

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, March 27, 2024**  
**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:  
#CA24-02 for property located at 519 East Franklin Street;  
#CA24-03 for property located at 527 East Franklin Street;  
#CA24-07 for property located at 324 Ruth Street;  
#CA24-09 for property located at 129 South Main Street, Suite #235;  
#CA24-10 for property located at 317 & 319 South Main Street;  
#CA24-13 for property located at 204 East Franklin Street;  
#CA24-15 for property located at 406 South Main Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA24-14 for property located at 314 East College Street, legally described as Block 22, Lot 5C, City of Grapevine and take any necessary action.

5. Minutes

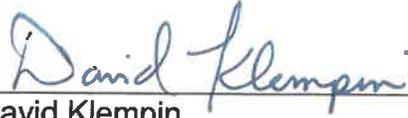
- A. Commission to consider the minutes of the February 28, 2024 Regular Meeting.

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.

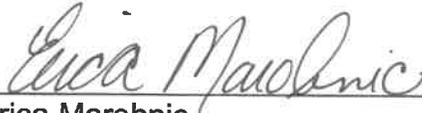
The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on April 24, 2024 in the 2<sup>nd</sup> Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

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 22nd day of March 2024 at 5:00 p.m.



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David Klempin  
Historic Preservation Officer



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Erica Marohnic  
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, MARCH 27, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-14  
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT  
HISTORIC 1924 ROBERT LUCAS HOUSE  
314 EAST COLLEGE STREET  
MARK AND KIM ASSAD, OWNERS  
JOHN ALLENDER, ARCHITECT, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA24-14 for the property located at 314 East College Street, legally described as Block 22, Lot 5C, 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 addition on the south side of the house;
2. Restore the original house and construct a new one-story link to a new 1 ½ story addition with basement following the Design Guidelines of the College Street Residential Historic District;
3. Construct a new walkway with trellis above from the house to the existing garage;
4. Renovate the existing garage and construct a new attached trellis on the east side of the structure;
5. Pella Architect Series “Reserve” Wood Exterior Hung Windows would be used for the new addition to replicate the original windows on the front of the house;
6. Approval of a special exception by the Board of Zoning Adjustment for the remodeling or enlargement of a nonconforming use or structure(s);

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

BACKGROUND:

Certificate of Appropriateness application #CA24-14 was submitted by the applicant John Allender on February 28, 2024 to remove the addition on the south side of the house; restore the original house; construct a new 1 ½ story addition with basement; construct a new walkway with trellis above from the house to the existing garage; and renovate the existing garage and construct new attached trellis on the east side of the structure.

The Robert Lucas House at 314 East College Street is typical of the modest bungalow

constructed for Grapevine's growing middle class in the 1920's. This house built in 1924 features a front gabled roof with a lower, projecting front gabled porch and overhanging eaves with exposed rafter tails. A gable end brick chimney is on the west elevation.

The front porch would be restored with wood decking and wood siding would be used on the addition to match the existing siding. The proposed plans would utilize the original house as a living room, dining room, kitchen and den with bar.

On the first floor the new addition would contain a central hallway, a butler's pantry, powder room, primary bedroom with attached bathroom and primary closet. A side entrance from the driveway would allow convenient access to the kitchen. There is also a laundry room and mudroom and a new walkway with trellis leading to the 2-car garage. A re-purposed garage storage area would become a "hangout space" with bathroom and a new exterior patio with trellis would be added.

From the central hallway a stairway with windows above would lead to the second-floor of the addition which would include two bedrooms, each with a separate bathroom. Below the stairway, a stair leads to the basement which includes a living area with a bar, a storage room, a half bath and mechanical room. There is an outdoor stairway from the basement providing a second egress to the ground level.

The total building area of the project is as follows: Main House total floor area is 3,079 square feet; Garage is 659 square feet, for a total of 3,738 square feet, within the maximum of 4,100 square feet per the Preservation Ordinance. Building height is 25'-6". The lot size is 8,247 square feet and the building coverage is 40%, the maximum coverage allowed by Ordinance.

Staff recommends approval of #CA24-14 to remove the addition on the south side of the house; restore the original house; construct a new 1 ½ story addition with basement; construct a new walkway with trellis above from the house to the existing garage; renovate the existing garage and construct a new attached trellis on the east side of the structure; Pella Architect Series "Reserve" Wood Exterior Hung Windows be used for the new addition to replicate the original windows on the front of the house; approval of a special exception by the Board of Zoning Adjustment for the remodeling or enlargement of a non-conforming use or structures; as per attached drawings with the conditions a building permit be obtained from the Building Services department; and all exterior materials, windows, doors and hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**Date** 02/28/2024

**Number** #CA24-14

**Property Owner Name, Address & Phone Number**  
 Mark & Kim Assaad  
 314 E College Street  
 Grapevine, TX 76051  
 Phone:  
 Mobile: 817.999.5376 or 817.368.2111  
 Email: mark@theassaadgroup.com  
**Property Address (include any suite number)**  
 314 E College Street  
 Grapevine, TX 76051

**Applicant Name, Address & Phone Number**  
 John P. Allender, AIA (Architexas)  
 201 Marilla Street, 2nd Floor  
 Dallas, TX 75201  
 Phone: 214.748.4561  
 Mobile: 214.450.7139  
 Email: allender@architexas.com  
**Legal Description**  
 Block 22 Lot 5C  
 Subdivision City of Grapevine

**Tenant Name/Occupancy/Use**  
Single Family - Residential

**Request/Description of Work to Be Done**  
Restoration of historic home, two-story addition to rear of historic home, foundation and repair work to detached garage, associated site work and landscaping. Site landscape plan and specific exterior material and color selections to be submitted at later date.

**Drawings/Sketches Attached**  
 Yes  No

**Photographs Attached**  
 Current  Historic

**Material Sample(s) Attached (please list)**  
Specific exterior material and color selections to be submitted at 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** x [Signature]  
Owner or Contractor

**Print Name** John P. Allender, AIA

**Approved-Staff** HPC  **Approved with Conditions:** Office Use

**Denied**

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

x \_\_\_\_\_ **Date** \_\_\_\_\_  
 Building Official

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

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

OFFICE 817-410-3556

**RECEIVED**  
FEB 28 2024 *K*

#CA24-14

This form must be completed for  
**NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS**

**SITE & BUILDING PLAN REQUIREMENTS**

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

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

**Historic Preservation Officer Consultation Date:** 02/23/2024

**Time:** 12:00 pm (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 all four elevations for any building or structure to be altered or demolished.)
- 8. Proposed Foundation Plan \_\_\_\_\_
- 9. Proposed Historic Preservation Plan \_\_\_\_\_

Property Lot Size 8,247.38 sf Square Feet  
Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,920 sf **3,079 sf**

Building Coverage (40% max) 40%

Building Height (35 ft. max) 25'-6"

Garage (Detached 500 sq. ft. max) EXISTING 659 SF

Garage (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 \_\_\_\_\_ % of Lot

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

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

Easements \_\_\_\_\_

Board of Zoning & Adjustment approval \_\_\_\_\_

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**PLEASE NOTE: A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS SUGGESTED SIX (6) WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION WITH;**

- 1) THE ABOVE INFORMATION COMPLETED; AND
- 2) ALL REQUIRED ATTACHMENTS COMPLETED.

**ALL NEW CONSTRUCTION & ADDITION REQUESTS MUST BE REVIEWED, COMPLETE AND IN COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE No. 2013-23 TO BE DEEMED A SUBMITTED APPLICATION.**

RECEIVED

MAR 01 2024

#CA24-14

Filter by:  Residential  Personal Business  Commercial  Mineral

Results per page: 10

Account, Owner, Address

Search

01090984 (Residential)

9314 E COLLEGE ST, GRAPEVINE

Interactive Map

Property Type: Residential

Legal Description: GRAPEVINE, CITY OF Block 22 Lot 5C

AIN: 16060---22---5C--A

State Code: A

Year Built: 1925

Agent of Authority: No Agent on record.

Site Number: 01090984

Site Name: GRAPEVINE, CITY OF-22-5C-A

Site Class:A1 - Residential - Single Family

Number of Parcels: 1

Building SQFt: 1,435

Percentage Complete: 100%

Land Sqft: 8,250

Land Acres: 0.1893

Pool: None

Property Value

Geolocation

Taxing Units

Ownership

Exemptions

Documents

### Current Ownership

Name: ASSAAD KIM L

Address:3529 BOXWOOD DR, GRAPEVINE, TX76051

Address Recipient: KIM L ASSAAD

Name: ASSAAD MARK N

Address:3529 BOXWOOD DR, GRAPEVINE, TX76051

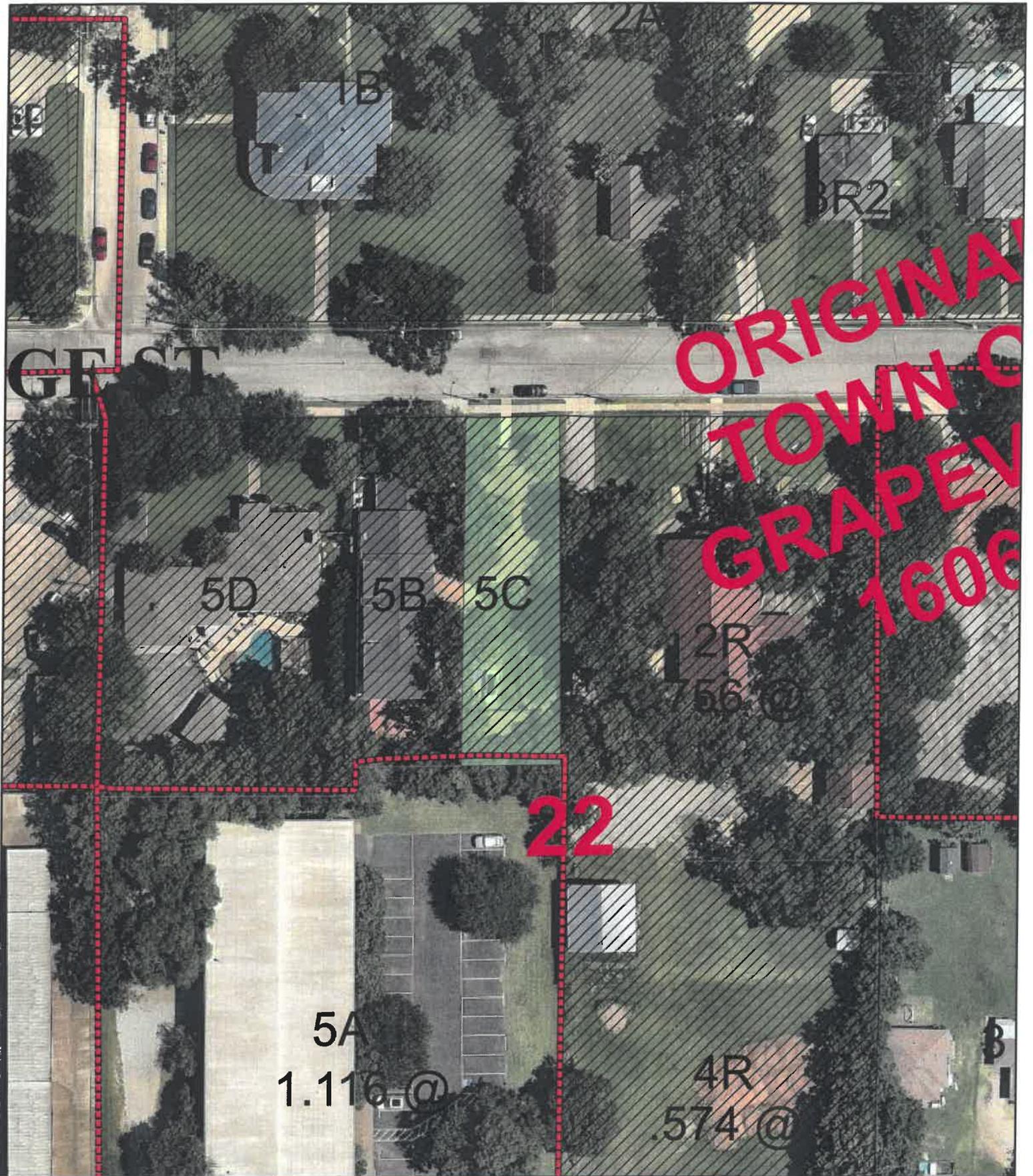
Address Recipient: MARK N ASSAAD

### Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
<a href="#">D221362720</a>	ASSAAD KIM L;ASSAAD MARK N	12/10/2021		
<a href="#">D207304170</a>	DELEON RUBEN C	07/16/2007		
00140550000579	DELEON RUBEN C	10/05/1999	0014055	0000579
00120840000990	MADDUX FRED HOLT;MADDUX M JOANN	08/29/1995	0012084	0000990
00088980002328	BUCKNER LOIS	03/31/1987	0008898	0002328
	BUCKNER JAMES K	12/31/1900		

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MAR 01 2024

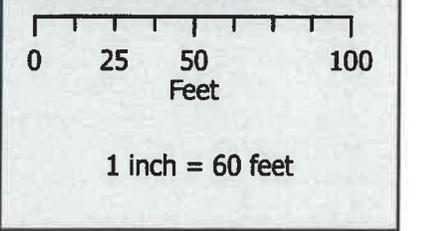


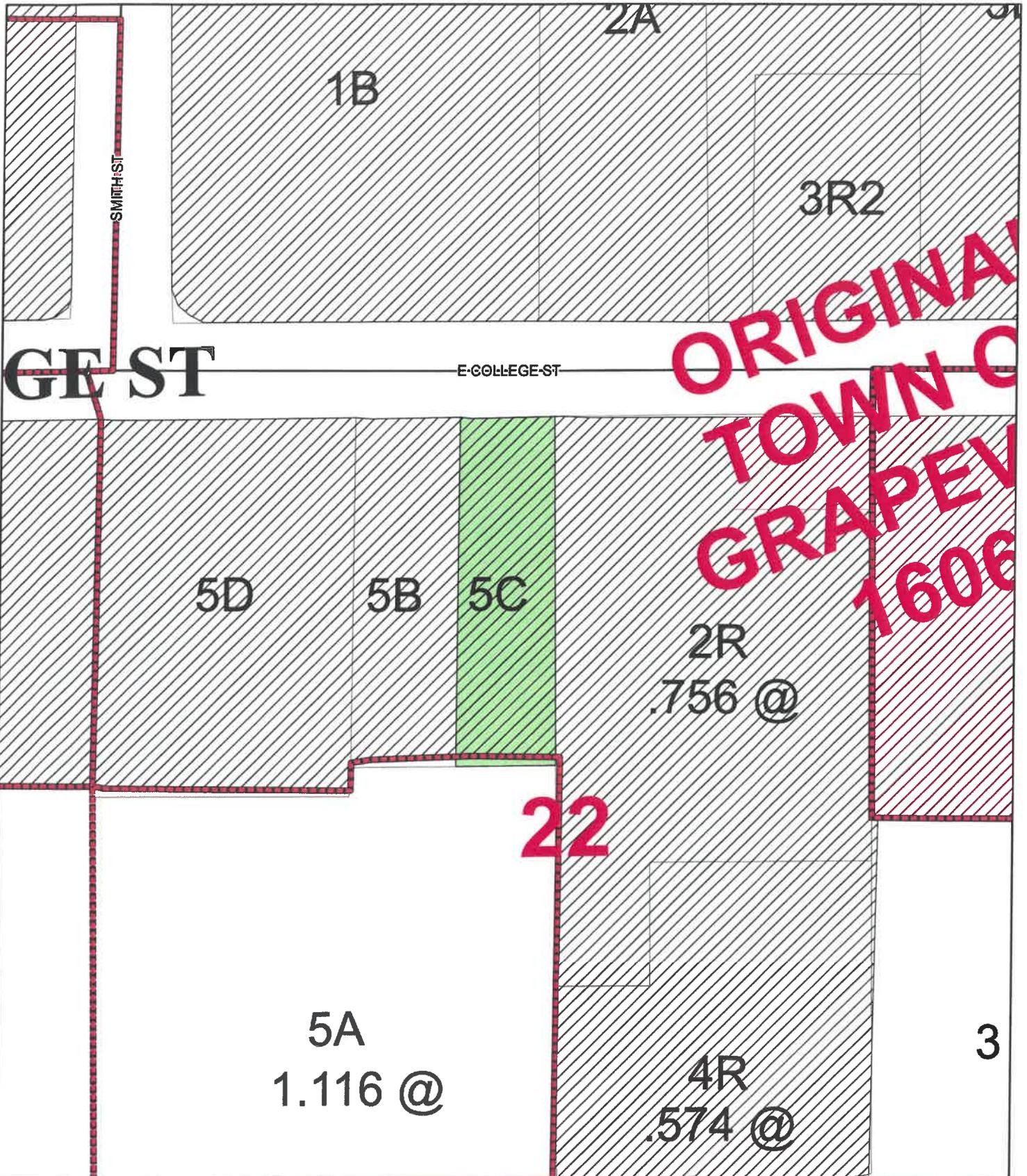
**ORIGINAL  
TOWN OF  
GRAPEVINE  
1606**

**22**

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

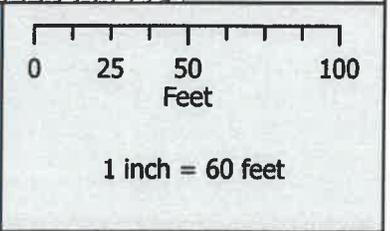
**#CA24-14**  
**314 East College Street**  
 3/14/2024



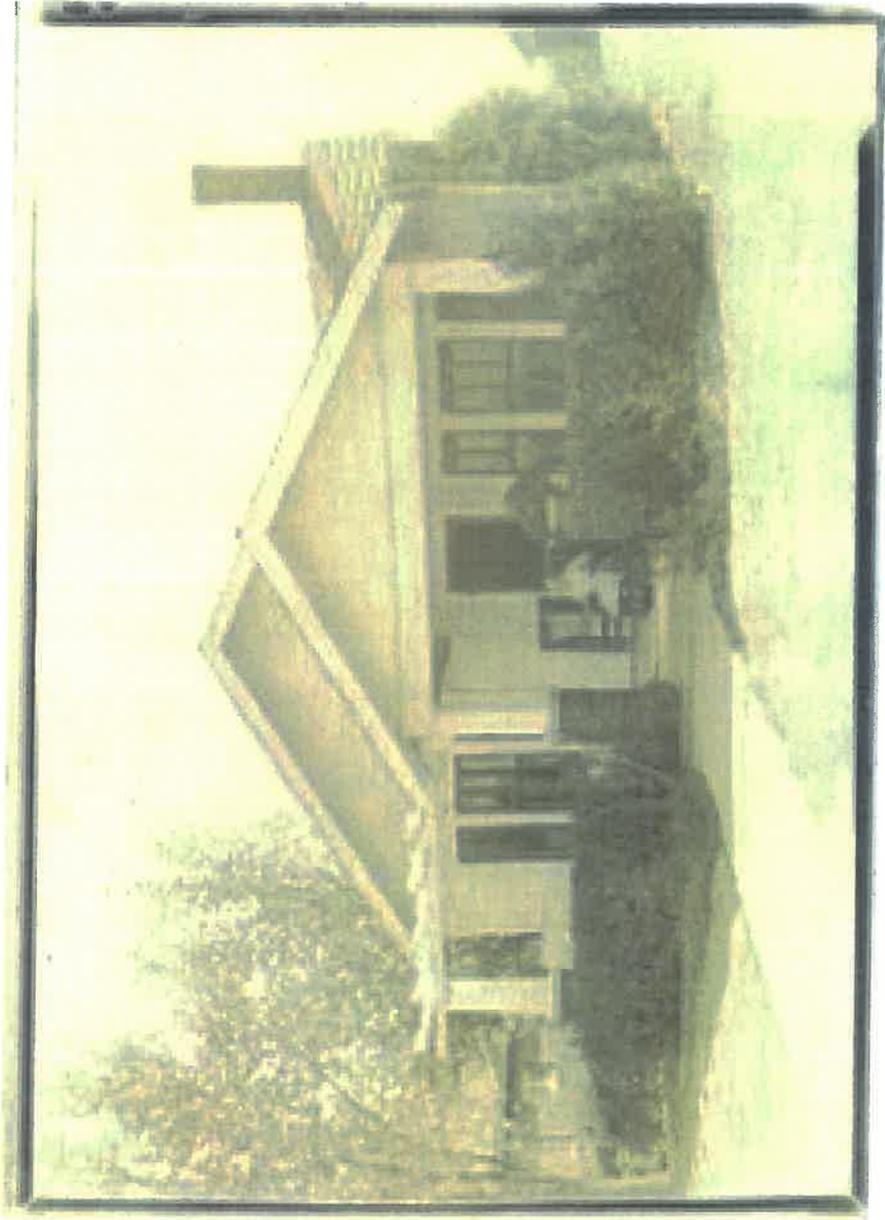


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA24-14  
 314 East College Street  
 3/14/2024



#CA 244



RECEIVED  
FEB 28 2024

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, January 28, 2024 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
Ashley Anderson	Commissioner
Jim Niewald	Commissioner
Eric Gilliland	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:

Jana Garcia	Commissioner
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with the following City staff present:

Matthew Boyle	City of Grapevine Attorney
Paul W. McCallum	Executive Director Convention & Visitors Bureau
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**

Approved Certificates of Appropriateness as follows:

#CA23-28 for property located at 326 East Texas Street;

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, January 28, 2024 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:

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Margaret Telford	Vice-Chairman
Ashley Anderson	Commissioner
Jim Niewald	Commissioner
Eric Gilliland	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:

Jana Garcia	Commissioner
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with the following City staff present:

Matthew Boyle	City of Grapevine Attorney
Paul W. McCallum	Executive Director Convention & Visitors Bureau
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

Approved Certificates of Appropriateness as follows:

#CA23-28 for property located at 326 East Texas Street;

#CA23-79 for property located at 814 East Wall Street;  
#CA23-81 for property located at 312 West Wall Street;  
#CA23-83 for property located at 404 South Main Street;  
#CA23-84 for property located at 528 South Dooley Street;  
#CA23-85 for property located at 722 West College Street;  
#CA23-86 for property located at 609 East Worth Street;  
#CA24-01 for property located at 306 Austin Street;  
#CA24-04 for property located at 528 South Dooley Street;  
#CA24-06 for property located at 113 East Texas Street-The Post

## **PUBLIC HEARING**

Chairman Shope declared the public hearing open for:

**A. Certificate of Appropriateness #CA23-87** for property located at 905 East Worth Street, legally described as Block 4, Lot 6, D. E. Box Addition, City of Grapevine to the Grapevine Preservation Officer Klempin presented this item.

### **BACKGROUND:**

Certificate of Appropriateness application #CA23-87 was submitted on December 14, 2023 for the renovation of the existing house including demolishing and reconstructing of the kitchen and garage wing of the house and construction of a new detached two-car garage. This house was constructed in 1955 for the William Crabtree family. The Kemp's plans are to adapt the house to serve their needs as their family home.

This Post-War minimal traditional style house has a hip roof and multiple setbacks. The house was constructed on a pier and beam foundation with an attached three car garage built with a slab on grade foundation. The house features brick veneer exterior and period materials including #105 wood siding and wood trim, aluminum windows and wood doors. The windows are configured with one-over-one glass sash.

The plans and elevations for the renovation 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 2,459 square feet and with the new renovation and reconstruction of the 951 square foot wing totals 3,400 square feet living area, which is at the 3,400 maximum square feet allowed by the Preservation Ordinance. The 190 square foot storage shed in the rear corner of the lot is to be demolished, the existing 90 square foot front porch and the existing 682 square foot open-air pergola does not count against the maximum allowable square footage set by the Preservation Ordinance. The house of 3,400 square feet together with the detached two-car garage of 498 square feet totals 3,898 square feet which is within the maximum square feet of 4,100 square feet allowed by the Preservation Ordinance. The lot size is 17,096 square feet and the building coverage is 24.9% which is less than the maximum allowed coverage of 40%.

Staff recommends approval of #CA23-87 to demolish the existing non-original 190 square foot storage shed in the rear corner of the lot; demolish the existing three-car attached garage of the original 2,459 square foot house; reconstruct this garage area on a new concrete slab to serve as a mud room, office and family room; and expand the kitchen area on a new pier and beam foundation to serve as a breakfast room, kitchen and pantry; exterior to be brick veneer; construct a new detached 498 square foot two-car garage, with exterior to be clad in #105 wood siding, with the garage doors opening on to Eckley Street; Construct a decorative gable roof supported on wood posts, on the existing 90 square foot front porch; with the conditions:

- all exterior materials, windows, doors and door hardware and light fixtures be approved under a separate Certificate of Appropriateness;
- approval of a special exception from the Board of Zoning Adjustment to allow the existing encroachment and expansion of the primary structure (dwelling unit) into the minimum 15-foot side yard for a corner lot along Eckley Street per Subsection 42.D., Corner Lots of the Zoning Ordinance; obtain a permit for a new residential curb cut for a driveway serving the proposed detached garage from the Public Works Department; repair of the curb within Eckley Street, removal of the existing driveway serving the existing attached garage and RV storage area, replacement of the curb and gutter where the driveway removal occurred, submit a plan for the curb following the City Standard Details to the Public Works Department for review, and replant the former driveway area with groundcover and landscaping;
- a building permit to be obtained from the Building Services Department.

#### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-87 for the property located at 905 East Worth Street, legally described as Block 4, Lot 6, 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. Demolish the existing non-original 190 square foot storage shed in the rear corner of the lot;
2. Demolish the existing three-car attached garage of the original 2,459 square foot house;
3. Reconstruct this garage area on a new concrete slab to serve as a mud room, office and family room; and expand the kitchen area on a new pier and beam foundation to serve as a breakfast room, kitchen and pantry; exterior materials to be brick veneer;
4. Construct a new detached 498 square foot two-car garage, exterior to be clad in #105 wood siding, with the garage doors opening on to Eckley Street;
5. Construct a decorative gable roof supported on wood posts, on the existing 90 square foot front porch;

with the following conditions:

- all exterior materials, windows, doors and door hardware and light fixtures be approved under a separate Certificate of Appropriateness;
- approval of a special exception from the Board of Zoning Adjustment to allow the existing encroachment and expansion of the primary structure (dwelling unit) into the minimum 15-foot side yard for a corner lot along Eckley Street per Subsection 42.D., Corner Lots of the Zoning Ordinance; obtain a permit for a new residential curb cut for a driveway serving the proposed detached garage from the Public Works Department; repair of the curb within Eckley Street, removal of the existing driveway serving the existing attached garage and RV storage area, replacement of the curb and gutter where the driveway removal occurred, submit a plan for the curb following the City Standard Details to the Public Works Department for review, and replant the former driveway area with groundcover and landscaping;
- a building permit to be obtained from the Building Services Department.

The applicants came forward to speak Kristen and Jacob Kemp. Mrs. Kemp said they really love the house and they just need more space. Jacob Kemp said that he does not want to move the family from the neighborhood. He loves the house, the neighborhood, the neighbors and Grapevine. His parents live nearby in Grapevine. He hopes for his kids to go through Grapevine schools and wants them to attend Grapevine High School and he just loves this house and needs space.

Vice-Chairman Telford said it is a great house and plan, she knew the former owners.

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

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

Nays: 0

Absent: 1 (Garcia)

Motion approved

Vice-Chairman Telford moved to approve Certificate of Appropriateness #CA23-87 seconded by Commissioner Gilliland prevailing in a vote of:

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

Nays: 0

Absent: 1 (Garcia)

Motion approved

## MINUTES

Commission to consider the minutes of the December 13, 2023 Regular Meeting. Commissioner Gilliland moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 1 (Meyer)

Minutes approved

**ADJOURNMENT**

Chairman Shope adjourned the meeting at 6:24 p.m.

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 27th day of March, 2024.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY