

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, February 26, 2025
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:
#CA25-01 for property located at 120 South Main Street Suite #A 50;
#CA25-03 for property located at 514 East Texas Street;
#CA25-04 for property located at 324 Ruth Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA24-69 for property located at 504 South Dooley Street, legally described as Block 30, Lot 6A, Yates & Jenkins 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 #CA25-06 for property located at 422 South Dooley Street, legally described as Block 33, Lot 7 & E 35' 8, City of Grapevine and take any necessary action.

5. Minutes

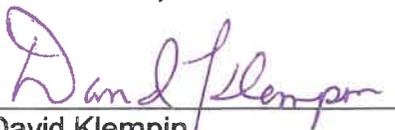
- A. Commission to consider the minutes of the January 22, 2025 Regular Meeting.

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 March 26, 2025 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 21st day of February, 2025 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, FEBRUARY 26, 2022

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA24-69
HISTORIC 1923 JOHN DOUGHERTY HOUSE, #HL2000-05
BOWLING RESIDENCE
504 SOUTH DOOLEY STREET
JAMES SANDEFUR, V3 ELECTRIC, APPLICANT

WDIL
EM

RECOMMENDATION:

Staff recommends the Historic Preservation Commission deny Certificate of Appropriateness #CA24-69 for the property located at 504 South Dooley Street, legally described as Block 30, Lot 6A, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Install solar panels on the south facing roof and the west facing garage roof of the Historic John Doherty House;

as per the attached plans.

BACKGROUND:

On November 13, 2024 #CA24-69 was submitted by James Sandefur of V3 Electric with plans to install 47 solar panels on the roof of the Historic 1923 John Dougherty House on the south side and the west facing garage roof. On Wednesday, January 29th HP Officer David Klempin spoke by phone with Josh Sevey of V3 Electric to share that the plan would need to be revised. The section of the roof on the south side containing 13 panels is not visible from the street and could be considered for approval. However the remaining 19 panels on the house and the 16 panels on the garage roof would need to be removed. These panels are visible from the both South Dooley Street and East Franklin Streets. The 35 panels could be relocated and ground mounted in the yard if located behind a screening fence. Mr. Sevey said he would contact the owner to let him know of this option.

On February 1, 2025 Klempin drove north on Dooley Street and noticed that the panels had already been installed on the John Dougherty House. Klempin verified with the Building Department that no permit had been issued for the job; and that no Certificate of Appropriateness had been approved by Historic Preservation staff.

Solar panel use in Texas must conform to Texas Property Code Section 202.010. A property owner cannot be prohibited from installing a solar energy device as defined by Texas Tax Code Section 171.107. However, there are exceptions including:

Solar panels may not extend higher than the roofline, must conform to the slope of the roof, and must be parallel to the roofline. Solar panels that are ground-mounted may

not extend above the homeowner's fence. Solar panels may not be installed without prior approval.

With regard to Historic Districts and landmarked properties, residential solar installations must be situated so they are screened from view from public streets.

Staff recommends the Commission deny Certificate of Appropriateness #CA22-06 to install solar panels on the south facing roof and garage roof of the Historic John Dougherty House.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 10/30/2024

Number #CA24-69

Property Owner Name, Address & Phone Number

Shena Bowling
504 South Dooley Street, Grapevine, TX 76051

Phone: (817) 975-5062

Mobile:

Email: tim@tridentswimmingpools.com

Property Address (include any suite number)

504 South Dooley Street, Grapevine, TX 76051

Applicant Name, Address & Phone Number

V3 Electric Inc
2550 114th ST STE 120, Grand Prairie, TX, 75050

Phone: 9162356441

Mobile 9162447502

Email: permits@v3electric.com

Legal Description

Block 30 Lot 6A

Subdivision Yates & Jenkins Addition

Tenant Name/Occupancy/Use RESIDENTIAL # HL 2000-05 DOUGHERTY HOUSE

Request/Description of Work to Be Done

Roof Solar- 39 Modules 15.795kW, Line Side Tap into main breaker

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

Black Solar Panels, Silver Railings/Racking, Conduiting, Equipment Boxes

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 x [Signature]
Owner or Contractor

Print Name James Sandefur

Approved-Staff HPC

Approved with Conditions: _____

Denied

x _____
Chair - Historic Preservation Commission

x _____
Historic Preservation Officer

x _____
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.**

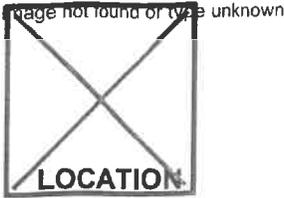
DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

RECEIVED
NOV 13 2024 *h*

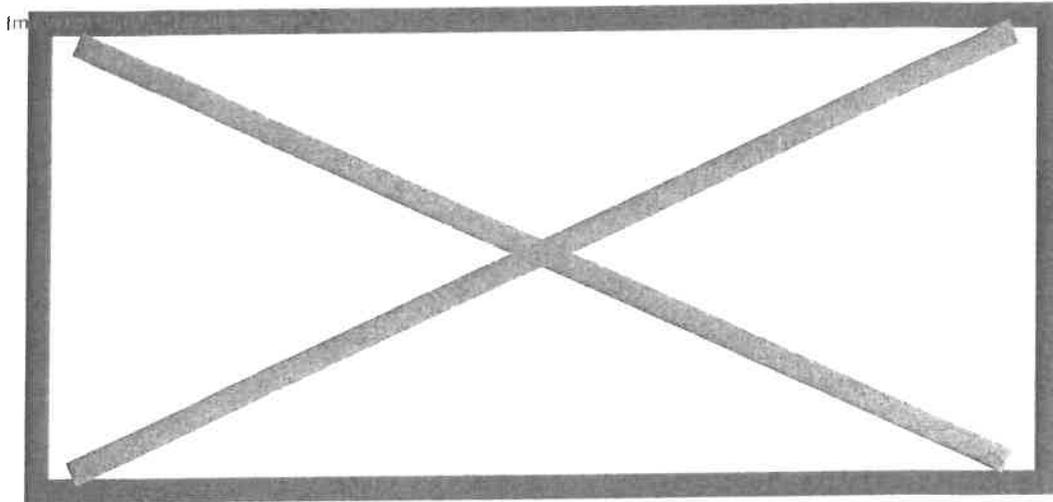
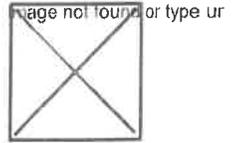
#CA 24-69

Tarrant Appraisal District
Property Information | PDF
Account Number: 40621294



Address: 504 S DOOLEY ST
City: GRAPEVINE
Georeference: 47960-30-6A
Subdivision: YATES & JENKINS ADDITION
Neighborhood Code: 3G030K

Latitude: 32.9365153117
Longitude: -97.0737831614
TAD Map: 2126-460
MAPSCO: TAR-027M



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

PROPERTY DATA

Legal Description: YATES & JENKINS ADDITION
Block 30 Lot 6A

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: 1924

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)**Pool:** Y

Protest Deadline Date: 5/15/2025

Site Number: 40621294

Site Name: YATES & JENKINS ADDITION-30-6A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,728

Percent Complete: 100%

Land Sqft^{*}: 18,415

Land Acres^{*}: 0.4227

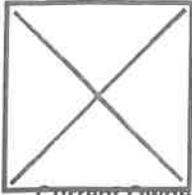
+++ Rounded.

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

OWNER INFORMATION

#CAZ4-09

Tarrant Appraisal District
Property Information | PDF



Current Owner:

BOWLING TIM A
BOWLING SHENA M

Primary Owner Address:

504 S DOOLEY ST
GRAPEVINE, TX 76051-5455

Deed Date: 1/1/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

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	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$496,840	\$213,660	\$710,500	\$541,858
2023	\$480,627	\$233,660	\$714,287	\$492,598
2022	\$338,113	\$233,588	\$571,701	\$447,816
2021	\$226,412	\$233,588	\$460,000	\$407,105
2020	\$232,000	\$216,000	\$448,000	\$370,095

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.

6B

JENKINS
YATES
21610
33 9B

8

7

YATES &
JENKINS
47960

30

9A

6A

29

3C

4A

4B

4C

6B

JENKINS
YATES
21610
33 9B

8

7

E-FRANKLIN-ST

4

30

5A

YATES &
JENKINS
47960

6A

S-BOOLEY-ST

4A

29

3C

4F

4B

4C

Design Guidelines

**John and Minerva Dougherty House
504 S. Dooley Street
Grapevine, Texas**

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

June 2, 2000

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- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

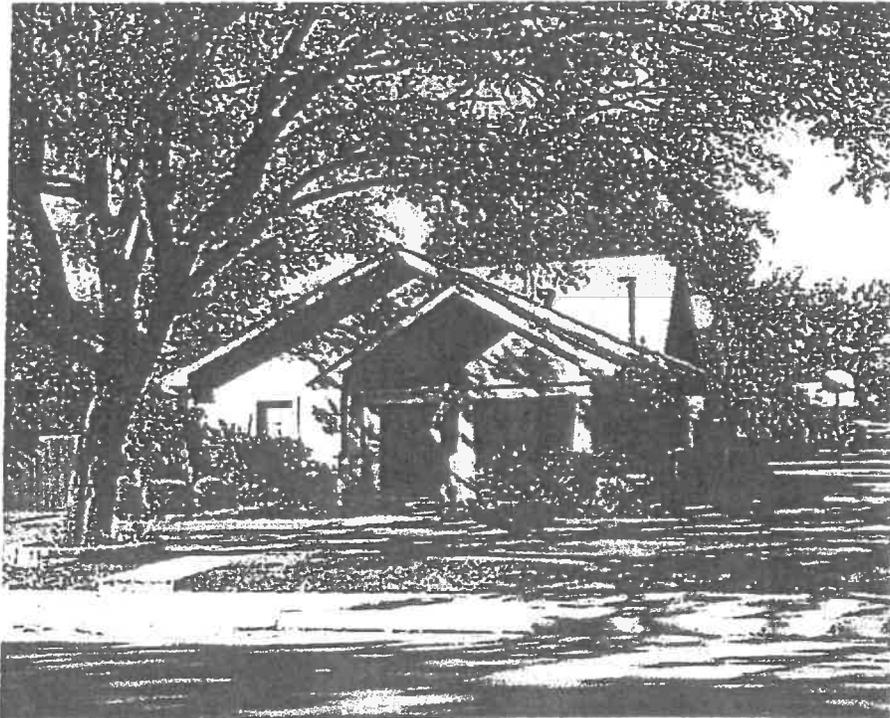
- Infill
- Additions to Historic Buildings

Preface

The Dougherty House was constructed ca. 1923 by John and Minerva Dougherty. Mr. Dougherty built the wood frame bungalow style home following purchase of the property from Jeb and Florence Jenkins on June 13, 1923. The property is located in the Jenkins-Yates Addition to the City of Grapevine, originally platted in 1889 by Zeb Jenkins and J.E.M. Yates.

The Dougherty House is significant to the culture and heritage of the City of Grapevine because it is a good example of residential construction found throughout the Grapevine Area during its agricultural proliferation and built by the area's middle class merchants and farmers.

John Dougherty was born March 8, 1859 in Castlemore, Ontario Canada. Dougherty came to Texas in the early 1880s where he married Minerva Jane McQuerry of Lebanon, Texas in 1886. The Doughertys had two children, William Bernard and Mary Ruth. Mary Ruth married D.E. Box and they moved to Grapevine in 1919. John and Minerva followed her to Grapevine.



Dougherty House at 504 S. Dooley, Grapevine, Texas.

Dougherty was a highly skilled carpenter and is credited with building many churches, schools, and homes in North Texas including the two-story home he built in 1921 for his daughter at the northeast corner of Franklin and Dooley. Dougherty was a Mason and also served as a director of the Tarrant County National Bank.

The house is an example of the Bungalow style; featuring a front gable roof with a lower projecting gable roof over the front porch supported by original battered wood columns on non-original stone masonry piers. The original porch wood floor has been replaced with concrete. The original wood

windows have been replaced with metal windows and non-original wood siding sheaths the exterior walls. The current owners have also constructed a detached, two story garage that compliments the character of the house.

The current owners have applied for a Grapevine Township Revitalization grant to revitalize their house. Completed work includes foundation repairs and leveling to the house, restoring/repairing the original battered columns, installing a new front entry and painting the exterior of the home.

Allowing this property to authentically tell its own story of its period and time, while reinforcing the historical period of significance (1923) with necessary preservation, rehabilitation and restoration, is the goal of the historic landmark designation. The preservation of original architectural features, especially windows, doors, porch and siding, is preferred, rather than "modernization" or "updating" of older features, or imposing a false "historical look" on newer features.

The repair of original materials, rather than their replacement can best preserve the historic character of the Dougherty House. If non-original materials are replaced, then care should be taken to install original (in-kind) materials. Repair and restoration is often more cost effective than replacement, conserves energy and reduces the amount of trash added to landfills.

New construction (additions or rehabilitation) to the home should reflect the character of the home during its period of significance. Constructed for residential use, it's massing, roof shapes, porch configurations and materials that reflect the architectural character of the home during its historic period should be preserved. The design of any new architectural features shall have key elements of a primary historic style already existing in the home and shall be clearly compatible with and complimentary to its adjacent features.

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.

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 (circa 1923), 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.

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, FEBRUARY 26, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-06
HISTORIC GRAPEVINE TOWNSHIP, ORDINANCE #99-179
HISTORIC 1921 D. E. BOX HOUSE, #HL2005-01
422 SOUTH DOOLEY STREET
GRAPEVINE, TEXAS 76051

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** the Certificate of Appropriateness #CA25-06 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. Demolish the existing 459 square foot two-car detached garage;
as per the attached plans.

BACKGROUND:

Certificate of appropriateness application #CA25-06 was submitted by applicant Chris Sanchez on January 31, 2024 to demolish the existing two-car detached garage at the Historic landmark 1921 D. E. Box house. The Commission previously approved #CA24-32 to renovate the existing 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 was approved 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 addition and 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.

In January 2025 a City of Grapevine building inspector notified Historic Preservation staff that the entire garage had been demolished. Any demolitions of a historic structure must first be approved at a meeting of the Historic Preservation Commission.

The Preservation Ordinance requires the following information for the Historic Preservation Commission to consider for a demolition, this information was not provided:

Information describing the condition of the structure Estimated cost or restoration or repair;

Demonstration that the adaptive use or restoration of the structure has been seriously considered;

Any available historic records of the building (drawings, photographs...) Architectural drawings of any proposed new construction which is intended to replace the existing structure;

Any conditions proposed to be voluntarily placed on new development that would mitigate the loss of the existing structure;

Any other information that the staff finds appropriate for the commission to render a decision on the application.

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA25-06 to demolish the two-car detached garage.

Staff recommends the applicant provide the required information outlined above in the Preservation Ordinance regarding demolition of structures, and submit a new Certificate of Appropriateness for the construction of the detached garage to be staff approved **with conditions** that all exterior siding and trim is to be wood that matches the siding and trim of the original D. E. Box House.



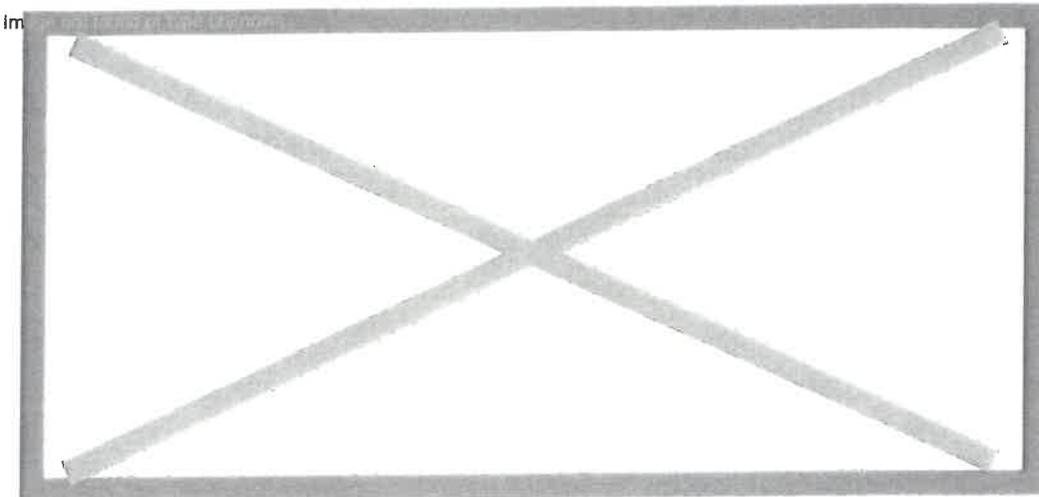
#CA 25-06

Tarrant Appraisal District
Property Information | PDF
Account Number: 01091808

LOCATION

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



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

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

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01091808

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

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



#CA 25-06

Tarrant Appraisal District
Property Information | PDF

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	Date	Instrument	Deed Volume	Deed Page
JEFFCOAT SARA R	5/23/2013	00000000000000	0000000	0000000
JEFFCOAT P D EST	12/31/1900	00000000000000	0000000	0000000

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	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$294,000	\$206,000	\$500,000	\$460,441
2023	\$457,858	\$226,000	\$683,858	\$418,583
2022	\$301,890	\$226,035	\$527,925	\$380,530
2021	\$268,286	\$226,035	\$494,321	\$345,936
2020	\$284,726	\$180,000	\$464,726	\$314,487

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

There are no exemptions for this property

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.



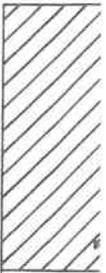
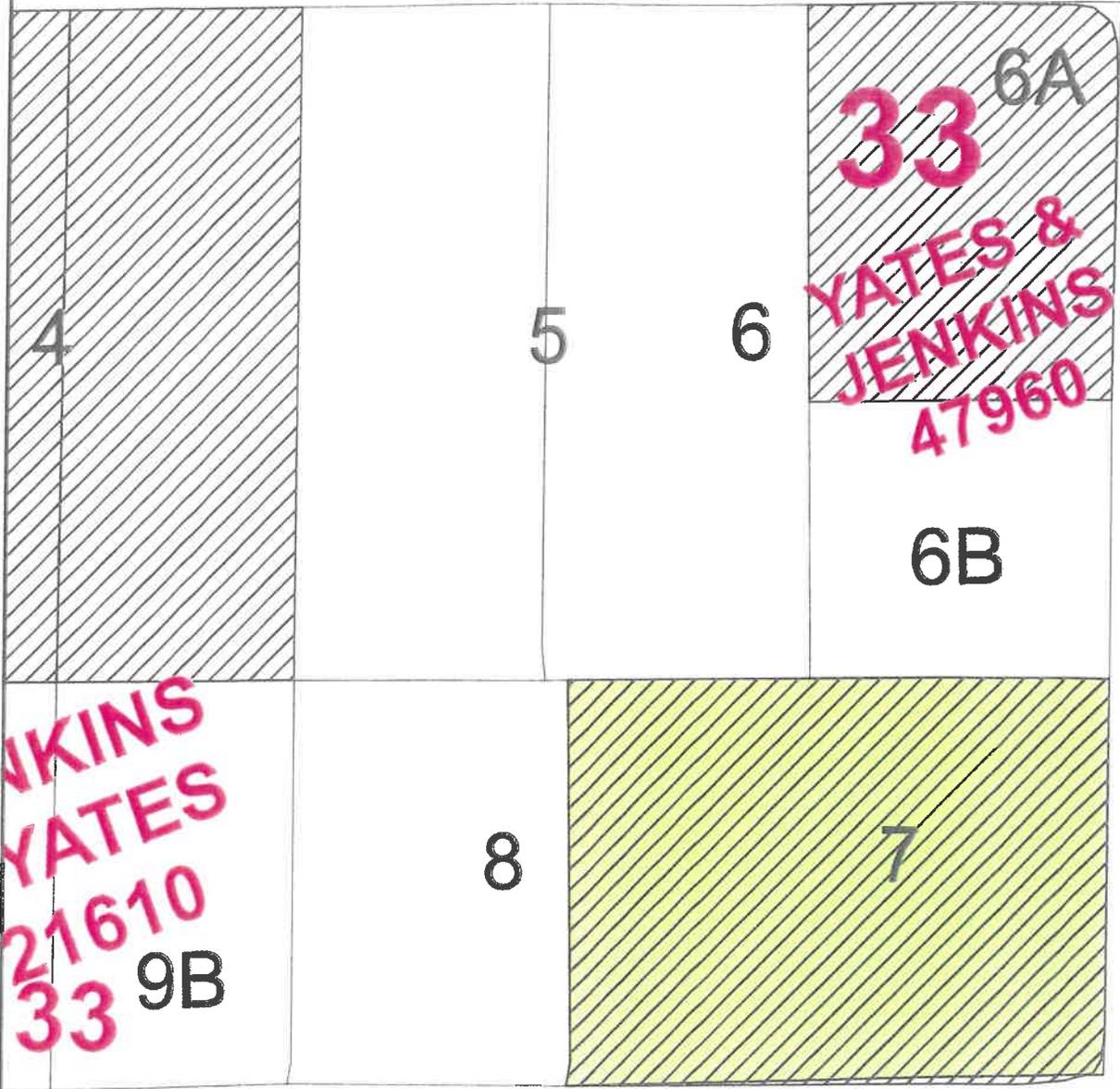
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Historic Landmark Subdistricts

##CA25-06
422 South Dooley Street
 2/12/2025

0 25 50 100
 Feet
 1 inch = 60 feet
RECEIVED

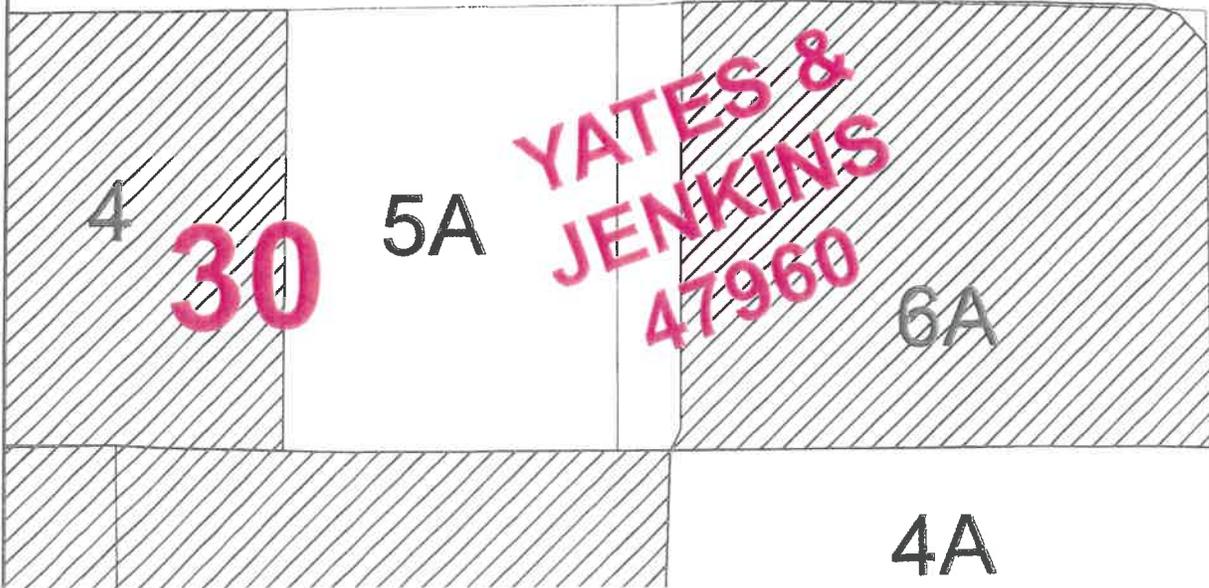
51

E-WORTH-ST



S-DOOLEY-ST

E-FRANKLIN-ST



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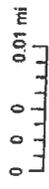
#CA25-06





PW Mapviewer

1/31/2025



1" = 30'

This product is for informational purposes and may not have been processed for use in legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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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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, January 22, 2025 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
Jana Garcia	Commissioner
Theresa Meyer	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:

Taylor Bunn	Commissioner
Ashley Anderson	Commissioner

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 (HPO)
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 applicant and introduced Paul Slechta our City Council Liaison, Matthew Boyle our City Attorney, Mr. P.W. McCallum the Executive Director of the CVB and Monica Hotelling our Planning & Zoning Liaison.

Mr. Shope asked Mr. McCallum how many events did Grapevine host during the Christmas Capitol of Texas. Mr. McCallum said we hosted 1,400 events and he announced that News Week Magazine named Grapevine, Texas as the best Christmas town in the USA.

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:
#CA24-73 for property located at 106 East Texas Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

- A. **Certificate of Appropriateness #CA25-02** for property located at 150 West College Street, Suite #318, legally described as Block 4, Lot 2R PER PLAT D214062867, City of Grapevine. Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of appropriateness application #CA25-02 was submitted by applicant Chuck Tordiglione of Bull Lion Winery on January 3, 2025 to renovate the existing south facing façade of the building. The property is located within the College Street Residential Historic District and is landmarked. The building was constructed in 1975 by Grapevine businessman Bill Guest and was a part of the Guest Furniture Store. At the December 17, 2024 City Council Meeting #CU24-54 approval was given to relocate the Bull Lion Winery currently located at 530 South Main Street into Suite #318 on the east end of the building with the condition that within 90 days the applicant would submit at CA for approval to the Historic Preservation Commission for the proposed changes to the façade; a legally-enforceable parking agreement with Blagg Tire, located at 604 South Main Street, is provided and approved by the City Attorney and all seating will be inside the building. An approved CA is required to obtain a Building Permit.

The building façade is currently painted a medium gray color. There is a concrete awning above the entrance to the building. An interior vestibule opens to three tenant spaces.

The proposed changes to the façade follow the Design Guidelines of the College Street Residential Historic District. The changes would be to repaint the façade a taupe/limestone color. The recessed accent strips would remain black and the concrete awning would be painted black. New black metal awnings would be added above each of the four windows on the front of the building. A number of gooseneck lights would be installed along the length of the façade at the top of the building, to light the building front. A new tenant sign would be placed above the windows and the Bull Lion logo medallion would be placed next to the vestibule entrance.

A mural in sepia tones is proposed on the southeast corner of the façade on the tenant space to visually attract and highlight the Winery at its new location, next door to its former location in the historic Gulf Gas Station building at 530 South Main Street.

Staff recommends approval of #CA25-02 for renovations to existing south façade of the building to include: repainting in a new color scheme; installation of new metal awnings over the windows; installation of new gooseneck light fixtures; installation of a new tenant wall sign and a logo medallion; installation of a new sepia tone mural; as per the attached

drawings and site plan with the conditions all exterior materials, windows, doors and door hardware, light fixtures and paint color selections be approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Services Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness **#CA25-02** for the property located at 150 East College Street, legally described as Block 4, Lot 2R PER PLAT D214062867, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G - Grapevine Code of Ordinances), as amended for the following items:

1. Renovations to existing south façade of the building to include:
 - a. Repainting the facade exterior in a new color scheme;
 - b. Installation of new metal awnings over the windows;
 - c. Installation of new gooseneck light fixtures;
 - d. Installation of a new tenant wall sign and a logo medallion;
 - e. Installation of a new sepia tone mural;

as per the attached drawings and site plan with the conditions all plans, exterior materials, windows, doors and door hardware, light fixtures be approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Services Department.

HPO David Klempin said the color of the building will be a limestone kind of color and there is no outdoor seating allowed.

Applicant Chuck Tordiglione came forward to speak. He said that the idea for the mural was a suggestion of a City Council member to help draw the eye to the building. Mr. Tordiglione is talking to a local artist, Styfle Reed about painting the sepia tone mural of wine and grapes. When Bull Lion Ranch first presented to City Council the plans were denied, after that the building owner stepped in to help out with the building plans and that were later approved.

Vice-Chairman Telford said that she is excited to see the changes of the façade.

Commissioner Garcia said that adding the awnings and new color will make a striking change to the building façade.

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

Ayes: 6 (Shope, Telford, Garcia, Meyer, Ewbank, Rhoda)

Nays: 0

Absent: 2 (Anderson, Bunn)

Motion approved

Vice-Chairman Telford moved to approve Certificate of Appropriateness #CA25-02 with conditions as written, the motion was seconded by Commissioner Meyer prevailing in a vote of:

Ayes: 6 (Shope, Telford, Garcia, Meyer, Ewbank, Rhoda)
Nays: 0
Absent: 2 (Anderson, Bunn)
Motion approved

MINUTES

Commission to consider the minutes of the December 18, 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: 6 (Shope, Telford, Garcia, Meyer, Ewbank, Rhoda)
Nays: 0
Absent: 2 (Anderson, Bunn)
Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:18 p.m.

January 22, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 26th day of February, 2025.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY