

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, May 22, 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:
#CA24-26 for property located at 120 South Main Street, Suite #60;
#CA24-28 for property located at 211 East Wall Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA24-05 for property located at 522 East Texas Street, legally described as Block 106, Lot 6, College Heights Addition, City of Grapevine and take any necessary action.

5. Briefing Session

- A. Historic Preservation staff to provide an update on the status of the relocation of the Historic Bushong Cabin into the Historic Grapevine Township.

6. Minutes

- A. Commission to consider the minutes of the April 24, 2024 Regular Meeting.

7. Adjournment

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

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on June 26, 2024 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 17th day of May 2024 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, MAY 22, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-05
COLLEGE HEIGHTS ADDITION
NON-LANDMARKED PROPERTY
522 EAST TEXAS STREET
GRAPEVINE, TEXAS 76051
STEVE HOFMEYER, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-05 for the property located at 522 East Texas Street, legally described as Block 106, Lot 6, College Heights Addition, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construct a new 829 square foot two-story addition to the rear of the 1171 square foot existing house;
2. Construct a one-story breezeway between the house and the existing 737 square foot garage;

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

BACKGROUND:

Certificate of appropriateness application #CA24-05 was submitted by applicant Steve Hofmeyer on January 23, 2024 to construct a new two-story addition to the rear of the existing house and construct a one-story breezeway between the house and the existing garage.

The property is located within the College Heights Addition of 1907 and is not landmarked. The addition was designed by Architect Russell Moran following Design Guidelines established for Grapevine's Historic Properties.

The total building area of the project is as follows: The existing house is 1,171 square feet, combined with the new 829 square foot addition totals 2000 square feet, the existing garage is 737 square feet, for a total of 2,737 square feet, within the maximum of 4,100 square feet per the Preservation Ordinance. Building height is 26 feet. The lot size is 6,850 square feet and the building coverage is 37.5%, within the maximum coverage of 40% allowed by Ordinance.

Staff recommends approval of the request to construct a new 829 square foot two-story

addition to the rear of the 1171 square foot existing house; construct a one-story breezeway between the house and the existing 737 square foot garage; as per the attached plans with the conditions a building permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 1/23/24

Number #CA24-05

Property Owner Name, Address & Phone Number

Applicant Name, Address & Phone Number

Stephen Hofmeyer

Sam E

Phone: 817 658 7007

Phone:

Mobile:

Mobile:

Email: Stephen.hofmeyer@yahoo.com

Email:

Property Address (include any suite number)

Legal Description

522 E. Texas St
Grapevine Tx 76051

Block 106 Lot 6
Subdivision College Heights Addition

Tenant Name/Occupancy/Use Home

Request/Description of Work to Be Done

Build a addition on the house

Drawings/Sketches Attached

Photographs Attached

Yes No

Current Historic

Material Sample(s) Attached (please list)

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

Signed [Signature]
Owner or Contractor

Print Name Stephen Hofmeyer

Approved-Staff HPC

Office Use
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

RECEIVED
[Signature]
JAN 23 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

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: 1/23/24
Time: 3:00 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 6,850 Square Feet
 Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,171 sf addition + 829sf
 Building Coverage (40% max) _____
 Building Height (35 ft. max) _____
 Garage (Detached 500 sq. ft. max) 737 sf
 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 _____

=====

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.

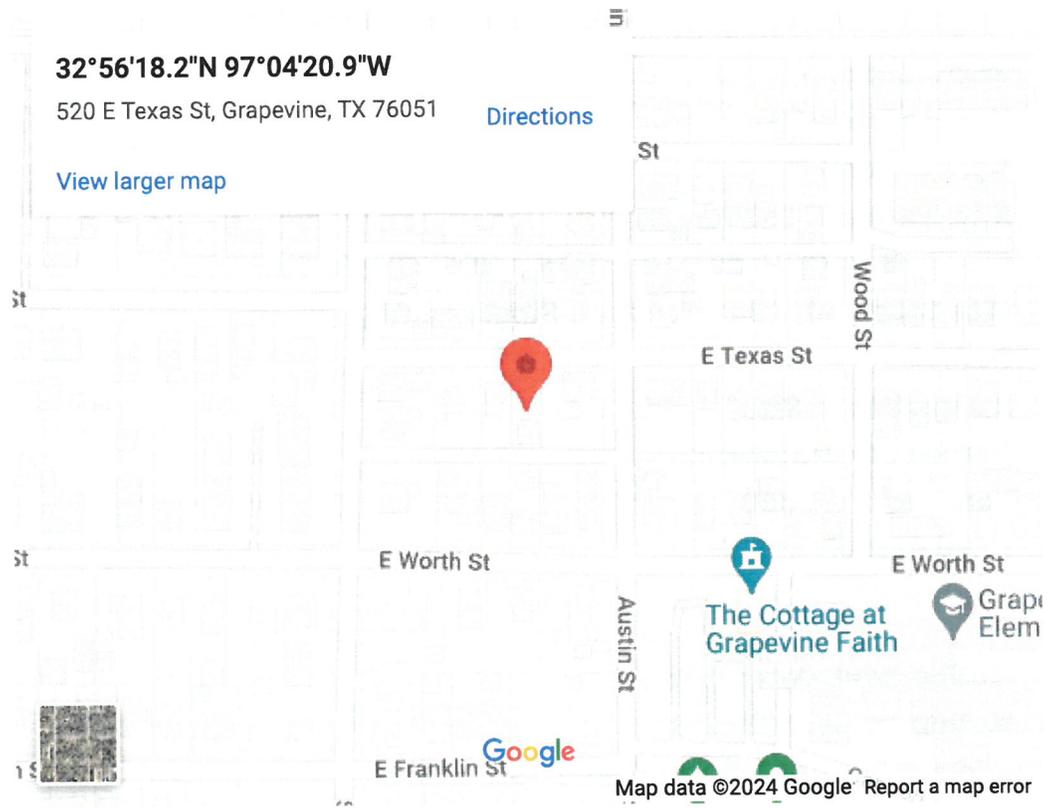
ALL NEW CONSTRUCTION & ADDITION REQUESTS MUST BE REVIEWED, COMPLETE AND IN COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE No. 2013-23 TO BE DEEMED A SUBMITTED APPLICATION.

RECEIVED
JAN 23 2024 *16*

Important Update from Tarrant Appraisal District

Account: 00563862
Address: 522 E TEXAS ST

 **Location**



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

Address: 522 E TEXAS ST

City: GRAPEVINE

Georeference: [7670-106-6](#)

Subdivision Name: [COLLEGE HEIGHTS ADDITION-GRPVN](#)

Neighborhood Code: [3G030K](#)

Latitude: 32.9383765701

Longitude: -97.0724707482

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APR 22 2024 

TAD Map: 2126-460

MAPSCO: TAR-028J

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block
106 Lot 6

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1966

Agent: None

Site Number: 100563862

Site Name: COLLEGE HEIGHTS ADDITION-GRPVN-106-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 986

Percent Complete: 100%

Land Sqft*: 6,850

Land Acres*: 0.1572

Pool: N

Notice Sent Date: 4/15/2024

Notice Value: \$398,362

Protest Deadline Date: 5/15/2024

+++ Rounded.

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

Owner Information

Current Owner:

HOFMEYER STEPHEN P

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APR 22 2024

Primary Owner Address:

522 E TEXAS ST
GRAPEVINE, TX 76051-5461

Deed Date: 2/13/2004

Deed Volume:

Deed Page:

Instrument: [D204051197](#)

Previous Owners:

Name

PENNY GARY L

Date

8/6/2002

Instrument

00158950000068

Deed Volumne

0015895

Deed Page

0000068

Name

JAMISON STEVE B

Date

10/23/2001

Instrument

00152400000141

Deed Volumne

0015240

Deed Page

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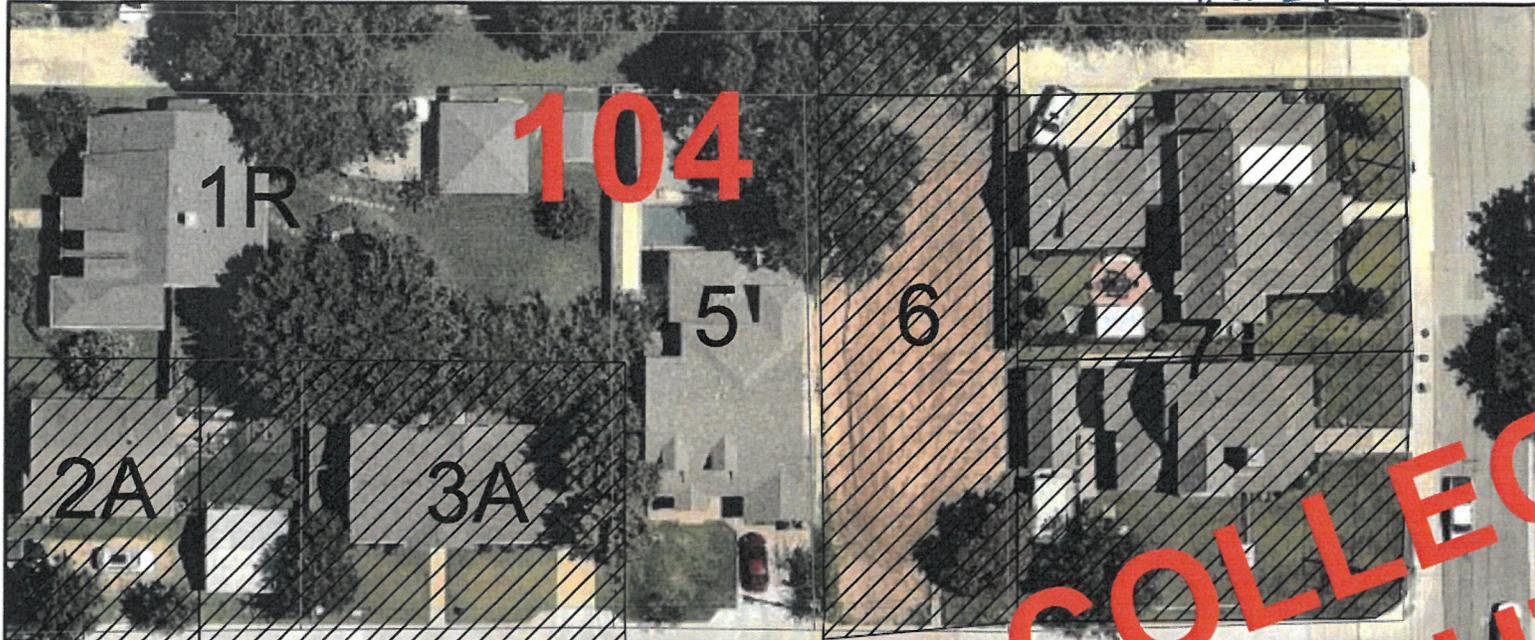
Name

PENNEY GARY L

Date

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APR 22 2024 *h*

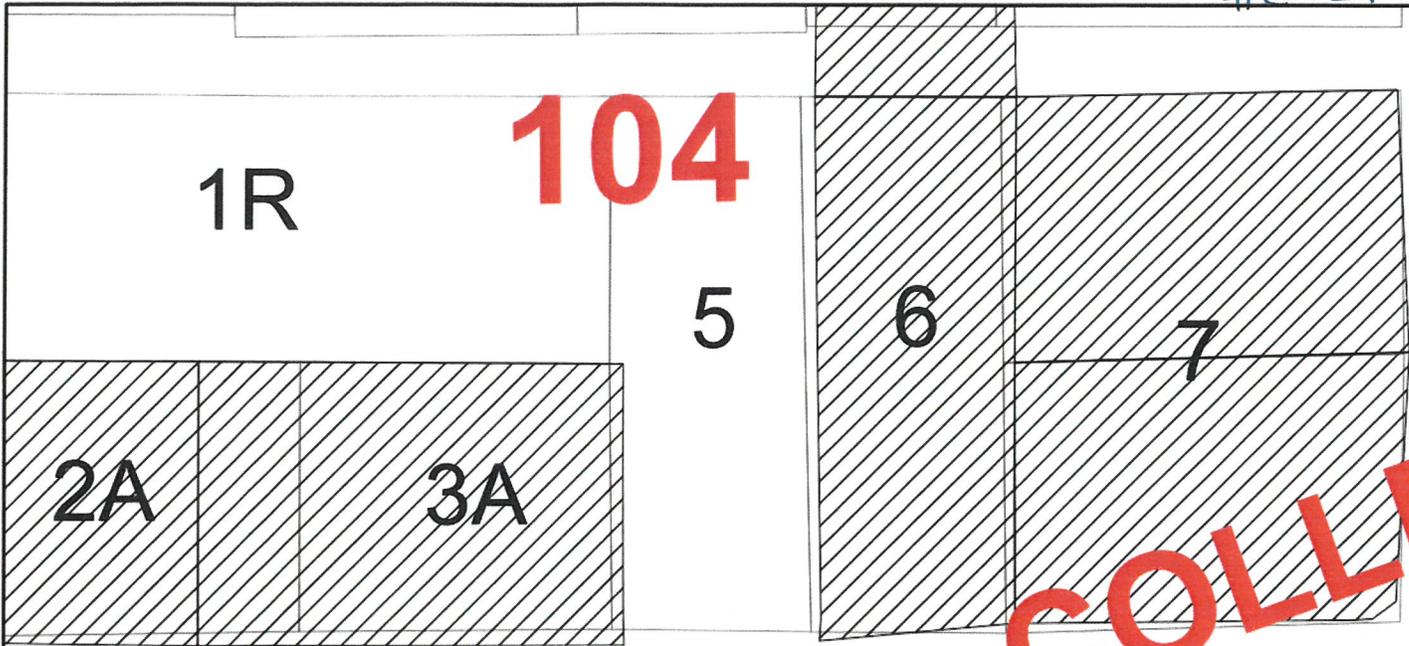


COLLECTED
HEIGHTS
767



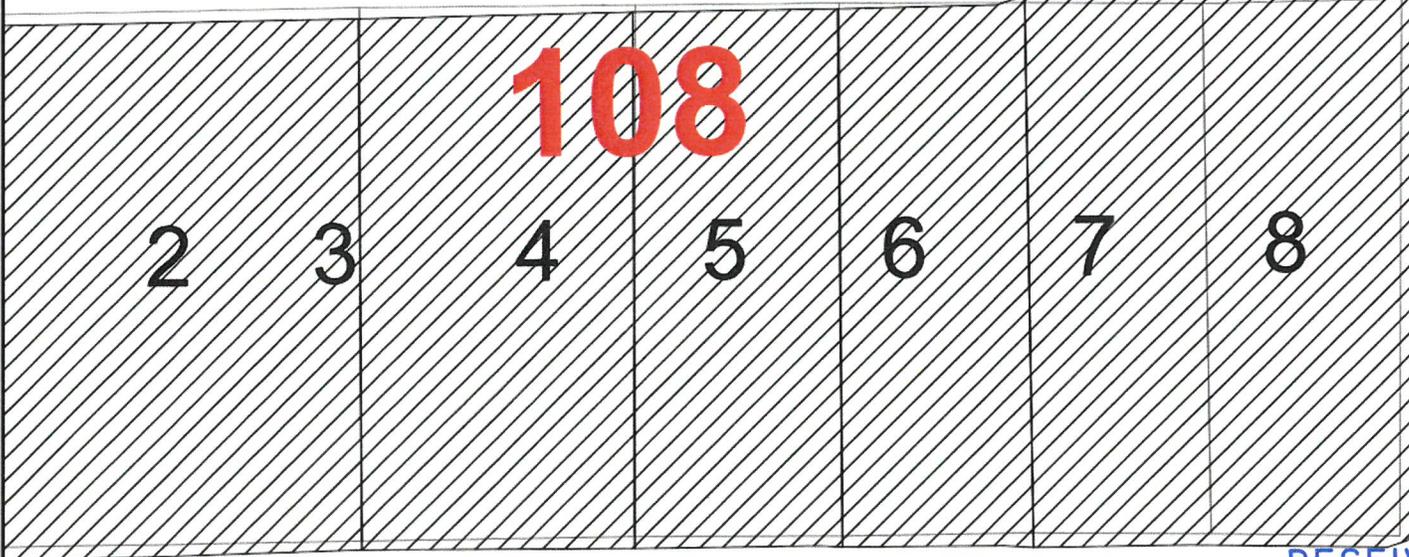
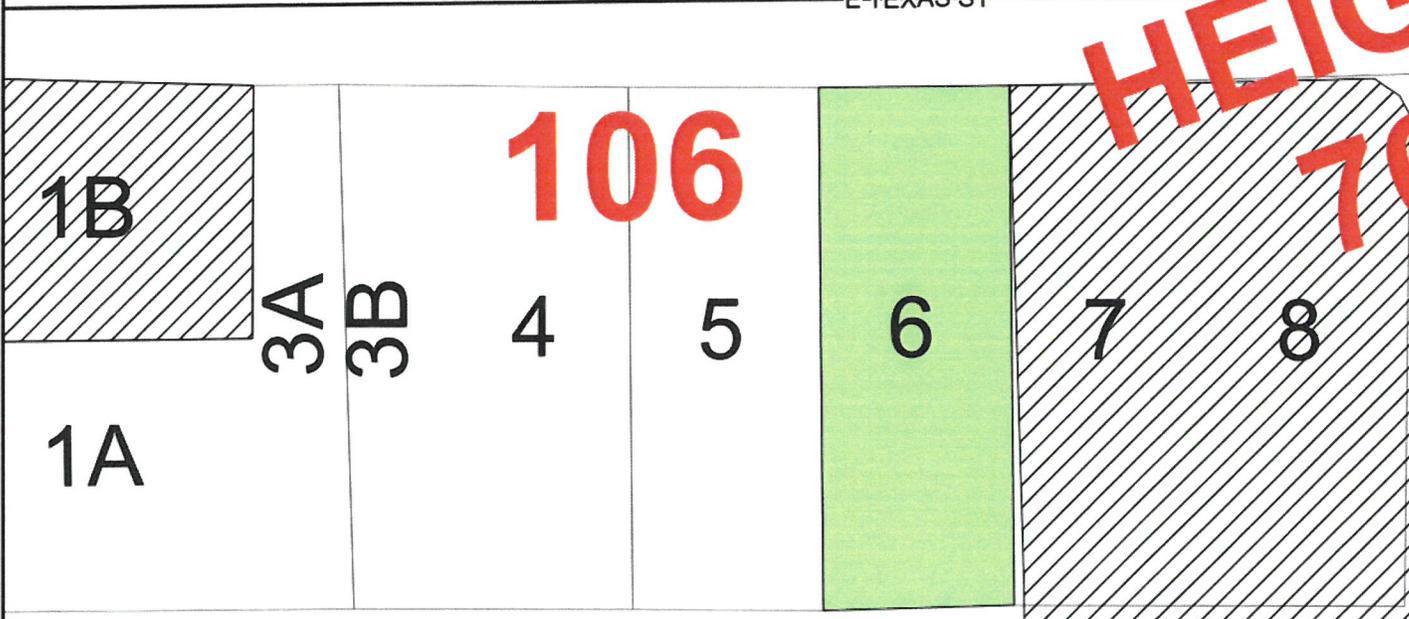
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MAY 13 2024



E-TEXAS-ST

**COLLECTOR
HEIGHTS
767**



E-WORTH-ST

AUSTIN-ST

RECEIVED

MAY 13 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, April 24, 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 RESIGNED 03/27/2024
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

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.

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:
#CA24-04(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.

PUBLIC HEARING

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

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.

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.

The applicant Lemoine Wright came forward to speak about the project presented. Their goal for this property is to clean up an eye sore on College Street and add value to the neighborhood. He said he would like do something special on the lots and provide future owners with plans to use that are above average and bring back some of the prominent historic homes from the Grapevine area.

Vice-Chairman Telford made a comment that she knew many people who attended the Church of Christ. Later she visited the La Buena Vida Winery with the Candlelight Tour of Homes and other times. It breaks her heart driving down College Street to see the property has fallen into such disrepair.

Commissioner Meyers asked if the place could be rehabbed as a winery again. David Klempin said after 10 years sitting empty it is not a viable option.

Paul W. McCallum said the Sanctuary burned down in 1988. Some teenagers broke into the church sanctuary and caught the building on fire over the weekend. He was in the building on the Friday and by Monday the building was destroyed. The building exterior was solid limestone, that was fractured from the heat with nothing recoverable from it. The Sunday school is partially covered in a limestone veneer, in the back of the building are additions for office space. There is not any opportunity to rehab the facility. Mr. McCallum said the highest and best use of the property at this time is for residential homes.

Commissioner Anderson remembers 20 years ago her child had a birthday party there and asked if the property needs a historic overlay. Mr. Klempin said the property is already included in the College Street Historic District.

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

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

Nays: 0

Absent: 0

Motion approved

Vice-Chairman Telford moved to approve Certificate of Appropriateness #CA24-23 with the list of conditions as written, the motion was seconded by commissioner Meyer, prevailing in a vote of:

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

Nays: 0

Absent: 0

Motion approved

Chairman Shope thanked the Wright family for their investment in the City of Grapevine.

MINUTES

Commission to consider the minutes of the March 27, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 0

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:30 p.m.

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 22nd day of May, 2024.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY