

AGENDA
REGULAR MEETING
GRAPEVINE HISTORIC PRESERVATION COMMISSION
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
WEDNESDAY, MARCH 27, 2019, 6:00 P.M.

- I. CALL TO ORDER
- II. CITIZENS COMMENTS
- III. WORK SESSION
 - A. Approved Certificates of Appropriateness as follows:
 - #CA19-05 for property located at 603 East Worth Street;
 - #CA19-06 for property located at 210 West Wall Street;
 - #CA19-07 for property located at 129 South Main Street, Suite #260;
 - #CA19-08 for property located at 851 East Worth Street;
 - #CA19-10 for property located at 311 Smith Street;
 - #CA19-14 for property located at 312 West Wall Street;
 - #CA19-15 for property located at 611 South Main Street, Suite #103;
 - #CA19-20 for property located at 814 East Wall Street;
 - #CA19-21 for property located at 312 South Main Street.
- IV. PUBLIC HEARING
 - A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-12 for property located at 512 Estill Street, Block 102, Lot 4R1, City of Grapevine and take any necessary action.
 - B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-13 for property located at 516 Estill Street, Block 102, Lot 5R1, City of Grapevine and take any necessary action.
- V. MINUTES
 - A. Commission to consider the minutes of the February 27, 2019 Regular Meeting.
- VI. ADJOURNMENT

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

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on April 24, 2019 in the Council Chambers 2nd Floor, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 22nd day of March 2019 at 5:00 p.m.



David Klempin
Historic Preservation Officer

Scott Williams
Director of Development Services/Building Official

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDL*
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER
MEETING DATE: WEDNESDAY, MAY 25, 2016
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-12
512 ESTILL STREET
BOAZ LEGACY LP, PROPERTY OWNER
BILL EIFERT, BUYER
NEAL COOPER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-13 for the property located at 512 Estill Street, legally described as Block 102, Lot 4R1, (Lots 3, 4, 5), College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. To revert to the previously approved plat established by the Historic Preservation Commission under #CA16-48 and #CA16-49 on May 25, 2016.

Lot(s) 3 and 4 to remain with the existing house; and the revised Lot 5R1 (516 Estill Street) to include 10 feet of Lot 4; as per the attached plan with the condition the final plat is approved by the Grapevine Planning and Zoning Commission and Grapevine City Council.

BACKGROUND:

Certificate of Appropriateness application #CA19-12 was submitted on February 24, 2019 by the applicant Neal Cooper to revert to the previously approved plat established by the Historic Preservation Commission under #CA16-48 and #CA16-49 on May 25, 2016.

Lot(s) 3 and 4 to remain with the existing house; and the revised Lot 5R1 (516 Estill Street) to include 10 feet of Lot 4; as per the attached plan with the condition the final plat is approved by the Grapevine Planning and Zoning Commission and Grapevine City Council.

Staff recommends the Historic Preservation Commission approve with conditions #CA19-12 to revert to the previously approved plat established by the Historic Preservation Commission under #CA16-48 and #CA16-49 on May 25, 2016. Lot(s) 3 and 4 to remain with the existing house; and the revised Lot 5R1 (516 Estill Street) to include 10 feet of Lot 4; as per the attached plan with the condition the final plat is approved by the Grapevine Planning and Zoning Commission and Grapevine City Council.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date FEBRUARY 27, 2019

Number # CA 19-12

Property Owner Name, Address & Phone Number

BOAZ LEGACY LP
360 S. BLUE MOUND RD
SAGINAW, TX 76131

Phone: _____
 Mobile: 817 436-4502

Email: _____

Property Address (include any suite number)

BILL EFFERT, NEW OWNER.
512 ESTILL STREET
GRAPEVINE, TX 76051

Applicant Name, Address & Phone Number

NEAL COOPER
404 EAST WALL STREET
GRAPEVINE, TX 76051

Phone: _____
 Mobile 817 436-4502

Email: NEAL@COPPERSTREETHOMES.COM

Legal Description

Block 102 Lot 4R
 Subdivision CITY OF GRAPEVINE

Tenant Name/Occupancy/Use R 7.5 RESIDENTIAL USE

Request/Description of Work to Be Done

REVERT TO PREVIOUSLY APPROVED PLAT, HPC APPROVED ON MAY 25, 2016.
ESTABLISHING TWO LOTS.

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 NEAL COOPER

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 19-12
DATE FEB. 27, 2019

Reference: Ordinance No. 2013-23 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: 2/27/2019 Time: 3:00
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 _____ Square Feet

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

Building Coverage (40% max) _____

Building Height (35 ft. max) _____

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) _____

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

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.



03/21/2019

Account #: 42308206
Georeference: 7670-102-4R1
Property Location: 512 ESTILL ST

Jurisdictions:

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

Owner Information

BOAZ LEGACY LP
360 S BLUE MOUND RD
SAGINAW, TX 76131

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 † |
|------|--------------------|-------------|--------------|-------------------|
| 2019 | \$0 | \$0 | \$0 | \$0 |
| 2018 | \$71,553 | \$180,000 | \$251,553 | \$251,553 |

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: COLLEGE HEIGHTS ADDITION-
GRPVN Block 102 Lot 4R1
Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 1,042

Land Acres ♦: 0.4821

Land Sqft ♦: 21,000

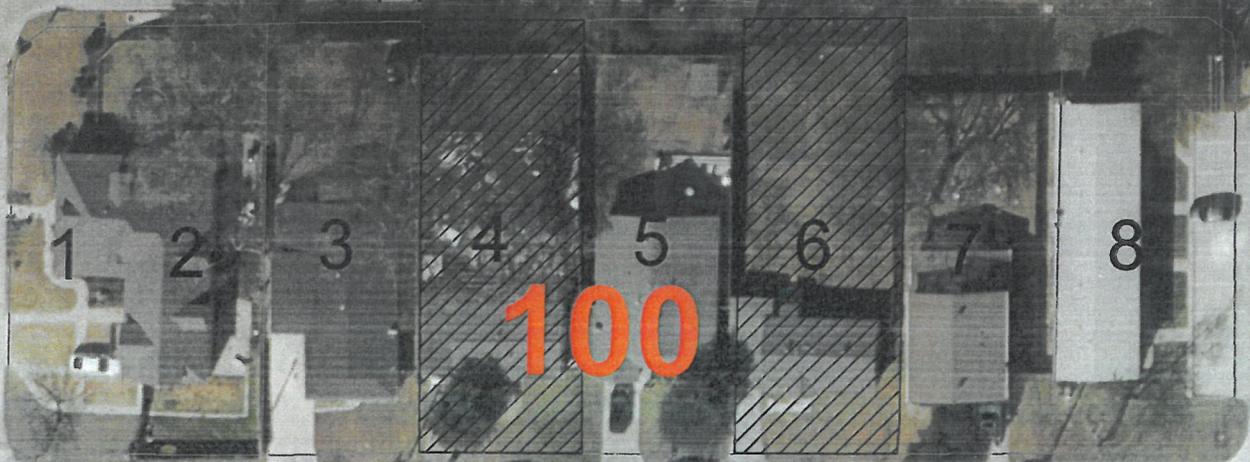
Notice Sent:
Protest Deadline:

††† Rounded

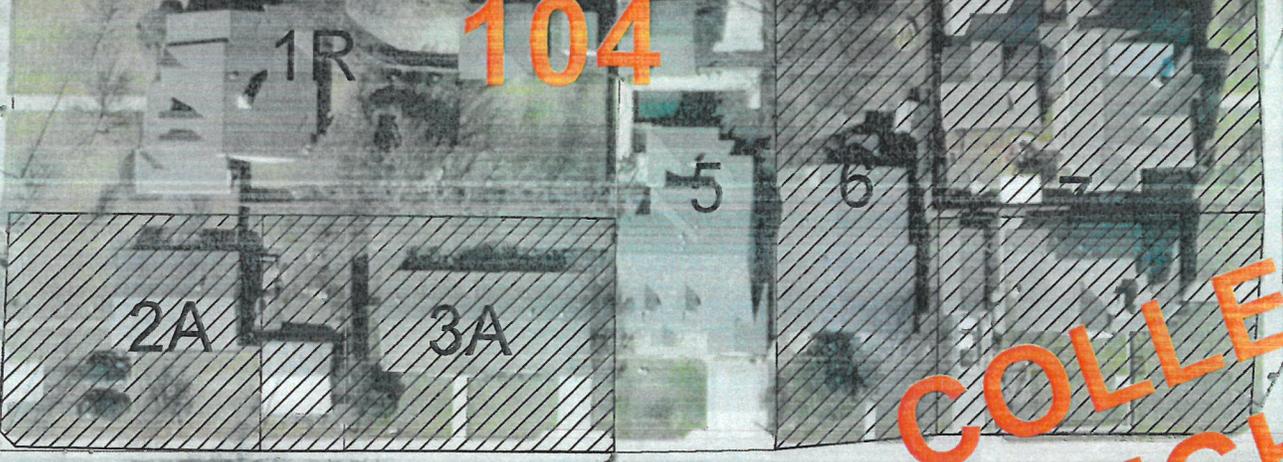
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions

WALL ST



E ESTILL ST



DOOLEY ST

DOOLEY ST
732

COLLEGE HEIGHTS
76

Legend

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

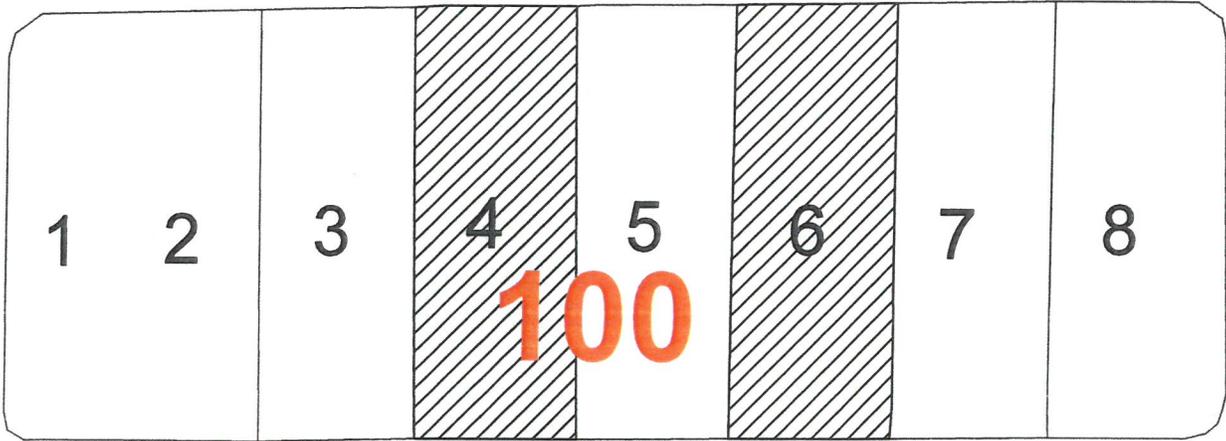
#CA19-12
 512 Estill Street
 2/27/2019

0 25 50 100
 Feet

 1 inch = 60 feet

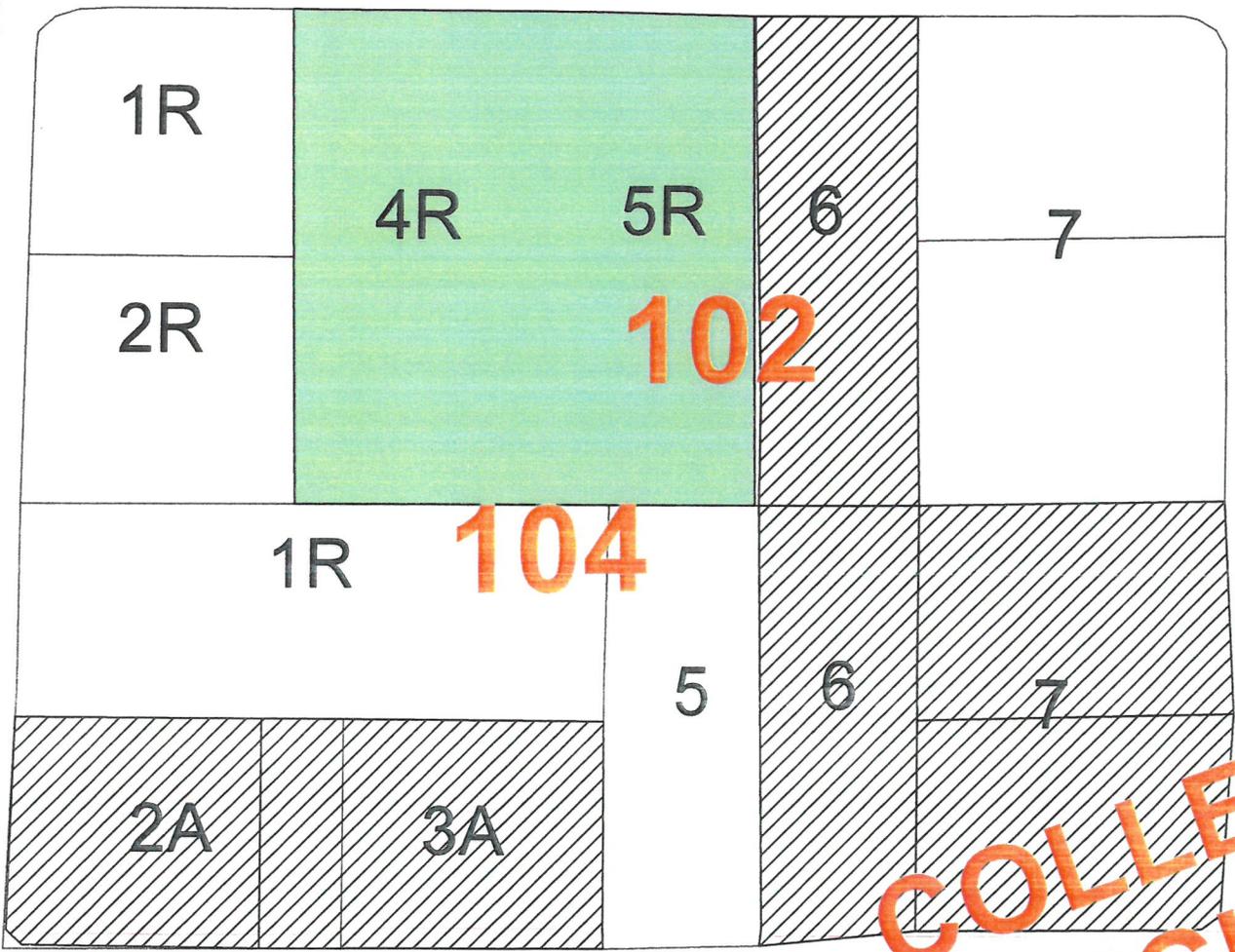
WALL ST

E WALL ST



E ESTILL ST

ESTILL ST



DOOLEY ST

S DOOLEY ST

DOOLEY ST
732

E TEXAS ST

COLLEGE HEIGHTS
76

Legend

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

#CA19-12
512 Estill Street

2/27/2019



1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WDL}
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, MARCH 27, 2019

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-13
516 ESTILL STREET
BOAZ LEGACY LP, PROPERTY OWNER
BILL EIFERT, BUYER
NEAL COOPER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA19-13 for the property located at 516 Estill Street, legally described as Block 102, Lot 5R1, College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. To construct new period-style home on revised Lot 5R1 as per attached plans with the condition a building permit is obtained from the building department.

BACKGROUND:

Certificate of Appropriateness application #CA19-13 was submitted on February 24, 2019 by the applicant Neal Cooper for construction of a new period-style home on revised Lot 5R1. Plans for the new home were developed by architect Russell Moran to follow the updated 2013-23 Historic Preservation Ordinance for non-landmarked buildings.

The total living area of the house is 2922 square feet combined with the 478 square foot attached garage totals 3,400 square feet, the maximum allowed by the Preservation Ordinance. The covered front porch of 51 square feet, and the new covered patio addition of 328 square feet are not included in the maximum square feet (as per the Preservation Ordinance). The total building size of the house including the second floor and the attached garage is 3,779 square feet (within the ordinance maximum of 4,100 square feet). The property lot size is 8,400 square feet and the proposed building coverage is 34 percent, (maximum 40 percent lot coverage). Building height is 29 feet.

Staff recommends the Historic Preservation Commission approve with conditions #CA19-13 for construction of a new period-style home on revised Lot 5R1 as per attached plans with the conditions a building permit is obtained from the building department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date FEBRUARY 27, 2019

Number # CA 19-13

Property Owner Name, Address & Phone Number

BOAZ LEGACY LP
360 S. BLUE MOUND RD
SAGINAW, TX 76131
Phone:
Mobile: 817 436-4502
Email:
Property Address (include any suite number)

Applicant Name, Address & Phone Number

NEAL COOPER
404 EAST WALL STREET
GRAPEVINE, TX 76051
Phone:
Mobile: 817 436-4502
Email: NEAL@COPPERSTREETHOMES.COM
Legal Description

BILL RIFERT, NEW BUYER
516 ESTILL STREET
GRAPEVINE, TX 76051

Block 102 Lot 5R1
Subdivision CITY OF GRAPEVINE

Tenant Name/Occupancy/Use R 1.5 RESIDENTIAL

Request/Description of Work to Be Done

CONSTRUCT NEW PERIOD STYLE HOUSE ON VACANT LOT 5R1 AT
516 ESTILL STREET.

Drawings/Sketches Attached

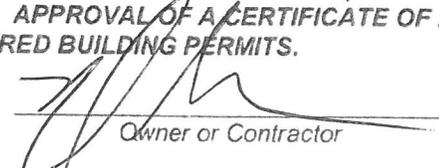
Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

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

Signed  Owner or Contractor

Print Name NEAL COOPER

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 19-13
DATE FEB 27, 2019

Reference: Ordinance No. 2013-23 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: 2/27/19 Time: 3:00 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 8,400 Square Feet

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

Building Coverage (40% max) 3490

Building Height (35 ft. max) 29 FFET

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. _____ (Attached is included within the 3,400 sq. ft. max) 478

Storage Shed (200 sq. ft. max) —

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

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

02/27/2019

Account #: 42308206
 Georeference: 7670-102-4R1
 Property Location: 512 ESTILL ST

Jurisdictions:

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

Owner Information

BOAZ LEGACY LP
 360 S BLUE MOUND RD
 SAGINAW, TX 76131

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 † |
|------|--------------------|-------------|--------------|-------------------|
| 2019 | \$0 | \$0 | \$0 | \$0 |
| 2018 | \$71,553 | \$180,000 | \$251,553 | \$251,553 |

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: COLLEGE HEIGHTS ADDITION-
 GRPVN Block 102 Lot 4R1
Agent: None

State Code: A Residential SingleFamily

Notice Sent:
Protest Deadline:

Approximate Size †††: 1,042
Land Acres †: 0.4821
Land Sqft †: 21,000

††† Rounded

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

Exemptions

WALL ST

1 2 3 4 5 6 7 8

100

E ESTILL ST

1R

4R

5R

6

7

2R

102

104

1R

5

6

COLLEGE HEIGHTS 76

2A

3A

DOOLEY ST

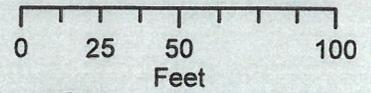
DOOLEY ST 732

Legend

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

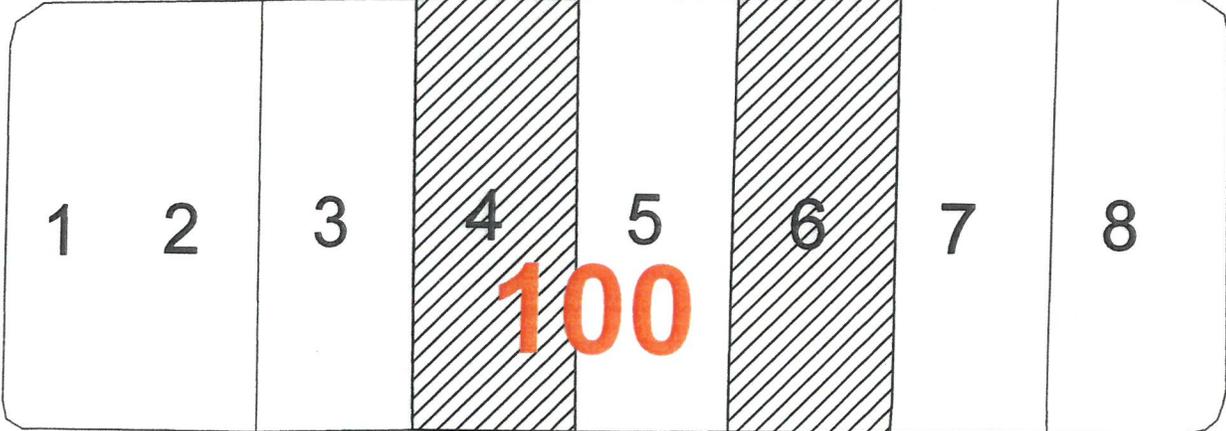
#CA19-13
512 Estill Street

2/27/2019

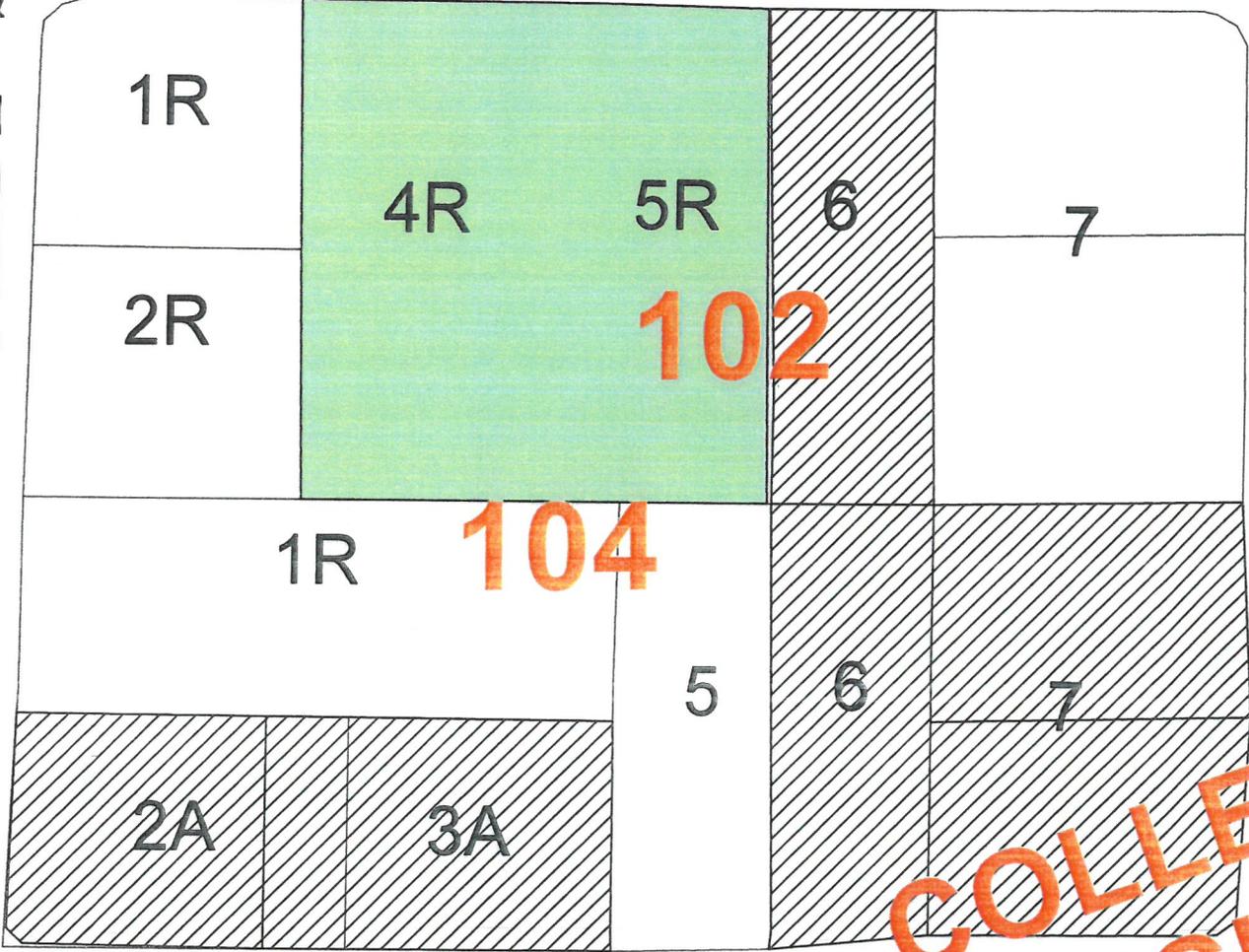


1 inch = 60 feet

E-WALL ST
WALL ST



ESTILL ST
E ESTILL ST



DOOLEY ST

DOOLEY ST
732

E-TEXAS ST

S-DOOLEY ST

E-TEXAS ST

COLLEGE HEIGHTS
767

Legend

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

#CA19-13
 512 Estill Street
 2/27/2019

0 25 50 100
 Feet

 1 inch = 60 feet

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, February 27, 2019, at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

| | |
|------------------|------------------------|
| Sean Shope | Chairman |
| Vick Cox | Vice Chairman |
| Ashley Anderson | Commissioner |
| Jason Parker | Commissioner |
| Margaret Telford | Commissioner |
| Chuck Voelker | Commissioner |
| Paula Wilbanks | Commissioner Alternate |
| | |
| Paul Slechta | City Council Liaison |

The above commissioners constituted a quorum with Commissioner(s) Eric Gilliland absent.

With the following city staff present:

| | |
|------------------|---|
| Paul W. McCallum | Executive Director, Grapevine Convention & Visitors Bureau |
| Matthew Boyle | City of Grapevine Attorney |
| David Klempin | Historic Preservation Officer |
| Mary Bush | Historic Preservation Secretary |

CALL TO ORDER

Chairman Shope welcomed all and called the meeting to order at 6 p.m. in the City Council Chambers. He called for a moment of silence in memory of Ted R. Ware, former Mayor Pro Tem; and Historic Preservation Commission Liaison 1991 – 2008 and Commissioner 2009 – 2018.

CITIZEN COMMENTS

Jim Niewald of 626 East Wall Street;
Dale Ander of 613 East Texas Street.

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:

- #CA18-92 for property located at 321 Turner Road;
- #CA19-01 for property located at 129 South Main Street, Suite #260;
- #CA19-04 for property located at 129 South Main Street, Suite #150.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-03** open for the property located at 620 Estill Street, Block 103 Lot 4, 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:

Chairman Shope called on David Klempin to present the case.

David Klempin read the owner’s withdrawal of application letter received on Monday afternoon, February 25, 2019; stating Certificate of Appropriateness #CA19-03 was to be withdrawn from the February 27, 2019 Historic Preservation Commission meeting.

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MINUTES

Commissioner Jason Parker asked to have the minutes as written to include the names of Commissioner Chuck Voelker as he was in attendance; and on page 3, #CA18-134 to add the name Cox in approval of the motion with the conditions as presented. The minutes were corrected to reflect the above amendments.

Vick Cox made the motion to approve the minutes of the January 23, 2019 meeting as amended; Chuck Voelker seconded the motion which prevailed in the following vote:

- Ayes: 7 (Shope, Anderson, Cox, Parker, Telford, Voelker and Wilbanks)
- Absent: 1 (Gilliland)
- Nays: 0

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ADJOURNMENT

Jason Parker made the motion to adjourn the meeting; Margaret Telford seconded the motion, which prevailed in the following vote:

- Ayes: 7 (Shope, Anderson, Cox, Parker, Telford, Voelker and Wilbanks)
- Absent: 1 (Gilliland)

Nays: 0

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The meeting adjourned at 6:20 p.m.

<http://www.grapevinetexas.gov/1059/Meeting-Videos>

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 27TH DAY OF MARCH 2019.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY