

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, October 25, 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:
#CA23-66 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.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application 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 and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA23-50 for property located at 317 South Church Street, legally described as Block 1, Lot 1, House of Colors 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 #CA23-67 for property located at 120 South Main Street, legally described as Block A, Lot A1, Starr Addition, City of Grapevine and take any necessary action.

5. Minutes

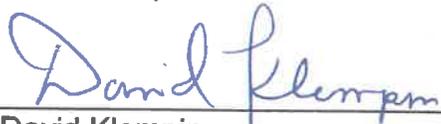
- A. Commission to consider the minutes of the September 27, 2023 Regular Meeting.

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 November 15, 2023 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 20th day of October 2023 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohric
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, OCTOBER 25, 2023

SUBJECT: HISTORIC LANDMARK OVERLAY #HL23-02
1917 FOSTER, JORDAN, FERRIS HOUSE
317 SOUTH CHURCH STREET
GRAPEVINE, TX 76051
RICHARD BEENY 317 CHURCH STREET LLC, OWNER/APPLICANT

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.

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.

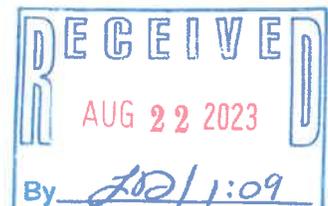
There is a one-car detached garage dating from the 1940s with a gabled roof and exposed rafter tails and exterior sheathed with #105 wood siding with wood trim. The property and house are associated with numerous prominent Grapevine families. The property is located in the Original Township of the City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

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.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME 317 Church Street, LLC
COMPANY NAME House of Shine
ADDRESS 334 Barton St.
CITY/STATE/ZIP Grapevine TX 76051
TELEPHONE (817) 601-8850 CELL NUMBER _____ EMAIL _____
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY To create more office and more exhibit space.
3. PROPERTY OWNER(S) NAME _____
ADDRESS _____
CITY/STATE/ZIP _____
WORK PHONE _____ FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION 317 S. Church St.
LEGAL DESCRIPTION: BLOCK 1 LOT 1, ADDITION House of Colors Addition
SIZE OF SUBJECT PROPERTY .44 ACRES 19,285 SQUARE FEET
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION CBD
6. PRESENT USE OF PROPERTY office space



RECEIVED 8/14

AUG 22 2023

W

The State of Texas

County of Tarrant

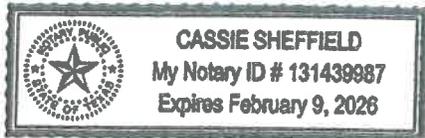
Before me Cassie Sheffield (Notary) on this day personally appeared Richard Beeny (Applicant)

known to me (or proved to me on the oath of _____ or through Texas Driver's License (photo identity or other document)

to be the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of August, 2023, A.D.

Notary Seal



Cassie Sheffield (Notary Signature)

The State of Texas

County of Tarrant

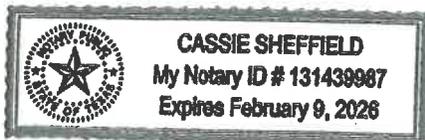
Before me Cassie Sheffield (Notary) on this day personally appeared Richard Beeny (Applicant)

known to me (or proved to me on the oath of _____ or through Texas Driver's License (photo identity or other document)

to be the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of August, 2023, A.D.

Notary Seal



Cassie Sheffield (Notary Signature)



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) RICHARD BEERY

APPLICANT SIGNATURE [Signature]

OWNER (PRINT) RICHARD BEERY

OWNER SIGNATURE [Signature]

RECEIVED
AUG 22 2023

RECEIVED
AUG 22 2023 8/14
By [Signature]

W TEXAS ST

CITY OF GRAPEVINE
16060

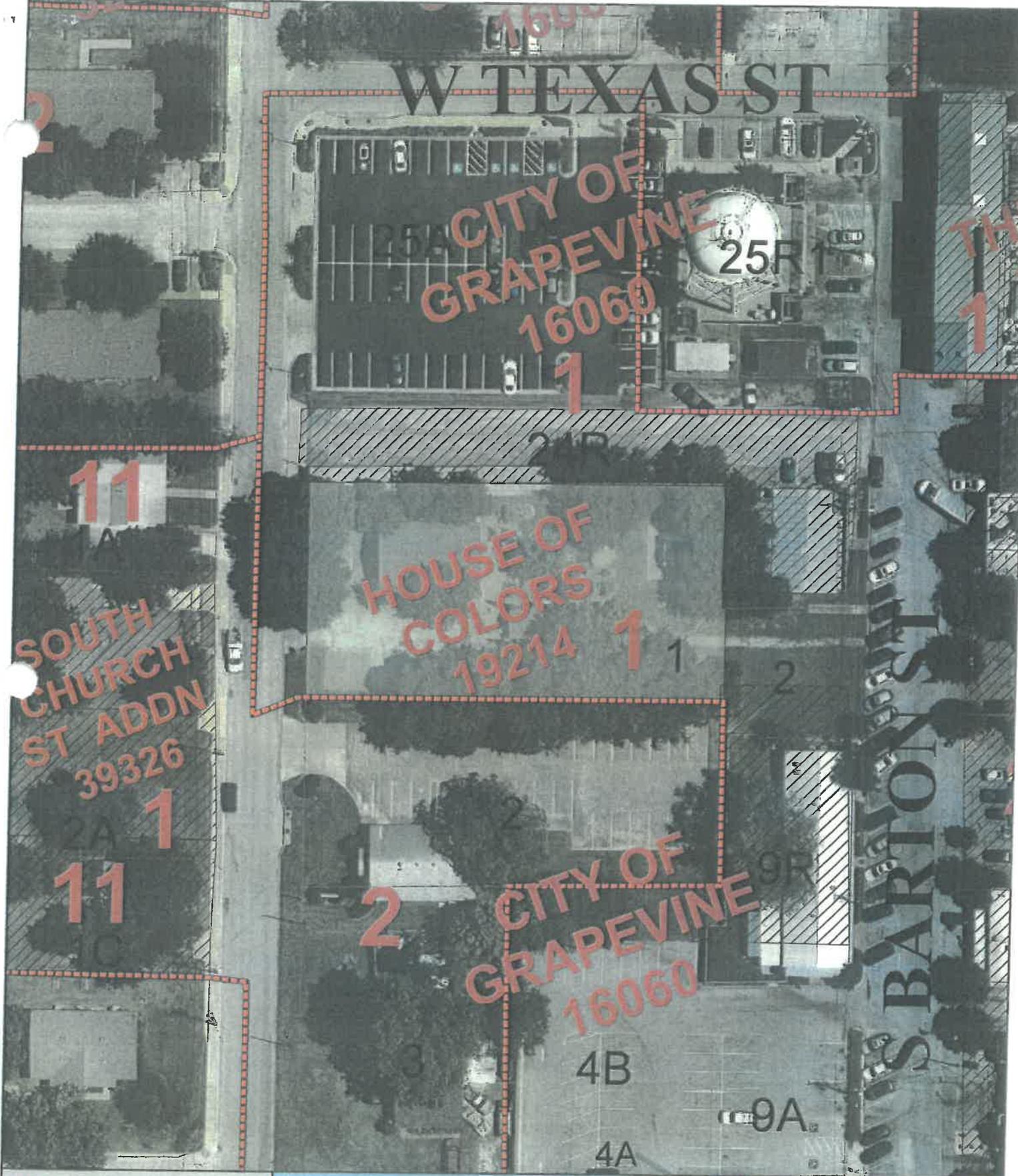
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HOUSE OF COLORS
19214

SOUTH CHURCH ST ADDN
39326

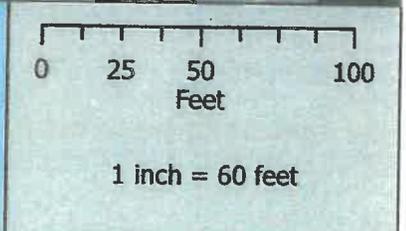
CITY OF GRAPEVINE
16060

MRS BARTON



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

#HL23-02 & #CA23-50
 317 South Church Street
 9/8/2023



W TEXAS ST

25A CITY OF GRAPEVINE
16060
1

25R1

24R

HOUSE OF COLORS
19214 1 1

2

2 CITY OF GRAPEVINE
16060

2

4B

9A

4A

3

11
1A

SOUTH CHURCH ST ADDN
39326

2A 1

11
1C

W-TEXAS-ST

S-CHURCH-ST

S-BARTON-ST

S BARTON ST

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

#HL23-02 & #CA23-50
 317 South Church Street
 9/8/2023



1 inch = 60 feet

#HL23-02

40621308 (Commercial)

317 S CHURCH ST, GRAPEVINE

Interactive Map

Property Type: Commercial
Legal Description: HOUSE OF COLORS ADDITION Block 1 Lot 1
AIN: 19214---1---1
State Code: F1
Year Built: 1965
Agent of Authority: NORTH TEXAS PROPERTY TAX SERV
Agent Number: 00855
Protest Deadline Date: 2023-05-30
Site Number: 80864804
Site Name: Travel Gallery / Red Shed French Antiques
Site Class: OFCLowRise - Office-Low Rise
Number of Parcels: 1
Primary Building Name: TRAVEL GALLERY / 40621308
Primary Building Type: Commercial
Gross Building Area: 1,305
Net Leasable Area: 1,305
Land Sqft: 19,265
Land Acres: 0.4422
Pool: None

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

Current Ownership

Name: 317 CHURCH ST LLC
Address: 1525 MOSS LN, SOUTHLAKE, TX 76092
Address Recipient: 317 CHURCH ST LLC

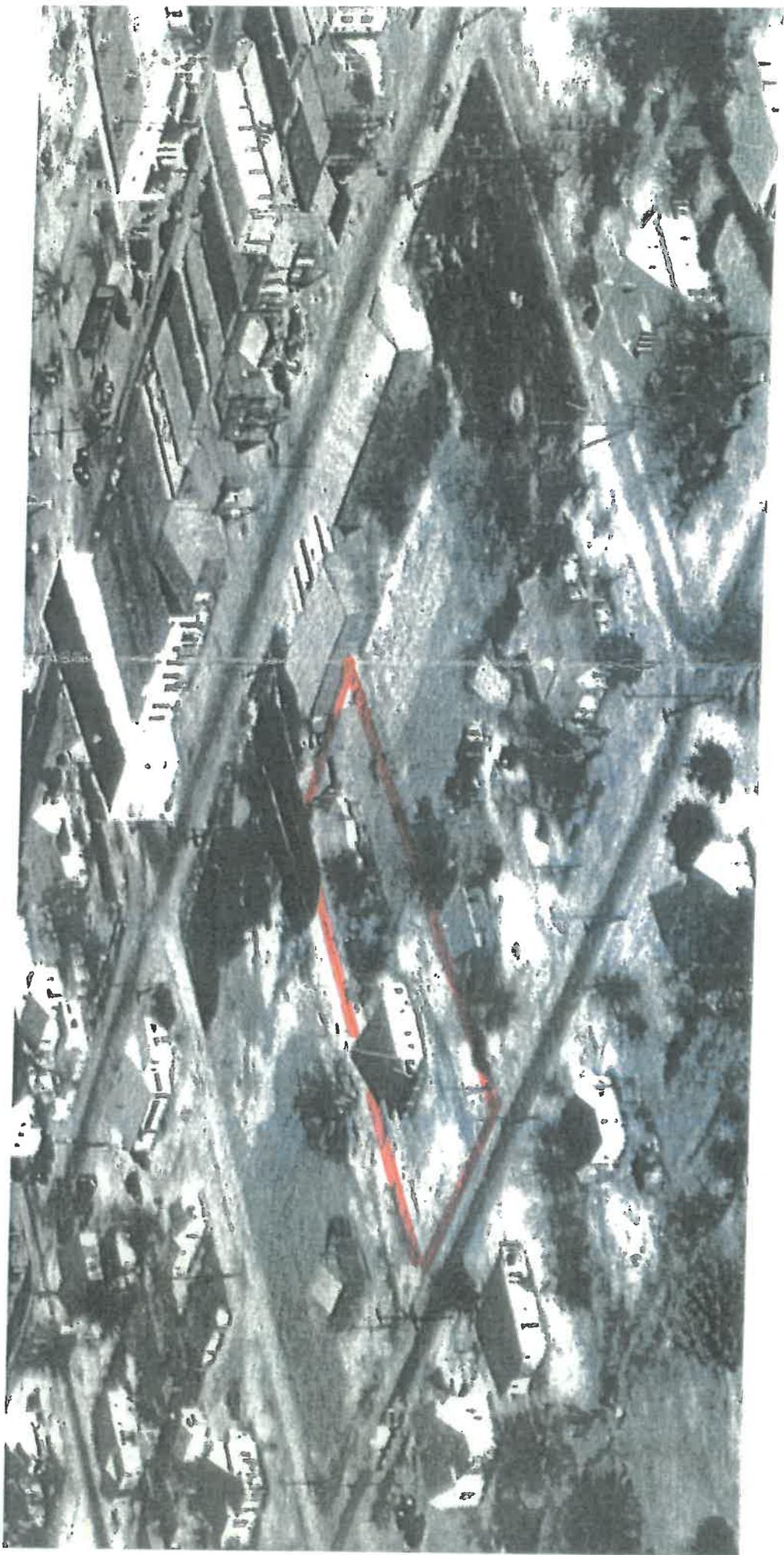
Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
D222140463	317 CHURCH ST LLC	05/31/2022		
D205228986	CHURCH STREET PTNRSHIP INV LP	07/27/2005		
	ENGLAND BOB	01/01/2004		

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AUG 22 2023 *W*

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MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, OCTOBER 25, 2023

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-50
1917 FOSTER, JORDAN, FERRIS HOUSE
317 SOUTH CHURCH STREET
BLOCK 1, LOT 1, HOUSE OF COLORS ADDITION
RICHARD BEENY, 317 CHURCH STREET LLC, OWNER/APPLICANT

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.

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 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 programmed 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.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 7/20/23

Number #CA23-50

Property Owner Name, Address & Phone Number

Richard Beeny - 317 Church Street, LLC
1 Pagebrook
Westlake, TX 76262

Phone: _____

Mobile: _____

Email: rbeeny@ckbgroup.com

Property Address (Include any suite number)

317 S. Church Street

Applicant Name, Address & Phone Number

Josh Archer - Exurb Studio
1038 Meadow Bend Loop N.
Grapevine, TX 76051

Phone: 214-679-3580

Mobile: _____

Email: archer@exurbstudio.com

Legal Description

Block 1 Lot 1

Subdivision HOUSE OF COLORS Addition

Tenant Name/Occupancy/Use House of Shine .

OFFICE / Exhibit Hall

Request/Description of Work to Be Done

Proposing (1) New OFFICE / Exhibit Hall Building to allow
for additional space for House of Shine to grow
from their existing space at 334 Barton Street.

Drawings/Sketches Attached

Photographs Attached

Yes No

Current Historic

Material Sample(s) Attached (please list)

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

Signed [Signature]
 Owner or Contractor

Print Name Josh Archer

Approved-Staff HPC

Approved with Conditions: _____
 Office Use

Denied

 Chair - Historic Preservation Commission

 Historic Preservation Officer

 Building Official

Date _____

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

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

OFFICE 817-410-3556

RECEIVED

JUL 21 2023 *W*

RECEIVED
 JUL 21 2023
 By *W*

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

CASE NO. #CA 23-50
DATE 7/21/2023

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/881

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

Historic Preservation Officer Consultation Date: June 28, 23 Time: 10:00 AM

Contact: (817.410.3197 / 817.410.3185)

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

Property Lot Size 19,265 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3,186

Building Coverage (40% max) 4,242 (22%)

Building Height (35 ft. max) 16 ft.

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

Storage Shed (200 sq. ft. max) _____

For Commercial Uses:

Impervious Area 55 % of Lot

Open/Green Space Area 45 % of Lot

Parking Spaces 6

ADA Parking Spaces 1

Easements 5' Utility (North) 10' Sanitary Sewer (Middle of Lot)

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

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

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

JUL 21 2023



#CAZ 6-50

40621308 (Commercial)

317 S CHURCH ST, GRAPEVINE

Interactive Map

Property Type: Commercial
Legal Description: HOUSE OF COLORS ADDITION Block 1 Lot 1
AIN: 19214-1-1
State Code: F1
Year Built: 1965
Agent of Authority: NORTH TEXAS PROPERTY TAX SERV
Agent Number: 00855
Site Number: 80864804
Site Name: Travel Gallery / Red Shed French Antiques
Site Class: OFCLowRise - Office-Low Rise
Number of Parcels: 1
Primay Building Name: TRAVEL GALLERY / 40621308
Primay Building Type: Commercial
Gross Building Area: 1,305
Net Leasable Area: 1,305
Land Sqft: 19,265
Land Acres: 0.4422
Pool:

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

Current Ownership

Name: 317 CHURCH ST LLC
Address: 1525 MOSS LN, SOUTHLAKE, TX 76092
Address Recipient: 317 CHURCH ST LLC

Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
D222140463	317 CHURCH ST LLC	05/31/2022		
D205228986	CHURCH STREET PTNRSHIP INV LP	07/27/2005		
	ENGLAND BOB	01/01/2004		

RECEIVED

JUL 21 2023 *Yh*

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W TEXAS ST

CITY OF GRAPEVINE
16060

25R

1

HOUSE OF
COLORS
19214

1

SOUTH
CHURCH
ST ADDN
39326

11

11

CITY OF
GRAPEVINE
16060

2

MRS BARTON

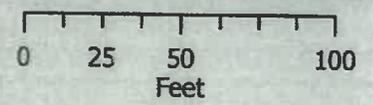
4B

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4A

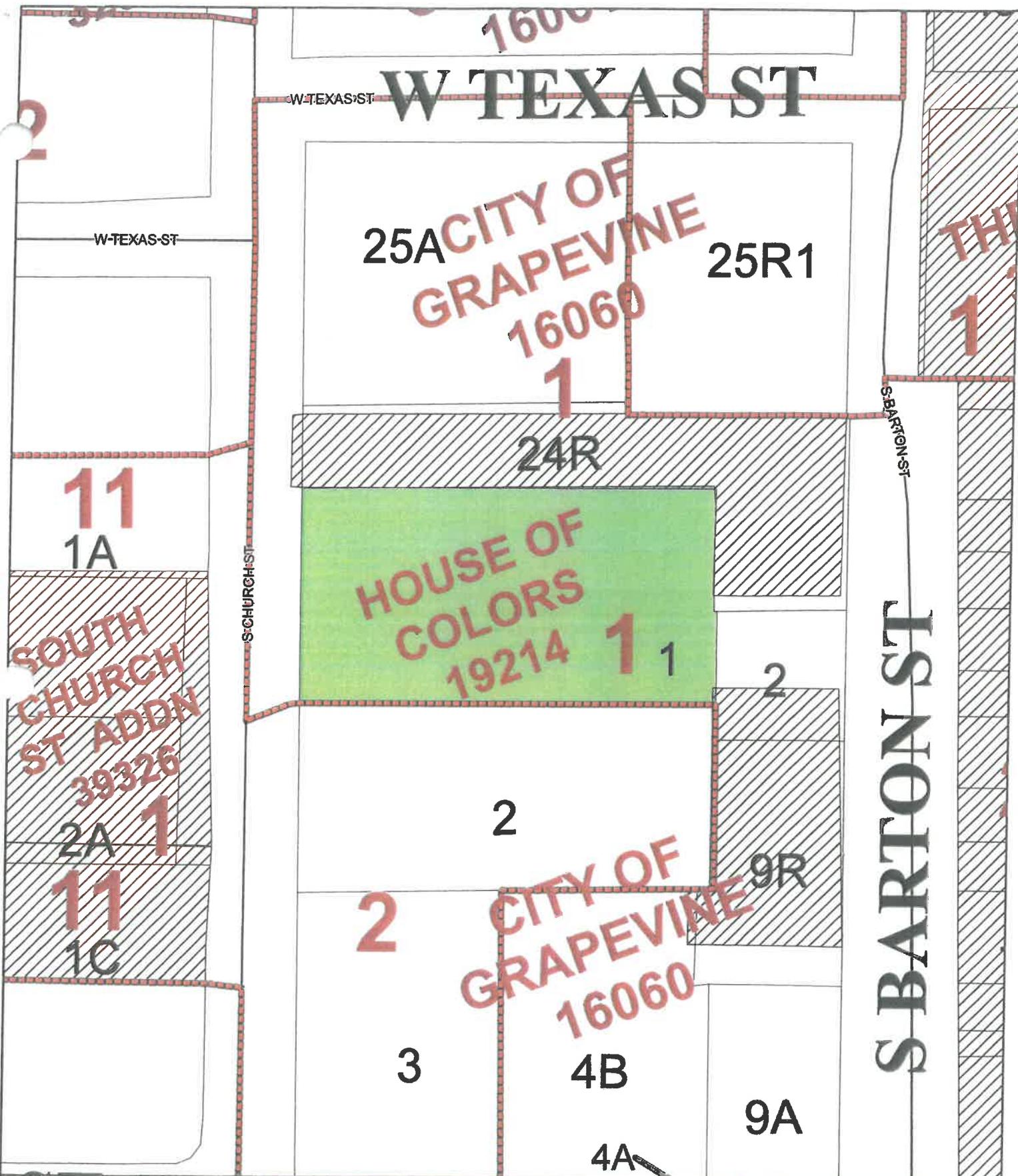
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Historic Landmark Subdistricts

#HL23-02 & #CA23-50
317 South Church Street



1 inch = 60 feet

9/8/2023



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

#HL23-02 & #CA23-50
 317 South Church Street
 9/8/2023

0 25 50 100
 Feet
 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, OCTOBER 25, 2023
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA23-67
REPLACEMENT AWNINGS FOR RETAIL BUILDING
1995 CANTRELL RETAIL BUILDING
MAIN STREET COMMERCIAL HISTORIC DISTRICT
ORDINANCE #92-57, #HL92-03
120 SOUTH MAIN STREET
GLADE FAMILY, LTD, OWNER

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.

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 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 green 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 to make the awning change and that a permit was not applied for the work.

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 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 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 the awning at Tolbert's Restaurant at 420 South Main Street. This metal material would be mounted on the newly installed metal frames. See drawing attached.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) 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 and 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, 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.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 9-25-23

Number _____

Property Owner Name, Address & Phone Number
Gary Cantrell / Glade Family Ltd.
PO Box 1140 Colleyville, Texas 76034

Applicant Name, Address & Phone Number
Gary Cantrell / Glade Family Ltd.
PO BOX 1140 COLLEYVILLE, TEXAS 76034

Phone: 817-571-4834
Mobile: 817-846-9005
Email: Gary@cantrellcommercial.com
Property Address (include any suite number)
120 South Main St. Grapevine, Texas

Phone: 817-571-4834
Mobile 817-846-9005
Email: Gary@cantrellcommercial.com
Legal Description
Block A Lot A1
Subdivision Starr Addition

Tenant Name/Occupancy/Use Various retail users

Request/Description of Work to Be Done
Replace torn awnings

Drawings/Sketches Attached

Photographs Attached

Yes No

Current Historic

Material Sample(s) Attached (please list)
Berridge Tee Panel Data Sheet, Berridge Panel Color Chart,

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 Gary Cantrell
Owner or Contractor

Print Name Gary Cantrell

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

Denied

x _____
Chair - Historic Preservation Commission

x _____
Historic Preservation Officer

x _____
Building Official

Date _____

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

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

OFFICE 817-410-3556

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

CASE NO. #CA _____
DATE _____

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

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

Historic Preservation Officer Consultation Date: 9-11-23 **Time:** 2:30 pm
Contact: (817.410.3197 817.410.3185)

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

Property Lot Size 23,894 **Square Feet**

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 9,939 ft

Building Coverage (40% max) 40%

Building Height (35 ft. max) varies 20-23 ft

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

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

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces 31 + on street parking

ADA Parking Spaces 2

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.

David Klempin

From: COLT CANTRELL <colt@cantrellcommercial.com>
Sent: Monday, September 25, 2023 10:47 AM
To: David Klempin
Cc: Gary Cantrell
Subject: 120 S. Main St. Grapevine - CA Application
Attachments: Complete CA Application.pdf

Importance: High

***** EXTERNAL EMAIL COMMUNICATION - PLEASE USE CAUTION BEFORE CLICKING LINKS AND/OR OPENING ATTACHMENTS *****

Good morning David,
Attached is the completed CA Application for the awning repairs at 120 S. Main St. You can see on the shop drawing from WeatherSheild where they have added a curve to the end of the awning so there will be a curve on the end very similar to the large awning at Tolberts and the sides will remain open. Please confirm that we will be on the agenda for the upcoming October 25 meeting. I am happy to bring physical samples for the proposed finish to the meeting. If there is anything else needed, please let me know.

Best regards,

COLT CANTRELL
Cantrell Commercial Real Estate and Development
Phone: 817-447-8900 | Mobile: 817-726-2269
P.O. Box 980 Aledo, Texas 76008

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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, September 27, 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 Meyer	Commissioner
Taylor Bunn	Commissioner - Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent were:

Eric Gilliland	Commissioner
Ashley Anderson	Commissioner

with the following City staff present:

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

Chairman Shope Welcomed the volunteer Commissioners and thanked Mr. Slechta, Mr. Boyle, Ms. Hotelling and Mr. McCallum for being here. He also thanked Mr. McCallum for all the great work the Convention & Visitors Bureau put into the Grapefest that entertains people from around the world.

CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form.

In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

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

WORK SESSION

David Klempin presented the Staff Approved Certificates of Appropriateness:

- #CA23-44(B) for property located at 204 East Franklin Street;
- #CA23-55 for property located at 301 East Texas Street;
- #CA23-57 for property located at 301 East Wall Street;
- #CA23-58 for property located at 521 South Dooley Street;
- #CA23-59 for property located at 211 East Wall Street;
- #CA23-60 for property located at 312 West Wall Street;
- #CA23-61 for property located at 807 East Texas Street;
- #CA23-62 for property located at 232 Austin Street;
- #CA23-63 for property located at 721 West College Street;
- #CA23-64 for property located at 301 East Texas Street;
- #CA23-65 for property located at 601 South Main Street, Suite#100;

PUBLIC HEARING

Chairman Shope declared the public hearing open: Historic Preservation Officer Klempin presented the case.

A. Certificate of Appropriateness **#CA23-52** for the property located at 305 Smith Street, legally described as Dooley Survey Abstract 422 Tract 62B, City of Grapevine.

BACKGROUND:

Certificate of Appropriateness application #CA23-528 was submitted on July 24, 2023 by the owner Martin Guthrie to construct a new 200 square foot workshop addition to the existing 500 square foot two-car garage in the rear yard of the house. The original house was constructed in 1914 for the Koonce family. The original garage was rebuilt by the previous owner under Historic Preservation Commission approved #CA09-51, with a new foundation, concrete floor slab, reuse of original exterior materials and the distinctive metal roof cresting from the original 1914 garage.

Plans for the new addition were developed by Austin Fleming of Exurb Studio following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the Koonce-Simmons House. The house and garage are contributing structures to the Original Town Residential Historic District and was listed on the National Register of Historic Places in 1998.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the Koonce-Simmons property found the proposed new addition to the garage to be in compliance with the Secretary of Interior Standards.

The Historic Preservation Officer, Building Official and Director of the Grapevine Convention and Visitors Bureau recommend a variance be approved to combine the 200 maximum square foot storage building allowed by the Preservation Ordinance with the 500 square foot maximum existing garage to create a 700 square foot structure. Exterior materials would be to vertical board and batten wood siding and wood trim and a metal roof and cresting to match the existing garage.

The total living area of the original house is 2,470 square feet. The detached two-car garage of 500 square feet with proposed 200 square foot workshop is 700 square feet in size. The total size of house living area and garage building is 3,170 square feet, which is within the maximum 4,100 square feet allowed by the Preservation Ordinance. The property lot size is 12,392 square feet and the proposed building coverage is 17.7 percent, (maximum 40 percent lot coverage). Building addition height is 12 feet.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA23-52 for the property located at 305 Smith Street, legally described as Dooley Survey Abstract 422 Tract 62B, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construct a new 200 square foot one-story workshop addition to the rear of the existing 500 square foot garage;

as per attached plans with the condition a variance be granted to combine the 500 square foot garage and the 200 square foot storage building allowed by the Preservation Ordinance to create a 700 square foot structure; a special exception is approved by the Board of Zoning Adjustment for the existing dwelling to remain as developed with a side yard encroachment adjacent to Texas Street for a reverse frontage lot, a lot less than 95 feet in width for a reverse frontage lot found in Subsection 42.D., Corner Lots of Section 42, Supplementary District Regulations of the Zoning Ordinance; and an existing detached garage encroachment into the required side yard setback of the "R-7.5", Single-Family District of the Zoning Ordinance; a building permit is obtained from the Building Services Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Austin Fleming who made the plans for the new addition, from Exurb Studios came forward to speak. He said he has grown up in Grapevine and it has been a pleasure working with Mr. Klempin and Mr. McCallum on the plans for this project and he has done many other projects in Grapevine.

Chairman Shope said that Mr. Fleming put a lot of details into the drawings.

Commissioner Niewald asked Mr. Klempin about the terminology in regards to the term reverse frontage lot. Mr. Klempin said that the Board of Zoning Adjustment requires a setback of 30 feet from both the front yard and side yard since it is a corner lot. This property has an existing structure that is non-conforming and is requesting an addition. It will require review and approval from the BZA.

Vice-Chairman Telford moved to close the Public Hearing for #CA23-52. Commissioner Meyer seconded the motion, prevailing in a vote of:

Ayes: 6 (Shope, Telford, Garcia, Niewald, Meyer, Bunn)
Nays: 0
Absent: 2 (Gilliland, Anderson)
Public hearing closed

Vice-Chairman Telford moved to approve with conditions #CA23-52, Commissioner Niewald seconded the motion. Followed with a vote:

Ayes: 6 (Shope, Telford, Garcia, Niewald, Meyer, Bunn)
Nays: 0
Absent: 2 (Gilliland, Anderson)
Motion approved

MINUTES

The Commission to consider the minutes of the August 23, 2023 Regular Meeting. Commissioner Meyer moved to approve the Minutes as written. Commissioner Garcia seconded the motion and was followed in a vote of:

Ayes: 6 (Shope, Telford, Garcia, Niewald, Meyer, Bunn)
Nays: 0
Absent: 2 (Gilliland, Anderson)
Minutes of the August 23, 2023 regular meeting were approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:18 p.m.

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

SEPTEMBER 27, 2023

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY

SEPTEMBER 27, 2023

HPC /MINUTES/2023