN (IS ON GRADE)... S-2  
FIRST FLOOR FRAMING PLAN... S-3  
FIRST FLOOR CEILING FRAMING PLAN... S-4  
FIRST FLOOR WALL BRACING PLAN... S-5  
FOUNDATION AND FRAMING PLANS - GARAGE... S-9  
STRUCTURAL DETAILS... SD-1  
STRUCTURAL DETAILS... SD-2  
STRUCTURAL DETAILS... SD-3

RECEIVED

DEC 06 2023

W

#C 173-80

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, October 25, 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
Jana Garcia	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
Ashley Anderson	Commissioner

with the following City staff present:

Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Kayce Vanderpool	Historic Preservation Secretary

## CALL TO ORDER

Chairman Shope called the meeting to order at 6:00 p.m.

## CITIZEN COMMENTS

*Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.*

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

## WORK SESSION

#CA23-66 for property located at 411 South Main Street;  
#CA23-68 for property located at 306 Austin Street;

#CA23-70 for property located at 808 East Texas Street;  
#CA23-73 for property located at 121 East College Street.

## **PUBLIC HEARING**

Chairman Shope declared the public hearing open for:

**A. Historic Landmark Overlay #HL23-02** for property located at 317 South Church Street, legally described as Block 1, Lot 1, House of Colors Addition, City of Grapevine Historic Preservation Officer Klempin presented this item.

### BACKGROUND:

On August 22, 2023, Richard Beeny of 317 Church Street LLC, owner/applicants, submitted #HL23-02 for the property located at 317 South Church Street. The site was the location of the cabin of Ambrose and Susan Foster, who received a land grant that is a part of an original survey of Grapevine of the 1840s. This house was built in 1917 in the Folk-Victorian style with a pyramidal roof for D. W. and Mary Sammons Jordan as their family home. The 1,305 sq. ft. one-story house was heavily altered in the 1990s with a new addition to the rear, enclosure of the front porch, new wood siding and a gable roof which replaced the original pyramidal roof.

There are large sandstones in the rear of the property which were identified and confirmed by John Nash (son of Tom and Elizabeth Nash of Nash Farm) and it is included in one of the earliest surveys of Grapevine during the development of the Peace Treaty Survey.

There is a one-car detached garage dating from the 1940s with a gabled roof and exposed rafter tails and exterior sheathed with #105 wood siding with wood trim. The property and house are associated with numerous prominent Grapevine families. The property is located in the Original Township of the City of Grapevine and its house and garage are contributing structures to the Grapevine Historic Township District.

There are large flat sandstones located behind the house that are from the Ambrose Foster Cabins and mentioned in the historic books about Grapevine. David Klempin and Sallie Andrews are researching the story for the property owners.

Staff recommends approval of the Historic Overlay #HL23-02 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 located within the Grapevine Historic Township boundary. A set of the proposed design guidelines for the property are attached.

### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay #HL23-02 to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

1. 317 South Church Street, legally described as Block 1, Lot 1 House of Colors Addition, City of Grapevine.

Chairman Shope asked about stones location the map. Mr. Klempin indicated they are odd shaped drawings on the map behind the house scattered around.

Commissioner Niewald ask the size of the stones. Mr. Klempin indicated they are three to five feet around and flat looking but natural and about one to two feet in height.

Chairman Shope asked what is the period of significance for this property. Mr. Klempin said the property is to be named the 1917 Foster, Jordan, Farris House with a 1917 house that was later heavily altered in the 1990's to what you see today. The new building to be built will look appropriate for the residential area from the street.

Vice-Chairman Telford moved to close the public hearing; Commissioner Niewald seconded the motion and was followed with a vote of:

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

Nays: 0

Absent: 2(Gilliland, Anderson)

Motion approved

Commissioner Meyer moved to approve #HL23-02 overlay; seconded by Commissioner Garcia prevailing in a vote of:

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

Nays: 0

Absent: 2(Gilliland, Anderson)

Motion approved

**B. Certificate of Appropriateness #CA23-50** for the property located at 317 South Church Street, legally described as Block 1, Lot 1, House of Colors Addition, City of Grapevine.

**BACKGROUND:**

Certificate of Appropriateness application #CA23-50 was submitted by the owner/applicant Richard Beeny of 317 Church Street LLC for demolition of the existing house, relocation of the original one-car detached garage; and construction of a new 3,186 square foot building replicating the street view of the current house. Also submitted was an application for Historic Landmark overlay #HL23-02 for the property that is on the agenda for this meeting.

This house was constructed in 1917 for the D. W. and Mary Sammons Jordan family. The property is located in the City of Grapevine and the house and garage are contributing structures to the Grapevine Historic Township District. The original house was designed in the Folk-Victorian style with pyramidal roof. The house was heavily altered in the 1990s.

A one-car detached garage was built in the 1940s and features a gabled roof, exposed rafter tails and #105 wood siding with wood trim.

The plans for the building and relocation of the one-car garage were developed by Exurb Studio Josh Archer following Design Guidelines established for the property. The owners request demolition of the house and construction of the building to serve the House of Shine as office and exhibit space. The existing garage would be relocated to serve as a programed space for the House of Shine. Historic Preservation staff recommended the landmark designation for the property to allow for this relocation of the garage which retain its original #105 original wood siding and details.

The new building of 3,186 square feet is within the 3,400 maximum square feet allowed by the Preservation Ordinance. The lot size is 19,265 square feet and the building coverage is 22% which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA23-50 for the demolition of the existing house; relocation of the original one-car detached garage; construction of a new 3,186 square foot building replicating the street view of the house as per attached plans following the design guidelines established for the property; with the conditions that #HL23-02 is approved for the property; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; approval of a conditional use permit with a site plan approved by the City Council; and a building permit is obtained from the Building Services Department.

#### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-50 for the property located at 317 South Church Street, legally described as Block 1, Lot 1, House of Colors Addition, 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 1,305 square foot existing house;
2. Relocate the original one-car detached garage to the rear of the site;
3. Construction of a new 3,186 square foot building replicating the street view of house as per attached plans following the design guidelines established for the property;

with the conditions that #HL23-02 is approved for the property; all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness; approval of a conditional use permit with a site plan approved by the City Council; and a building permit is obtained from the Building Services Department.

Chairman Shope asked if the silo and amphitheater should be considered. Mr. Klempin said we are not voting to approve the silo and amphitheater submitted on the plans, just

the new building and relocating the garage. Mr. Klempin said it is Central Business District Zoning (CBD) since it is a commercial property it doesn't follow residential guidelines. It would be ok to have some different structures on the property.

Josh Archer came forward to speak. He is with Exurb Studios and working with the House of Shine on this project. They plan to move the red barn, 50 feet back on the lot to make room for more parking on the property to meet the City of Grapevine standards for a parking plan. There will be exhibit space for the art displays. In regards to the garden, they will be working with planning services.

Chairman Shope asked how do you incorporate the historic look in this new design. Mr. Archer said they spoke with the Planning Services about putting siding on this house and not masonry which is currently required. The plan is to keep the stones and incorporate them into the garden design plans.

Vice-Chairman Telford asked if it would create a problem if the HPC allows them to demolish the house, would it be setting a new precedent. She also suggested keeping some of the current building, an arch or doorway in the new structure.

Commissioner Bunn questioned what period are they planning to replicate. Commissioner Meyer asked if they were rebuilding the 1992 house. Mr. Klempin said the house will be placed in the same location and it would look the same as the current one from the street, just adding the addition to the rear of the house.

Josh Archer said they evaluated the building and found no historic features that could be identified as the original building. They don't know where the old ends and the new begins.

Chairman Shope asked about adding key identifying features to the house. They could incorporate the same windows and keep it as close to possible as the current house. He also said that as the Historic Preservation Commission they are charged with preserving the history of Grapevine.

Richard Beeny owner of the House of Shine property came forward to speak and said they desire to preserve history and you will see a lot of history in the garden design, with exhibits that tell the stories of the Founding Grapevine People. It will be a public and private garden environment. They want to do justice to the site and preserve the history.

Commissioner Meyer moved to close the public hearing; Commissioner Garcia seconded the motion prevailing in a vote of:

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

Nays: 0

Absent: 2(Gilliland, Anderson)

Public hearing closed

Commissioner Meyer said the 1990's does not contribute to the street scape and suggested they could come up with a better street scape to provide a more historic look.

Commissioner Niewald asked if we could ask the applicant to reconsider the design and make something that would look more period appropriate for the district. Commissioner Bunn said it should have the look of the historic district, and we don't want it to become a replica district.

David Klempin said we are charged with retaining the residential street scape and the original location of the house.

Mr. Beeny said they want the building to look residential.

Chairman Shope said the plans are very good but he is struggling with what was there before and would be interested in the pyramid style roof design that was created in the earlier 1917 house.

Commissioner Niewald moved to approve #CA23-50; Commissioner Meyers seconded the motion, then followed with a vote of:

Ayes: 5 (Shope, Niewald, Garcia, Myer, Bunn)

Nays: 1 (Telford)

Absent: 2(Gilliland, Anderson)

Motion Approved

**C. Certificate of Appropriateness #CA23-67** for the property located at 120 South Main Street, legally described as Block A, Lot A1, Starr Addition, City of Grapevine.

**BACKGROUND:**

Certificate of Appropriateness application #CA23-67 was submitted on September 26, 2023 by the owner Gary Cantrell, of the Glade Family, LTD to remove the original 17 canvas awnings mounted on metal frames approved by the Historic Preservation Commission on the 1995 Cantrell Retail Building and to replace the awnings with rolled, galvanized metal awnings with standing seams mounted on new metal frames.

On Friday, September 1, 2023 Historic Preservation Staff observed that the 17 original canvas awnings mounted on metal frames on the building had been removed and that pre-painted green metal panels were in the process of being installed on the building. Unfortunately, no Certificate of Appropriateness or permit was applied for or issued for this change of material from canvas to metal panels and for the fabrication and installation of the new awnings. Staff notified the City of Grapevine Building department who stopped the job immediately. Colten Cantrell of Glade Family trust contacted David Klempin to inquire of steps to take for the project to continue.

David Klempin met with Gary and Colten Cantrell on Wednesday, September 6, 2023 at

the Historic Preservation Office to gain an understanding why a Certificate of Appropriateness for the change of material had not been submitted and a permit had not been applied for. They said they did not know they needed a Certificate of Appropriateness or a Building Permit to update the awnings. Previously they didn't need one when replacing the canvas awnings.

Klempin provided the original approved plans for the building and awnings for review. The plans approved were for 17 canvas awnings located on three sides of the building. These approved canvas awnings were installed when the building was built and have been in use until this year when the Cantrell's removed them. During the discussion it was learned that the metal support frames had also been removed from the building and were replaced with new metal frames and had already been installed to support the heavier metal panels.

The Cantrell's said they did not want to replace the canvas awnings but wanted metal which would be need less maintenance and last longer. Staff provided historic photos of Main Street that showed metal awnings made of unpainted, galvanized metal with a rolled metal edge. This type of material could be appropriate to Historic Main Street and the Cantrell building, but the green painted metal awnings would not be appropriate and could not be staff approved.

The Cantrell's met with their fabricator and have come up with an alternative for the green metal panels. The new version is a galvanized metal panel with rolled metal edge, similar to the awning at Tolbert's Restaurant at 420 South Main Street. This metal material would be mounted on the newly installed metal frames.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to the awnings found the proposed new metal awnings would be period-appropriate to the 1920s era design of the building elevations and would be in compliance with the Secretary of Interior Standards.

The Historic Preservation Officer, Building Official and Director of the Grapevine Convention & Visitors Bureau have reviewed the awning plans and recommend approval of the change of the canvas awnings to rolled metal awnings.

Staff recommends the Historic Preservation Commission approve with conditions #CA23-67 to remove the original 17 canvas awnings mounted on metal frames approved by the Historic Preservation Commission on the 1995 Cantrell Retail Building; replace the awnings with rolled, metal awnings with standing seams mounted on the new metal frames; as per attached plans and shop diagram with the condition a building permit is obtained from the Building Services Department; and the final shop drawings for the awnings be approved by Historic Preservation staff on a separate CA.

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions Certificate of Appropriateness #CA23-67** for the property located at 120 South Main Street, legally described as Block A, Lot A1, Starr Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Remove the original 17 canvas awnings mounted on metal frames approved by the Historic Preservation Commission on the 1993 Cantrell Retail Building;
2. Replace the awnings with rolled, galvanized metal awnings with standing seams mounted on the new metal frames;

as per attached plans and shop diagram with the condition a building permit is obtained from the Building Services Department; and the final shop drawings for the awnings be approved by Historic Preservation staff on a separate CA.

Colt Cantrell came forward to speak and answer questions. The new frames are 24 gage steel and light weight but strong enough to hold the weight of the metal awnings and they have double supports. The metal will be around to last and they chose the color of "Champaign" it is similar to Tolbert's weathered awnings.

Gary Cantrell came forward to speak. He said that the cost to replace the canvases was \$35,000 and the metal was \$55,000. They have replaced the canvas awnings 3 times since 1996. With hopes this metal will last and be sturdier than the canvas. The color of the Champaign looks pre-weathered and would look softer as the metal weathers.

Vice-Chairman Telford moved to close the public hearing; Commissioner Niewald seconded the motion and was followed with a vote of:

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

Nays: 0

Absent: 2 (Gilliland, Anderson)

Public Hearing closed

Commissioner Meyer moved to approve #CA23-67 with the condition "Champaign" color be used for the metal awnings; seconded by Commissioner Garcia following in a vote of:

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

Nays: 0

Absent: 2 (Gilliland, Anderson)

Motion approved

## MINUTES

The Commission considered the minutes of the September 27, 2023 Regular Meeting. Vice-Chairman Telford made a motion to approve the minutes of the September 27, 2023

meeting as written; Commissioner Meyers seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 2 (Gilliland, Anderson)

Minutes approved

### **ADJOURNMENT**

Chairman Shope adjourned the meeting at 7:22 p.m.

Meeting may be viewed at <https://grapevinetexas.gov/1059/Meeting-Videos>

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 13th day of December, 2023.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY