

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, August 28, 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. Oath of Office

4. Election of Vice Chair

5. Work Session

- A. Approved Certificates of Appropriateness as follows:
#CA24-11C for property located at 306 Austin Street;
#CA24-37 for property located at 331 East College Street;
#CA24-38 for property located at 529 East Worth Street;
#CA24-39 for property located at 324 Ruth Street;
#CA24-40 for property located at 120 South Main Street, Suite #50;
#CA24-42 for property located at 521 East Worth Street.

6. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA24-32 for property located at 422 South Dooley Street, legally described as Block 33, Lots 7 & E 35'8, Jenkins & Yates Addition, City of Grapevine and take any necessary action.

7. Minutes

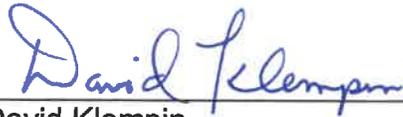
- A. Commission to consider the minutes of the June 26, 2024 Regular Meeting.

8. Adjournment

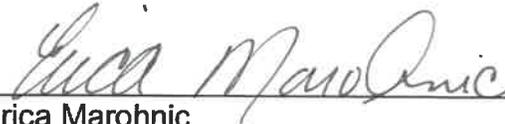
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on September 25, 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 23rd day of August 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 *WDK*
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, AUGUST 28, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-32
HISTORIC GRAPEVINE TOWNSHIP
HISTORIC 1921 D. E. BOX HOUSE
422 SOUTH DOOLEY STREET
GRAPEVINE, TEXAS 76051

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA24-32 for the property located at 422 South Dooley Street legally described as Block 33, Lots 7 & E35'8, Jenkins and Yates 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. Renovate the existing D. E. Box house;
2. Construct a new 750 square foot one-story addition to the rear of the house to include a new master bedroom and bath;
3. A variance to combine the square footage from the 200 square foot storage building allowed by the Preservation ordinance with the existing 459 square foot garage;
4. Construct a new roofline on the garage with a shed dormer on the south elevation to allow for attic storage;

as per the attached plans with the conditions a plat is approved and filed with Tarrant County combining Lot 7 and a portion of Lot 8, Block 33, Jenkins and Yates Addition; all exterior materials, windows, doors and hardware, light fixtures, paint colors and fences be approved under a separate Certificate(s) of Appropriateness; and a Building Permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of appropriateness application #CA24-32 was submitted by applicant Chris Sanchez on June 12, 2024 to renovate the historic 1921 D. E. Box house and construct a new addition to the house and garage. The additions would include a 750 square foot one-story addition to the rear of the existing house containing a new master bedroom and bath; a request for a variance to combine the square footage from the 200 square foot storage building allowed by the Preservation ordinance with the existing 459 square foot garage; and to construct a new roofline on the garage with a shed dormer on the south elevation to allow for attic storage.

The property is landmarked and also is located within the boundary of the Grapevine Historic Township. Exterior materials and details for the new additions would include wood siding and

trim to match the original house and metal clad wood windows and wood exterior doors. A new paint color scheme would be developed for the house.

The total building area of the project is as follows: the original house of 2,646 square feet combined with the 750 square foot addition bring the house total floor area to 3,396 square feet; the existing Garage of 459 square feet plus 200 square feet addition bring its total to 659 square feet. A new porch of 42 square feet does not count against the maximum square feet. The house of 3,396 square feet plus the garage of 659 square feet totals 4,055 square feet, which is within the maximum of 4,100 square feet allowed by the Preservation Ordinance. The building height is 27'-6", within the maximum of 35 feet. The lot size is 16,500 square feet and the building coverage is 25%, maximum coverage 40% allowed by Ordinance.

Staff recommends approval of #CA24-32 to renovate the existing house; construct a new 750 square foot one-story addition to the rear of the house; to approve a variance to combine the square footage from the 200 square foot storage building allowed by the Preservation ordinance with the existing 459 square foot garage; and construct a new roofline on the garage with a shed dormer on the south elevation to allow for attic storage; as per the attached plans with the conditions a plat is approved and filed with Tarrant County combining Lot 7 and a portion of Lot 8, Block 33, Jenkins and Yates Addition; all exterior materials, windows, doors and hardware, light fixtures, paint colors and fences be approved under separate Certificate(s) of Appropriateness; and a Building Permit is obtained from the Building Services Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 6/10/24

Number #CA 24-32

Property Owner Name, Address & Phone Number

CHRIS SANCHEZ
422 DOOLEY (HV, TX 76051)

Phone: 852-607-2782

Mobile: "

Email: chsanchez@a.com

Property Address (include any suite number)

422 Dooley 422 S. Dooley Street
Grapevine, TX 76051

Applicant Name, Address & Phone Number

SAME

Phone:

Mobile:

Email:

Legal Description

Block 33 Lot 7 & E 35'8

Subdivision City of Grapevine

Jenkins & Yates Addition
Ordinance #
2005-84

Tenant Name/Occupancy/Use D.E. Box ~ L.W. PARKER HOUSE # HL 05-01

Request/Description of Work to Be Done

Rehab, Remodel & Addition

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

SAME AS HOUSE

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 CHRIS SANCHEZ

Approved-Staff HPC Approved with Conditions: Office Use

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

Building Official

Date

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

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

OFFICE 817-410-3556

RECEIVED
JUN 12 2024

RECEIVED
JUN 12 2024
By 9:55AM KH

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

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: 6/12/24
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 16,500 Square Feet
 Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,646.08
 Building Coverage (40% max) 2570
 Building Height (35 ft. max) 27'-6"
 Garage (Detached 500 sq. ft. max) 459 + 200 = 659
 Garage (Attached is included within the 3,400 sq. ft. max) 3,396
 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 12 2024

RECEIVED
 JUN 12 2024
 By 9:55 AM KH

Account: 01091808
Address: 422 S DOOLEY ST

Location

32°56'13.0"N 97°04'25.6"W

422 S Dooley St, Grapevine, TX 76051

[Directions](#)

in

[View larger map](#)



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

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JUN 12 2024

#CA24-32

Address: 422 S DOOLEY ST
City: GRAPEVINE
Georeference: [16060-33-7-30](#)
Subdivision: [GRAPEVINE, CITY OF](#)
Neighborhood Code: [3G030K](#)
Latitude: 32.9369461791
Longitude: -97.0737867205
TAD Map: 2126-460
MAPSCO: TAR-028J

Property Data

Legal Description: GRAPEVINE, CITY OF Block 33 Lot 7 & E35'8

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: 1960

Agent: None

Site Number: [101091808](#)

Site Name: GRAPEVINE, CITY OF-33-7-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,624

Percent Complete: 100%

Land Sqft^{*}: 16,500

Land Acres^{*}: 0.3787

Pool: N

Notice Sent Date: 4/15/2024

Notice Value: \$734,021

Protest Deadline Date: 5/24/2024

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JUN 12 2024 

#CA24-32

+++ 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 2024-04-15](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

SANCHEZ CHRISTOPHER

Primary Owner Address:

210 E WORTH ST
GRAPEVINE, TX 76051

Deed Date: 1/5/2024

Deed Volume:

Deed Page:

Instrument: [D224003697](#)

Previous Owners:

Name
JEFFCOAT SARA R

Date
5/23/2013

Instrument

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#CA24-32

Deed Volume

Deed Page

Name

JEFFCOAT P D EST

Date

12/31/1900

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](#).

Year

2024

Improvement Market

\$528,021

Land Market

\$206,000

Total Market

\$734,021

Total Appraised+

\$460,441

Year

2023

Improvement Market

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JUN 12 2024



#CA2432

\$457,858

Land Market

\$226,000

Total Market

\$683,858

Total Appraised+

\$418,583

Year

2022

Improvement Market

\$301,890

Land Market

\$226,035

Total Market

\$527,925

Total Appraised+

\$380,530

Year

2021

Improvement Market

\$268,286

Land Market

\$226,035

Total Market

\$494,321

Total Appraised+

\$345,936

Year

2020

Improvement Market

\$284,726

Land Market

RECEIVED

JUN 12 2024



#CA24-32

\$180,000

Total Market

\$464,726

Total Appraised+

\$314,487

Year

2019

Improvement Market

\$249,855

Land Market

\$180,000

Total Market

\$429,855

Total Appraised+

\$285,897

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

QUICK LINKS

[Home](#)

RESOURCES

[Forms](#)

ABOUT

[Board of Directors](#)

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JUN 12 2024

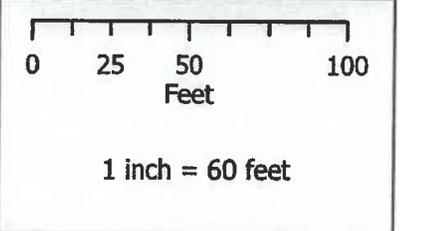


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Historic Landmark Subdistricts

#CA24-32

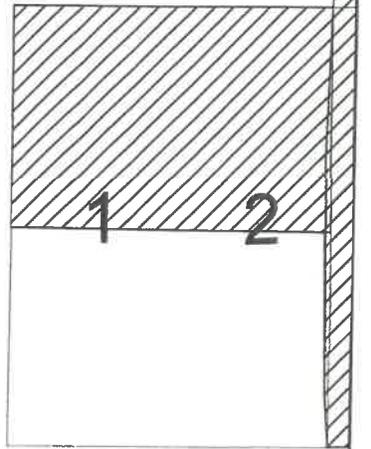
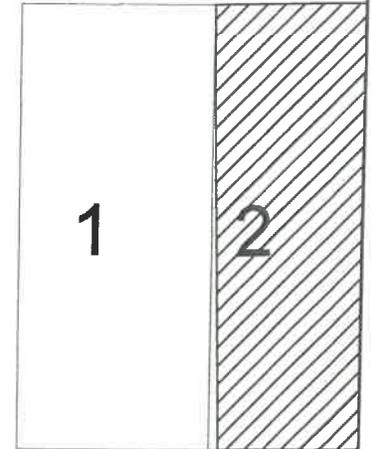
422 South Dooley Street

6/20/2024



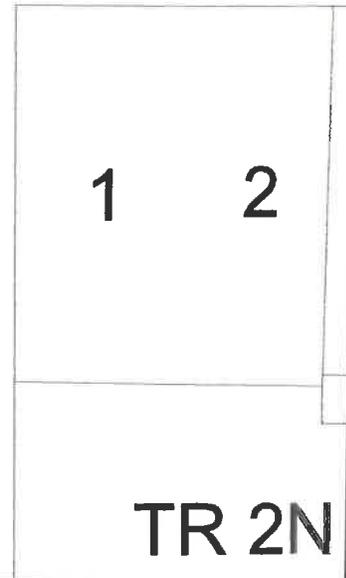
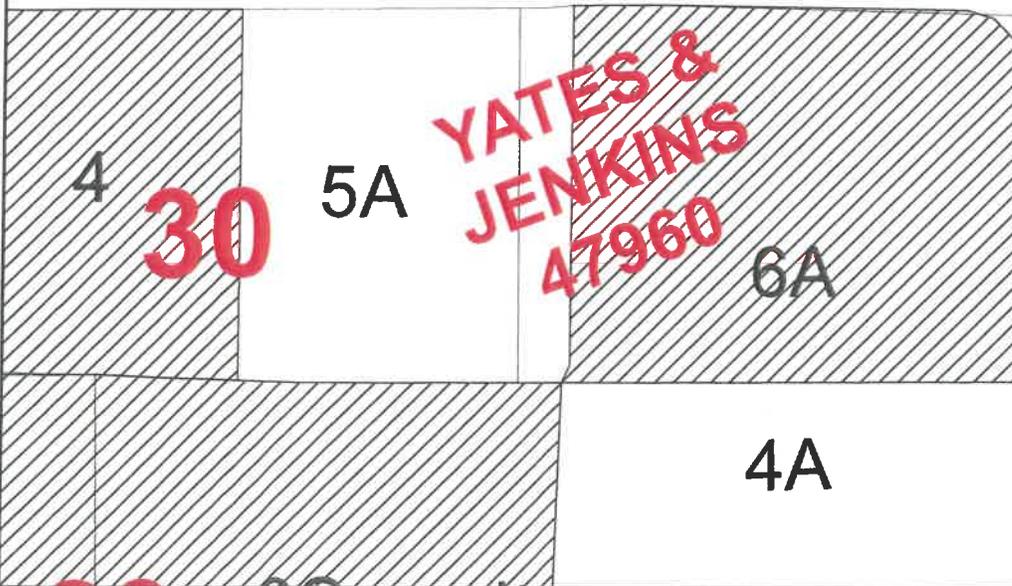
E-WORTH-ST

51



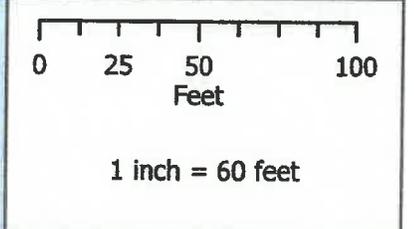
S-DOOLEY-ST

E-FRANKLIN-ST



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

#CA24-32
 422 South Dooley Street
 6/20/2024



Design Guidelines

**The D. E. Box- L. W. Parker House
422 S. Dooley Street
Grapevine, Texas**

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

January 3, 2005

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- Awnings-Canopies
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- Additions to Historic Buildings

Preface

According to Tarrant County Deed Records, D.E. Box purchased from Zebulon and Florence Jenkins two lots on the corner of Franklin and Dooley soon after Thanksgiving 1919. Box's father-in-law, John J. Dougherty, began construction on the home early the following year. It was completed in 1921. John Dougherty was a highly skilled carpenter and contractor who built many fine churches, schools and homes in the North Texas area. After completing the Box residence, John built a home across the street for he and wife, Minerva.

D.E. Box was the Cashier and Manager of the First National Bank of Grapevine (then the National Bank) from its inception – the same year Main Street was paved. The third bank in this small town of 600 residents, it is said to have begun humbly but grown steadily, sustaining the town's primarily agricultural economy even through the Great Depression. By February 1924, with the resignation of President T.B. White, Box became President, a position he held for exactly 33 years. He was succeeded as president by his son, Joseph Nelson "Joe." D.E. served for several more years as the bank's Chairman of the Board. He was succeeded in this role by his wife Ruth. In addition to his work in the bank, D.E. owned and operated Box Insurance Agency, as well as having farm and ranch holdings and operations. His partner in the livestock business from 1933-1942 was Drew Wall, who among other notable accomplishments was mayor of Grapevine in 1922.

The Box family name is well known in Grapevine, particularly with regard to community and non-profit service. D.E. was president of the Northwest Highway Association, the primary organization that helped get Highway 114 routed through Grapevine. He served on the Grapevine City Council and local school board, and was a leader in the Masonic Lodge and Lions Club. He served the Texas Bankers Association as State Treasurer and was Chairman of District Seven. Grapevine's Citizen of the Year award is named in his honor. Ruth Box was active in the First Baptist Church where she served as Sunday School teacher for almost half a century. She was President of the Bay View Club, a charter member of the Grapevine Garden Club and past Worthy Matron of the Order of the Eastern Star. She was a graduate of North Texas State Teachers Normal and a Carrollton school teacher before marrying D.E. in 1914. Three of D.E. and Ruth Box's five children (D.E. Jr., Joseph Nelson, William Donald, Mary Ruth and Evelyn Dougherty) were born in Grapevine. All spent their formative years here.

D.E., Ruth and Joe Box were directly involved in the economic growth and prosperity of the city. Their fine examples of professionalism and civic responsibility had a direct impact on the quality of life of its residents.



D. E. Box- L. W. Parker House c. 1922

The current appearance of the home located at 422 South Dooley Street bears little resemblance to the 2752 square foot residence built by John Dougherty for D.E. and Ruth Box in 1920. Following a fire on the second floor of the home in 1975, the original cross-hipped roof (low to medium in pitch) was replaced with a medium-pitched side-gable-type with wide eaves over the front facade. A deck was added to the second story over the former single-story porch. Storm windows and composite siding were added to all facades.

The original home was a two-story folk house with hints of craftsman detailing. The single-story front porch filled in the southeast corner of the L-shaped floor plan. Covered by a narrowly pitched hipped roof, the porch was supported by large square roof supports. A gabled eave announced the home's entryway. All exterior walls were covered in four-inch lapped wood siding. Rectangular windows (double-hung with diamond shaped upper panes over one full-size lower pane) grouped in threes, are placed on each upper story and the lower story front façade, as well as on the frontmost sides of the house. Identical windows, grouped in pairs were found placed on each of the upper story side facades. The roof had narrow eaves. One large chimney rose from the north side of the house. A smaller chimney rose from the southwest quadrangle.

This massed-plan (more than one room deep), wood-framed, vernacular style was popular in the South (indeed, in many parts of the country) from the turn of the 20th century until the 1930s. This example was clearly owned by a family of means, as indicated by its size, quality of construction and fine landscaping. The bounds of the property were delineated by a three to four foot tall row of hedges. Various trees were planted throughout the yard.

It is unknown what type of construction occurred in 1938. However, in 1960, then owner L.W. Parker Jr. made the bulk of the alterations we see today. Square footage was added to the upper story over the top of the front porch, creating a rectangular house, topped by a simple side-gabled composition roof with narrow overhanging eaves. Aluminum storm windows were placed over the original wood-framed windows. The porch is now defined by a pent roof. The large square roof supports remain. Windows added during this construction are horizontally narrow 2/2, and do not match those existing. Two in the front and one on the side, they are placed equidistantly across each façade. Exterior asbestos siding was added to cover the lapped siding.

The yard appears to be somewhat smaller, making way for the paving of South Dooley. The perimeter hedges have been removed. Sidewalks have been added. It appears that few, if any, of the original trees remain, though others have since been planted. A large detached garage with hipped roof and asbestos siding is accessible from Franklin Street.



D. E. Box- L. W. Parker House c. 2005

Prentice D. Jeffcoat, Owner

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 (either 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 20th 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.

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, June 26, 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
Jana Garcia	Commissioner
Eric Gilliland	Commissioner RESIGNED 03/27/2024
Taylor Bunn	Commissioner - Alternate
Monica Hotelling	Planning & Zoning Liaison
Paul Slechta	City Council Liaison

The above constituting a quorum, members absent:

Ashley Anderson	Commissioner
Theresa Meyer	Commissioner

with the following City staff present:

Matthew Boyle	City of Grapevine Attorney
Paula Newman	CVB Managing Director of Operations
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 and introduced Paul Slechta our City Council Liaison, Matthew Boyle our City Attorney, Mr. P.W. McCallum the Executive Director of the CVB who is traveling on a Sister City Mission currently and Monica Hotelling our Planning & Zoning Liaison.

Chairman Shope announced that Commissioner Jim Niewald, who has served since 2021 is moving to Tennessee, this will be his last meeting and he is resigning from this Commission. The Chairman said that Jim Niewald’s knowledge and interest in Historic Preservation has help him serve this Commission well. The Chairman wished him the best.

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:
 - #CA24-27 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.

PUBLIC HEARING

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

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.

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.

Vice-Chairman Telford said she remembers there used to be two small framed Craftsmen style houses. She said her first-grade teacher lived in one of the houses, at that time all the schools in Grapevine used to be where the Faith Christian School is today. Margaret Telford said she is happy that it is going back to what the area was originally intended for.

Historic Preservation Officer David Klempin said he located a 1944 aerial photo that shows the two small houses on the lot and the apartment building to the west lot had 2 other small houses. We are reverting back to the original single-family residential lots intent for the area. It is a great plan for Historic Preservation and for the original Township.

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

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Motion approved

Commissioner Niewald moved to approve Historic Landmark #HL24-01 as recommended, the motion was seconded by Vice-Chairman Telford, prevailing in a vote of:

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Motion approved

B. 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. Preservation Officer Klempin presented this item.

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.

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.

The Applicant Neal Cooper came forward to speak, he said the owners of the property have changed management about 3 or 4 years ago and the current property manager Bill Ticknor has been thinking ahead and working on some long-term plans for this site. This will be the first of multiple projects in the area to bring more conversions and significant changes to the Township.

Vice-Chairman said she is pleased with the plans and is happy it will be returning to permanent residential properties verses apartments.

Vice-Chairman Telford moved to close the public hearing for **#CA24-31**; Commissioner Garcia seconded the motion and was followed with a vote of:

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Public Hearing Closed

Vice-Chairman Telford moved to approve Certificate of Appropriateness **#CA24-31** with conditions as listed, the motion was seconded by Commissioner Garcia, followed with a vote of:

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Motion approved

MINUTES

Commission to consider the minutes of the May 22, 2024 Regular Meeting. Commissioner Niewald moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 2 (Anderson, Meyer)

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:26 p.m.

June 26, 2024 Minutes Passed and Approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 24th day of July, 2024.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY