

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor, Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, October 22, 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:
 - #CA25-46 for property located at 526 East Worth Street;
 - #CA25-50 for property located at 518 East Texas Street;
 - #CA25-51 for property located at 413 South Main Street;
 - #CA25-52 for property located at 336 South Main Street;
 - #CA25-53 for property located at 840 East Texas Street;
 - #CA25-54 for property located at 401 South Main Street;
 - #CA25-55 for property located at 852 East Worth Street;
 - #CA25-56 for property located at 523 East Texas Street;
 - #CA25-58 for property located at 317 Jenkins Street;
 - #CA25-59 for property located at 336 South Main Street;
 - #CA25-60 for property located at 406 South Main Street;
 - #CA25-61 for property located at 112-126 East Texas Street;
 - #CA25-62 for property located at 221 Austin Street;
 - #CA25-63 for property located at 406 South Main Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-57 for property located at 508 East Worth Street, legally described as Block 110, Lot East 37 ½' 2 & W 32 ½' 3, College Heights Addition, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-64 for property located at 510 Smith Street, legally described as Block 31, Lot 3B, City of Grapevine and take any necessary action.

- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-67 for property located at 510 Smith Street, legally described as Block 31, Lot 3B, City of Grapevine and take any necessary action.

5. Minutes

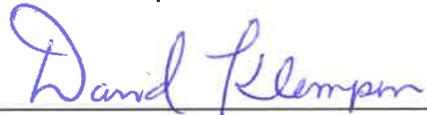
- A. Commission to consider the minutes of the July 23, 2025 Regular Meeting.

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 November 19, 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 16th day of October, 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 ^{WOL}
ERICA MAROHNIC, DIRECTOR OF PLANING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, OCTOBER 22, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-57
GRAPEVINE HISTORIC TOWNSHIP DISTRICT, ORDINANCE #99-179
HISTORIC 1917 FARRINGTON HOUSE,
#HL10-11, ORDINANCE #2010-62
508 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PD DESIGNS, LLP, OWNER, NICK HEITZ, APPLICANT
RUSSELL MORAN, ARCHITECT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-57 for the property located at 508 East Worth Street, legally described as Block 110, Lot: East 37 ½' 2 & W 32 ½' 3, 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. Renovate the existing 1,317 square foot house and construct a new 1,683 square foot two-story addition to the rear of the house resulting in 3,000 square feet of living area;
2. Renovate the original two-car garage, lifting and placing it on a new concrete foundation in same location;
3. Construct a new connecting covered walkway from the house to the garage;

as per the attached plans with the conditions that the Board of Zoning Adjustment approve a special exception to allow for the original detached two-car garage to remain in its existing location; that all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA25-57 was submitted by the applicant Nick Heitz on August 8, 2025 to renovate the existing 1,317 square foot house and construct a new 1,683 square foot two-story addition to the house resulting in 3,000 square feet of living area; and construct a new connecting walkway from the house to the garage.

Mr. Heitz has developed plans to update the house for modern living to serve as a family home. The Farrington House was the home of E. S. Farrington, Grapevine's Superintendent of Schools. Farrington later became athletic director and Superintendent of the Fort Worth School District. He was honored with the naming of the Works Progress Administration's (WPA) concrete stadium, Farrington Field, in his honor in 1939.

The plans for the house were developed by architect Russell Moran following the Design Guidelines established for the 1917 Farrington House.

The house is set back from the street and steps back deep into the site, creating a spacious front lawn area. The house would be renovated and a new two-story addition constructed to the rear of the house. The addition placement allows for retaining of the large pecan tree in the rear yard. The original two-car garage would be lifted and a new concrete foundation installed beneath it. A connecting covered walkway would be constructed between the house and the garage.

The lot is 7,784 square feet in size and the building coverage would be 37%, (maximum 40% lot coverage). The size of the house with additions would be 3,000 square feet, with the existing 610 square foot garage totals 3,610 square feet, which is within the Preservation Ordinance maximum allowed of 4,100 square feet. The covered outdoor living areas do not count toward the maximum allowed square footage. The Building height is 25'- 8".

Staff recommends the Commission approve #CA25-57 to renovate the existing 1,317 square foot house and a new 1,683 square foot two-story addition to the rear of the house resulting in 3,000 square feet of living area; renovate the original two car garage, lifting and placing it on a new concrete foundation in same location; construct a new connecting covered walkway from the house to the garage; as per the attached plans with the conditions that the Board of Zoning Adjustment approve a special exception to allow for the original detached two-car garage to remain in its existing location; that all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 8/8/2025

Number #CA25-57

Property Owner Name, Address & Phone Number

PH Designs Corporation
416 W. College Street
Grapevine, TX 76051

Phone:

Mobile: 817 925-9914

Email: nheitz@jpa.baseball.com

Property Address (include any suite number)

508 East Worth Street
Grapevine, TX 76051

Applicant Name, Address & Phone Number

NICK HEITZ
SAME

Phone: 817-925-9974

Mobile

Email:

Legal Description

Block 110E37 1/2' LT 2 & W32 1/2' 3

Subdivision College Heights Addition

Tenant Name/Occupancy/Use FARRINGTON HOUSE
SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done

Build addition to the existing house & restore existing garage

Drawings/Sketches Attached

X Yes o No

Photographs Attached

Current o 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 x [Signature] Owner or Contractor

Print Name NICK HEITZ

o Approved-Staff HPC [check]

Approved with Conditions:

o 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

#CA25-57
508 E. Worth St

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: 9-15-25
Time: 9:00 AM (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. Foundation Plan Pier and Beam
9. Historic Preservation Plan ✓

Property Lot Size 7784 Square Feet existing
Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,317 sf with addition
Building Coverage (40% max) 37% 3,000 sf
Building Height (35 ft. max) 25'-8"
Garage (Detached 500 sq. ft. max) 610 sf
Garage (Attached is included within the 3,400 sq. ft. max) —
Storage Shed (200 sq. ft. max) —
For Commercial Uses:
Impervious Area _____ % of Lot
Parking Spaces _____
ADA Parking Spaces _____
Easements _____
Board of Zoning & Adjustment approval Nov 2025

=====

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.

#CA25-57



LOCATION

Address: 508 E WORTH ST
City: GRAPEVINE
Georeference: 7670-110-2-30
Subdivision: COLLEGE HEIGHTS ADDITION-GRPVN
Neighborhood Code: 3G030K

Latitude: 32.9374126371
Longitude: -97.0730256367
TAD Map: 2126-460
MAPSCO: TAR-028J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block 110 E37 1/2'LT 2 & W32 1/2'3

Jurisdictions:

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

Site Number: 00564206
Site Name: COLLEGE HEIGHTS ADDITION-GRPVN-110-2-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,317
Percent Complete: 100%
Land Sqft^{*}: 7,784
Land Acres^{*}: 0.1786

State Code: A

Year Built: ~~1940~~ 1917

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)**Pool:** N

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
PH DESIGNS CORPORATION

Primary Owner Address:
416 W COLLEGE ST
GRAPEVINE, TX 76051

Deed Date: 8/29/2014
Deed Volume:
Deed Page:
Instrument: [D214196174](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEITZ HAROLD J;HEITZ PATSY J	7/1/2014	D214151663	0000000	0000000
P H DESIGNS CORP	5/1/2008	D208165319	0000000	0000000
RUSSELL CHANEY L;RUSSELL CHRISTI	9/15/2000	00145290000203	0014529	0000203
CAMPOS PATRICIA A	7/15/1991	00103200000107	0010320	0000107
HIMES WOODROW W	3/26/1991	00102570000411	0010257	0000411
BLEVINS CLYDE	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	\$202,000	\$180,000	\$382,000	\$382,000
2024	\$234,744	\$180,000	\$414,744	\$414,744
2023	\$207,065	\$191,136	\$398,201	\$398,201
2022	\$73,869	\$191,131	\$265,000	\$265,000
2021	\$73,869	\$191,131	\$284,858	\$265,000
2020	\$87,455	\$180,000	\$267,455	\$267,455

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

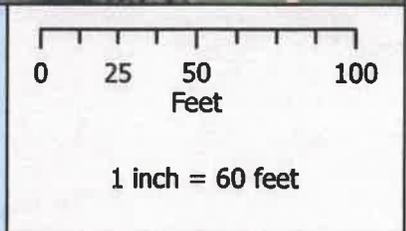
There are no exemptions for this property

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.

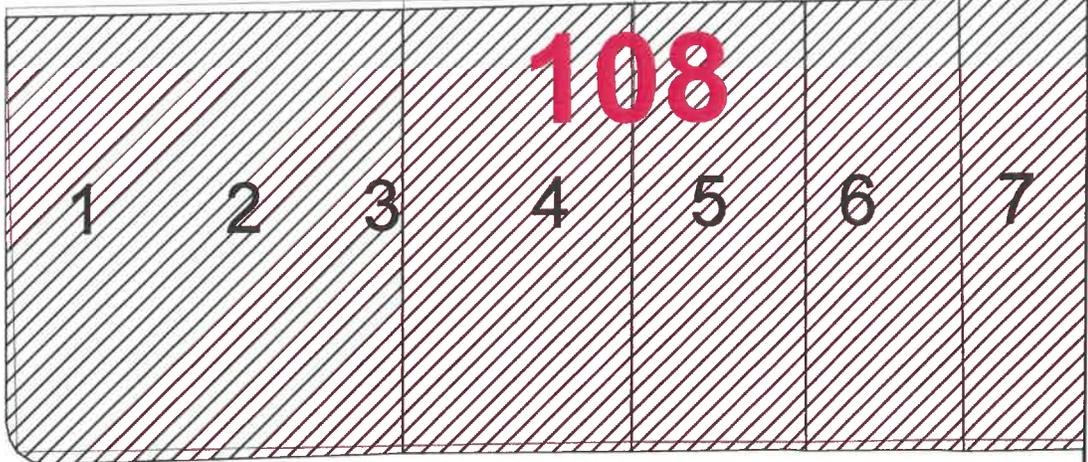


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

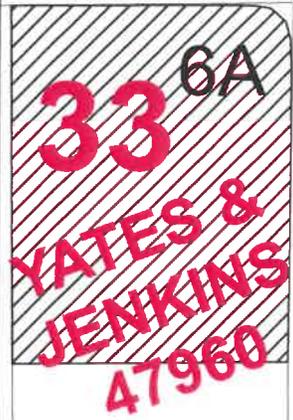
#CA25-57
508 East Worth Street
 9/11/2025



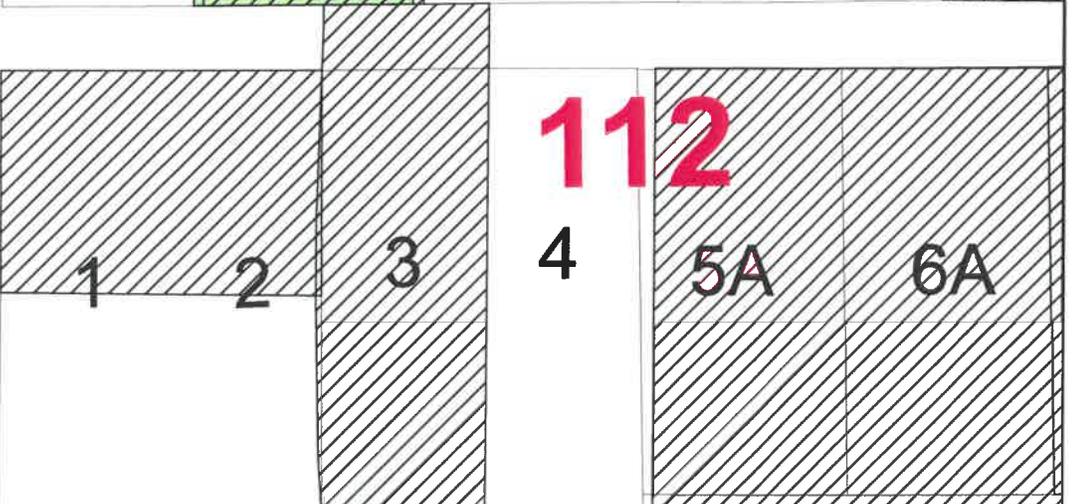
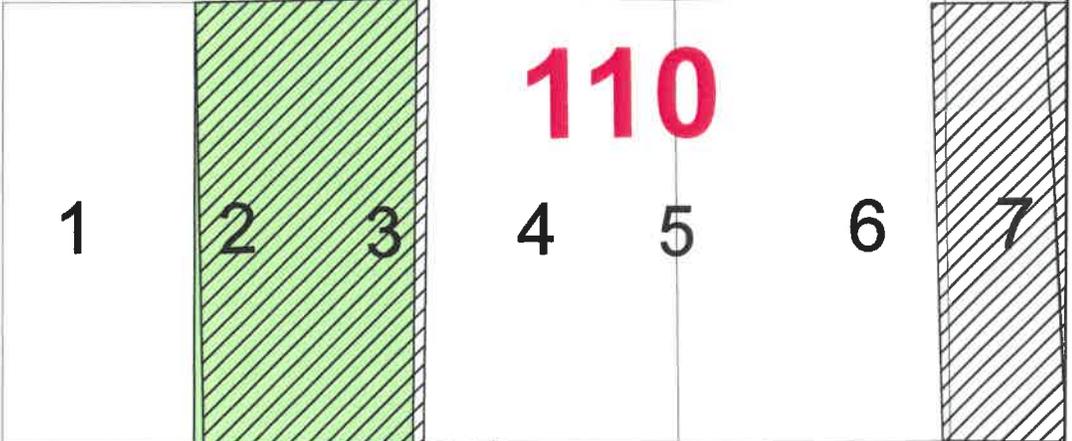
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E-WORTH-ST



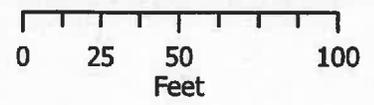
S-DOOLEY-ST



E-FRANKLIN-ST

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

#CA25-57
 508 East Worth Street
 9/11/2025



1 inch = 60 feet

Design Guidelines

**Farrington House
508 East Worth Street
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
One Liberty Park Plaza
Grapevine, TX 76051**

July 28, 2010

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Preface



Farrington House c. 1917

The Farrington House was constructed in 1917 in the Bungalow/Craftsman style. According to Tarrant County tax records, the house measures approximately 28 feet wide and 48 feet deep. It has a rectangular front-gabled form with a lower projecting front gabled porch. The roof is sheathed with composition shingles.

The house bears such hallmarks of the Bungalow style as brackets under the front-gabled eaves of both the main part of the house and the porch as well as exposed rafter tails. The house features tapered porch columns on top of brick piers. The porch is entered from its left side instead of from the front. Windows tend to be single 1/1 units. Southeast of the house is a detached garage which according to tax records was constructed c. 1923.

The Farrington House is also significant for its relationship to other buildings that collectively tell the story of Grapevine's historical development from its founding to World War II. Both the house and garage were counted as contributing resources in the National Register-listed Original Town Historic District.

The College Heights Addition was platted on the east side of Grapevine in 1913. The blocks were numbered 100 through 110 and the plat also contains Block 55 which is located immediately south of the St. Louis Southwestern Railroad tracks. The College Heights Addition received its name as a result of the campus of Grapevine College (which subsequently became the public schools) being located within its boundaries. The need for this new addition corresponded with Grapevine's growth during the early decades of the 20th century.



This home was built in 1917 by Grapevine's Superintendent of Schools, E. S. Farrington, who resided here. He later served as Fort Worth School's Athletic Director and Superintendent of Schools. Farrington Field in Fort Worth is named in his honor. Farrington Field was completed in 1939 and is the second largest in Fort Worth proper. It is used mainly for football and track & field.

The Farrington House is located on portions of Lots 2 and 3 of Block 110. Deed records indicate that owners J. W. Harrison and his wife, Annie Willingham Harrison, sold part of Lot 2 and all of lots 3 and 4 to Henry and Myrtle Liggett in 1920 for the sum of \$2,800. This price seems to suggest that improvements such as the subject house were on the property at the time it was sold. J. W. Harrison was assistant cashier at the First National Bank of Grapevine. He is also the uncle of Grapevine Mayor William D. Tate.

The Liggetts sold the same property to Sandy Alexander Wall in 1923. Sandy A. Wall was the third son of Andrew and Harriet Wall. His wife's name was Mamie Austin Wall, daughter of Grapevine blacksmith Rhodes Austin. Sandy A. Wall served as a county commissioner of Tarrant County Precinct #3 from 1919 to 1934. He is credited with securing Grapevine's access to the highway that was called "North Route to Dallas" and Highway 121 which connected the town with Fort Worth (Young, p. 377). Sandy Wall died April 23, 1934, while still in office. Sandy's daughter, Harriett, married Bart Starr, Jr., son of Grapevine's first mayor.

The Walls sold the property to Henry Willingham in 1924. Henry was married to Miss Frank Yeates. Henry was a member of the Grapevine Cornet Band and brother of Annie and Linnie Willingham. In 1925, the Grapevine City Council granted Henry Willingham and J.W. Harrison a 25-year telephone franchise. Harrison was a previous owner of the house and was married to Willingham's sister, Annie. In 1928, Henry joined Andrew W. Willhoite and Bart H. Starr in the operation of the Willhoite Garage on Main Street. According to the 1930 Census, Henry and Frank were both 38 years old and their

daughter, Kathryn Yeates Willingham, was 16. Living with them were three boarders. Considering the size of the house at 508 E. Worth Street, this begs the question whether the Willinghams were actually living at this house in 1930 or at another house on the same street. Kathryn Willingham married Paul Barnes in 1934; their sons are Jerry and David Barnes, both well know local citizens. The Willingham's owned the property at 508 E. Wall Street until 1960.

Hugh Moreland, a single man, bought the property that is now associated with the house from the Willingham's in 1960 (the sale did not include part of Lot 3 and all of Lot 4). The property was subsequently sold to Clyde Blevins. Following Mr. Blevins' death in 1978, the house became the property of his wife, Alpha P. Blevins. After her death, the ownership of the house passed to Woodrow Himes in 1991. A few months later, Mr. Himes sold the property to Patricia A. Campos. She owned it until 2000 when it was purchased by Chaney and Christi Russell. The current owner purchased it in 2008.

The Farrington House is also important for its associate with several prominent people who contributed to the commercial and political life of Grapevine. These include E. S. Farrington, J.W. Harrison, S. A. Wall and Henry Willingham. In 1992, the Grapevine Historical Society placed a Historical Marker on the Farrington House.

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.

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 be designed to reflect the period of significance and follow the Design Guidelines established for Grapevine's Historic Commercial and Residential Buildings.

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.

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, OCTOBER 22, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-64
1965 WALTER E. MAYFIELD HOUSE
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT
#HL93-01, ORDINANCE #93-58
JOHN GENTRY RESIDENCE
510 SMITH STREET
JOHN GENTRY, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA25-64 for the property located at 510 Smith Street, legally described as Block 31, Lot 3B, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Remove all of the 16 aluminum single hung double-pane windows, previously approved in 2009 by Historic Preservation staff;
2. Install 16 new Pella metal-clad wood casement windows on the house;

as per the attached window schedule, elevations and current photos.

BACKGROUND:

Historic Preservation staff was driving by the house at 510 Smith Street, which is a landmarked property located in the College Street Residential Historic District, and noticed a new installation of wood casement windows in the house which originally had single-hung aluminum windows. Staff verified with the Building Department that no permit had been applied for to replace the windows and no Certificate of Appropriateness had been applied for or obtained from the Grapevine Historic Preservation Commission. A Code Enforcement staff member notified the owner that he would need to apply for a building permit and a Certificate of Appropriateness would be required.

The request for whole house window replacement for a landmarked property must be reviewed by the Grapevine Historic Preservation Commission, approved by a vote and be in compliance with the Design Guidelines for the College Street Residential Historic District. The Design Guidelines for the College Street Residential Historic District require that replacement windows match the appearance of the original windows and window framing and lites configurations be preserved and maintained or replaced in kind.

Casement windows are an inappropriate replacement option for the house as they open

outward from one side, and do not match visually the original single hung windows of the house which slide up and down.

The casement windows installed in the house have one outward opening sash with one panel of glass while the original window sash had two panels of glass divided by a "meeting bar". There are nine street facing windows that are visible that impact the Street View (See attached photos).

Historic Preservation staff contacted homeowner John Gentry and notified him of the Preservation Ordinance violation and the required building permit. Mr. Gentry said he did not think that he needed a building permit to change the windows of the house or that a Certificate of Appropriateness would be required. He said he would apply for a building permit and would work with Historic Preservation staff for a solution.

In conversations with Historic Preservation staff he offered to place a bronze anodized metal horizontal bar in the center portion of each street facing casement window, to resemble the "meeting bar" of the original single hung windows. In your packet is a mockup of how this simulated "meeting bar" would appear on the street facing windows.

Historic Preservation Staff recommends the Historic Preservation Commission **deny** **#CA25-64** submitted after the inappropriate casement windows were installed, as follows:

1. Remove all of the 16 aluminum single hung double-pane windows approved by Historic Preservation staff from the house;
2. Install 16 Pella metal-clad wood casement windows on the house;

as per the attached window schedule, elevations and current photos.

However, Historic Preservation staff after reviewing the mockup provided by the applicant recommends the Commission approve a Certificate of Appropriateness **#CA25-67** to modify the casement windows by installing a simulated "meeting bar" that would be applied to the exterior of each of the nine street facing casement windows, to resemble the "meeting bar" of the original single hung windows.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Oct. 9, 2025

Number #CA25-64

Property Owner Name, Address & Phone Number

John + Ana Gentry
510 Smith St
Grapevine TX, 76015

Phone:

Mobile:

Email:

Property Address (include any suite number)

510 Smith Street
Grapevine, TX 76015

Applicant Name, Address & Phone Number

SAME

Phone:

Mobile:

Email:

Legal Description

Block 31 Lot 3B

Subdivision City of Grapevine

Tenant Name/Occupancy/Use SINGLE FAMILY RESIDENTIAL
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT
#HL93-01, ORDINANCE # 93-53

Request/Description of Work to Be Done

REMOVE EXISTING ALUMINUM

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 _____

Print Name JOHN GENTRY

Owner or Contractor

Office Use

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
OCT 08 2025



#CA25-64

LOCATION

Address: 510 SMITH ST
City: GRAPEVINE
Georeference: 16060-31-3B
Subdivision: GRAPEVINE, CITY OF
Neighborhood Code: 3G030K

Latitude: 32.9361629331
Longitude: -97.0762246205
TAD Map: 2126-460
MAPSCO: TAR-028J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GRAPEVINE, CITY OF Block 31
Lot 3B

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: 1965

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,237,364

Protest Deadline Date: 5/15/2025

Site Number: 01091506
Site Name: GRAPEVINE, CITY OF-31-3B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,853
Percent Complete: 100%
Land Sqft^{*}: 12,650
Land Acres^{*}: 0.2904
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

GENTRY JOHN
GENTRY ANNA

Primary Owner Address:

510 SMITH ST
GRAPEVINE, TX 76051-5447

Deed Date: 3/5/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D213079931

RECEIVED

OCT 08 2025

510 Smith St

NUMBERS		
CONTROL	LOTS	LOT
16060		

TARRANT COUNTY

ASSESSOR'S ABSTRACT OF CITY PROPERTY

CITY ADDITION CITY OF GRAPEVINE

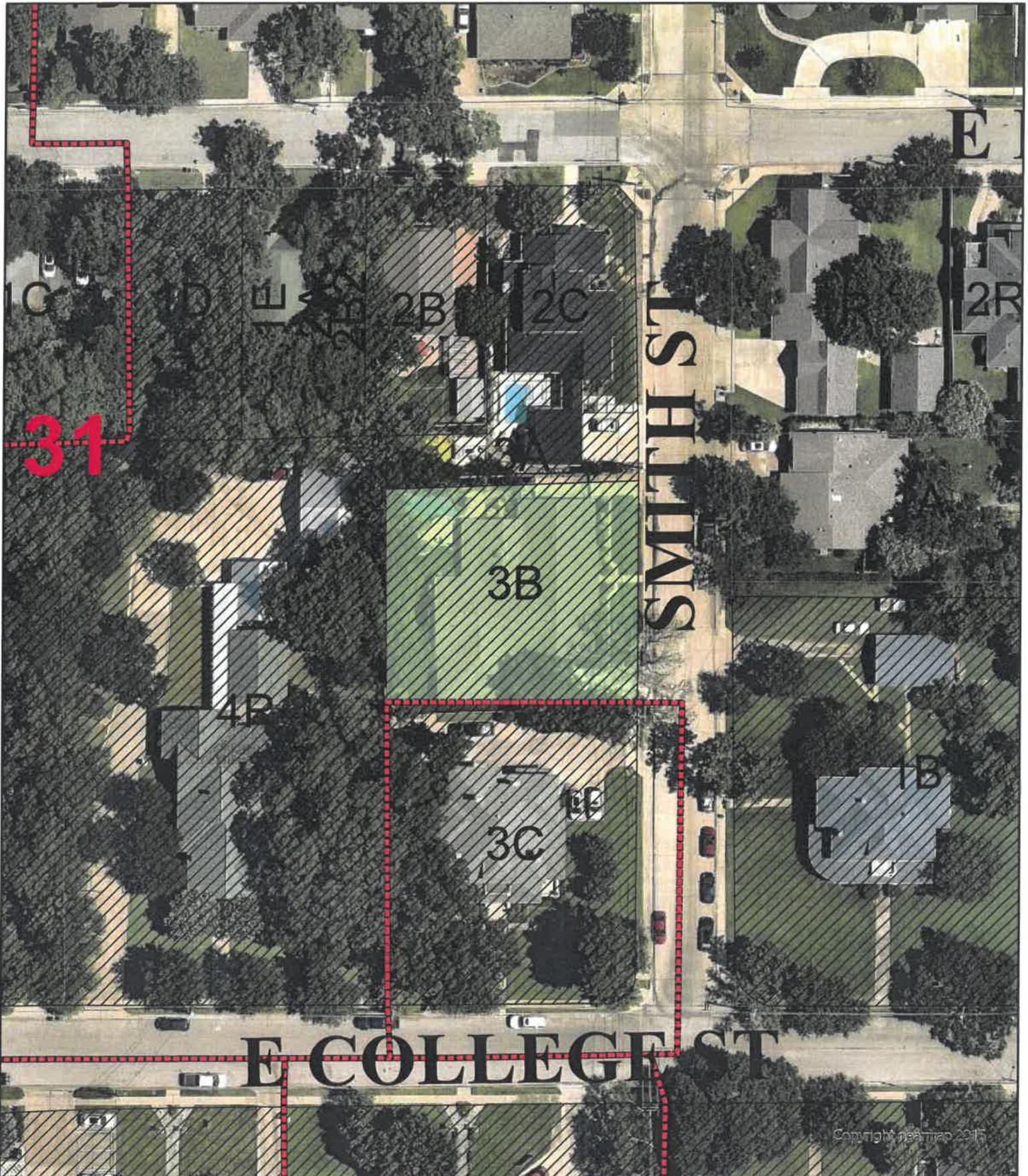
ABSTRACT NO. 422 NAME Wm Dooley

LOT NO. N 110' S 239' 3 BLOCK NO. 31 MAP NO.

OWNERSHIP RECORD	ADDRESS	KIND OF INST.	VOL.	PAGE	DATE	CONSIDERATION
Clara S Watson		1424	541	9 3 40		6000 001c1
Walter E Mayfield etux Marcie	2.20rs	WD	3990	455	9 9 64	2000 00
Jack Stinson etux Margaret W	Grantor reservations....	WD	4826	373	12 23 69	10 000vc
Murray S McKinnon etux Lillie F	804 E 7th Ave	WD	5993	896	10 18 75	10 000
Howard S Morton etux Mary E	510 Smith Grapevine 76051	WD	6110	772	10 18 76	10 000ev

LIENHOLDER RECORD

Jack Stinson etux Margaret Wilma	DT	2713	87	10 8 75	18,859
Murray S McKinnon etux Lillie	DT	2825	672	10 18 76	56500 00



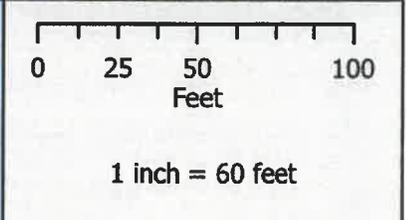
Copyright nea map 2015

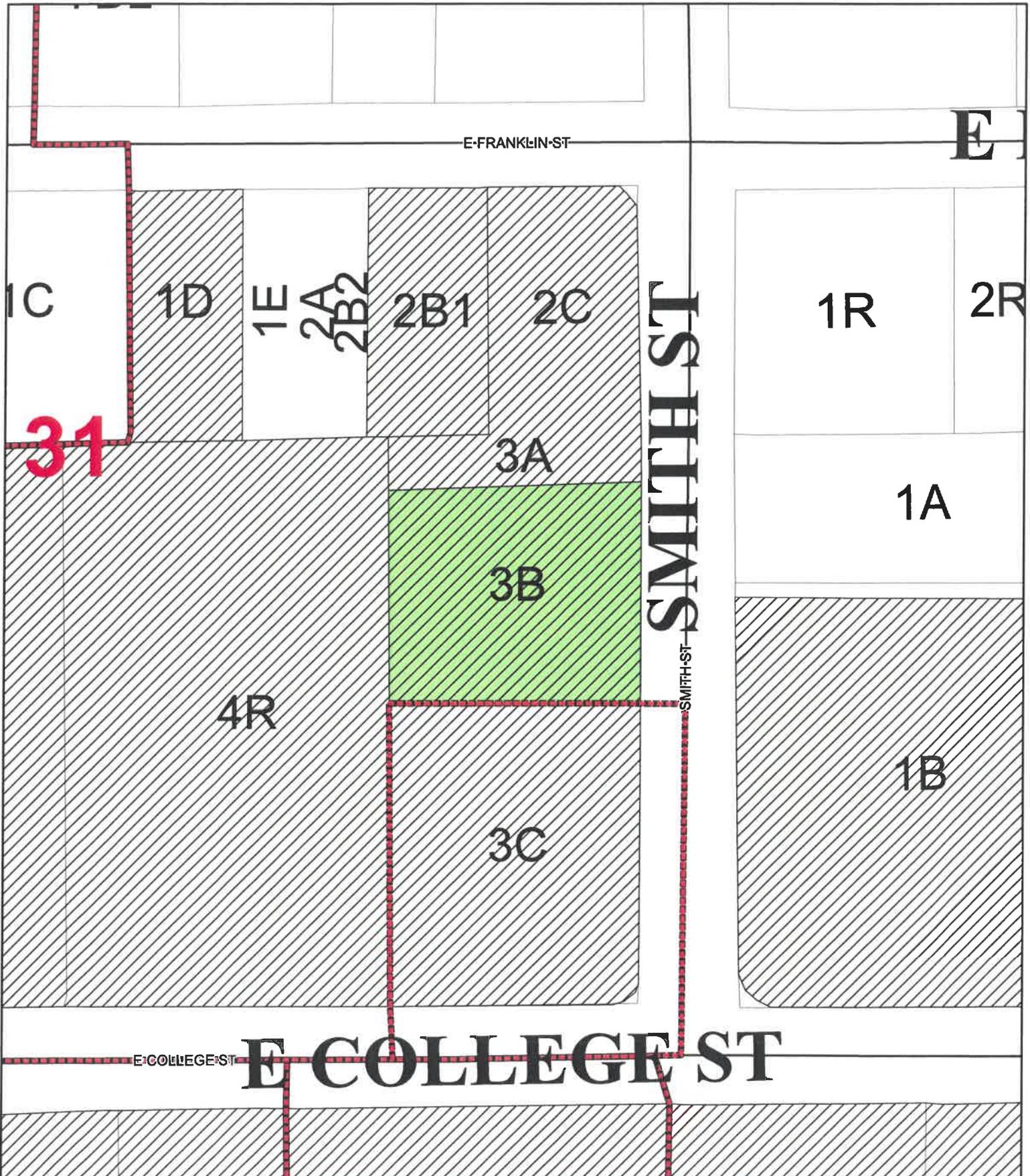
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Historic Landmark Subdistricts

#CA25-64 & #CA25-67

510 Smith Street

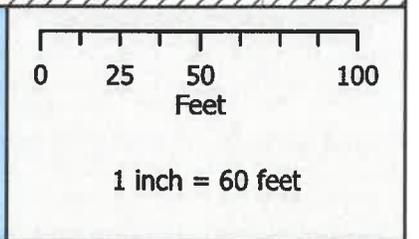
10/16/2025





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

#CA25-64 & #CA25-67
 510 Smith Street
 10/16/2025



MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, OCTOBER 22, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-67
1965 WALTER E. MAYFIELD HOUSE
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT
#HL93-01, ORDINANCE #93-58
JOHN GENTRY RESIDENCE
510 SMITH STREET
JOHN GENTRY, OWNER/APPLICANT

WPK

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-67 for the property located at 510 Smith Street, legally described as Block 31, Lot 3B, 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 a bronze anodized metal horizontal bar in the center portion of the glass on the exterior of each of the nine street facing casement windows, to resemble the meeting bar of the original single hung windows;

as per the attached mock-up and photos with the condition a Building Permit be obtained from the Building Department.

BACKGROUND:

To address the inappropriate metal-clad wood casement windows that were installed in the house at 510 Smith Street, a landmarked property located in the College Street Residential Historic District without a building permit or approved Certificate of Appropriateness, the home owner John Gentry has offered to modify the casement windows.

The Design Guidelines for the College Street Residential Historic District require that replacement windows match the appearance of the original windows and window framing and lites configurations be preserved and maintained or replaced in kind. Casement windows are an inappropriate replacement option for the house as they open outward from one side, and do not match visually the original single hung windows of the house which slide up and down.

The casement windows installed in the house have one outward opening sash with one panel of glass, while the original window sash had two panels of glass divided by a “meeting bar”. There are nine street facing windows that are visible that impact the Street View of the house (see attached photos).

Mr. Gentry proposes to affix a bronze anodized metal horizontal bar in the center portion of the glass, on the exterior of each street facing casement window, to resemble the “meeting bar” of the original single hung windows.

Historic Preservation Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-67 to install a bronze anodized metal horizontal bar in the center portion of the glass on the exterior of each of the nine street facing casement windows, to resemble the “meeting bar” of the original single hung windows; as per the attached mock-up and photos with the condition a building permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 10/10/25

Number #CA25-67

Property Owner Name, Address & Phone Number

John Gentry
510 Smith Street
Grapevine, TX 76051

Phone:

Mobile:

Email:

Property Address (include any suite number)

510 Smith Street
Grapevine, TX 76051

Applicant Name, Address & Phone Number

SAME

Phone:

Mobile:

Email:

Legal Description

Block 31 Lot 3B

Subdivision City of Grapevine

Tenant Name/Occupancy/Use Residential house for owner

Request/Description of Work to Be Done

alter new casement windows by adding a bar to look like the older windows.

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 John Gentry

Approved-Staff _____
HPC _____

Approved with Conditions: _____

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

Building Official

Date _____

**THIS IS NOT A BUILDING PERMIT.
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THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

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

OFFICE 817-410-3556

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, July 23, 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:

Margaret Telford	Vice-Chairman
Theresa Anderson	Commissioner
Taylor Bunn	Commissioner
Janice Rhoda	Commissioner
David Ewbank	Commissioner
Curtis Ratliff	Commissioner
Paul Slechta Mayor Pro Tem	City Council Liaison
Larry Oliver	P&Z Liaison
Matthew Boyle	City of Grapevine Attorney

The above constitutes a quorum. Members absent:

Jana Garcia	Commissioner
Michael Reeder	Commissioner- Alternate

with the following City staff present:

David Klempin	Historic Preservation Officer (HPO)
Hugo Gardea	Assistant Historic Preservation Manager
Kayce Vanderpool	Historic Preservation Secretary

CALL TO ORDER

Vice Chairman Telford called the meeting to order at 6:01 p.m. She recognized Sean Shope, recently appointed to the City Council. She thanked him for leading the Historic Preservation Commission meetings as Chairman for the past 8 years and done so with grace. He served on the commission for 26 years.

She welcomed and introduced Mayor Pro Tem Paul Slechta our City Council Liaison, Matthew Boyle the City Attorney, newly appointed Larry Oliver our Planning & Zoning Liaison, the Historic Preservation Officer David Klempin and new staff, Assistant Historic Preservation Manager Hugo Gardea.

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.

Vice Chairman Telford called for any citizen comments; No citizen comments were registered.

OATH OF OFFICE

Historic Preservation Secretary Kayce Vanderpool swore in reappointed Commissioners Dr. Taylor Bunn, Janice Rhoda, David Ewbank and newly appointed Dr. Curtis Ratliff. (newly appointed Alternate Michael Reeder was sworn in at an earlier date).

ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Commissioner Ewbank proposed to elect Margaret Telford for Chairman. No other nominations were made.

the nomination and was followed with a vote of:

Ayes: 6 (Telford, Meyer, Bunn, Ewbank, Rhoda, Ratliff)

Nays: 0

Absent: 1(Garcia)

Appointment approved

Commissioner Bunn proposed to elect Theresa Meyer as Vice Chairman, Commissioner Ewbank seconded the nomination.

The nomination was followed with a vote of:

Ayes: 6 (Telford, Meyer, Bunn, Ewbank, Rhoda, Ratliff)

Nays: 0

Absent: 1(Garcia)

Appointment approved

WORK SESSION

David Klempin presented the most recent staff approved Certificates of Appropriateness for the Commission to review.

- A. Approved Certificates of Appropriateness as follows:
 - #CA25-23 for property located at 518 East Texas Street;
 - #CA25-39 for property located at 314 South Main Street;
 - #CA25-40 for property located at 326 East Texas Street;
 - #CA25-41 for property located at 530 South Main Street;
 - #CA25-42 for property located at 852 East Worth Street;
 - #CA25-43 for property located at 820 East Texas Street
 - #CA25-45 for property located at 808 East Wall Street;
 - #CA25-47 for property located at 211 East Worth Street.

WORKSHOP

David Klempin introduced Hugo Gardea as the Assistant Historic Preservation Manager and shared that Hugo was David Klempin's predecessor.

Hugo Gardea gave a brief background on himself, he worked for the City of Grapevine in the late 90's and early 2000's for 6 years as the Historic Preservation Officer. He worked in Federal Government for 23 years with Historic Preservation in the department of the Army and General Services Administration.

Hugo Gardea presented the Workshop on the basics of Historic Preservation.

Grapevine’s heritage is uniquely preserved in its Main Street and residential historic districts and properties. The Grapevine Historic Township and Historic Districts are a great asset to the city and have been protected by ordinances put in place by the City Council.

Historic preservation involves recognizing places from our past that are important to us as a community here in Grapevine and caring for those places and continuing to use them. This is accomplished, in part, by the work of the Historic Preservation Commission following procedures promulgated by the State of Texas.

David Klempin shared that the Grapevine Pattern Book was adopted by City Council to the Grapevine Code of Ordnances, approved on June 17, 2025. We plan to have an HPC Training session on the Grapevine Pattern Book in the near future.

MINUTES

Commission to consider the minutes of the May 28, 2025 Regular Meeting. Vice Chairman Meyer moved to approve the minutes as written; Commissioner Ewbank seconded the motion and was followed in a vote of:

Ayes: 6 (Telford, Meyer, Bunn, Ewbank, Rhoda, Ratliff)

Nays: 0

Absent: 1(Garcia)

Minutes approved

ADJOURNMENT

Chairman Telford adjourned the meeting at 6:37 p.m.

July 23, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 27th day of August 2025.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY