

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, October 23, 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:  
#CA24-43 for property located at 852 East Worth Street;  
#CA24-44 for property located at 212 East Texas Street;  
#CA24-45 for property located at 128 East Texas Street;  
#CA24-46 for property located at 820 East Texas Street;  
#CA24-47 for property located at 603 East Texas Street;  
#CA24-49 for property located at 626 East Wall Street;  
#CA24-50 for property located at 319 South Main Street;  
#CA24-51 for property located at 120 South Main Street, Suite A;  
#CA24-52 for property located at 215 East Wall Street;  
#CA21-53 for property located at 525 East Worth Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA24-60 for property located at 860 East Hudgins Street, legally described Dooley, William Survey, Abstract 432, Tract 65, City of Grapevine and take any necessary action.

5. Workshop

- A. Commission to hold a Workshop on a proposed Grapevine Pattern Book of Principles and Standards for Continuity with History for the Grapevine Historic Township.

6. Minutes

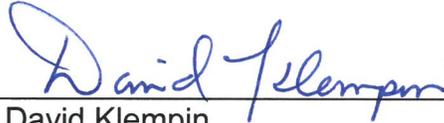
- A. Commission to consider the minutes of the August 28, 2024 Regular Meeting.

7. Adjournment

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

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on November 20, 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 18th day of October 2024 at 5:00 p.m.



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David Klempin  
Historic Preservation Officer

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Erica Marohnic  
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, APRIL 24, 2024

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-60  
860 EAST HUDGINS STREET  
GRAPEVINE, TEXAS 76051  
CITY OF GRAPEVINE, OWNER  
PAUL W. MCCALLUM, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-60 for the property located at 860 East Hudgins Street, legally described as Dooley, William Survey, Abstract 422, Tract 65, 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 7' high corrugated metal fence along the north side of the property as per the attached drawing and photo with the conditions a building permit is obtained from the Building Services Department.

BACKGROUND:

Certificate of appropriateness application #CA24-60 was submitted by applicant Paul W. McCallum of the Grapevine Convention & Visitors Bureau on September 25, 2024 to construct a new 7' high corrugated metal fence along the north side of the property. The fence is designed to be a visual screen along the existing rail tracks which serve the Grapevine Vintage Railroad. The property is located within the Grapevine Historic Township boundary. The proposed site plan and photo are attached.

Staff recommends approval of #CA24-60 construct a new 7' high corrugated metal fence along the north side of the property as per the attached drawing and photo with the conditions a building permit is obtained from the Building Services Department.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Date SEPT 25, 2024

Number # CA 24-60

Property Owner Name, Address & Phone Number  
CITY OF GRAPEVINE  
636 S. MAIN ST  
G  
Phone: 817 454-4422 CELL  
Mobile:  
Email: dktemp@grapevine-texas.gov  
Property Address (include any suite number)

Applicant Name, Address & Phone Number  
PAUL MCCALLUM  
636 SOUTH MAIN ST.  
GRAPEVINE, TX 76051  
Phone:  
Mobile:  
Email:  
Legal Description

860 EAST HUDGINS ST.  
GRAPEVINE, TX 76051

Block — Lot —  
Subdivision DOOLEY, WILLIAM SURVEY  
ABSTRACT 422 TRACT 15

Tenant Name/Occupancy/Use \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Request/Description of Work to Be Done  
INSTALL CORRUGATED METAL FENCE ALONG HUDGINS STREET  
SIDE.

Drawings/Sketches Attached  
 Yes  No

Photographs Attached  
 Current  Historic

Material Sample(s) Attached (please list) \_\_\_\_\_  
\_\_\_\_\_

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

Signed  \_\_\_\_\_  
Owner or Contractor

Print Name PAUL MCCALLUM

Approved-Staff HPC   
 Approved with Conditions: \_\_\_\_\_

Denied

\_\_\_\_\_  
Chair - Historic Preservation Commission  
 \_\_\_\_\_  
Building Official

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

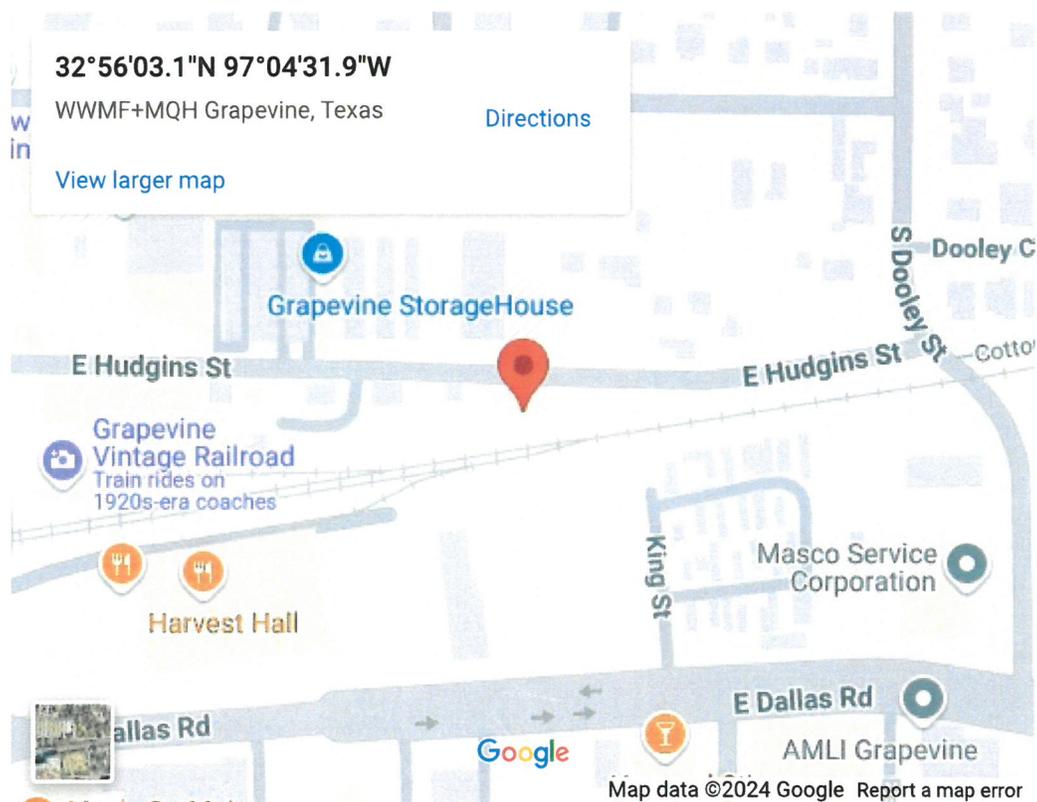
OFFICE 817-410-3556

Important Security Reminder: Everyone for 2024 will need to reset their password and some Online Accounts will need to be recreated for 2024.

Account: 06495699  
Address: 860 E HUDGINS ST

Export Property Page

## Location



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

**Address:** [860 E HUDGINS ST](#)

**City:** GRAPEVINE

**Georeference:** [A 422-65](#)

**Subdivision:** [DOOLEY, WILLIAM SURVEY](#)

**Neighborhood Code:** [Utility General](#)

**Latitude:** 32.9341841127

**Longitude:** -97.0755202953

**TAD Map:** 2126-460

**MAPSCO:** TAR-028J

## Property Data

**Legal Description:** DOOLEY, WILLIAM SURVEY Abstract 422 Tract  
65

**Jurisdictions:**

CITY OF GRAPEVINE (011)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** J5

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** [80856314](#)

**Site Name:** REGIONAL RAIL ROW CORRIDOR

**Site Class:** ExGovt - Exempt-Government

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 32,048

**Land Acres<sup>\*</sup>:** 0.7360

**Pool:** N

**Protest Deadline Date:** 5/24/2024

+++ Rounded.

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

## Property Documents

### Documents

#### 2024 Documents

No documents to display.

#### 2023 Documents

Show Documents

## Owner Information

### Current Owner:

GRAPEVINE CITY OF

### Primary Owner Address:

PO BOX 95104

GRAPEVINE, TX 76099-9704

**Deed Date:** 9/28/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217233986](#)

### Previous Owners:

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**Name**

REGIONAL RAIL ROW CO

**Date**

4/1/1998

**Instrument**

00000000000000

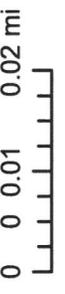
#CA 24-60



# PW Mapviewer

10/18/2024

#CA24-60



1" = 80'

Disclaimer:  
This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, OCTOBER 23, 2024

SUBJECT: COMMISSION TO HOLD A WORKSHOP ON A PROPOSED  
GRAPEVINE PATTERN BOOK OF PRINCIPLES AND STANDARDS  
FOR CONTINUITY WITH HISTORY FOR THE GRAPEVINE  
HISTORIC TOWNSHIP.

BACKGROUND: Grapevine's heritage is uniquely preserved in its Main Street and residential historic districts and properties. Its Historic Districts are a great asset to the City and have been protected by the ordinances put in place by the City Council, adopted by Ordinance. Historic Preservation Staff will hold a Workshop on a proposed Grapevine Pattern Book of Principles and Standards for Continuity with History for the Grapevine Historic Township.

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, August 28, 2024 at 6:00 p.m. in the Grapevine City Hall, 2nd floor Council Chambers located at 200 South Main Street, Grapevine Texas with the following members present:

- |                  |                         |
|------------------|-------------------------|
| Sean Shope       | Chairman                |
| Margaret Telford | Vice-Chairman           |
| Ashley Anderson  | Commissioner            |
| Theresa Myer     | Commissioner            |
| Taylor Bunn      | Commissioner            |
| David Ewbank     | Commissioner            |
| Janice Rhoda     | Commissioner- Alternate |
|                  |                         |
| Paul Slechta     | City Council Liaison    |
| Monica Hotelling | P&Z Liaison             |

The above constituting a quorum, members absent:

- |             |              |
|-------------|--------------|
| Jana Garcia | Commissioner |
|-------------|--------------|

with the following City staff present:

- |                  |   |
|------------------|---|
| Matthew Boyle    | City of Grapevine Attorney                      |
| Paul W. McCallum | Executive Director Convention & Visitors Bureau |
| David Klemplin   | Historic Preservation Officer (HPO)             |
| Kayce Vanderpool | Historic Preservation Secretary                 |

**CALL TO ORDER**

Chairman Shope called the meeting to order at 6:00 p.m. He welcomed the youngest attendee at 9 days old.

**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.

**OATH OF OFFICE**

The Oath of Office was administered by Kayce Vanderpool, Historic Preservation Secretary to reappointed Commissioners Margaret Telford, Ashley Anderson, Theresa

Meyer and Taylor Bunn and the newly appointed Commissioners David Ewbank and Janice Rhoda - Alternate.

## **ELECTION OF OFFICERS**

Commissioner Ashley Anderson spoke about the wonderful leadership of Grapevine's historic preservation by both Chairman Sean Shope and Vice-Chairman Margaret Telford. She moved that they both continue to serve in their respective rolls, Commissioner Meyer seconded the motion. Both Chairman Sean Shope and Vice-Chairman Margaret Telford agreed to continue serving. The motion was approved with the following vote:

Ayes: 7 (Shope, Telford, Anderson, Meyer, Bunn, Ewbank, Rhoda)

Nays: None

Absent: 1 (Garcia)

## **WORK SESSION**

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.

## **PUBLIC HEARING**

Chairman Shope declared the public hearing open for:

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 the Grapevine, Preservation Officer Klempin presented this item.

## **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 foot 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.

### 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.

Preservation Officer Klempin said the new addition will have the same wood siding and trim to match the existing house along with new wood windows and wood doors. A new color scheme will be developed for the house that will be approved with a separate certificate of appropriateness.

Mr. Klempin said that originally the house had beautiful hip roofs with four-foot overhangs. In the 1960's there was a fire in the attic that destroyed the upper roof. Due to lack of homeowner's insurance the property owner installed trusses and that is what is still there today. It would be wonderful to see the original hip roof restored someday. The owner does not have plans to restore the original roof.

Chairman Shope thanked Mr. Klempin for pointing out the original roof of the house. He asked if changing the roof back to the original hip roof, would it change the height of the

house. Mr. Klempin said no, it would not affect the height of the house.

Chairman Shope asked if the owner would like to come forward and speak about the project. The property owner Chris Sanchez thanked the Commissioners for their time and said he is looking forward to getting started.

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

Ayes: 7 (Shope, Telford, Anderson, Meyer, Bunn, Ewbank, Rhoda)

Nays: None

Absent: 1 (Garcia)

Motion approved

Vice-Chairman Telford moved to approve with conditions, Certificate of Appropriateness #CA24-32, the motion was seconded by Commissioner Anderson prevailing in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Meyer, Bunn, Ewbank, Rhoda)

Nays: None

Absent: 1 (Garcia)

Motion approved

Chairman Shope congratulated Mr. Sanchez and thanked him for the hard work and working with the staff on the plans for this house.

## **MINUTES**

Commission to consider the minutes of the June 26, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Meyer, Bunn, Ewbank, Rhoda)

Nays: None

Absent: 1 (Garcia)

Minutes approved

Chairman Shope pointed out that with the oath of office taken earlier, that there are two new Commissioners David Ewbank and Janice Rhoda. He thanked them for volunteering and welcomed them both to the Historic Preservation Commission.

## **ADJOURNMENT**

Chairman Shope adjourned the meeting at 6:17 p.m.

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 23th day of October, 2024.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY