

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, June 26, 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:  
#CA24-27 for property located at 215 East Wall Street;  
#CA24-29 for property located at 201 South Main Street;  
#CA24-30 for property located at 905 East Worth Street;  
#CA24-33 for property located at 221 East Worth Street;  
#CA24-34 for property located at 215 East Worth Street;  
#CA24-35 for property located at 814 East Wall Street;  
#CA24-36 for property located at 215 East Wall Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Historic Landmark Overlay #HL24-01 for property located at 717 East Worth Street, legally described as Block 109, Lots 12 & 13, College Heights 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 #CA24-31 for property located at 717 East Worth Street, legally described as Block 109, Lots 12 & 13, College Heights Addition, City of Grapevine and take any necessary action.

5. Minutes

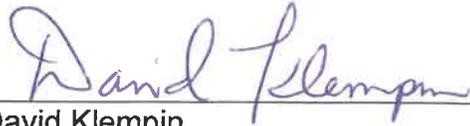
- A. Commission to consider the minutes of the May 22, 2024 Regular Meeting.

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 July 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 21st day of June 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  
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES  
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, JUNE 26, 2024

SUBJECT: HISTORIC LANDMARK OVERLAY #HL24-01  
1963 TICKNER RENATAL APARTMENT BUILDING  
717 EAST WORTH STREET  
GRAPEVINE, TEXAS 76051  
MAGNOLIA PROJECTS, LTD, OWNER  
NEAL COOPER, TIN BARN CONSTRUCTION COMPANY, APPLICANT

*WDL  
EM*

**RECOMMENDATION:**

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

717 East Worth Street, legally described as Block 109, Lots 12 & 13, College Heights Addition, City of Grapevine.

**BACKGROUND:**

On May 31, 2024, Neal Cooper of Tin Barn Construction Company submitted #HL24-01 for a Historic Landmark Overlay application for the property at 717 East Worth Street. The property is located within the College Heights Addition and is within the boundary of the Grapevine Historic Township. The property contains the Tickner Apartment building which was built in 1963 on a slab on grade foundation, containing eight apartments surrounding a central courtyard. The building has a hip and gable roof with wide roof overhangs and is clad in red veneer brick. The building has driveway access from the rear with an asphalt paved roadway. The building is currently deteriorated and the apartment units are not habitable. The building does not lend itself to being adapted to serve as a single family residential structure.

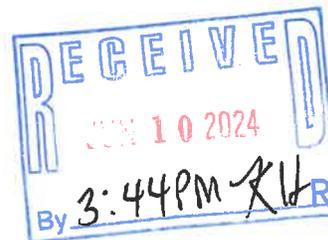
The applicant is requesting to demolish the building and in its place has proposed a two lot development plan to allow for the construction of two period-style homes to follow Design Guidelines established for the property. The alley access way would be incorporated into the length of the two lots, allowing for detached garages at the rear of the lots and accessed from the front of the property from East Worth Street.

Staff recommends approval of the Historic Overlay #HL24-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property are attached.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANTS/AGENT NAME NEAL COOPER  
COMPANY NAME TWO BARN LLC  
ADDRESS 404 E WALL ST  
CITY/STATE/ZIP GRAPEVINE, TX 76051  
WORK PHONE 214-435-4502 FAX NUMBER \_\_\_\_\_
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY \_\_\_\_\_  
AGENT FOR OWNER
3. PROPERTY OWNER(S) NAME MAGNOLIA PROJECTS LTA / BILL TICKNOR  
ADDRESS 844 E WALNUT  
CITY/STATE/ZIP GRAPEVINE, TX 76051  
WORK PHONE 817-917-6163 FAX NUMBER \_\_\_\_\_
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION  
717 E WORTH ST  
LEGAL DESCRIPTION: LOT(S) 12 & 13 BLOCK 109 ADDITION COLLEGE HEIGHTS  
SIZE OF SUBJECT PROPERTY .42 ACRES 18,200 SQUARE FEET  
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION R-MF-2
6. PRESENT USE OF PROPERTY MULTI-FAMILY



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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) NEAL COOPER

APPLICANT SIGNATURE [Signature]

OWNER (PRINT) Billie J. Ticknor

OWNER SIGNATURE [Signature]

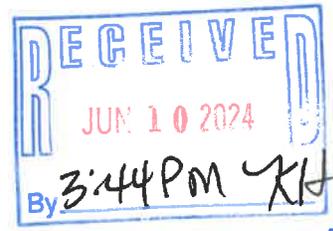
OWNER (PRINT) \_\_\_\_\_

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

The State of TEXAS

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www.grapevinetexas.com



1/24

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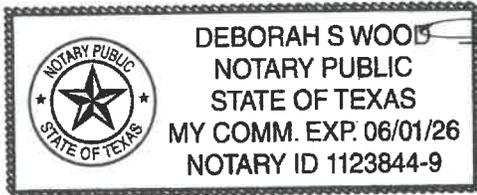
JUN 10 2024

County of Tarrant

Before me Deborah S. Wood on this day personally appeared Paul Casper known to me (or proved to me on the oath of Texas DL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of June, A.D. 2024.

SEAL



Deborah S. Wood  
Notary Signature

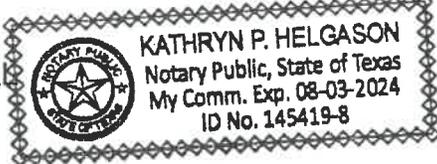
The State of Texas

County of Tarrant

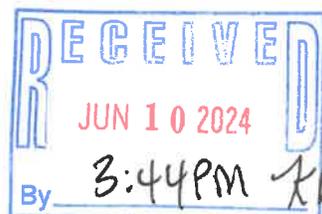
Before me Kathryn P. Helgason on this day personally appeared Billie T. Tickner known to me (or proved to me on the oath of Texas Driver License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of June, A.D. 2024.

SEAL

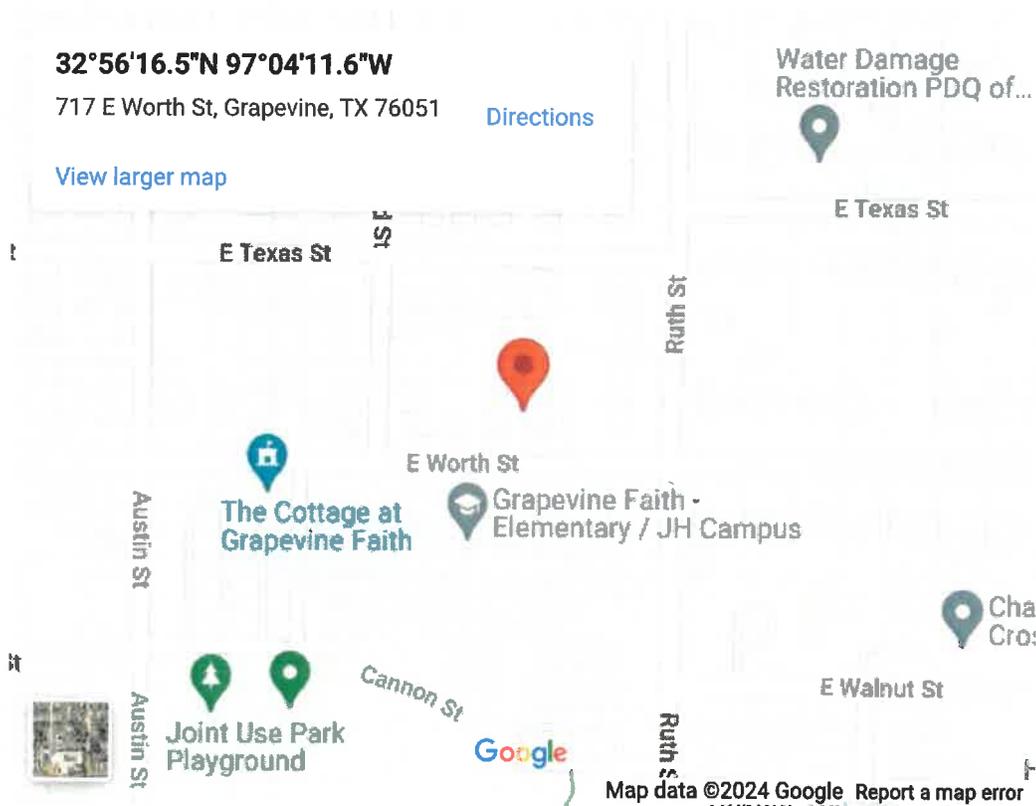


Kathryn P. Helgason  
Notary Signature



**Account: 00564176**  
**Address: 717 E WORTH ST**

 **Location**



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

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#HL24-d

**Address:** 717 E WORTH ST  
**City:** GRAPEVINE  
**Georeference:** [7670-109-12](#)  
**Subdivision:** [COLLEGE HEIGHTS ADDITION-GRPVN](#)  
**Neighborhood Code:** [APT-Grapevine/Southlake](#)  
**Latitude:** 32.9379123263  
**Longitude:** -97.0698833235  
**TAD Map:** 2132-460  
**MAPSCO:** TAR-028J

## Property Data

**Legal Description:** COLLEGE HEIGHTS ADDITION-GRPVN Block  
109 Lot 12 & 13

**Jurisdictions:**

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

**State Code:** BC

**Year Built:** 1963

**Personal Property Account:**

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

**Site Number:** [80308996](#)

**Site Name:** TICKNOR TERRACE APTS

**Site Class:** APTIndMtr - Apartment-Individual Meter

**Parcels:** 6

**Primary Building Name:** 717 E WORTH ST / 00564176

**Primary Building Type:** Multi-Family

**Gross Building Area<sup>+++</sup>:** 9,138

**Net Leasable Area<sup>+++</sup>:** 9,138

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**Pool:** N

**Notice Sent Date:** 5/1/2024

**Notice Value:** \$1,319,436

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**Protest Deadline Date:** 5/31/2024

#HL24-d

+++ Rounded.

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

## Property Documents

### Documents

#### **2024 Documents**

[Value Notice 2024-05-01](#)

#### **2023 Documents**

Show Documents

## Owner Information

### **Current Owner:**

MAGNOLIA PROJECTS LTD

### **Primary Owner Address:**

844 E WALNUT ST  
GRAPEVINE, TX 76051-6102

**Deed Date:** 12/29/1995

**Deed Volume:** 0012273

**Deed Page:** 0002112

**Instrument:** 00122730002112

### **Previous Owners:**

#### **Name**

TICKNOR TALMADGE

#### **Date**

12/31/1900

#### **Instrument**

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**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](#).

**Year**

2024

**Improvement Market**

\$1,282,846

**Land Market**

\$36,590

**Total Market**

\$1,319,436

**Total Appraised+**

\$1,142,855

**Year**

2023

**Improvement Market**

\$915,790

**Land Market**

\$36,590

**Total Market**

\$952,380

**Total Appraised+**

\$952,380

**Year**

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2022

**Improvement Market**

\$870,378

**Land Market**

\$36,590

**Total Market**

\$906,968

**Total Appraised+**

\$906,968

**Year**

2021

**Improvement Market**

\$635,976

**Land Market**

\$36,590

**Total Market**

\$672,566

**Total Appraised+**

\$672,566

**Year**

2020

**Improvement Market**

\$615,586

**Land Market**

\$36,590

**Total Market**

\$652,176

**Total Appraised+**

\$652,176

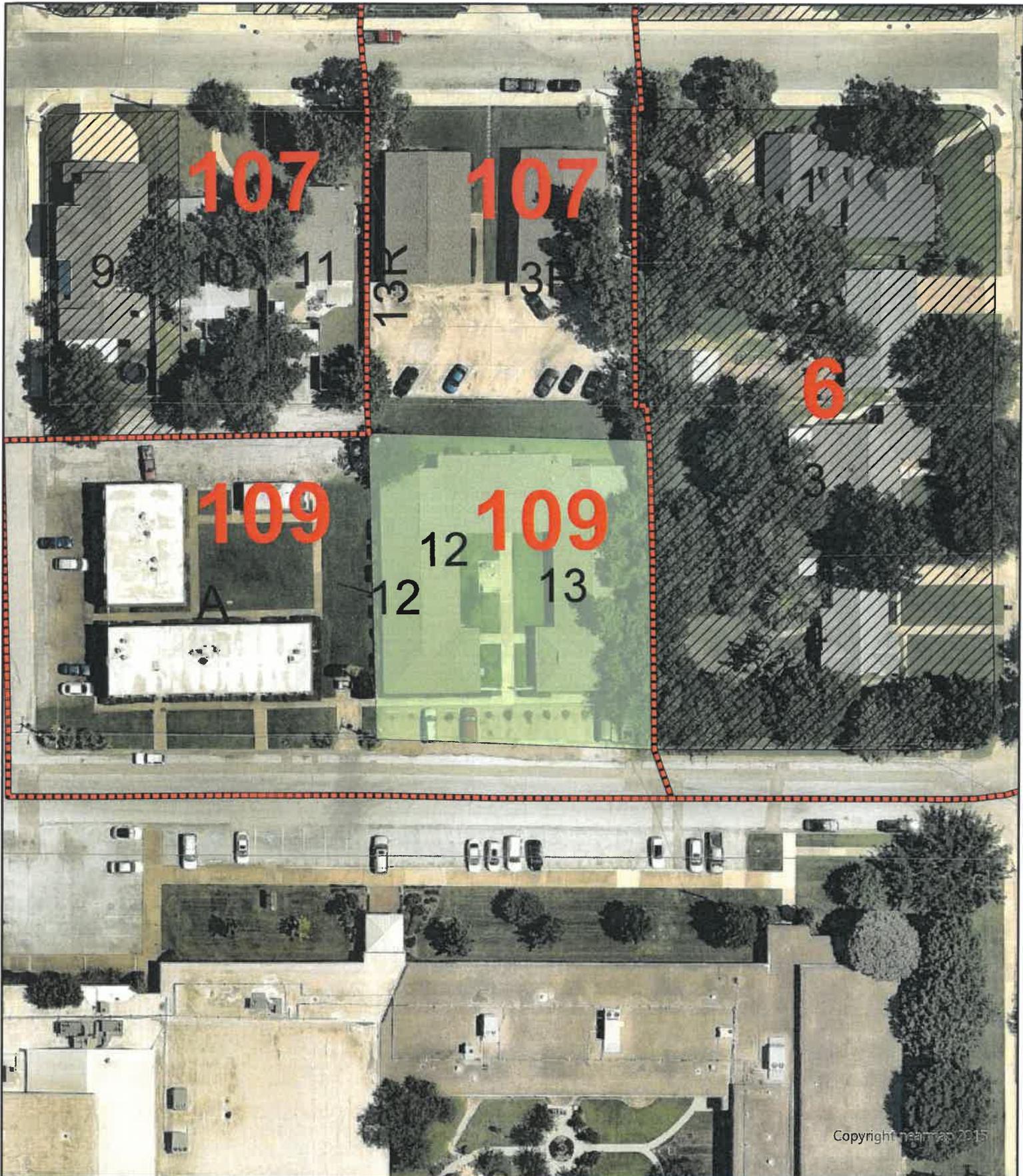
**Year**

2019

**Improvement Market**

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JUN 03 2024



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

#HL24-01 and #CA24-31

717 East Worth Street

5/31/2024

Copyright year 2015

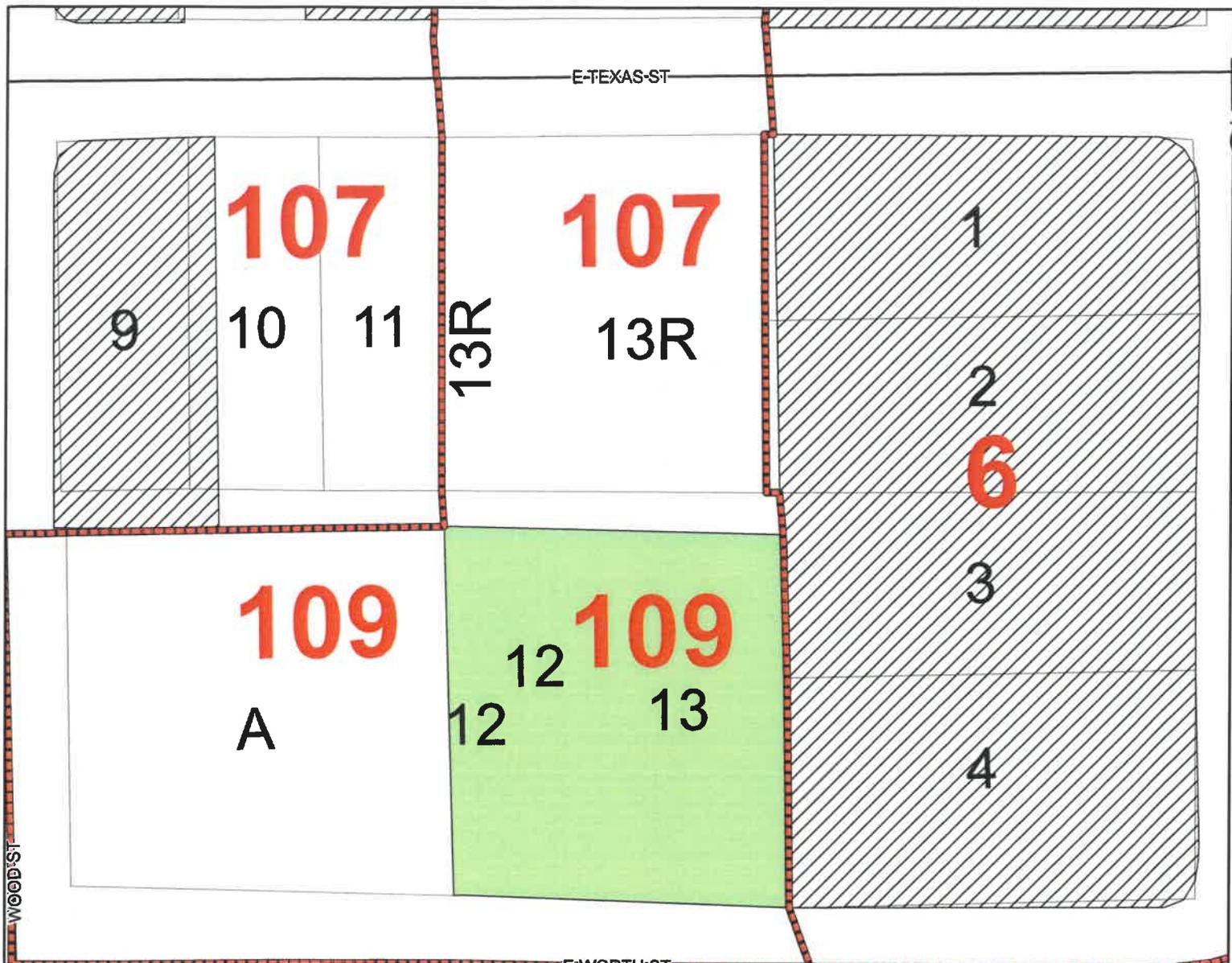


0    25    50    100  
Feet

1 inch = 60 feet

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JUN 03 2024



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

#HL24-01 and #CA24-31  
 717 East Worth Street  
 5/31/2024

0 25 50 100  
 Feet  
 1 inch = 60 feet  
**RECEIVED**

JUN 03 2024



11. Historic Ownership

original owner Talmadge Tickner

significant later owner(s) Bill Tickner

12. Construction Dates

Original 1963

alterations/additions

13. Architect

original construction Unknown

alterations/additions

14. Site Features

natural

urban design

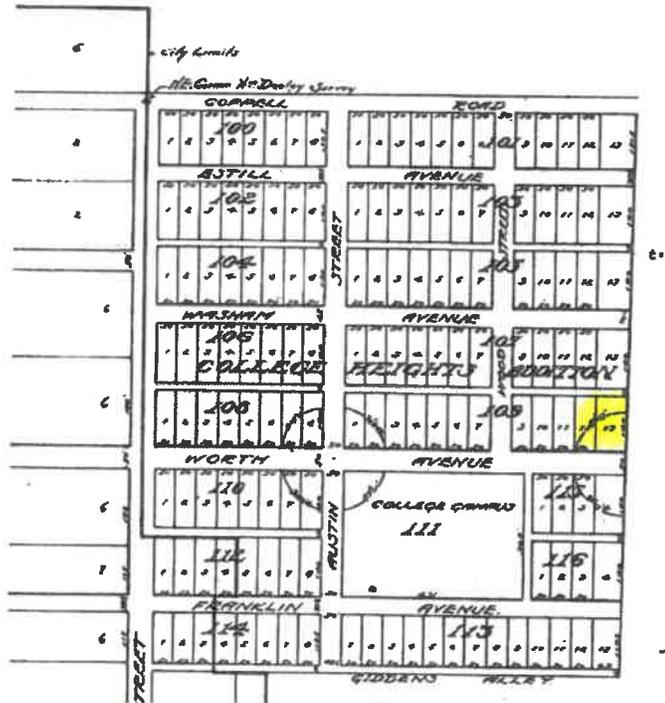
15. Physical Description

Condition  
 excellent  
 good  
 fair

Check One:  
 Deteriorated  
 Ruins  
 Unexposed  
 Unaltered  
 altered

Check One:  
 Original site  
 Moved (date: \_\_\_\_\_)

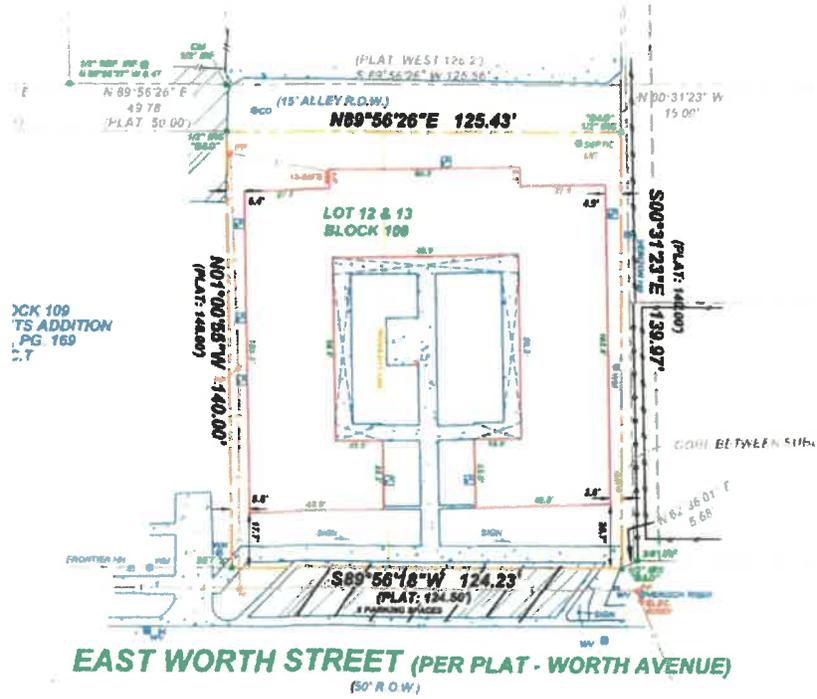
*Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*



College Height Addition - 1921



*Front view*



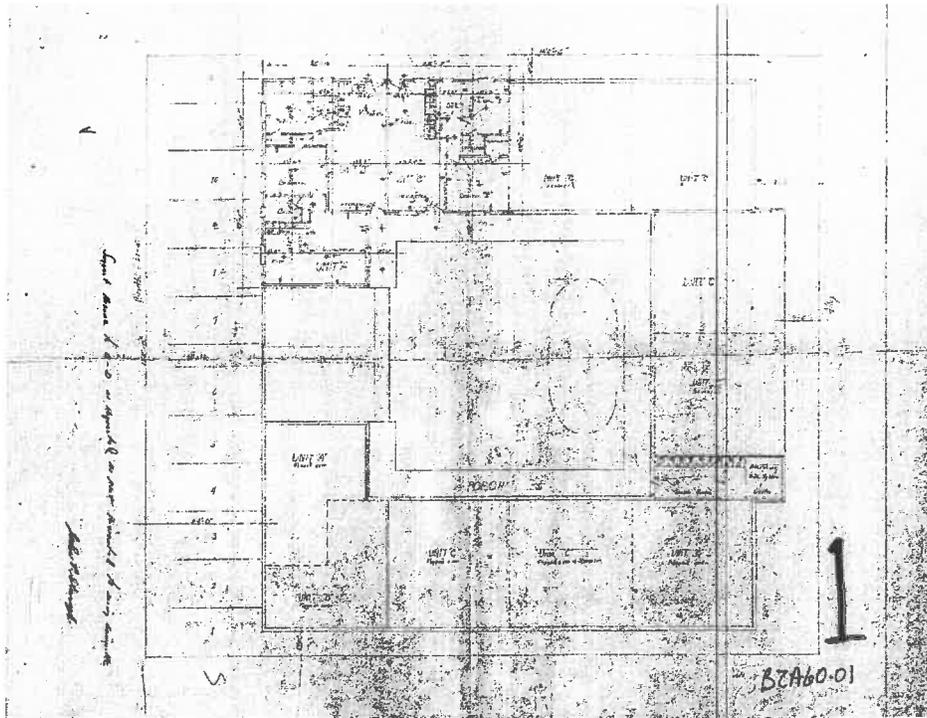
*Building Site Plan – Lots 12 & 13*



*View of the side of the building*



*View of the west side of the building*



*Floor Plan of One Story Apartment Building showing detail of Unit A, B and C*

The apartment building 717 East Worth Street was built in 1963 and is located on the combined lots 12 & 13 of the 1921 College Heights Addition to the City of Grapevine. The College Heights Addition is a generally cohesive grouping of residential houses, garages, small barns and other outbuildings, originally set in a semi-rural landscape, representing the early twentieth century residential history of Grapevine.

The Post-War minimal traditional style one-story apartment building is symmetrical in design with apartment units arranged around a large central courtyard. The hip and gabled roof creates a smooth appearance to the street and the surrounding homes and buildings of the College Heights Addition. The building was constructed on a slab foundation, with wood stud construction, exterior brick veneer, wood siding and trim and vertical wood siding in the gable ends of the building. The windows on the front of the building are single hung windows with black wood shutters. The windows on the rest of the building are aluminum configured slider window units. Both the original and current roofing material is asphalt shingles.

Inside the building there are three basic apartment unit plan designs: Unit A is a small one bedroom; Unit B is a slightly larger one bedroom and Unit C is a two bedroom unit. The courtyard is surrounded on three sides by a covered loggia walkway leading to each unit. A wood door opens directly from the covered loggia into the living room of each apartment with the kitchen and dining area beyond. A small hallway connects the living area to the hall bath and to the bedrooms. There are small closets in the hall and each bedroom. The interior finishes include manufactured flooring, wood baseboards and trim and wood interior doors. Some apartments have nylon carpeting.



*Rear view of the apartment building with three foot high brick veneer wainscoting and vertical wood board and batten siding above and in the gable roof ends*



*View into the Front Courtyard*



*Interior of living, dining and kitchen*



*Interior of typical bathroom*



*Interior of a typical bedroom with exposed overhead air duct*

### *Historical Significance*

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

A BZA Zoning case in 1961 allowed for the lots to be combined and the apartment building to be constructed at 717 East Worth Street. The Tickner Family operated the building continuously for many years. They built the building next door at 715 East Worth Street in 1967 and additional apartment buildings on Walnut Street, several blocks southeast of the building. The apartment building has housed many local Grapevine residents through the years.

More recently, structural problems with the foundation on the east side of the building, including separation of the exterior brick veneer and wood siding from the rest of the building and major sewer plumbing issues led to the building being vacant for an extended period of time. The building is in a deteriorated condition.

Proposed plans are for the property to be rezoned back to two, single family zoned lots, lot 12 and 13, and for the construction of two period-style homes following Design Guidelines established for the property.

16. Bibliography

17. Attachments

- District or Site map
- Site Plan
- Photos (historic & current)

- Additional descriptive material
- Footnotes
- Other (\_\_\_\_\_)

Designation Merit
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- |   |  |
|---|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. <span style="float: right; text-align: center;">_____ x</span></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. <span style="float: right; text-align: center;">_____</span></p>  |
| <p>B. Location as the site of a significant historical event. <span style="float: right; text-align: center;">_____</span></p>  | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. <span style="float: right; text-align: center;">_____</span></p>                                |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <span style="float: right; text-align: center;">_____ x</span></p>  | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. <span style="float: right; text-align: center;">_____ x</span></p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city <span style="float: right; text-align: center;">_____</span></p>   | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. <span style="float: right; text-align: center;">_____ x</span></p>                  |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <span style="float: right; text-align: center;">_____</span></p>                                     | <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. <span style="float: right; text-align: center;">_____</span></p>                                      |
| <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. <span style="float: right; text-align: center;">_____</span></p>   | <p>L. Value as an aspect of community sentiment or public pride. <span style="float: right; text-align: center;">_____</span></p>  |

Recommendation
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The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

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Sean Shope, Chair  
Grapevine Historic Preservation Commission

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David Klempin  
Historic Preservation Officer

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Erica Marohnic, Director  
Planning Department

Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
No, I am not interested in obtaining a marker for my property.
Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.

**Design Guidelines**

**717 East Worth Street  
Block 109, Lot 12 & 13  
College Heights Addition  
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.**  
City of Grapevine  
200 S. Main  
Grapevine, Texas 76051

June 26, 2024

## **Table of Contents**

### **PREFACE**

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- Setbacks
- Driveways, Parking Lots
- Service and Mechanical Areas
- Fences

#### **II. BUILDING FABRIC**

- Preservation
- Exterior Finishes
- Windows

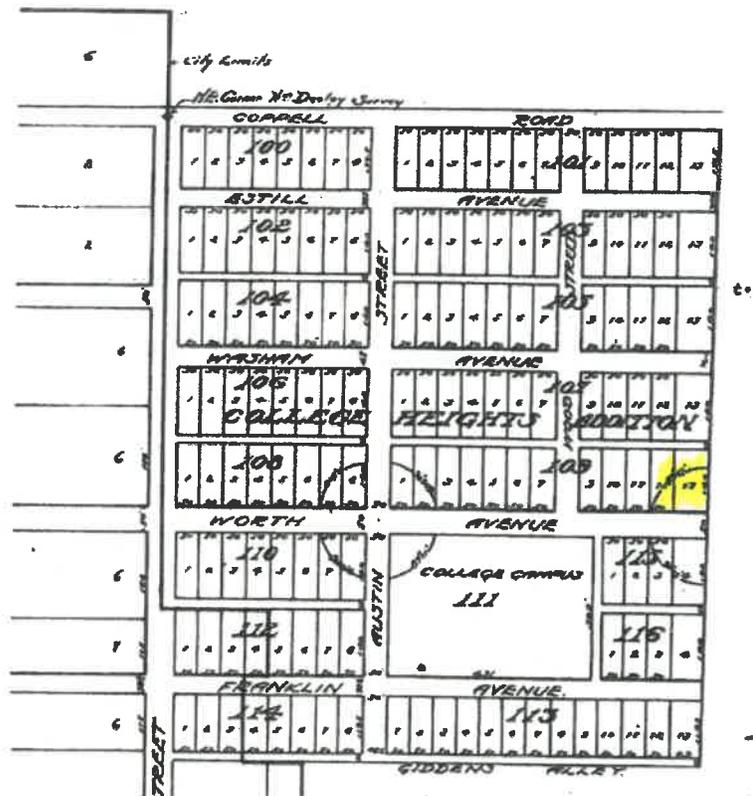
#### **III. EMBELLISHMENTS**

- Awnings-Canopies
- Exterior Lighting

#### **IV. NEW BUILDING CONSTRUCTION**

- Infill
- Additions to Historic Buildings

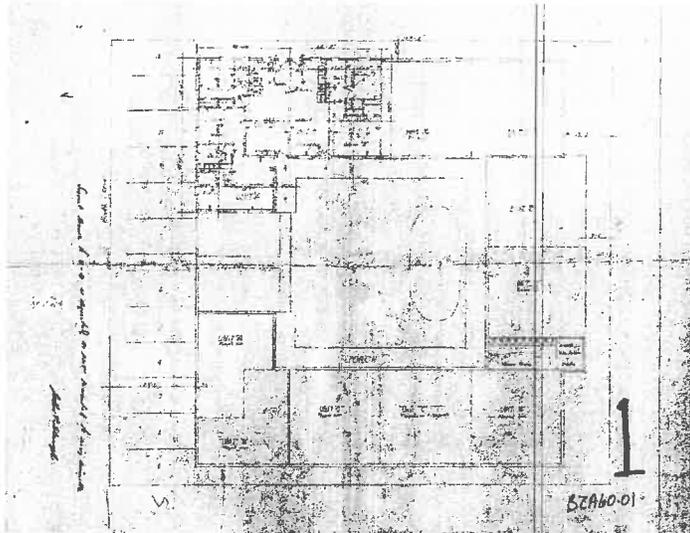
**Preface**



*College Height Addition - 1921*



*Front View of Apartment Building on Lot 12 & 13, College Heights Addition*



***Floor Plan of One Story Apartment Building showing detail of Unit A, B and C***

The apartment building 717 East Worth Street was built in 1963 and is located on the combined lots 12 & 13 of the 1921 College Heights Addition to the City of Grapevine. The College Heights Addition is a generally cohesive grouping of residential houses, garages, small barns and other outbuildings, originally set in a semi-rural landscape, representing the early twentieth century residential history of Grapevine.

The Post-War minimal traditional style one-story apartment building is symmetrical in design with apartment units arranged around a large central courtyard. The hip and gabled roof creates a smooth appearance to the street and the surrounding homes and buildings of the College Heights Addition. The building was constructed on a slab foundation, with wood stud construction, exterior brick veneer, wood siding and trim and vertical wood siding in the gable ends of the building. The windows on the front of the building are single hung windows with black wood shutters. The windows on the rest of the building are aluminum configured slider window units. Both the original and current roofing material is asphalt shingles.

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### *Historical Significance*

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

A BZA Zoning case in 1961 allowed for the lots to be combined and the apartment building to be constructed at 717 East Worth Street. The Tickner Family operated the building continuously for many years. They built the building next door at 715 East Worth Street in 1967 and additional apartment buildings on Walnut Street, several blocks southeast of the building. The apartment building has housed many local Grapevine residents through the years.

More recently, structural problems with the foundation on the east side of the building, including separation of the exterior brick veneer and wood siding from the rest of the building and major sewer plumbing issues led to the building being vacant for an extended period of time. The building is in a deteriorated condition. Proposed plans are for the property to be rezoned back to two, single family zoned lots, lot 12 and 13, and for the construction of two period-style homes following Design Guidelines established for the property.

## **SITE**

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

### **SETBACKS**

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

### **DRIVEWAYS, PARKING LOTS AND VACANT SITES**

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

### **FENCES**

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

## **SERVICE AND MECHANICAL AREAS**

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

## **BUILDING FABRIC**

### **PRESERVATION**

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

### **EXTERIOR FINISHES**

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing

wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

## **WINDOWS**

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

## **EMBELLISHMENTS**

### **AWNINGS-CANOPIES**

New awnings and canopies should not be installed above windows or doors.

### **EXTERIOR LIGHTING**

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

## **NEW BUILDING CONSTRUCTION**

### **INFILL**

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

### **ADDITIONS TO HISTORIC BUILDINGS**

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20<sup>th</sup> century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER <sup>WDK</sup>  
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES  
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, JUNE 26, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-31  
HISTORIC GRAPEVINE TOWNSHIP  
COLLEGE HEIGHTS ADDITION  
1963 TICKNER RENTAL APARTMENT BUILDING  
717 EAST WORTH STREET  
GRAPEVINE, TEXAS 76051  
MAGNOLIA PROJECTS, LTD, OWNER  
NEAL COOPER, TIN BARN CONSTRUCTION COMPANY, APPLICANT

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA24-31 for the property located at 717 East Worth Street, legally described as Block 109, Lots 12 & 13, 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. Demolish the existing one-story 9,138 square foot Tickner Rental Apartment Building, its courtyard and driveways;
2. Redevelop the property into two single-family residential lots facing onto East Worth Street;

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

- a. Historic Landmark Overlay #HL24-01 is approved for the property;
- b. A zoning change is approved for two single-family residential lots facing East Worth Street by the Planning and Zoning Commission and City Council;
- c. A re-plat of the property is approved by the P&Z and City Council;
- d. All plans for new houses are to be developed following Design Guidelines established for the property and all exterior materials, windows, doors and door hardware, light fixtures and fences be approved under a separate Certificate of Appropriateness; and
- e. A building permit is obtained from the Building Services Department.

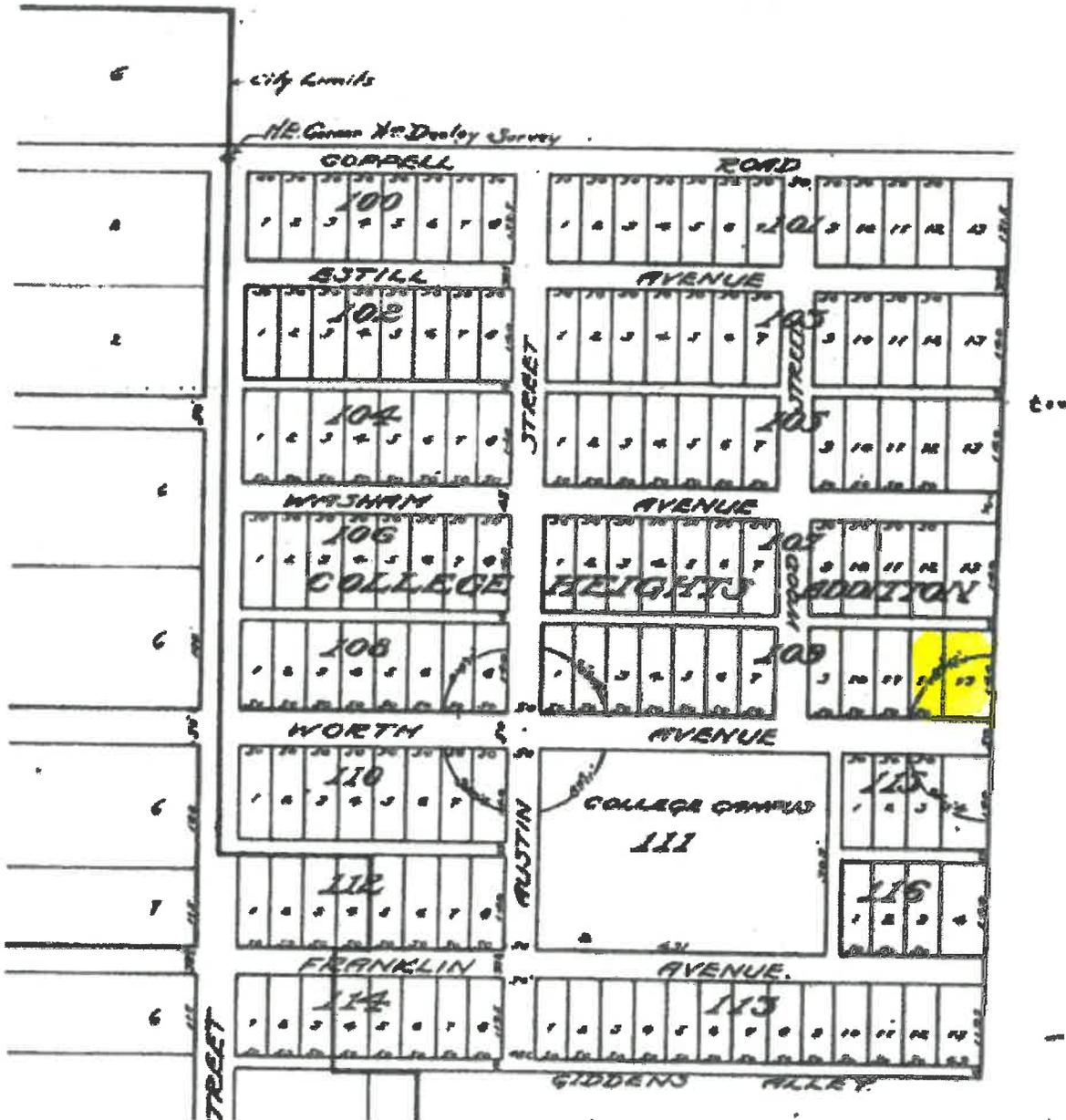
**BACKGROUND:**

Certificate of appropriateness application #CA24-31 was submitted by applicant Neal Cooper of Tin Barn Construction Company on May 31, 2024 to demolish the existing one-story Tickner Rental Apartment Building, its courtyard and driveways; redevelop the property into two single family residential lots facing on East Worth Street. The property is located within the College Heights Addition and is within the boundary of the Grapevine Historic Township. The Apartment building is built on a slab on grade foundation and contains 8 apartments

arraigned around a central courtyard. The building has a hip and gable roof with wide roof overhangs and is clad in red brick. It has alley access to an asphalt driveway. It is in a deteriorated condition. The building does not lend itself to being adapted to serve as a single family residential structure.

The property is 18,200 square feet in size. The property would be divided into two single-family residential lots of 9,100 square feet in size, each fronting onto East Worth Street, with driveway access to rear garages from East Worth Street.

Staff recommends approval of #CA24-31 to demolish the existing one-story 9,138 square foot Tickner Rental Apartment Building, its courtyard and driveways; redevelop the property into two single-family residential lots facing on East Worth Street; as per the attached drawings and site plan with the conditions: Historic Landmark Overlay #HL24-01 is approved for the property; a zoning change is approved for two single-family residential lots facing East Worth Street by the P&Z Commission and City Council; a re-plat of the property is approved by the P&Z and City Council; all plans for new houses are to be developed following Design Guidelines established for the property and all 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.



*Lots 12 & 13  
College Heights Addition - 1921*



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:** \_\_\_\_\_  
**Time:** \_\_\_\_\_ (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 \_\_\_\_\_

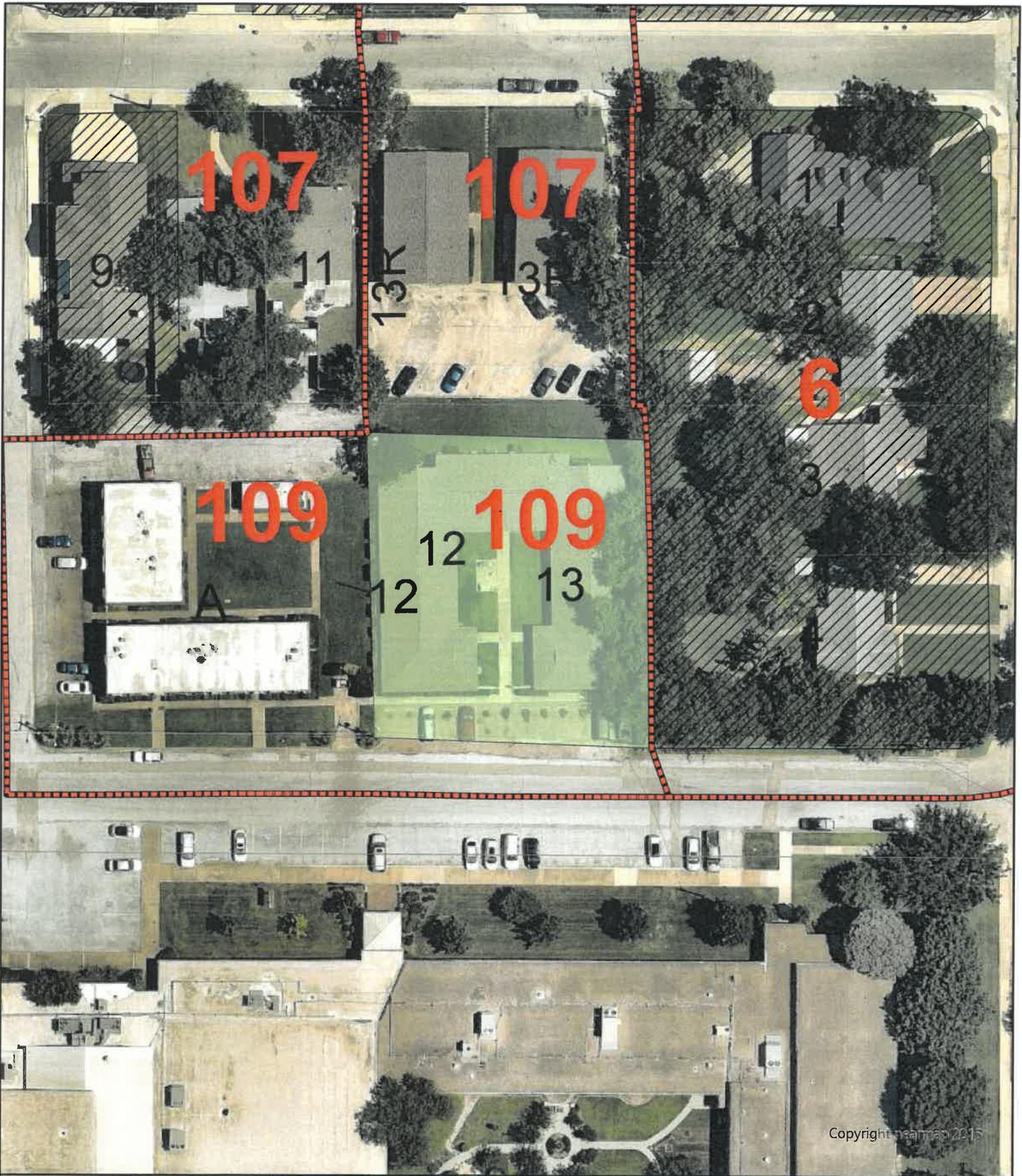
**Property Lot Size** 18,200 Square Feet  
**Building Size** (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) \_\_\_\_\_  
**Building Coverage** (40% max) \_\_\_\_\_  
**Building Height** (35 ft. max) \_\_\_\_\_  
**Garage (Detached)** 500 sq. ft. max) \_\_\_\_\_  
**Garage (Attached)** is 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** \_\_\_\_\_

**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  
JUN 03 2024



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

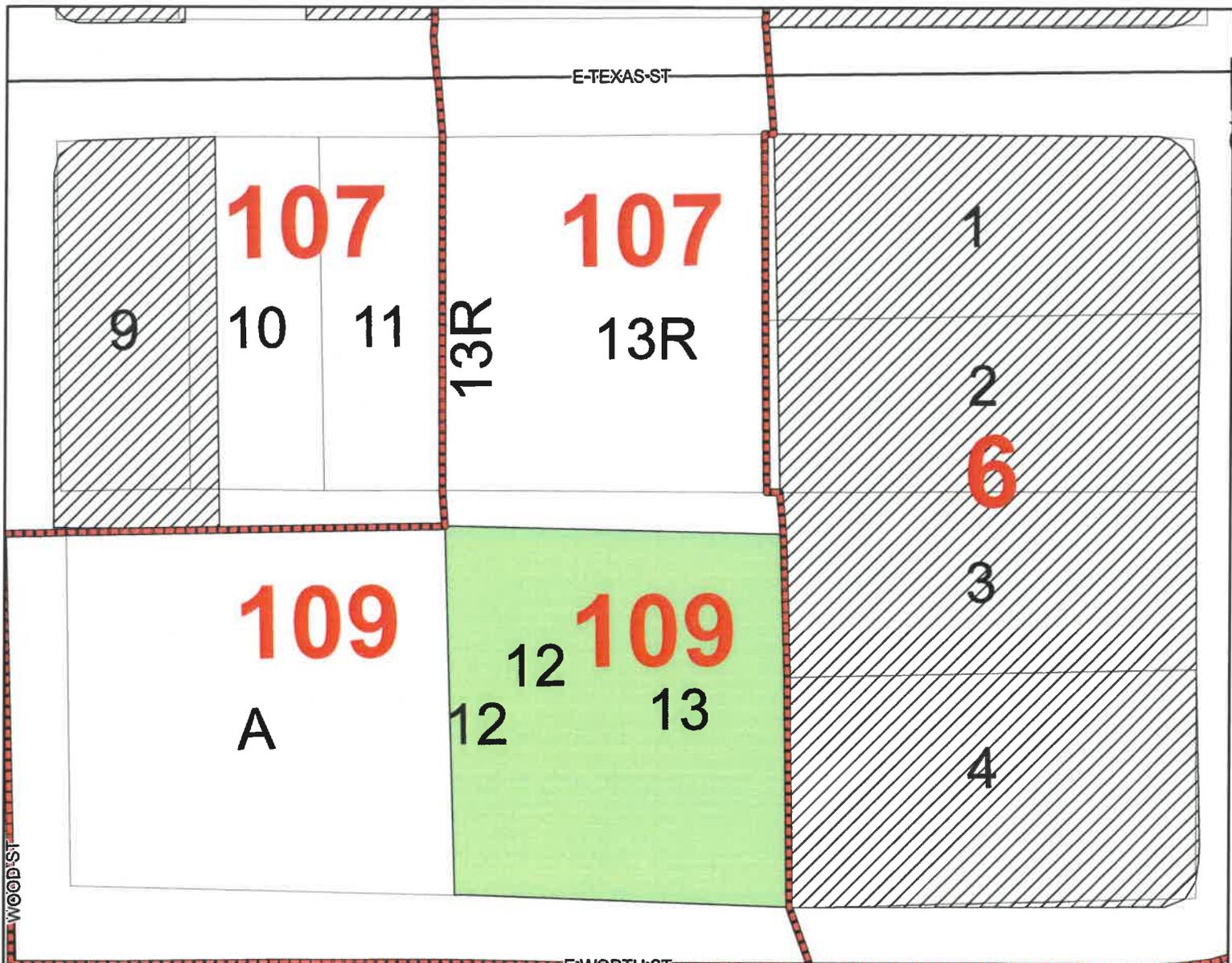
**#HL24-01 and #CA24-31**  
**717 East Worth Street**  
 5/31/2024

Copyright year map 2015

0    25    50    100  
 Feet  
 1 inch = 60 feet

RECEIVED

JUN 03 2024



-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
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#HL24-01 and #CA24-31  
 717 East Worth Street  
 5/31/2024

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 1 inch = 60 feet  
 RECEIVED  
 JUN 03 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, May 22, 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                               |
| Jim Niewald               | Commissioner                                |
| Theresa Meyer             | Commissioner                                |
| Jana Garcia               | Commissioner                                |
| <del>Eric Gilliland</del> | <del>Commissioner</del> RESIGNED 03/27/2024 |
| Paul Slechta              | City Council Liaison                        |

- The above constituting a quorum, members absent:
- |                  |                           |
|------------------|---------------------------|
| Ashley Anderson  | Commissioner              |
| Taylor Bunn      | Commissioner - Alternate  |
| Monica Hotelling | Planning & Zoning Liaison |

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.

He welcomed and thanked the applicants, Paul Slechta our City Council Liaison, Matthew Boyle our City Attorney and Mr. P. W. McCallum the Executive Director of the CVB. The Chairman said the Main Street Festival this past weekend was a fantastic event with good team effort. He is always amazed at how many volunteers it takes to run the festivals and events.

Chairman Shope asked for a moment of silence for Mr. Burl Gilliam, we have lost our first Historic Preservation Commission Chairman who served this commission for 25 years. He was a pioneer in the preservation of Grapevine. His life was a testimony of greatness he served with his heart, mind and he did a lot of the preservation work here on Main Street. The Chairman gave a thank you to him and his family. Vice-Chairman Margaret Telford said he was a great leader for this Commission.

**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:
  - #CA24-26 for property located at 120 South Main Street, Suite #60;
  - #CA24-28 for property located at 211 East Wall Street.

## **PUBLIC HEARING**

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

### 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.

### 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.

The applicant Steve Hoffmeyer came forward to speak about the project presented. Mr. Hoffmeyer said that they don't have much of a back yard, but they have a six-foot fence and fourteen-foot wide side yard, the side porch would work well for them. Many years ago, he moved to a big house, he recognized that it was a lot of work to maintain, now back in Grapevine this property is more manageable.

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

Ayes: 5 (Shope, Telford, Niewald, Garcia, Meyer)

Nays: 0

Absent: 2 (Anderson, Bunn)

Motion approved

Commissioner Niewald moved to approve Certificate of Appropriateness #CA24-05 with conditions, the motion was seconded by Vice-Chairman Telford, prevailing in a vote of:

Ayes: 5 (Shope, Telford, Niewald, Garcia, Meyer)

Nays: 0

Absent: 2 (Anderson, Bunn)

Motion approved

### **BRIEFING SESSION**

Mr. Paul W. McCallum came forward to present the Bushong Cabin plans. He began with a background on Mr. George Emanuel Bushong. He arrived in Grapevine at the age of 22 from Vance, Tennessee in the Fall of 1858. He built the cabin for his family and taught school in the newly settled community. Mr. Bushong built and operated the first Cotton Gin in the Grapevine Area and also built a Saw Mill and Flour Mill in Grapevine that later burned down along with a portion of the cabin that was repaired to what we have today. He honorably served as a Capitan of the F Company in the Texas Calvary. Working with the Jenkins, Dunn, Yates, Estill and Wall families they built many businesses and buildings that are still standing and in use on Main Street. He built the first Grapevine National Bank Building and served as its President until his death. He built Bushong Road and an iron bridge across Denton Creek near where the dam is currently.

The original plan was to place this cabin in the Botanical Garden. While making the arrangements for this move we discovered due to the close proximity to the creek, it would require extensive foundation preparation for the cabin. We have found a new location for the cabin on Main Street in the Liberty Park Plaza. The cabin would be located 30 feet North of the Torian Cabin. This is a more prominent place for the Cabin since Mr. Bushong was a major contributor to the building of Main Street. This change has been

approved by Mayor Tate, the City Council and the president of the Historical Society. The Cabin could be used for small meetings, weddings, and possibly even a birthing center so someone could say "I was born in a Log Cabin in Grapevine Texas".

With this move we plan to return the Cabin to its original appearance as shown in the Powerpoint. No trees would be removed. A stone fireplace would be constructed, the pitch of the roof would remain and be restored with a wood shake roof, 4 over 4 wood windows would be used, the shed attached to the back would be used to help make the small space more functional.

### **MINUTES**

Commission to consider the minutes of the April 24, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Garcia seconded the motion and was followed in a vote of:

Ayes: 5 (Shope, Telford, Niewald, Garcia, Meyer)

Nays: 0

Absent: 2 (Anderson, Bunn)

Minutes approved

### **ADJOURNMENT**

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

May 22, 2024 Minutes Passed and Approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 26th day of June, 2024.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY