

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, April 24, 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:  
#CA24-04(A) for property located at 528 South Dooley Street;  
#CA24-16 for property located at 211 East Wall Street;  
#CA24-19 for property located at 334 Barton Street;  
#CA24-20 for property located at 223 East College Street;  
#CA24-21 for property located at 601 South Main Street, Suite #104;  
#CA24-22 for property located at 419 South Main Street;  
#CA24-24 for property located at 317 East Worth Street;  
#CA24-25 for property located at 422 South Main Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA24-23 for property located at 416 East College Street, legally described as Block 22R1, Lot 1R3, City of Grapevine and take any necessary action.

5. Minutes

- A. Commission to consider the minutes of the March 27, 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 May 22, 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 19th day of April 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 <sup>WOK</sup>  
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES  
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, APRIL 24, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-23  
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT, #HL92-58  
FORMER 1950 GRAPEVINE CHURCH OF CHRIST  
SUNDAY SCHOOL BLDG., LA BUENA VIDA WINERY  
416 EAST COLLEGE STREET  
GRAPEVINE, TEXAS 76051  
WRIGHT 430 MAIN LLC, OWNER  
LEMOINE WRIGHT, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-23 for the property located at 416 East College Street, legally described as Block 22R1, Lot 1R3, 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 one-story 2,415 square foot former Grapevine Church of Christ Sunday School Building, the existing Winery outdoor pavilion and brick walls and remove the existing asphalt paved parking lots;
2. Subdivide the property into four single-family residential lots facing on East College Street and one commercial lot facing on East Hudgins Street;

as per the attached drawings and site plan with the conditions:

- a. A zoning change is approved for four single-family residential lots facing East College Street by P&Z and City Council;
- b. A replat of the property is approved by the P&Z and City Council;
- c. All plans, exterior materials, windows, doors and door hardware, light fixtures and fences be approved under a separate Certificate of Appropriateness;
- d. And a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of appropriateness application #CA24-23 was submitted by applicant Lemoine Wright of Wright Construction Company on March 27, 2024 to demolish the existing one-story 2,415 square foot former Sunday School Building of the Grapevine Church of Christ, existing Winery outdoor pavilion and brick walls, remove existing asphalt paved parking lots; subdivide the property into four single-family residential lots facing East College Street and one commercial lot facing on East Hudgins Street; as per the attached plans with the conditions A zoning change is approved for four single-family residential lots facing East College Street by P&Z and City Council; a replat of the property is approved by the P&Z and City Council; all plans, exterior materials, windows, doors and door hardware, light fixtures

and fences be approved under a separate Certificate of Appropriateness; and a building permit is obtained from the Building Services Department.

The property is located within the College Street Residential Historic District and is landmarked. The proposed site plan and photos of historic houses which once stood in the Historic Township area is attached. These homes would be used to provide inspiration for new homes to be constructed on the new residential lots. The Sunday School building is a gable fronted rectangular structure that once adjoined the 1950 Grapevine Church of Christ Sanctuary Building which burned in the 1980s and was demolished. The Sunday School Building that remains is located in the center of the property. The Building is clad in Texas limestone veneer and has few windows. The building does not lend itself to being adapted to serve as a single family residential structure. The outdoor Pavilion and decorative brick walls were constructed for the Winery which closed in 2010 and are currently in disrepair. See photos attached.

The property is 78,972 square feet in size and would be divided into four large single-family residential lots ranging from 12,737 square feet to 15,899 square feet in size fronting on East College Street and one commercial lot of 21,716 square feet in size fronting on East Hudgins Street.

Staff recommends approval of #CA24-23 to demolish the existing one-story 2,415 square foot former Grapevine Church of Christ Sunday School Building, the existing Winery outdoor pavilion, brick walls and removal of the existing asphalt paved parking lots; and to subdivide the property into four single-family residential lots facing East College Street and one commercial lot facing on East Hudgins Street; as per the attached drawings and site plan with the condition a zoning change is approved for four single-family residential lots facing East College Street by P&Z and City Council; all plans, exterior materials, windows, doors and door hardware, light fixtures and fences be approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Services Department.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**Date** 3/18/2024

**Number** #CA 24-23

**Property Owner Name, Address & Phone Number**

Wright 430 Main LLC  
600 W. Wall St.  
Grapevine, TX 76051  
Phone: 817-329-7089

Mobile: 817-475-5068

Email: lwright@wrightconst.com

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

416 E. College St.  
Grapevine, TX 76051

**Applicant Name, Address & Phone Number**

Lemoine Wright  
600 W. Wall St.  
Grapevine, TX 76051  
Phone:

Mobile 817-475-5068

Email: lwright@wrightconst.com

**Legal Description**

Block 22R1 Lot 1R3  
Subdivision Original Town of Grapevine

**Tenant Name/Occupancy/Use** Vacant

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

Demolition

**Drawings/Sketches Attached**

Yes  No

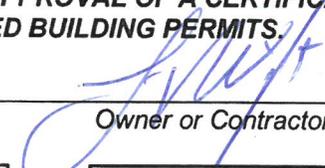
**Photographs Attached**

Current  Historic

**Material Sample(s) Attached (please list)**

N/A

*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**  

**Print Name** Lemoine Wright

Owner or Contractor

Office Use

Approved-Staff  
 HPC

Approved with Conditions:

Denied

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

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

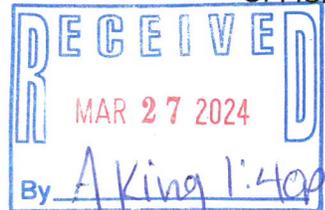
\_\_\_\_\_  
Building Official

**Date** \_\_\_\_\_

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

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

OFFICE 817-410-3556



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MAR 27 2024

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

**SITE & BUILDING PLAN REQUIREMENTS**

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 within the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 3/27/24  
Time: 2:00 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 78,972 Square Feet  
 Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,415  
 Building Coverage (40% max) \_\_\_\_\_  
 Building Height (35 ft. max) \_\_\_\_\_  
 Garage (Detached 500 sq. ft. max) \_\_\_\_\_  
 Garage (Attached is included within the 3,400 sq. ft. max) \_\_\_\_\_  
 Storage Shed (200 sq. ft. max) \_\_\_\_\_  
 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.**

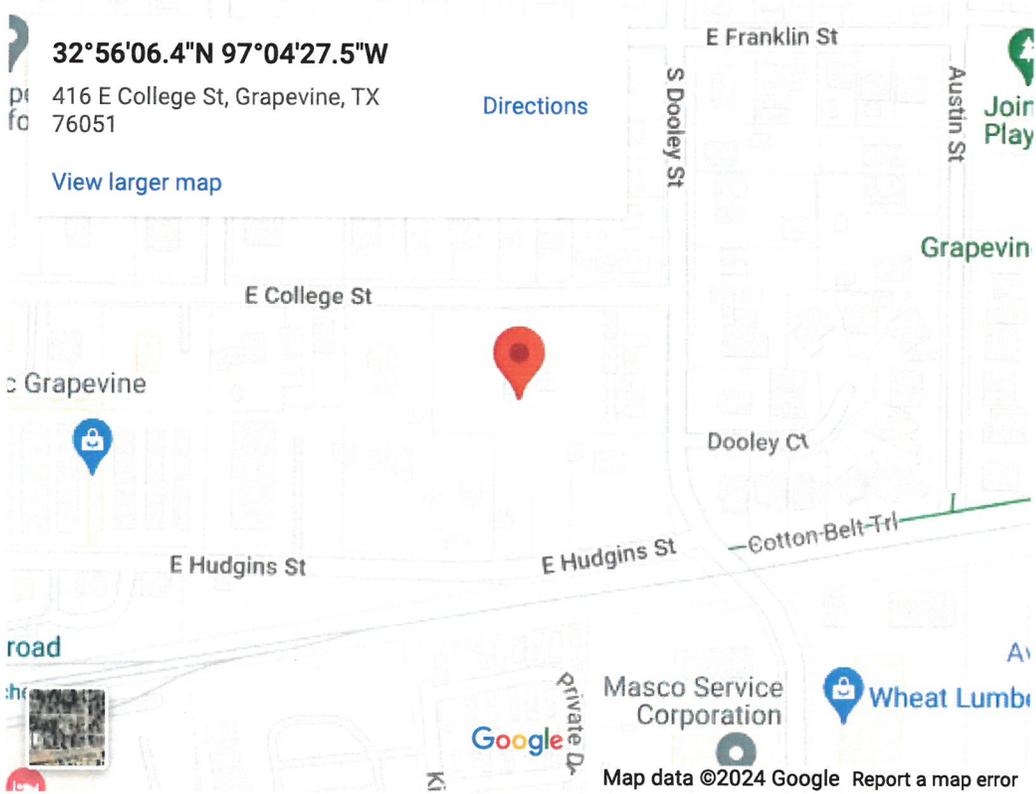
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MAR 27 2024 *h*



Important Update from Tarrant Appraisal District

Account: 06795625  
Address: 416 E COLLEGE ST

Location



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

**Address:** 416 E COLLEGE ST

**City:** GRAPEVINE

**Georeference:** [16060-22R1-1R3](#)

**Subdivision Name:** [GRAPEVINE, CITY OF](#)

**Neighborhood Code:** [RET-Northeast Tarrant County General](#)

**Latitude:** 32.9351121109

**Longitude:** -97.0743075252

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APR 16 2024

**TAD Map:** 2126-460

**MAPSCO:** TAR-028J

## Property Data

**Legal Description:** GRAPEVINE, CITY OF Block 22R1LOT 1R3

**Jurisdictions:**

CITY OF GRAPEVINE (011)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** F1

**Year Built:** 1953

**Personal Property Account:**

**Agent:** None

**Site Number:** [80092586](#)

**Site Name:** La Buena Vida Vineyards ✓

**Site Class:** RETGen - Retail-General/Specialty

**Parcels:** 1

**Primary Building Name:** LA BUENA VIDA VINEYARD / 06795625

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,554

**Net Leasable Area<sup>+++</sup>:** 2,554

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 78,385

**Land Acres<sup>\*</sup>:** 1.7994

**Pool:** N

+++ Rounded.

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

## Owner Information

**Current Owner:**

WRIGHT 430 MAIN LLC

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**Primary Owner Address:**

600 W WALL ST  
GRAPEVINE, TX 76051

**Deed Date:** 10/2/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223179056](#)

**Previous Owners:**

**Name**

PUENTE LAND HOLDINGS LTD

**Date**

1/12/2006

**Instrument**

[D206015655](#)

**Deed Volume**

**Deed Page**

**Name**

SMITH BOBBY G

**Date**

1/1/1995

**Instrument**

**Deed Volume**

**Deed Page**

## \$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information.](#)

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**ORIGINAL  
TOWN OF  
GRAPEVINE  
16060**

**22R1**

1R3  
1.80 @

2R1

2R2

**23**

**23**

4

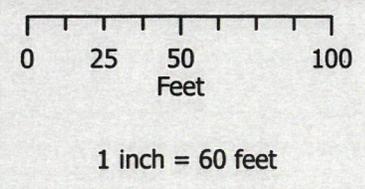
4B

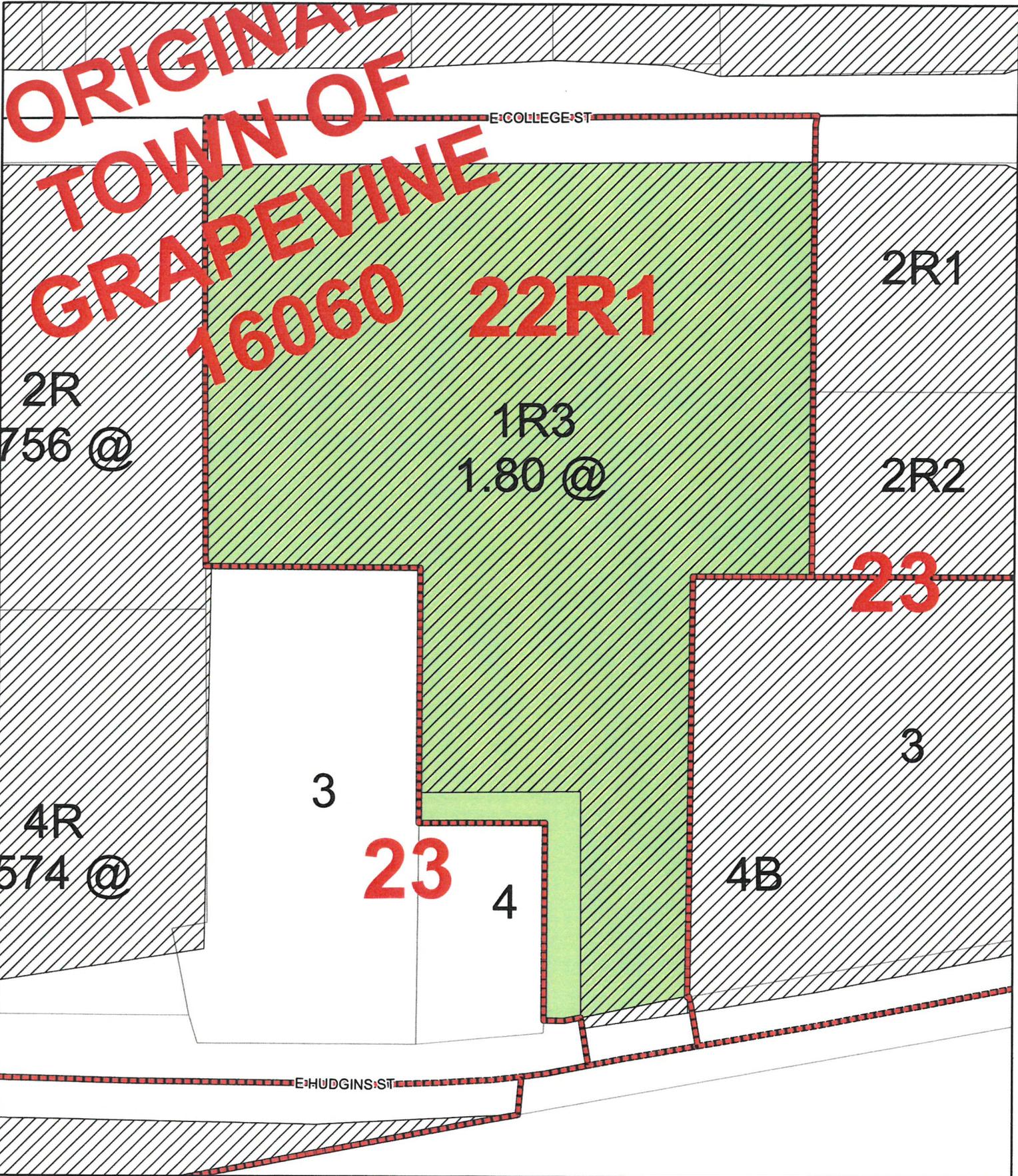
2R  
756 @

4R  
574 @

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

**#CA24-23**  
**416 East College Street**  
4/15/2024



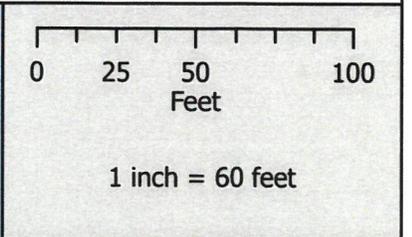


- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#CA24-23

**416 East College Street**

4/15/2024



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, March 27, 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
Eric Gilliland	Commissioner
Theresa Myer	Commissioner
Jana Garcia	Commissioner
Taylor Bunn	Commissioner - Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, member absent:

Jim Niewald	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
Kayce Vanderpool	Historic Preservation Secretary

## CALL TO ORDER

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

The Chairman recognized our Commissioner Eric Gilliland and announced that this will be his last meeting with the Commission and thanked him for the last 9 years volunteering with the Historic Preservation Commission. Mr. Gilliland will be moving to Maryland. Commissioner Gilliland said it has been an honor and privilege serving on this commission and said he is sad to leave Grapevine, it's a wonderful city to live in.

## 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 and passed around the most recent staff approved Certificates of Appropriateness for the Commission to review.

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.

## PUBLIC HEARING

Chairman Shope declared the public hearing open 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 to the Grapevine Preservation Officer Klempin presented this item.

### 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 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 be obtained from the Building Services department;

#### 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 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.

The applicant John Allendar a Principal Architect with Architexas came forward to speak. He said the goal is to respect the original footprint of the home and the massing ideas of the airplane bungalow craftsman style. This is a unique house with a gable front porch. They plan to replicate the existing 117 novelty siding on the house and continue with the open rafter tail details. Link of the garage to the house is the new trellis to be attached to the garage will match the trellis on front of the house. The original garage will remain and they are proposing a modification to add a bathroom and changing the hung window to an overhead door to provide an indoor-outdoor experience for the patio. There would be a modification to the windows over the kitchen counter and another in the living room. The plans for the front windows are to replicate the divided light pattern with 3 or 2 over 1 windows as shown in the historic photo of the house the rest of the windows will be 1 over 1.

Vice-Chairman Telford expressed her concern regarding the basement and the water table in the Blackland Prairie area. Mr. Allendar said he is aware of the soil in Grapevine and the water table issues in the area and has an engineering group Geotech to help with the water table issues. It's challenging but they have done it successfully with other properties in the area.

Vice-Chairman Telford asked David Klempin if the detached garage, would it require a variance for the 659 square footage. David said it is an existing structure so it would not require a variance from the Planning and Zoning Board of Adjustment.

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

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

Nays: 0

Absent: 1 (Niewald)

Motion approved

Commissioner Gilliland said that the years he has worked with the State Historic Preservation Office, he has recognized that the preservationists care a lot about the preservation of historic windows to maintain the caricature of the homes and he admires the continuation of the exposed rafter tail elements on the craftsman details in the presented plans.

Commissioner Gilliland moved to approve Certificate of Appropriateness #CA24-14 with conditions as written, the motion was seconded by Vice-Chairman Telford prevailing in a vote of:

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

Nays: 0

Absent: 1 (Niewald)

Motion approved

**MINUTES**

Commission to consider the minutes of the February 28, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Gilliland seconded the motion and was followed in a vote of:

Ayes: 7 (Shope, Telford, Gilliland, Anderson, Garcia, Meyer, Bunn)  
Nays: 0  
Absent: 1 (Niewald)  
Minutes approved

**ADJOURNMENT**

Chairman Shope adjourned the meeting at 6:28 p.m.

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 24th day of April, 2024.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY