

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WPK*  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, JULY 25, 2018

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-71  
307 EAST COLLEGE STREET  
HISTORIC MARY LIPSCOMB WIGGINS HOUSE, c. 1915  
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT  
GRAPEVINE, TX 76051  
BALLA WRIGHT, OWNER  
RUSSEL MORAN, ARCHITECT  
LEMOINE WRIGHT, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-71 for the property located at 307 East College Street, legally described as Block 29, Lot 1B, Grapevine, City of, GV, TX, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Renovate the original 1915 Mary Lipscomb Wiggins House, a single family residential property, to update for modern living standards and for the owner's needs, to include the following items:

1. Construct a new one bedroom with bath addition at rear of the house with a new east porch;
2. Demolish the non-contributing, 1960s one-car garage with covered outside storage;
3. Construct a new detached 700 square foot two-car garage with storage and an outdoor covered walkway connecting to original house;

as per the attached plans with the conditions a variance be granted for construction of the new 700 square foot Garage with storage and outdoor connecting covered walkway to the original house; all exterior materials including roofing, siding and trim, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate(s) of Appropriateness; and that a building permit is obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA18-71 was submitted on June 25, 2018 by the applicant Lemoine Wright on behalf of property buyer, Balla Wright, to renovate the 1915 Wiggins House at 307 East College Street and update it for modern living. The house was originally built to serve as the home for Mrs. Mary Lipscomb Wiggins, daughter of Henry Lipscomb, who lived here with her three children. The house was designed by Fort Worth Architect Frank Singleton, an excellent example of the Prairie style with its low-pitched hipped roof, overhanging eaves, curved porch and horizontal massing. The existing house is in near original 1915 condition. The house requires significant updating of its electrical, plumbing and HVAC systems. The new owner, Balla Wright, desires to adapt the house to serve as her family home.

The additions and renovation designed by architect Russell Moran have been designed to be consistent with the Craftsman Bungalow style of the house. The existing garage built in the 1960's is a non-contributing structure to the College Street Residential Historic District. A variance would be required to build the new garage, as indicated in the plans, of 700 square feet. This requires combining of the 500 square foot detached garage and the 200 square foot storage building

allowed by the Historic Preservation Ordinance in addition to the 448 square foot storage structure that will remain. Upon review of this plan, Historic Preservation Officer David Klempin, Development Services Director Scott Williams and Convention & Visitors Bureau Director Paul W. McCallum unanimously recommend granting of this request. The total living area of the existing 2,988 square foot house and the 412 square foot addition totals 3,400 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The existing covered front porch is 823 square feet and the new covered porch addition is 372 square feet which are not included in the maximum square feet of the Preservation Ordinance.

The property lot size is 33,756 square feet and the building coverage would be 13.5%, (maximum 40% lot coverage). Total building size of house with garage and storage is 4,100 square feet which is at the ordinance maximum of 4,100 square feet. Building height is 30'-6".

Staff recommends approval of Certificate of Appropriateness #CA18-71 to renovate the original 1915 Mary Lipscomb Wiggins House, to construct a new one bedroom with bath addition at rear of the house with a new east porch; demolish the existing 1960s one-car garage with covered outside storage; to construct a new detached 700 square foot two-car garage with attached storage and an outdoor covered walkway connecting to the original house; as per the attached drawings with conditions a variance be granted for construction of the new 700 square foot Garage with storage and outdoor connecting covered walkway to the original house; all exterior materials including roofing, siding and trim, doors and hardware, windows, and light fixtures be staff approved under a separate Certificate(s) of Appropriateness and a building permit is obtained from the Building Department.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Date 6-25-2018

Number #CA18-71

Property Owner Name, Address & Phone Number  
Billa Wright  
601 W. Wall St.  
Grapevine, Tx. 76051  
 Phone: 817-481-2547  
 Mobile:  
 Email:  
 Property Address (include any suite number)

Applicant Name, Address & Phone Number  
Lemoine Wright  
601 W. Wall St.  
Grapevine, Tx. 76051  
 Phone: 817-327-7089  
 Mobile: 817-425-5068  
 Email: [REDACTED]  
 Legal Description

307 E. College St.

Block 29 Lot South 174 feet of Lot 1  
 Subdivision Original Town of Grapevine

Tenant Name/Occupancy/Use Billa Wright Residence

**Request/Description of Work to Be Done**

Remodel existing home including the addition of 412sf living area. Relocate/reconstruct existing garage, restore existing servant quarters into storage area.

Drawings/Sketches Attached  
 Yes       No

Photographs Attached  
 Current       Historic

Material Sample(s) Attached (please list)  
None existing

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

Signed [Signature] x  
 Owner of Contractor

Print Name Lemoine Wright

Approved Staff HPC       Approved with Conditions:

Denied

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

x \_\_\_\_\_  
 Historic Preservation Officer  
 Date \_\_\_\_\_

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

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

OFFICE 817-410-3556

This form must be completed by the applicant for  
**NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS**  
**SITE & BUILDING PLAN REQUIREMENTS**

CASE NO. #CA \_\_\_\_\_  
DATE \_\_\_\_\_

Reference: Ordinance No. 2013-23 [www.grapevine.net/texas.gov/documentcenter/view/881](http://www.grapevine.net/texas.gov/documentcenter/view/881)

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: \_\_\_\_\_ Time: \_\_\_\_\_

Contact: (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 any elevation for any building or structure to be altered or demolished.

Property Lot Size 33,756 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3,400 proposed

Building Coverage (40% max) 13.5%

Building Height (35 ft. max) 30'6"

Garage (~~Detached~~ 500 sq. ft. max) NOT included in 3,400 sq. ft. \_\_\_\_\_ (~~Attached~~ is included within the 3,400 sq. ft. max) \_\_\_\_\_

Storage Shed (200 sq. ft. max) \_\_\_\_\_ Existing garage is 700' (+/-) requesting to combine detached garage and storage shed allowance to maintain this size.

For Commercial Uses:

Impervious Area \_\_\_\_\_ % of Lot

Open/Green Space Area \_\_\_\_\_ % of Lot Request to keep existing (servants quarters) which is a historical part of property.

Parking Spaces \_\_\_\_\_

ADA Parking Spaces \_\_\_\_\_

Easements \_\_\_\_\_

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PLEASE NOTE this page is for **ALL NEW CONSTRUCTION & ADDITION APPLICATIONS** for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



## TARRANT APPRAISAL DISTRICT

07/17/2018

Account #: 01091239  
 Georeference: 16060-29-1B  
 Property Location: 307 E COLLEGE ST

**Jurisdictions:**

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

**Owner Information**

WRIGHT BALLA C  
 601 W WALL ST  
 GRAPEVINE, TX 76051

**5-Year Value History**

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.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2018	\$171,166	\$252,000	\$423,166	\$410,880
2017	\$237,750	\$252,000	\$489,750	\$373,527
2016	\$431,514	\$163,000	\$594,514	\$339,570
2015	\$221,200	\$87,500	\$308,700	\$308,700
2014	\$221,200	\$87,500	\$308,700	\$308,700

A zero value 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 on value increases

**Property Data**

**Legal Description:** GRAPEVINE, CITY OF Block 29 Lot 1B **State Code:** A Residential SingleFamily

**Deed Date:** 05-23-2018

**Approximate Size †††:** 3.152

**Instrument:** D218113050

**Land Acres ♦:** 0.8150

**Year Built:** 1905

**Land Sqft ♦:** 35,502

**Agent:** None

**Notice Sent:** 03-30-2018

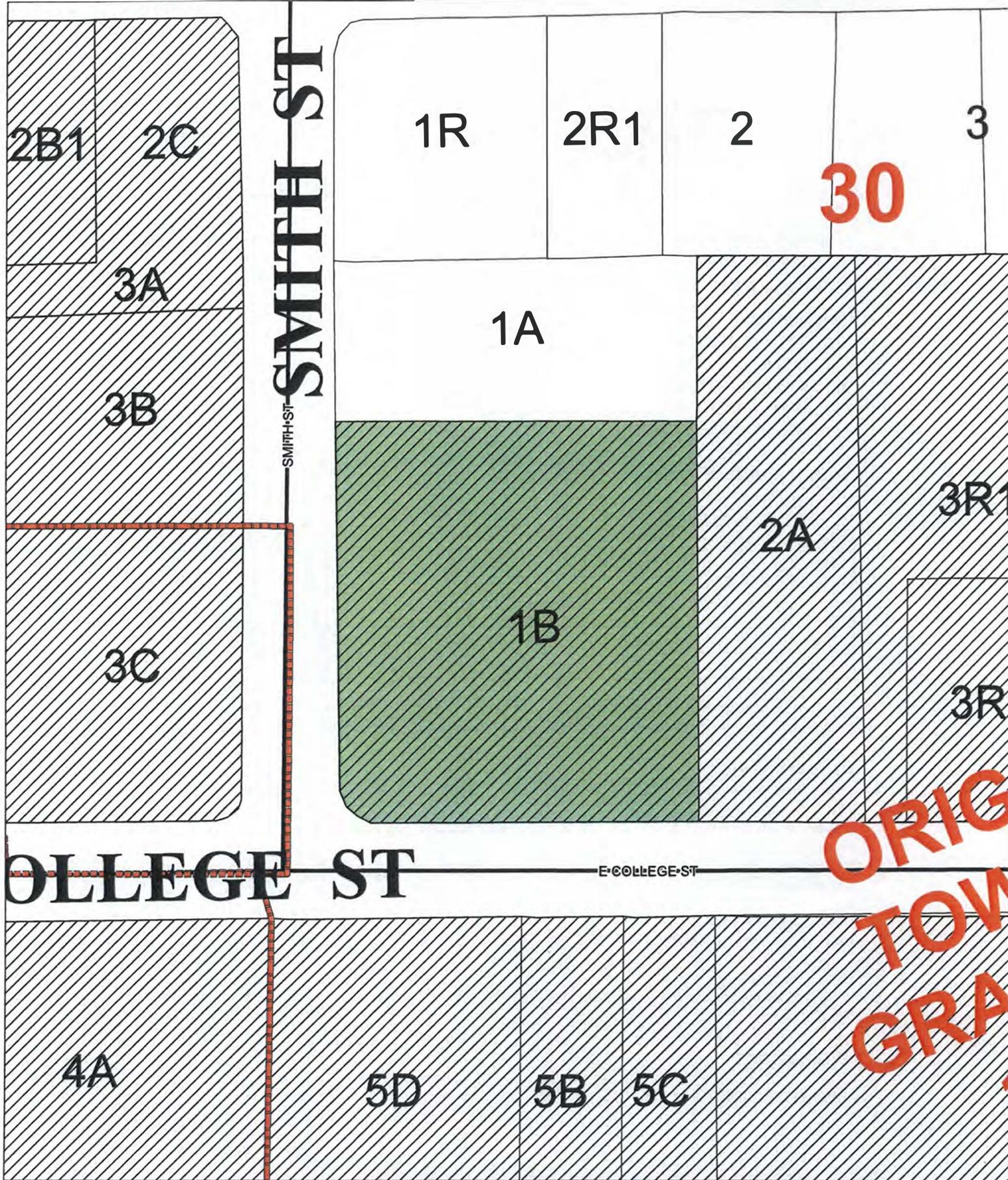
**Protest Deadline:** 05-15-2018

††† Rounded

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

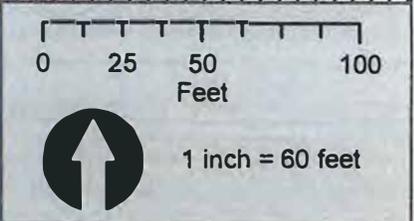
**Exemptions**

- HOMESTEAD GENERAL 11.13(b)



- Legend**
- Landmarked Property
  - Initial Selection
  - City Limits
  - Parcels
  - Zoning
  - Streets

#CA18-71  
 307 East College Street  
 7/6/2018



MEMO TO: HISTORIC PRESERVATION COMMISSION  
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER  
MEETING DATE: WEDNESDAY, JULY 25, 2018  
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-72  
426 EAST TEXAS STREET  
HISTORIC RAWLS HOUSE, c. 1948  
GRAPEVINE, TX 76051  
DAN BOCK, OWNER/APPLICANT  
SCOTT BUCHANAN, BUCHANAN DESIGN

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-72 for the property located at 426 East Texas Street, legally described as Lot C, Rawls and Dalton Subdivision, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Renovate the original 1948 Rawls House, a single family residential property and update it for modern living standards and owner's needs, to include the following items -

1. Demolish the existing 1950s two-car garage;
2. Construct a new detached 595 square foot two-car garage building with inside storage at the rear of the property;
3. Construct a new one-story master bedroom and bath addition on the west side of the house;
4. Construct a new one-story kitchen, family room and attached two-car garage addition on the rear of the house;

as per attached demolition plan and drawings with the conditions that a building permit is obtained from the building department.

BACKGROUND:

Certificate of Appropriateness application #CA18-72 was submitted on June 25, 2018 by the applicant Scott Buchanan of Buchanan Design to renovate the house at 426 East Texas Street, the 1948 Rawls House and update it for modern living. The house was originally built to serve as the home for the Rawls Family. The house is a "Cameron Home", built to a plan and with materials obtained from the Cameron Lumber Yard in Grapevine. There are more than 40 of these "Cameron Homes" in the Grapevine Historic Township area. Cameron Homes are paired down versions of a Traditional cottage, and were built before and after World War II. The Rawls house is in near original c. 1948 condition. The house requires significant updating of its electrical, plumbing and HVAC systems. The new owners Don and Robin Bock desire to adapt the house to serve as their family home. The plans for the new additions and new detached garage with storage have been developed following Design Guidelines established for the Rawls property and were designed to be consistent with the Cameron Home.

The existing 1950s garage was poorly constructed, lacking a proper foundation, it is now in deteriorated condition. The owner requests to demolish the garage and construct a new 595 square

foot garage with storage in the same style at the rear of the property to serve as boat storage. The length of the boat has determined the size of the building to enclose it. A variance would be required to build the new garage as indicated in the plans of 595 square feet. A variance would be required to combine the 500 square foot detached garage and 95 square feet of the 200 sq. ft. storage building allowed by the Historic Preservation Ordinance. Upon review of this plan Historic Preservation Officer David Klempin, Development Services Director Scott Williams and Convention & Visitors Bureau Director Paul W. McCallum unanimously recommend granting of this request.

A demolition plan indicates the specific walls that would be removed from the Rawls house to allow for the new bedroom addition and kitchen addition on the west side of the house and the family room addition on the south side of the house.

The total living area of the existing 1,458 square foot Rawls house and the 1,941 square foot addition totals 3,399 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The existing covered front porch of 110 square feet and the new covered porch addition of 159 square feet are not included in the maximum square feet of the Preservation Ordinance.

The property lot size is 18,629 square feet and the building coverage would be 23%, (maximum 40% lot coverage). Total building size of house with detached garage with storage is 3,994 square feet which is within the ordinance maximum of 4,100 square feet. Building height is 30'-6".

Staff recommends approval of Certificate of Appropriateness #CA18-72 as per the attached demolition plan and drawings: to demolish the existing 1950s two-car garage; construct a new detached 595 square foot two-car garage with inside storage at the rear of the property; construct a new master bedroom and bath addition on the west side of the house; and construct a new kitchen, family room and attached two-car garage addition on the rear of the house; with conditions that a variance be granted for construction of the new 595 square foot Garage with attached storage; that all exterior materials including roofing, siding and trim, doors and door hardware, windows, and light fixtures be staff approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the building department.

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Date 6/26/18

Number #CA18-72

Property Owner Name, Address & Phone Number

Dan Bock  
5125 Whistler Dr.  
Fort Worth, TX 76133

Phone: \_\_\_\_\_

Mobile: 817-454-1998

Email: \_\_\_\_\_

Property Address (include any suite number)

426 E Texas St.  
Grapevine, TX 76051

Applicant Name, Address & Phone Number

Scott Buchanan  
311 S. OAK ST Ste. 275.6  
Roanoke, TX 76262

Phone: 817-674-7020

Mobile 214-207-9578

Email: \_\_\_\_\_

Legal Description \_\_\_\_\_

Block \_\_\_\_\_ Lot C

Subdivision The Rawls and Dalton Sub

Tenant Name/Occupancy/Use N/A / R 7.5 Zoning / Single Family Home

Request/Description of Work to Be Done

Addition/Remodel to existing home. Demolition of existing 2 car garage.  
New 2 car detached garage to be built in a different location

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 x Scott Buchanan  
 Owner or Contractor

Print Name Scott Buchanan

Approved-Staff HPC

Approved with Conditions: \_\_\_\_\_

Office Use

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

This form must be completed by the applicant for  
**NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS**  
**SITE & BUILDING PLAN REQUIREMENTS**

CASE NO. #CA \_\_\_\_\_  
DATE 6/26/18

Reference: Ordinance No. 2013-23 [www.grapevinetexas.gov/documentcenter/view/881](http://www.grapevinetexas.gov/documentcenter/view/881)

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 6/5/18 Time: 2:00 pm  
Contact: (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 any elevation for any building or structure to be altered or demolished.

Property Lot Size 18,629 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3399

Building Coverage (40% max) 23%

Building Height (35 ft. max) 20'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 595 (Attached is included within the 3,400 sq. ft. max) \_\_\_\_\_

Storage Shed (200 sq. ft. max) N/A

**For Commercial Uses:**

Impervious Area \_\_\_\_\_ % of Lot

Open/Green Space Area \_\_\_\_\_ % of Lot

Parking Spaces \_\_\_\_\_

ADA Parking Spaces \_\_\_\_\_

Easements \_\_\_\_\_

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PLEASE NOTE this page is for **ALL NEW CONSTRUCTION & ADDITION APPLICATIONS** for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



TARRANT APPRAISAL DISTRICT

07/17/2018

Account #: 02326035
Georeference: 33660--C
Property Location: 426 E TEXAS ST

Jurisdictions:

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

Owner Information

BOCK ROBIN R
426 E TEXAS ST
GRAPEVINE, TX 76051

5-Year Value History

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.

Table with 5 columns: Year, Improvement Market, Land Market, Total Market, Total Appraised †. Rows for years 2014 to 2018.

A zero value 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 on value increases

Property Data

Legal Description: RAWLS & DALTON SUBDIVISION Lot C
State Code: A Residential SingleFamily
Deed Date: 01-26-2018
Instrument: D218019607
Year Built: 1947
Agent: None
Approximate Size †††: 1,590
Land Acres ♦: 0.3902
Land Sqft ♦: 17,000

Notice Sent: 03-30-2018
Protest Deadline: 05-15-2018

††† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions

- HOMESTEAD GENERAL 11.13(b)

#CA18-72

6.26.18

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To

Historical Preservation  
Committee

Dear Historical Preservation Committee ,

The garage at 426 E. Texas street was constructed in the 1940's. In my professional opinion it was never constructed properly. The foundation is not stable and is deteriorating. The roof joist are also in poor condition and sagging. The walls are leaning and deteriorating. There are many garages in historic township that were built in the early 1900's that were constructed much more solid than this garage. Due to all the conditions stated above the owner would like to request permission to demolish the garage and rebuild with the same architectural style as existing garage.

Sincerely,

Scott Buchanan

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**Buchanan Design Studio**

Tel 817-674-7020

311 S. Oak St. Ste. 275.6  
Roanoke, TX 76262

Buchanandesignstudio.com  
scott@buchanandesignstudio.com



**MILICAN PLACE**  
**ADDN 26149**

**WESLEY ADDN**  
**45732**

**DOOLEY**

2R

1R

2A

E-TEXAS-ST

3 TR C 63A .25 AC

**RAWLS & DALTON**  
**33660**

S-DOOLEY-ST

E-TEXAS-ST

1B

1A

3A

2B

1 2 3

4

**J TRIGG**  
**43730**

2R

**Legend**

- Landmarked Property
- Initial Selection
- City Limits
- Parcels
- Zoning
- Streets

#CA18-72

426 East Texas Street

7/6/2018

0 25 50 100

Feet

1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, JULY 25, 2018

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-73  
852 EAST TEXAS STREET  
HISTORIC JOE AND CECILIA BOX HOUSE, c. 1950  
D.E. BOX ADDITION HISTORIC DISTRICT  
GRAPEVINE, TX 76051  
GENESIS REVELATION LLC, OWNER  
JOHN HUFFMAN, BLACK DOOR RENOVATION, APPLICANT

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-73 for the property located at 852 East Texas Street, legally described as Block 5, Lot 8, D.E. Box Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Construct a new 1,275 square foot one-story addition to the rear of the existing house to include the following items: a connecting hallway with two bedrooms and one bath; and a two-car attached garage;

as per attached plans with the conditions that all exterior materials including roofing, siding and trim, doors and door hardware, windows, and light fixtures be staff approved under a separate Certificate of Appropriateness and that a building permit is obtained from the building department.

**BACKGROUND:**

Certificate of Appropriateness application #CA18-73 was submitted on June 25, 2018 by the applicant John Huffman to construct a new addition to the house at 852 East Texas Street, the historic Joe and Cecelia Box House, c. 1950. The house was originally built to serve as the home for the Box Family.

The house was renovated by Black Door Renovation in 2016-17 and the original two-car garage with breezeway and two-car carport were removed from the house. The garage and breezeway foundation had failed and needed replacing. Plans were submitted and approved to reconstruct the breezeway to serve as a new bedroom.

The proposed addition was designed following Design Guidelines established for the D.E. Box Addition Historic district and to be consistent with the style of the existing house. The living area containing a connecting hallway with two bedrooms and one bath is 606 square feet in size and the attached two-car garage is 669 square feet in size. The attached garage is considered living per the Historic Preservation Ordinance.

The total living area of the existing 1,601 square foot Box house and the 1,275 square foot addition totals 2,876 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The new covered porch addition of 50 square feet is not included in the maximum square feet of the Preservation Ordinance.

The property lot size is 16,197 square feet and the building coverage would be 17.76%, (maximum 40% lot coverage). Total building size of house with detached garage with storage is 2,876 square feet which is within the ordinance maximum of 4,100 square feet. Building height is 15 feet.

Staff recommends approval of Certificate of Appropriateness #CA18-73 to construct a new 1,275 square foot one-story addition to the rear of the existing house to include the following items: a two-car attached garage; and a connecting hallway with two bedrooms and one bath; as per the attached drawings with conditions that all exterior materials including roofing, siding and trim, doors, windows, and light fixtures be staff approved under a separate Certificate of Appropriateness and that a building permit is obtained from the building department.

JUN 27 2018

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 6/20/18

Number #CA18-73

Property Owner Name, Address & Phone Number  
Genesis Revelation, LLC  
8706 Redwood  
College Station TX 77845  
Phone: 979-204-9053  
Mobile:  
Email:  
Property Address (include any suite number)

Applicant Name, Address & Phone Number  
Black Door Renovation  
2395 Michael Drive  
Southlake TX 76092  
Phone:  
Mobile:  
Email:  
Legal Description

852 E. Texas  
Grapevine TX 76051

Block 5 Lot 8  
Subdivision DE Box Addition

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

Request/Description of Work to Be Done  
Add a 600SF bed/bath suite where old garage was and  
add a two-car garage where old carport was

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  [Signature]  
Owner or Contractor

Print Name John Huffman

Approved-Staff \_\_\_\_\_  
HPC \_\_\_\_\_

Approved with Conditions: \_\_\_\_\_  
Office Use

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

JUN 27 2018 4:39pm TF

This form must be completed by the applicant for  
**NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS**  
**SITE & BUILDING PLAN REQUIREMENTS**

CASE NO. #CA \_\_\_\_\_  
DATE \_\_\_\_\_

Reference: Ordinance No. 2013-23 [www.grapevintexas.gov/documentcenter/view/881](http://www.grapevintexas.gov/documentcenter/view/881)

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Contact: (817.410.3197 817.410.3185)

1. Survey Plan  - *No survey exists*
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 any elevation for any building or structure to be altered or demolished.

Property Lot Size 16,197 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,876

Building Coverage (40% max) 17.76%

Building Height (35 ft. max) 15ft

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. \_\_\_\_\_ (Attached is included within the 3,400 sq. ft. max)

Storage Shed (200 sq. ft. max) 0

**For Commercial Uses:**

Impervious Area — % of Lot

Open/Green Space Area — % of Lot

Parking Spaces —

ADA Parking Spaces 0

Easements —



**PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:**

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



TARRANT APPRAISAL DISTRICT

07/17/2018

Account #: 00252107
Georeference: 3150-5-8
Property Location: 852 E TEXAS ST ✓

Jurisdictions:

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

Owner Information

GENESIS REVELATION LLC
8706 REDWOOD ST
COLLEGE STATION, TX 77845

5-Year Value History

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.

Table with 5 columns: Year, Improvement Market, Land Market, Total Market, Total Appraised †. Rows for years 2014 to 2018.

A zero value 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 on value increases

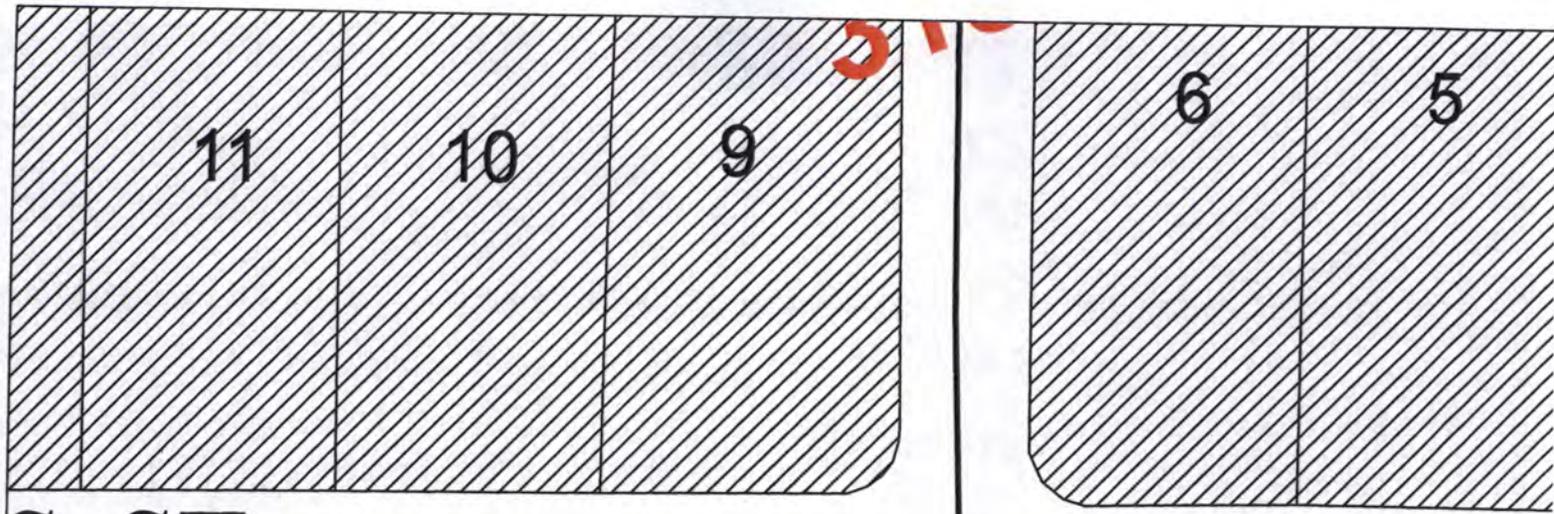
Property Data

Legal Description: BOX, D E ADDITION Block 5 Lot 8 State Code: A Residential SingleFamily
Deed Date: 01-25-2017
Instrument: D217020609
Year Built: 1950
Agent: None
Approximate Size ††: 1,600
Land Acres ♦: 0.3718
Land Sqft ♦: 16,197

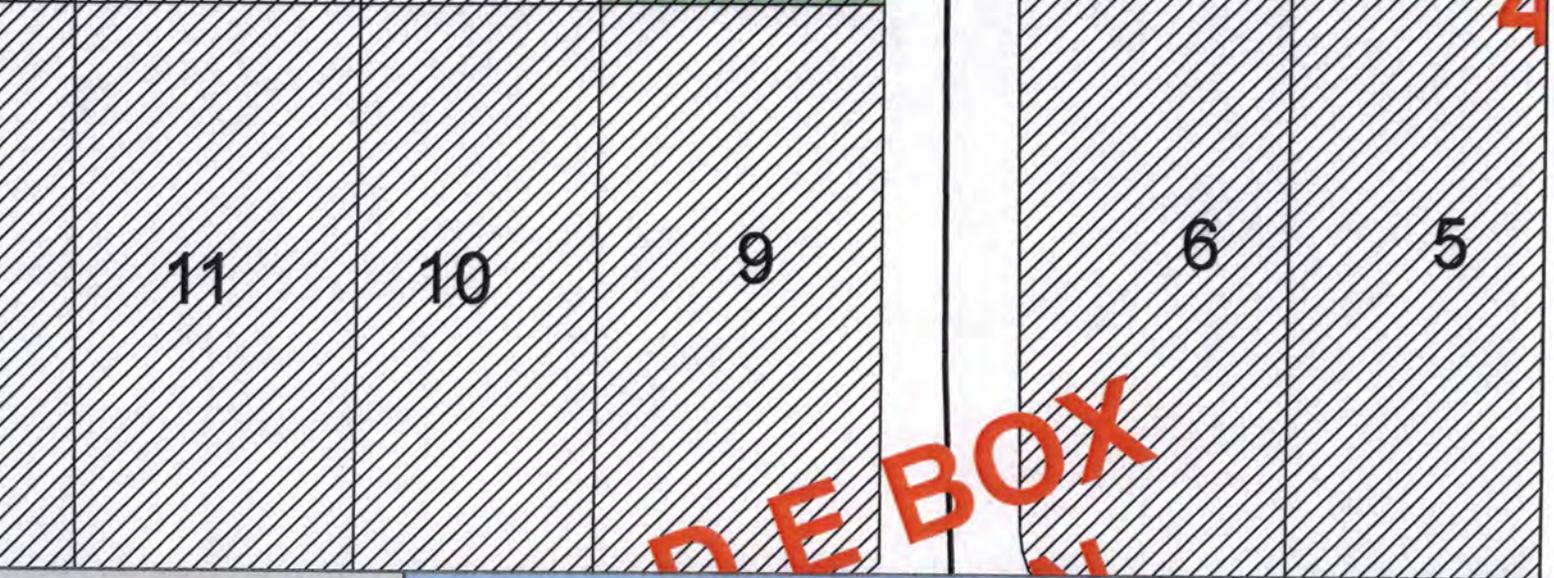
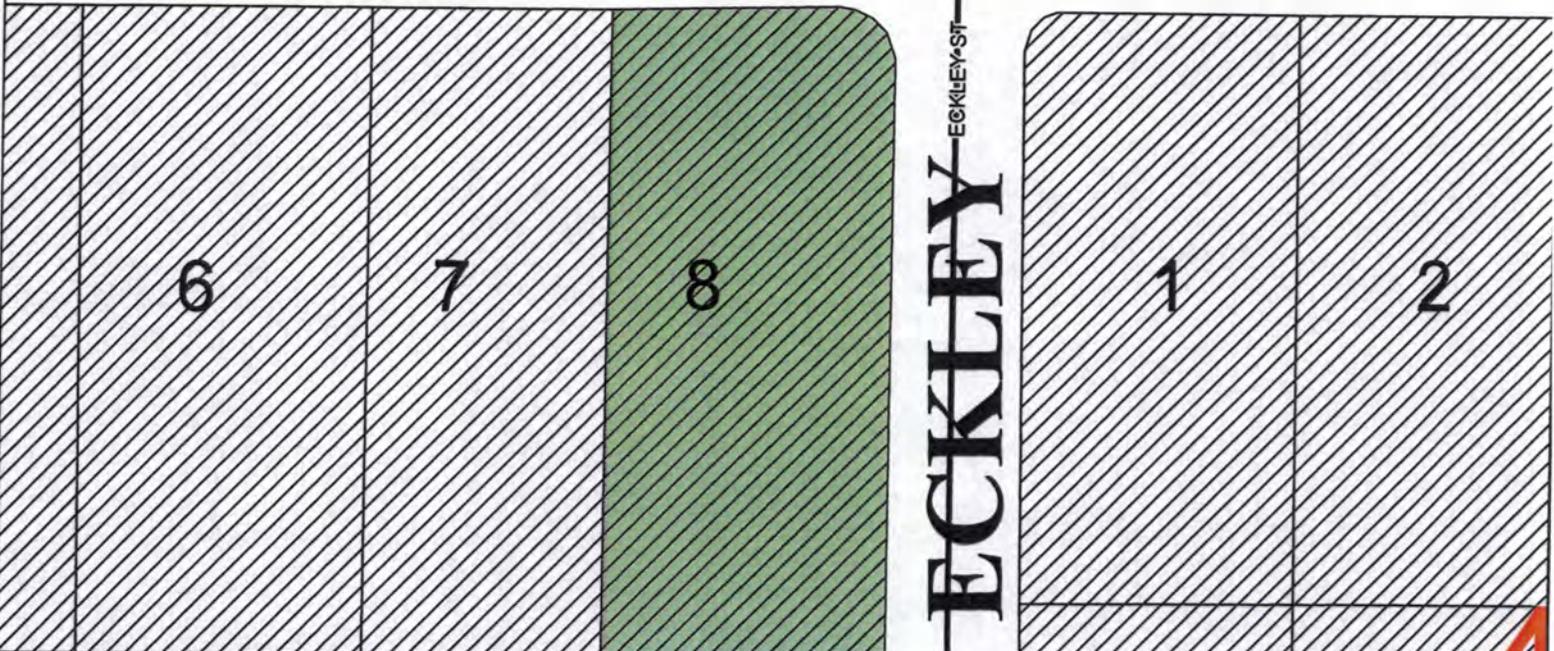
Notice Sent: 03-30-2018
Protest Deadline: 05-15-2018

†† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions



S ST E-TEXAS ST



ECKLEY

DE BOX

**Legend**

-  Landmarked Property
-  Initial Selection
-  City Limits
-  Parcels
-  Zoning
-  Streets

#CA18-73  
 852 East Texas Street  
 7/6/2018

0 25 50 100  
 Feet  
 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER

WDK

MEETING DATE: WEDNESDAY, JULY 25, 2018

SUBJECT: HISTORIC LANDMARK OVERLAY #HL18-02  
1940 YANCEY-STARK HOUSE  
314 EAST FRANKLIN STREET  
GRAPEVINE, TEXAS 76051  
ALLAN AND ROSE PAXTON, OWNERS/APPLICANTS

RECOMMENDATION:

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

1. 314 East Franklin Street, legally described as Block 30, Lot E70' 2 & 12' Alley, City of Grapevine.

BACKGROUND:

On July 9, 2018, applicants Allan and Rose Paxton submitted an application for Historic Landmark Overlay #HL18-02, for property located at 314 East Franklin Street, City of Grapevine. The property is vacant and was recently purchased by Allan and Rose Paxton for the purpose of constructing a new period style house and detached garage to serve as their family home.

The Historic Landmark Designation for the property includes eight of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The original house contains a large living room a dining/ kitchen area, small den one bedroom and a hall bath. A second bedroom and bath were later added to the rear of the house. The existing Stark outbuilding located at the rear of the property is a contributing structure to the City of Grapevine's Original Town National Register Historic District, 1998. The cultural and historic significance for the City of Grapevine is that this is the place from which Mr. Stark broadcast to the Pitcairn islands for over two decades. The outbuilding presently contains a small apartment with bathroom and kitchen.

Staff recommends approval of the Historic Overlay #HL18-02 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property are attached.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME Allan Paxton and Rose Paxton  
COMPANY NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY/STATE/ZIP \_\_\_\_\_  
WORK PHONE 214-676-1944 FAX NUMBER \_\_\_\_\_
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY owners  
\_\_\_\_\_
3. PROPERTY OWNER(S) NAME Allan Paxton and Rose Paxton  
ADDRESS P.O. Box 1305  
CITY/STATE/ZIP Red Oak, TX. 75154  
WORK PHONE 214-676-1944 FAX NUMBER \_\_\_\_\_
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION  
314 E. Franklin St.  
LEGAL DESCRIPTION: LOT 2 BLOCK 30, ADDITION Vates and Jenkins  
SIZE OF SUBJECT PROPERTY \_\_\_\_\_ ACRES 9430 SQUARE FEET  
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION single family
6. PRESENT USE OF PROPERTY vacant  
\_\_\_\_\_

7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Allan Paxton and Rose Paxton

APPLICANT SIGNATURE Allan Paxton Rose Paxton

OWNER (PRINT) Allan Paxton and Rose Paxton

OWNER SIGNATURE Allan Paxton Rose Paxton

The State of Texas

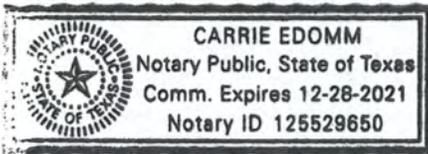
County of Dallas

Before me Carrie Edomm, Notary Public on this day personally appeared Allan Paxton known to me (or proved to me on the oath of \_\_\_\_\_ or through Texas Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9 day of July, A.D. 2018.

SEAL

Carrie Edomm  
Notary Signature



The State of Texas

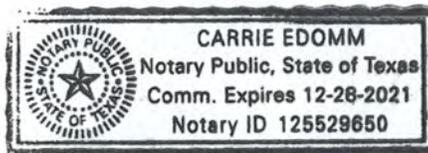
County of Dallas

Before me Carrie Edomm, Notary Public on this day personally appeared Allan Paxton known to me (or proved to me on the oath of \_\_\_\_\_ or through Texas Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9 day of July, A.D. 2018.

SEAL

Carrie Edomm  
Notary Signature



The State of Texas

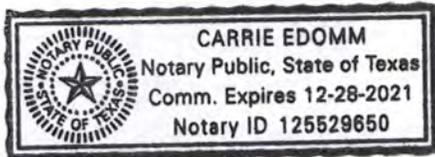
County of Dallas

Before me Carrie Edomm, Notary Public on this day personally appeared Rose Paxton known to me (or proved to me on the oath of \_\_\_\_\_ or through Texas Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9 day of July, A.D. 2018.

SEAL

Carrie Edomm  
Notary Signature



The State of Texas

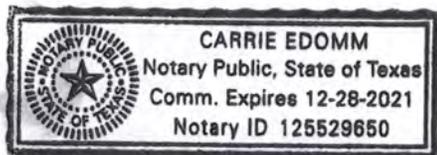
County of Dallas

Before me Carrie Edomm, Notary Public on this day personally appeared Rose Paxton known to me (or proved to me on the oath of \_\_\_\_\_ or through Texas Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9 day of July, A.D. 2018.

SEAL

Carrie Edomm  
Notary Signature





07/17/2018

Account #: 01091360  
Georeference: 16060-30-2-10  
Property Location: 314 E FRANKLIN ST

**Jurisdictions:**

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

**Owner Information**

PAXTON A R & R M REVOCABLE LIVING TRUST  
PO BOX 1305  
RED OAK, TX 75154

**5-Year Value History**

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.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2018	\$35,487	\$180,000	\$215,487	\$215,487
2017	\$61,000	\$180,000	\$241,000	\$241,000
2016	\$136,334	\$43,300	\$179,634	\$179,634
2015	\$101,700	\$50,000	\$151,700	\$151,700
2014	\$101,700	\$50,000	\$151,700	\$151,700

A zero value 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 on value increases

**Property Data**

**Legal Description:** GRAPEVINE, CITY OF Block 30  
E70'2 & 12' ALLEY

**State Code:** A Residential SingleFamily

**Deed Date:** 01-19-2018  
**Instrument:** D218014511  
**Year Built:** 1940  
**Agent:** None

**Approximate Size †††:** 1,028  
**Land Acres ♦:** 0.2164  
**Land Sqft ♦:** 9,430

**Notice Sent:** 04-13-2018  
**Protest Deadline:** 05-15-2018

††† Rounded

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

**Exemptions**

314 E. Franklin St.

---

All that certain lot, tract or parcel of land located in Tarrant County, Texas, described as follows:

BEING the East 60 ft. of Lot 2, Block 30, and the East 10 ft. of the West 55 ft. of Lot 2, Block 30 and a 12 ft. alley abandoned by ordinance No. 61-24, YATES & JENKINS ADDITION, to the City of Grapevine, Tarrant County, Texas, as recorded in Volume 63, Page 3, Deed Records, Tarrant County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at the SW corner of Lot 3, Block 30, of said addition said point also being in the East line of a 12 ft. abandoned alley;

THENCE W. at 12 ft. an iron pin in the W. line of said Alley continuing in all a total, distance of 82.0 ft. to an iron pin for corner in the S. line of Lot 2;

THENCE N. 115.0 ft. to an iron pin for corner, said pin being in the S. line of Franklin Street;

THENCE E. along the S. line of said Street at 70.0 ft. an iron pin in the W. line of said alley, continuing in all a total distance of 82.0 ft. to an iron pin for corner; said pin being in the NW corner of Lot 3 and in the E. line of said alley;

THENCE S. along the E. line of said alley, a distance of 115.0 ft to the POINT OF BEGINNING.

M. J. WRIGHT & ASSOCIATES, INC.

ARCHITECTS

8233 MID-CITIES BOULEVARD, SUITE A  
NORTH RICHLAND HILLS TX 76182  
O: 817.268.5555 FAX: 817.268.5558  
MJW@MJWRIGHT.COM WWW.MJWRIGHT.COM

June 5, 2018

TO WHOM IT MAY CONCERN:

RE: 314 E. FRANKLIN STREET  
GRAPEVINE TX 76051

On March 8, 2018, M. J. Wright & Associates, Inc. visited the property located at 314 E. Franklin Street, in Grapevine, Texas. When we first arrived, we noticed the poor condition of the house immediately from the street. The existing home is leaning badly on its existing foundation. A visual inspection of the exterior foundation beams shows severe damage to the integrity of the existing foundation. Some areas appear to have made shift bracing with 2 x 4 studs driven into the dirt and placed under the perimeter beam to try and help brace the structure. We believe the existing foundations structure is compromised and will need to be replaced 100%. Upon further inspection of the existing exterior wall cladding, rotting and failure of the exterior materials is evident on all sides of the home and on every surface. All exterior cladding will have to be replaced. Every window in the existing structure has failed and will not meet life safety requirements or adequately prevent the outside elements from entering the structure through the windows. Severe rotting to the exposed rafter tails also exists and has compromised the roof structure. There is also a tree growing into the house on the west side. The existing detached accessory building is also in stages of severe rotting and no exterior materials are salvageable. This concluded our exterior field inspection of the existing structures.

After concluding our exterior inspection, we entered the home through the front door as this was the only accessible entrance. The existing back door is inoperable and boarded up. The interior is in deplorable condition and obviously harboring rodents. Evidence of the presence of rodents was seen in almost every room in the house. The interior has several gaping holes in the structure that expose it to the elements and most likely is the reason for the rodent infestation. Bare dirt is visible through the floor and many areas of the floor decking feel as if it could collapse at any time. You can feel the severe leaning of the structure as you walk through the existing structure. Damage to every wall is in every room. Mold was discovered in areas where rain water has been entering the home. Exposed wiring looks to be in very poor condition and cannot be reused safely. All interior materials are either rotted, deteriorated, damaged, or missing completely. All flooring is damaged and not reusable. There are several areas with large leaks in the roof where the interior walls have been severely damaged. In almost every room in the existing structure, major cracking in the walls run from ceiling to floor are noticeable caused directly from the collapse of the existing foundation. This concluded our interior inspection.

It is my professional opinion, as a licensed Architect in business for over 35 years, that this structure is not salvageable and is condemnable at best. There is no way to salvage any construction material as all materials are damaged severely. We recommend the property owner demolish this structure and build a new structure that meets all federal, state and local building codes and ordinances. This existing structure is not suitable for human occupation and is not salvageable.

Sincerely,



Michael Wright, President / Architect  
M. J. Wright & Associates, Inc.  
Texas Architect Registration No. 11130

SMITH ST

E-FRANKLIN ST

E FRANKLIN ST

JENKINS & YATES  
9A 21610 9E

33

12

11

10

10

1R

2R1

2

3

4

30

1A

29

2A

3R1

3B

1B

3R2

Legend

- Landmarked Property
- Initial Selection
- City Limits
- Parcels
- Zoning
- Streets

#HL18-02 & CA18-74  
314 East Franklin Street

7/6/2018



1 inch = 60 feet

# GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

## 1. Name

Historic Yancey-Stark House  
 And/or common \_\_\_\_\_

## 2. Location

Address 314 East Franklin St. land survey  
 Location/neighborhood City of Grapevine block/lot 30 – Lot E60'2 # E10' W55' of 2 & 12' on east  
 tract size \_\_\_\_\_

## 3. Current zoning

Residential, R-7.5 Single Family

## 4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input type="checkbox"/> residence
<input checked="" type="checkbox"/> site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

## 5. Ownership

Current owner: Allan Paxton phone: 214 676-1944  
 Address: P.O. Box 1305 city: Red Oak state: Texas zip: 75154

## 6. Form Preparation

Name & title Sallie Andrews, Consultant organization: City of Grapevine  
 Contact: Historic Preservation phone: 817 410-3197

## 7. Representation on Existing Surveys

Tarrant County Historic Resources  National Register of Historic Places  
 other \_\_\_\_\_  Recorded Texas Historic Landmark  
 \_\_\_\_\_  Texas Archaeological Landmark

*for office use only*

8. Date Rec'd: \_\_\_\_\_ Survey Verified:  Yes  No  
 9. Field Chk date: \_\_\_\_\_ By: \_\_\_\_\_  
 10. Nomination  
 Archaeological  Structure  District

— Site

— Structure & Site

11. Historic Ownership

original owner H. C. Yancey etux

significant later owner(s) Robert J. Stark etux

12. Construction Dates

Original 1940

alterations/additions c. 1950 bedroom and bath

13. Architect

original construction

alterations/additions Site Features

Natural

urban design

14. Physical Description

Condition  
 excellent  
 good  
 fair

Check One:  
 deteriorated  
 ruins  
 unexposed  
 Unaltered  
 altered

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

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



View of 314 East Franklin Street, c. 2002

This house served as the home of Robert J. Stark and his wife from 1947 at 314 East Franklin Street. The house was originally one room wide and stretched the width of the lot. The house features side facing gables. The central block of the house has a wide triple window unit with 6 over 6 window panes allowing views to the

street from the large living room. The living room block is flanked by paired 6 over 6 windows on the rooms to the left and right. The house has an asymmetrical design with a covered porch and side entry door that opens directly into the large living room. To the left is a dining and kitchen area with a rear porch. To the right beyond the living room is the master bedroom. A hall with bath and small den is to the rear. In the 1950s a second bedroom and bath were added to the back of the house.

In the rear of the property a 20 x 40 foot outbuilding contained a shortwave radio used by Mr. Stark to communicate weekly with the Pitcairn Islands.

NPS Form 10-900-a  
(8-86)

OMB Approval No. 1024-0018

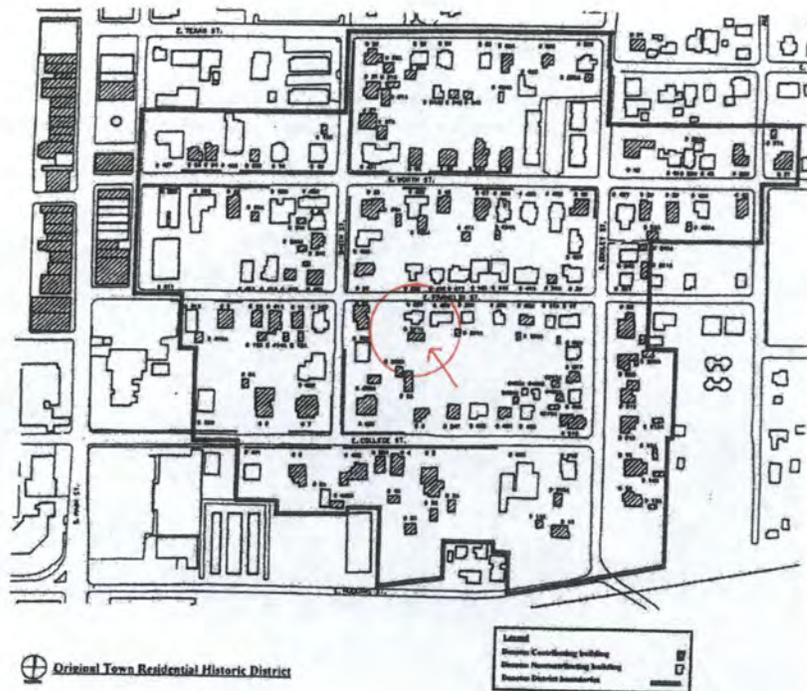
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section MAP Page 19

Original Town Residential Historic District  
Grapevine, Tarrant County, Texas

### MAP SHOWING CONTRIBUTING AND NONCONTRIBUTING RESOURCES



Map Showing Contributing Outbuilding at 314 East Franklin Street  
Original Town National Register Historic District, Grapevine Texas 1998

ADDRESS: 314 Franklin Street

PROPERTY DESCRIPTION:

All that certain lot, tract or parcel of land located in Tarrant County, Texas, described as follows:

Being THH: East 60 ft. of Lot 2, Block 30, and the East 10 ft. of the West 55 ft. of Lot 2, Block 30 and a 12 ft. alley Abandoned by ordinance No. 61-24, YATES & JENKINS ADDITION, to the City of Grapevine, Tarrant County, Texas, as recorded in Volume 309, Page 71, Deed Records, Tarrant County, Texas, more particularly described by metes and bounds as follows:

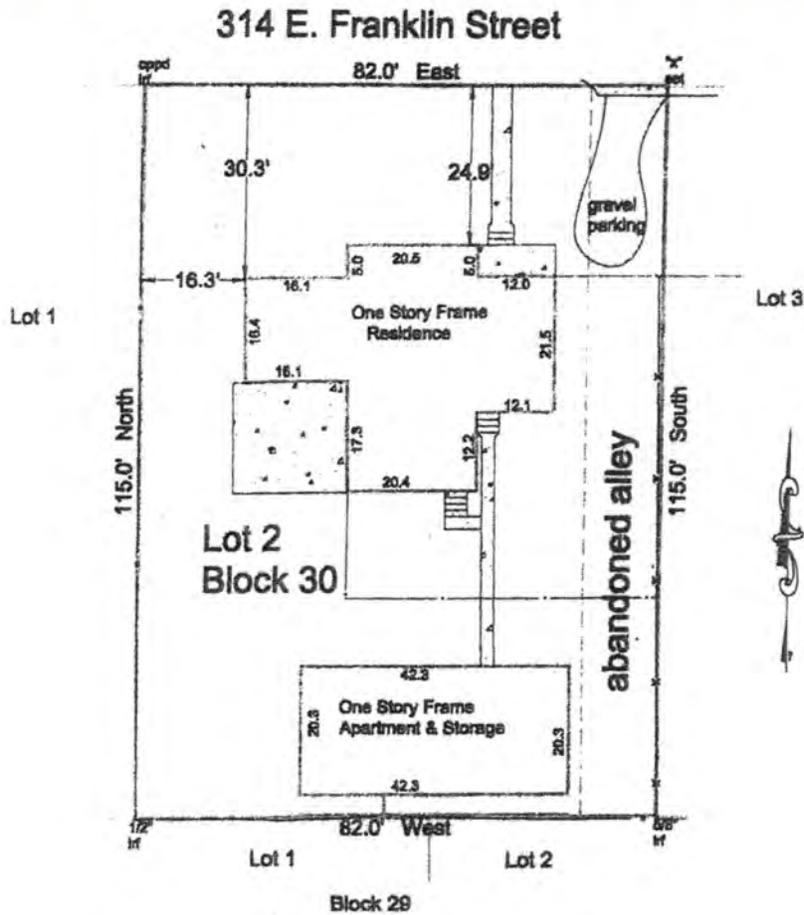
BEGINNING at the SW corner of Lot 3, Block 30, of said addition said point also begin in the East line of a 12 ft. abandoned alley; THENCE West 12ft. an iron pin in the W. line of said Alley continuing in all a total distance of 82.0 ft. to an iron pin for corner in the S. line of Lot 2;

THENCE N. 115.0 ft. to an iron pin found for corner, said pin being in the S. line of Franklin Street;

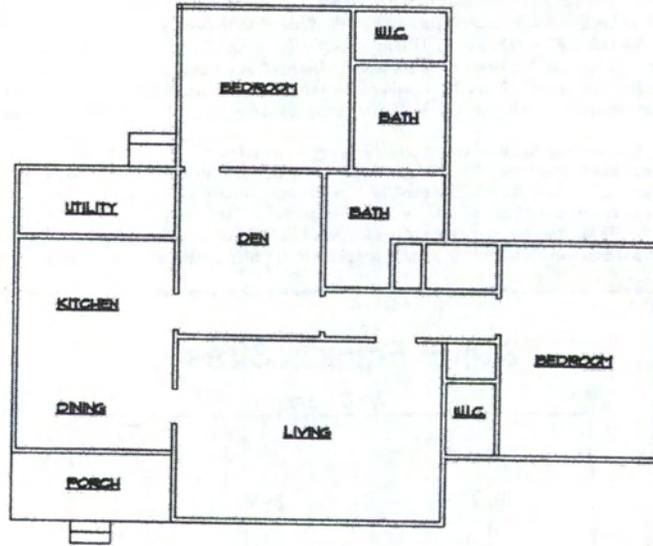
THENCE E. along the S. line of said Street at 70.0 ft. an iron pin in the W. line of said Alley continuing in all a total distance of 82.0 ft to an iron pin for corner said pin being the NW corner of Lot 3, and in the E. line of said Alley;

THENCE E. along the E. line of said Alley a distance of 116.0ft. to the Point of Beginning.

NOTE: According to the FIRM Flood Insurance Rate Map #48439C0215 H, dated August 2, 1995, for Tarrant County, this property is NOT in the 100 year flood area and IS in Zone X. Zone X is defined by the Map Legend as: Areas determined to be outside 500-year flood plain.



Site Plan showing House and Contributing Outbuilding



**EXISTING FLOOR PLAN**  
1/4" = 1'-0"

Floor Plan of House,  
c. 2018

## 15. Historical Significance

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

This property was originally owned by Mr. and Mrs. H. C. Yancey, from 1922 to 1945 when it was sold to C. T. Frank. The Yanceys owned the property at the corner of Smith and Franklin street and had a house there where they resided. They purchased both lots (501 Smith and 314 E. Franklin Street) at the same time in 1922. The Yanceys were community leaders and active in all areas of Grapevine.

In 1947 the property at 314 E. Franklin Street was purchased by Mr. and Mrs. Robert J. Stark. Mr. Stark was a photographer who had a shop at 409 South Main Street and he was also a transmitter operator at WFAA Radio located north of today's DFW Airport gates. On August 25, 1963, Bob and Velma Stark purchased Cole Florist Shop, Grapevine's first florist shop that had been in business for 25 years, from Christine Cole. The Starks moved the business to Main Street calling it "The Flower Shop." Mr. Stark was also a beloved Boy Scout leader who introduced the Scouts to photography and had a tremendous impact on their lives, including Jess Daniel and Dr. Mike Higgins who credits Mr. Stark for his interest in the electro-microscope. Mrs. Stark was the first Den Mother for Cub Pack 7; J. N. Wood was its first Cubmaster.



Scout Troop 7 at Scout Cabin in the park about 1949. BACK ROW: James Wheatley, Charles Wood, Jimmy Wood, Hugh Lee Higgins (Scout Master), and Robert G. Stark (Ass't. Scout Master). MIDDLE ROW: Mike Daniel, Rodney Thweatt, C.E. Stewart, Hal Nelson, Wil-

liam Buckner, Dickey Crews, Bobby Hurst, Don Austin. FRONT ROW: Billy Smith, Bobby Stewart, Johnny Barnett, Kenneth Landrith, Allison Thomas, Alan Cluck, Robert J. Stark, James Tate, Billy Fielder, Jerry Pirkle, Bobby Thweatt, Larry Pirkle.

Mr. Stark's hobby was radio, and he was a well-known ham radio operator. Important to Grapevine history, he, along with Dr. Joseph M. Allison, upon the death of Mayor B. R. Wall, took over Mayor Wall's work with the citizens of Pitcairn Island. Dr. Allison and Mrs. Stark kept in contact with the islanders who were over 7,000 miles away via letters and Stark's ham radio.

According to David Barnes, a Stark family friend, Mr. Stark had his ham radio equipment in the outbuilding located behind the Stark residence at 314 E. Franklin Street. A large radio tower was placed on the west end of the building and a "radio beam" on the tower enabled Mr. Stark to communicate all the way to Pitcairn Island. David Barnes' father, Paul Barnes, was also a radio operator who worked at WFAA Radio. Paul Barnes also had a separate building behind his family home where he worked with his radio equipment at 907 East Texas Street.



According to an article in the January 6, 1972 Grapevine Sun, he contacted Pitcairn Island at 3 p.m. most Tuesdays and invited all Grapevine citizens interested in Pitcairn Island to join him for the conversations.



#### **R. J. STARK RETIRES**

Robert J. (Bob) Stark, a transmitter operator in the WFAA Radio Plant Department is retiring after 30 years service.

Mr. Stark, who plans to help his wife with Grapevine Book Store and retirement will allow him to devote more time to collecting fossils, fishing and doing a little traveling.

Although he is retiring, Mr. Stark is not entirely getting out of radio as he plans to continue working with amateur radio. He invites his friends to drop around some Tuesday about 3 p.m. and listen in on his ham radio schedule with Tom Christian on Pitcairn Island.

According to a January 12, 1964, article in the Fort Worth Star-Telegram, "But even more interesting is the role of Robert Stark, a Grapevine resident who has powerful radio equipment in his home. Stark as an almost weekly contact with Pitcairn. Using coded messages, Stark communicates with Tom Christian, a descendant of the Mutiny leader. The Grapevine man says he handles all kinds of business for the islanders. Recently Stark ordered fishing spears for the Pitcairn residents who made their living chasing yellow fin tuna. He frequently has requests for price information on other equipment islanders used. Just before Christmas, Stark had a message from Christian saying that watermelons were getting ripe. 'We have a standing joke about watermelons,' said Stark. Since growing seasons are reversed, residents of Pitcairn can grow the melons during our winter months.

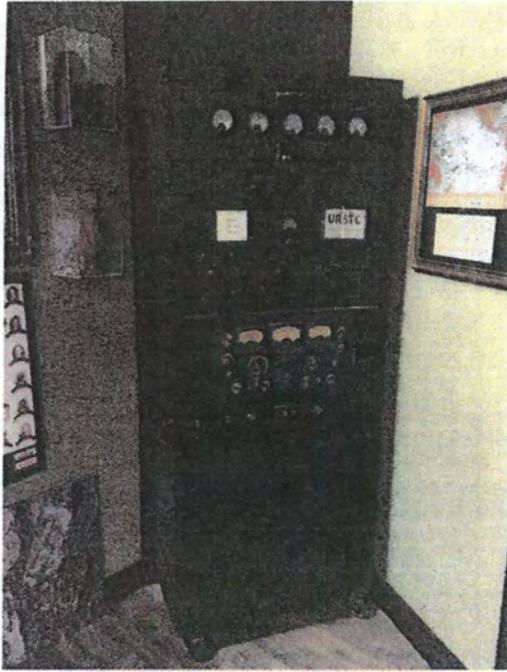


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The cultural and historic significance for Grapevine is that the house and the outbuilding at 314 East Franklin is the place from which Mr. Stark broadcast to the Pitcairn islands for over two decades.



Mr. Stark's Radio in the Grapevine Historical Museum

Tom Christian and his wife visited Grapevine and were hosted by Dr. Allison. They met their many friends and benefactors upon their visit to the United States. For many years, and for many people in Grapevine, "Mutiny on the Bounty" was a very real and intimate part of Grapevine history.

16. Bibliography

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17. Attachments

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

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

Designation Merit

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

Recommendation

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

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

\_\_\_\_\_  
Sean Shope, Chair  
Grapevine Historic Preservation Commission

\_\_\_\_\_  
David Klempin  
Historic Preservation Officer

\_\_\_\_\_  
Scott Williams, Director  
Development Services Department

Historical Marker

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

Check One:

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

*Below for office use only*

The Keeling House has been designated a Historic Landmark by the City of Grapevine Historic Preservation Commission, 1998

Grapevine Historic Preservation Ordinance, Appendix G, Code of Ordinances

The Keeling House is located in the College Street Historic District, designated by the Grapevine Historic Preservation Commission, 1998

Grapevine Historic Preservation Ordinance, Appendix G, Code of Ordinances

- Historic Preservation Commission's Historic Landmark Plaque.

- Historic Preservation Commission's Historic District Plaque.



**THE ED AND GRADY KEELING HOUSE**

This 1912 house of late Victorian design with early Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.F. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.

1999

- Grapevine Historical Society's Historic Landmark Marker.



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○ Historic Landmark Marker, existing GHS marker.



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○ Historic Landmark Marker, new GHS marker.



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○ Historic District Marker, new GHS marker.

**Design Guidelines**

**Yancey-Stark House  
314 East Franklin Street  
Grapevine, Texas**

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

July 25, 2018

## Table of Contents

### PREFACE

#### I. SITE

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

#### II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

#### III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

#### IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

## Preface



### **314 East Franklin Street**

This house served as the home of Robert J. Stark and his wife from 1947 at 314 East Franklin Street. The house was originally one room wide and stretched the width of the lot. The house features side facing gables. The central block of the house has a wide triple window unit with 6 over 6 window panes allowing views to the street from the large living room. The living room block is flanked by paired 6 over 6 windows on the rooms to the left and right. The house has an asymmetrical design with a covered porch and side entry door that opens directly into the large living room. To the left is a dining and kitchen area with a rear porch. To the right beyond the living room is the master bedroom. A hall with bath and small den is to the rear. In the 1950s a second bedroom and bath were added to the back of the house.

In the rear of the property a 20 x 40 foot outbuilding contained a shortwave radio used by Mr. Stark to communicate weekly with the Pitcairn Islands. Due to this significance, the structure was designated contributing to the Original Town National Register Historic District, 1998.

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Section MAP Page 19

Original Town Residential Historic District  
Grapevine, Tarrant County, Texas

#### MAP SHOWING CONTRIBUTING AND NONCONTRIBUTING RESOURCES



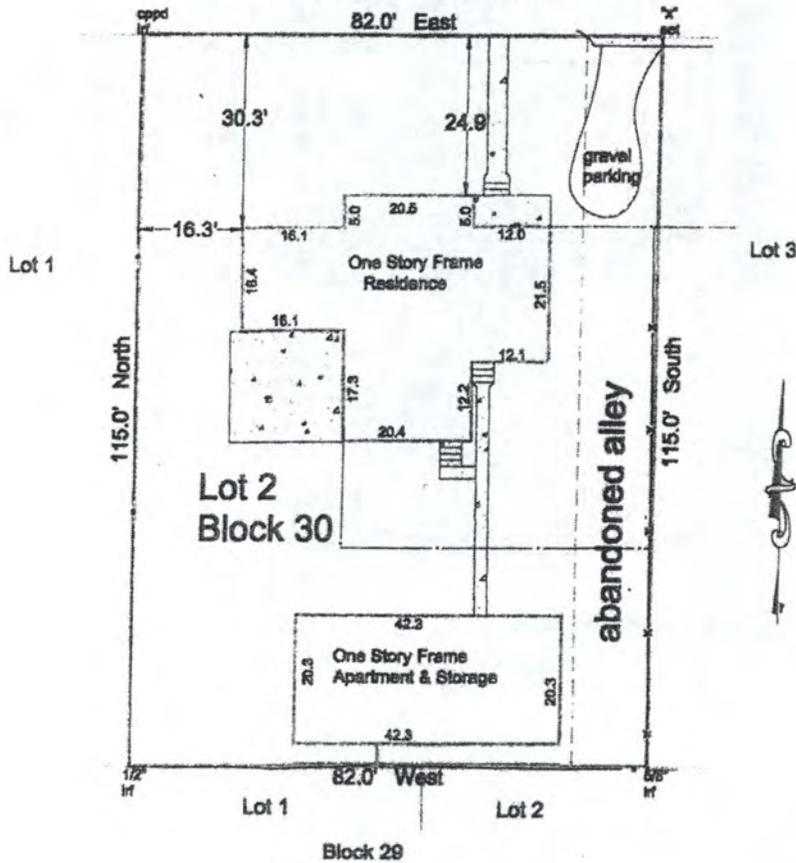
Map Showing Contributing Outbuilding at 314 East Franklin Street  
Original Town National Register Historic District, Grapevine Texas 1998

ADDRESS: 314 Franklin Street

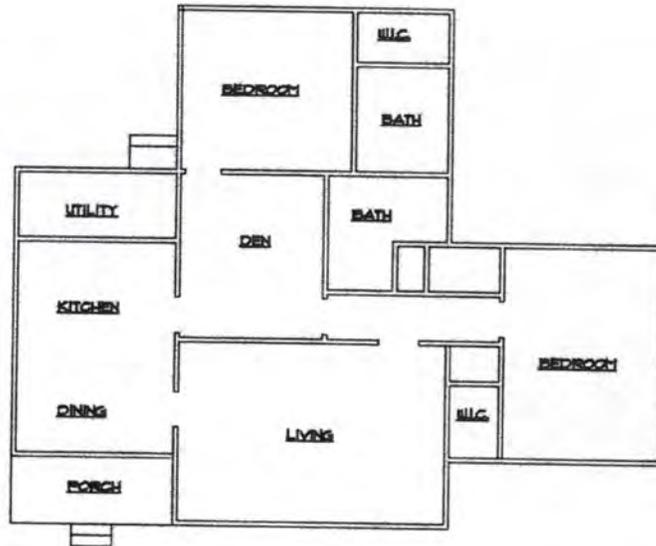
PROPERTY DESCRIPTION:

All that certain lot, tract or parcel of land located in Tarrant County, Texas, described as follows:  
Being THE East 60 ft. of Lot 2, Block 30, and the East 10 ft. of the West 55 ft. of Lot 2, Block 30 and a 12 ft. alley Abandoned by ordinance No. 61-24, YATES & JENKINS ADDITION, to the City of Grapevine, Tarrant County, Texas, as recorded in Volume 309, Page 71, Deed Records, Tarrant County, Texas, more particularly described by metes and bounds as follows:  
BEGINNING at the SW corner of Lot 3, Block 30, of said addition said point also begin in the East line of a 12 ft. abandoned alley;  
THENCE West 12 ft. an iron pin in the W. line of said Alley continuing in all a total distance of 82.0 ft. to an iron pin for corner in the S. line of Lot 2;  
THENCE N. 115.0 ft. to an iron pin found for corner, said pin being in the S. line of Franklin Street;  
THENCE E. along the S. line of said Street at 70.0 ft. an iron pin in the W. line of said Alley continuing in all a total distance of 82.0 ft to an iron pin for corner said pin being the NW corner of Lot 3, and in the E. line of said Alley;  
THENCE E. along the E. line of said Alley a distance of 116.0 ft. to the Point of Beginning.  
NOTE: According to the FIRM Flood Insurance Rate Map #48439C0215 H, dated August 2, 1995, for Tarrant County, this property is NOT in the 100 year flood area and IS in Zone X. Zone X is defined by the Map Legend as: Areas determined to be outside 500-year flood plain.

### 314 E. Franklin Street



Site Plan showing House and Contributing Outbuilding



**EXISTING FLOOR PLAN**  
1/4" = 1'-0"

**Floor Plan of House,  
c. 2018**

This property was originally owned by Mr. and Mrs. H. C. Yancey, from 1922 to 1945 when it was sold to C. T. Frank. The Yanceys owned the property at the corner of Smith and Franklin street and had a house there where they resided. They purchased both lots (501 Smith and 314 E. Franklin Street) at the same time in 1922. The Yanceys were community leaders and active in all areas of Grapevine.

In 1947 the property at 314 E. Franklin Street was purchased by Mr. and Mrs. Robert J. Stark. Mr. Stark was a photographer who had a shop at 409 South Main Street and he was also a transmitter operator at WFAA Radio located north of today's DFW Airport gates. On August 25, 1963, Bob and Velma Stark purchased Cole Florist Shop, Grapevine's first florist shop that had been in business for 25 years, from Christine Cole. The Starks moved the business to Main Street calling it "The Flower Shop." Mr. Stark was also a beloved Boy Scout leader who introduced the Scouts to photography and had a tremendous impact on their lives, including Jess Daniel and Dr. Mike Higgins who credits Mr. Stark for his interest in the electro-microscope. Mrs. Stark was the first Den Mother for Cub Pack 7; J. N. Wood was its first Cubmaster.



Scout Troop 7 at Scout Cabin in the park about 1949. BACK ROW: James Wheatley, Charles Wood, Jimmy Wood, Hugh Lee Higgins (Scout Master), and Robert G. Stark (Ass't. Scout Master); MIDDLE ROW: Mike Daniel, Rodney Thweatt, C.E. Stewart, Hal Nelson, Wil-

liam Buckner, Dickey Crews, Bobby Hurst, Don Austin. FRONT ROW: Billy Smith, Bobby Stewart, Johnny Barnett, Kenneth Landrith, Allison Thomas, Alan Cluck, Robert J. Stark, James Tate, Billy Fielder, Jerry Pirkle, Bobby Thweatt, Larry Pirkle.

Mr. Stark's hobby was radio, and he was a well-known ham radio operator. Important to Grapevine history, he, along with Dr. Joseph M. Allison, upon the death of Mayor B. R. Wall, took over Mayor Wall's work with the citizens of Pitcairn Island. Dr. Allison and Mrs. Stark kept in contact with the islanders who were over 7,000 miles away via letters and Stark's ham radio.

According to David Barnes, a Stark family friend, Mr. Stark had his ham radio equipment in the outbuilding located behind the Stark residence at 314 E. Franklin Street. A large radio tower was placed on the west end of the building and a "radio beam" on the tower enabled Mr. Stark to communicate all the way to Pitcairn Island. David Barnes' father, Paul Barnes, was also a radio operator who worked at WFAA Radio. Paul Barnes also had a separate building behind his family home where he worked with his radio equipment at 907 East Texas Street.



According to an article in the January 6, 1972 Grapevine Sun, he contacted Pitcairn Island at 3 p.m. most Tuesdays and invited all Grapevine citizens interested in Pitcairn Island to join him for the conversations.



#### **R. J. STARK RETIRES**

Robert J. (Bob) Stark, a transmitter operator in the WFAA Radio Plant Department, is retiring after 30 years' service.

Mr. Stark, who plans to help his wife with Grapevine Park stores and retirement will allow him to devote more time to collecting fossils, fishing and doing a little traveling.

Although he is retiring, Mr. Stark is not entirely getting out of radio as he plans to continue working with amateur radio. He invites his friends to drop around some Tuesday about 3 p.m. and listen in on his ham radio schedule with Tom Christian on Pitcairn Island.

According to a January 12, 1964, article in the Fort Worth Star-Telegram, "But even more interesting is the role of Robert Stark, a Grapevine resident who has powerful radio equipment in his home. Stark as an almost weekly contact with Pitcairn. Using coded messages, Stark communicates with Tom Christian, a descendant of the Mutiny leader. The Grapevine man says he handles all kinds of business for the islanders. Recently Stark ordered fishing spears for the Pitcairn residents who made their living chasing yellow fin tuna. He frequently has requests for price information on other equipment islanders used. Just before Christmas, Stark had a message from Christian saying that watermelons were getting ripe. 'We have a standing joke about watermelons,' said Stark. Since growing seasons are reversed, residents of Pitcairn can grow the melons during our winter months.



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## 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 20<sup>th</sup> century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

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

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

When reproducing elements that were originally part of a historic building they should be replicated

when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WPK*  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, JULY 25, 2018

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-74  
314 EAST FRANKLIN STREET  
HISTORIC YANCEY-STARK HOUSE, c. 1940  
GRAPEVINE, TX 76051  
ALLAN AND ROSE PAXTON, OWNERS  
JOSH ARCHER, M.J. WRIGHT ARCHITECTS, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA18-74 for the property located at 314 East Franklin Street, legally described as Block 30, Lot E70' 2 & 12' Alley, Grapevine, City of, Grapevine, Texas, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Demolish original 1940 Yancey-Stark House;
2. Demolish the existing outbuilding at the rear of the property which is a contributing structure to the Original Town National Register Historic District;
3. Construct a new one-story house replicating the style of the original house;
4. Construct a new outbuilding at the rear of the property containing a one-car garage and shop;

as per attached plans.

BACKGROUND:

Certificate of Appropriateness application #CA18-74 was submitted on June 25, 2018 by the applicant Josh Archer of M. J. Wright Architects on behalf of property owners Allan and Rose Paxton to demolish the existing house and the contributing outbuilding at 314 East Franklin Street, the 1940 Yancey-Stark House. The house and outbuilding served as the home place for Mr. and Mrs. Stark.

The Historic Landmark Designation for the property includes eight of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The original house contains a large living room a dining/ kitchen area, small den one bedroom and a hall bath. A second bedroom and bath were later added to the rear of the house. The existing Stark outbuilding located at the rear of the property is a contributing structure to the City of Grapevine's Original Town National Register Historic District, 1998. The cultural and historic significance for the City of Grapevine is that this is the place from which Mr. Stark broadcast to the Pitcairn islands for over two decades. The outbuilding presently contains a small apartment with bathroom and kitchen.

The house and outbuilding are in deteriorated condition. The house and contributing outbuilding require significant exterior restoration, foundation repairs and updating of electrical, plumbing and HVAC systems. The total living area of the Yancey-Stark House is 1,028 square feet and the existing outbuilding is approximately 750 square feet.

The new owners Allan and Rose Paxton desire to demolish the existing house and the contributing outbuilding and to construct a new house and a new one-car garage with shop to serve as their family home. The new house and garage, designed by M. J. Wright Architects has been designed to be replicate the style of the original Yancey-Stark House, following Design Guidelines established for the Stark House.

The proposed house would contain 1,968 square feet of living area including: family room, dining room, and kitchen, two bedrooms with bath, master bedroom suite, utility room and covered terrace. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The new garage with shop would contain 750 square feet including a garage, shop and half bath. The total size of the house and new garage with storage is 2,718 square feet which is within the maximum of 4,100 square feet of the Preservation Ordinance. The new covered porch addition of 68 square feet, covered terrace of 311 square feet and the breezeway of 50 square feet is not included in the maximum square feet allowed by the Preservation Ordinance.

The property lot size is 9,430 square feet and the building coverage would be 33.37%, (maximum 40% lot coverage). Total building size of house with detached garage with storage is 2,876 square feet which is within the ordinance maximum of 4,100 square feet. Building height is 14.5 feet.

Staff recommends **denial** of Certificate of Appropriateness #CA18-74 to demolish the original 1940 Yancey-Stark House; to demolish the existing outbuilding at the rear of the property which is a contributing structure to the Original Town National Register Historic District; construction of a new one-story house replicating the style original house; and construction a new one-story garage with shop at the rear of the property containing a one-car garage and storage area; as per attached plans.

JUN 27 2018

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 6/26/18

Number #CA18-74

Property Owner Name, Address & Phone Number

ALLAN PAXTON  
P.O. Box 1305  
Red Oak, TX 75154

Phone:  
Mobile: 214-676-1944

Email:

Property Address (include any suite number)

314 E. Franklin Street

Applicant Name, Address & Phone Number

Josh Archer  
M.S. Wright Architects  
823 Mid Cities Blvd. NRM, TX 76180

Phone: 817-268-5555

Mobile:

Email: [REDACTED]

Legal Description

Block 30 Lot E. 60' of lot 2 1/2 E. 10' of

Subdivision Yates & Jenkins the W. 55' of lot 2

Tenant Name/Occupancy/Use Single Family Residence

Request/Description of Work to Be Done

REQUESTING DEMOLITION to EXISTING Structures and  
Construct New Single Family Residence and detached  
garage

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 [Signature] x  
Owner or Contractor

Print Name JOSH ARCHER

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

This form must be completed by the applicant for  
**NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS**  
**SITE & BUILDING PLAN REQUIREMENTS**

CASE NO. #CA \_\_\_\_\_  
DATE \_\_\_\_\_

Reference: Ordinance No. 2013-23 [www.grapevinetexas.gov/documentcenter/view/881](http://www.grapevinetexas.gov/documentcenter/view/881)

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 3/16/18 Time: 1:30

Contact: (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 any elevation for any building or structure to be altered or demolished.

Property Lot Size 9,490 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,968

Building Coverage (40% max) 33.37

Building Height (35 ft. max) 14'-5"

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 750 sq. ft. (Attached is included within the 3,400 sq. ft. max) \_\_\_\_\_

Storage Shed (200 sq. ft. max) NA - Owner would like to combine shed and garage for total of 750 sq. ft and waive right to add 250 sq. ft. shed in future.

For Commercial Uses:

Impervious Area 43.34% of Lot

Open/Green Space Area 56.66 % of Lot

Parking Spaces NA

ADA Parking Spaces NA

Easements NA

=====

PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



TARRANT APPRAISAL DISTRICT

07/17/2018

Account #: 01091360  
Georeference: 16060-30-2-10  
Property Location: 314 E FRANKLIN ST

**Jurisdictions:**  
011 CITY OF GRAPEVINE  
220 TARRANT COUNTY  
906 GRAPEVINE-COLLEYVILLE ISD  
224 TARRANT COUNTY HOSPITAL  
225 TARRANT COUNTY COLLEGE

**Owner Information**  
PAXTON A R & R M REVOCABLE LIVING TRUST  
PO BOX 1305  
RED OAK, TX 75154

**5-Year Value History**

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.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2018	\$35,487	\$180,000	\$215,487	\$215,487
2017	\$61,000	\$180,000	\$241,000	\$241,000
2016	\$136,334	\$43,300	\$179,634	\$179,634
2015	\$101,700	\$50,000	\$151,700	\$151,700
2014	\$101,700	\$50,000	\$151,700	\$151,700

A zero value 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 on value increases

**Property Data**

**Legal Description:** GRAPEVINE, CITY OF Block 30  
E70'2 & 12' ALLEY  
**Deed Date:** 01-19-2018  
**Instrument:** D218014511  
**Year Built:** 1940  
**Agent:** None

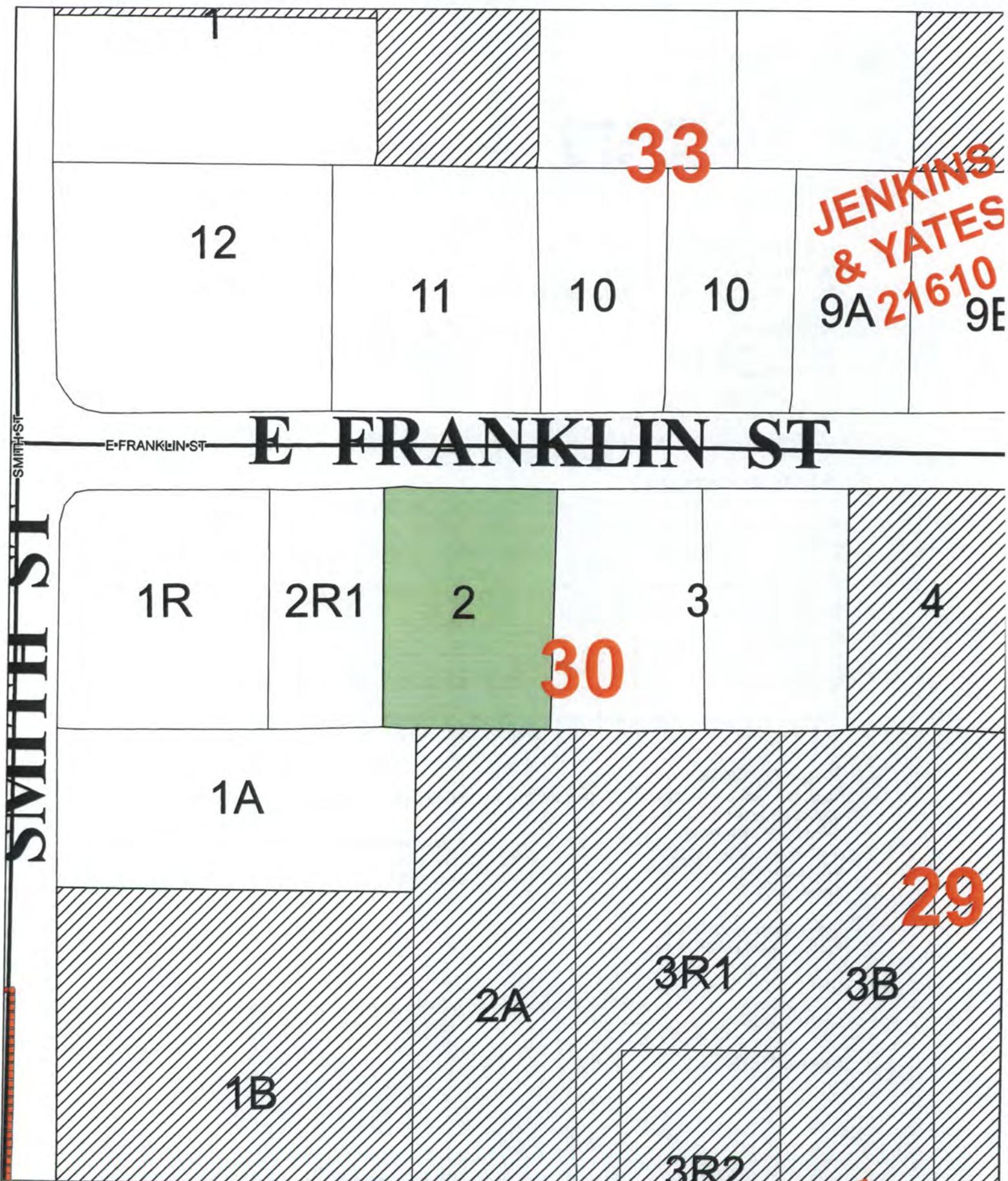
**State Code:** A Residential SingleFamily

**Approximate Size †††:** 1,028  
**Land Acres ♦:** 0.2164  
**Land Sqft ♦:** 9,430

**Notice Sent:** 04-13-2018  
**Protest Deadline:** 05-15-2018

††† Rounded  
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

**Exemptions**



SMITH ST  
E FRANKLIN ST

JENKINS & YATES  
9A 21610  
9E

SMITH ST

**Legend**

-  Landmarked Property
-  Initial Selection
-  City Limits
-  Parcels
-  Zoning
-  Streets

#HL18-02 & CA18-74  
314 East Franklin Street  
7/6/2018

0 25 50 100  
Feet  
1 inch = 60 feet



June 5, 2018

TO WHOM IT MAY CONCERN:

RE: 314 E. FRANKLIN STREET  
GRAPEVINE TX 76051

On March 8, 2018, M. J. Wright & Associates, Inc. visited the property located at 314 E. Franklin Street, in Grapevine, Texas. When we first arrived, we noticed the poor condition of the house immediately from the street. The existing home is leaning badly on its existing foundation. A visual inspection of the exterior foundation beams shows severe damage to the integrity of the existing foundation. Some areas appear to have made shift bracing with 2 x 4 studs driven into the dirt and placed under the perimeter beam to try and help brace the structure. We believe the existing foundation's structure is compromised and will need to be replaced 100%. Upon further inspection of the existing exterior wall cladding, rotting and failure of the exterior materials is evident on all sides of the home and on every surface. All exterior cladding will have to be replaced. Every window in the existing structure has failed and will not meet life safety requirements or adequately prevent the outside elements from entering the structure through the windows. Severe rotting to the exposed rafter tails also exists and has compromised the roof structure. There is also a tree growing into the house on the west side. The existing detached accessory building is also in stages of severe rotting and no exterior materials are salvageable. This concluded our exterior field inspection of the existing structures.

After concluding our exterior inspection, we entered the home through the front door as this was the only accessible entrance. The existing back door is inoperable and boarded up. The interior is in deplorable condition and obviously harboring rodents. Evidence of the presence of rodents was seen in almost every room in the house. The interior has several gaping holes in the structure that expose it to the elements and most likely is the reason for the rodent infestation. Bare dirt is visible through the floor and many areas of the floor decking feel as if it could collapse at any time. You can feel the severe leaning of the structure as you walk through the existing structure. Damage to every wall is in every room. Mold was discovered in areas where rain water has been entering the home. Exposed wiring looks to be in very poor condition and cannot be reused safely. All interior materials are either rotted, deteriorated, damaged, or missing completely. All flooring is damaged and not reusable. There are several areas with large leaks in the roof where the interior walls have been severely damaged. In almost every room in the existing structure, major cracking in the walls run from ceiling to floor are noticeable caused directly from the collapse of the existing foundation. This concluded our interior inspection.

It is my professional opinion, as a licensed Architect in business for over 35 years, that this structure is not salvageable and is condemnable at best. There is no way to salvage any construction material as all materials are damaged severely. We recommend the property owner demolish this structure and build a new structure that meets all federal, state and local building codes and ordinances. This existing structure is not suitable for human occupation and is not salvageable.

Sincerely,



Michael Wright, President / Architect  
M. J. Wright & Associates, Inc.  
Texas Architect Registration No. 11130

STATE OF TEXAS  
 COUNTY OF TARRANT  
 CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, June 27, 2018, at 6:00 p.m. in the Grapevine City Hall, 2<sup>nd</sup> Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Ashley Anderson	Commissioner
Vick Cox	Commissioner
Eric Gilliland	Commissioner
Chuck Voelker	Commissioner
Jason Parker	Commissioner Alternate
Paul Slechta	City Council Liaison

The above commissioners constituted a quorum with Commissioner(s) Margaret Telford absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Managing Director of Administration & Operations
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

## CALL TO ORDER AND WELCOME

Chairman Sean Shope welcomed all, recognizing Grapevine Heritage Foundation Liaison Balla Wright and the absence of Commissioner Ted Ware, acknowledging his longtime service to the City of Grapevine and now retirement. Chairman Shope noted today was Ted's 66<sup>th</sup> Wedding Anniversary adding, *usually when a good man - there is a good woman beside him*; wishing them both a Happy 66<sup>th</sup> Anniversary.

## 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.*

## WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

- #CA18-41 for property located at 208 South Dooley Street;
- #CA18-42 for property located at 208 South Dooley Street;
- #CA18-45 for property located at 851 East Worth Street;
- #CA18-46 for property located at 924 East Worth Street;
- #CA18-47 for property located at 235 Austin Street;
- #CA18-48 for property located at 604 East Northwest Highway;
- #CA18-49 for property located at 629 East Wall Street;
- #CA18-51 for property located at 420 East College Street;
- #CA18-52 for property located at 851 East Worth Street;
- #CA18-53 for property located at 702 East Northwest Highway;
- #CA18-54 for property located at 604 East Northwest Highway, Suite #101;
- #CA18-55 for property located at 129 South Main Street, Suite #200;
- #CA18-56 for property located at 408 East Texas Street;
- #CA18-57 for property located at 807 East Texas Street;
- #CA18-59 for property located at 129 South Main Street, Suite #150
- #CA18-60 for property located at 216 West Wall Street.

## PUBLIC HEARING

Chairman Shope opened the **Public Hearing for #CA18-50** for the property located at 924 East Worth Street, legally described as Block 9 Lot 3R, D.E. Box Addition, Grapevine, Texas and take any necessary action.

Chairman Shope called on David Klempin to present the case.

### BACKGROUND:

Certificate of Appropriateness application #CA18-50 was submitted on May 4, 2018 by the applicant, Dat Nguyen, for construction of a new covered play pavilion, a trellis, a new fence with sliding driveway gate and alterations to the existing driveway pavement at the historic D.E. Box House. These modifications were requested to adapt the D. E. Box House for use as primary residence for the Nguyen family of two adults and five children.

The proposed plans were developed by Architect Scott A. Marek of Marek Architecture following the Historic Preservation Appendix G Ordinance 2013-23 & the Design Guidelines of #HL10-09 Ordinance 2011-58, for the D.E. Box Addition Historic District. The proposed covered play pavilion is 665 square feet in size.

The existing residence and attached garage are 4,273 square feet, exceeding the maximum 3,400 square feet for the primary structure. No expansion of the existing residence is proposed or permitted. The Preservation Ordinance permits a detached garage not to exceed 500 square feet, and a detached storage building not to exceed 200 square feet. The applicant proposes to construct a detached 665 square foot play pavilion. Staff feels this pavilion is no different than a detached garage/storage building,

and this interpretation is consistent with previous cases. The open trellis has historically not been interpreted to be a roofed structure, but rather a landscape feature. However, the applicant must understand that no other structures or expansions shall be permitted in the future.

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-50 for the property located at 924 East Worth Street, legally described as Block 9 Lot 3R, D.E. Box 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. To construct a 665 square foot covered play pavilion, a 525 square foot trellis, a new fence with sliding driveway gate and removal of a portion of the existing driveway paving;

as per the attached plans, with the conditions a variance is granted for an additional accessory structure; a permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and door hardware, and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

As the existing area is now all paved, Mr. Nguyen planned to remove areas of the existing asphalt paving for landscaping and the proposed trellis is to not be covered. The variance has been approved by the Historic Preservation Officer David Klempin, Building Director Scott Williams and the Executive Director Paul W. McCallum, as the lot is over 31,000 square feet and the proposed coverage of the lot would be 15 percent, staff recommends approval with the condition of no future structures to be approved on this property; and the trellis could not later be modified with a solid roof. Staff pointed out the beautiful architectural drawings noting the trellis for privacy and the play pavilion at 10 feet tall appears as a garden structure and not competing with the house.

Staff recommended approval for all with the conditions the variance be granted with no future expansions and the trellis not be modified with a solid roof in the future.

Chairman Shope called the architect and owner to speak. Architect Scott Marek stated the size of the Nguyen family with five children warranted more play space; the trellis would add some privacy and soften the landscape. It was designed to let the existing house stand on its own. Commissioner Voelker asked why the 665 square foot area and not the 500 square feet. The variance again was the 500 square feet plus the 200 square foot outbuilding equaled 700 square feet, thus allowing the 665 square feet.

Mr. Nguyen told the commissioners his children range in age from the oldest at 15 years old down to his youngest at age two, the children need more outdoor time. He thanked the Commission.

Vick Cox made the motion to close the public hearing for #CA18-50; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Anderson, Cox, Gilliland, Voelker and Parker)  
Absent: Telford  
Nays: None

Discussion followed, Chairman Shope asked the commissioners if they were in agreement to approve with the conditions as stated; no one disagreed.

Vick Cox made the motion to approve #CA18-50 as presented with the conditions to include the variance, for no solid roofing to cover the trellis, and no future structure may be added to this property; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Anderson, Cox, Gilliland, Voelker and Parker)  
Absent: (Telford)  
Nays: None

.....

## MINUTES

Eric Gilliland made the motion to approve the minutes of the June 27, 2018 meeting as reported; Chuck Voelker seconded the motion which prevailed in the following vote:

Ayes: 6 (Shope, Anderson, Cox, Gilliland, Voelker and Parker)  
Absent: (Telford)  
Nays: None

.....

## ADJOURNMENT

Eric Gilliland made the motion to adjourn the meeting; Ashley Anderson seconded the motion, which prevailed in the following vote:

Ayes: 6 (Shope, Anderson, Cox, Gilliland, Voelker and Parker)  
Absent: (Telford)  
Nays: None

The meeting adjourned at 6:30 p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF  
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 25TH DAY OF JULY 2018.

APPROVED:

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CHAIRMAN

ATTEST:

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SECRETARY