

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, January 22, 2020

1. Call to Order

2. Citizen Comments

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

3. Work Session

A. Approved Certificates of Appropriateness as follows:

#CA19-113 for property located at 603 East Worth Street;
#CA19-114 for property located at 846 East Worth Street;
#CA19-116 for property located at 221 East Worth Street;
#CA19-117 for property located at 307 East College Street;
#CA19-119 for property located at 840 East Texas Street;
#CA19-121 for property located at 406 South Main Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-120 for property located at 309 West College Street, Block 24, Lot 1R, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-122 for property located at 713 East Texas Street, Block 105, Lot 11, City of Grapevine and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-123 for property located at 840 East Texas Street, Block 5, Lot 6, D. E. Box Addition, City of Grapevine and take any necessary action.
- D. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-124 for property located at 334 South Barton Street, Block 2, Lot 9R, City of Grapevine and take any necessary action.
- E. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA19-126 for property located at 608 South Dooley Street, Block 23, Lot 2R2, City of Grapevine and take any necessary action.

5. Minutes

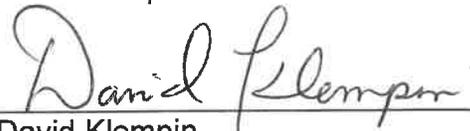
- A. Commission to consider the minutes of the December 18, 2019 Regular Meeting.

6. Adjournment

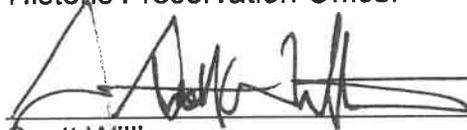
If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on February 26, 2020 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 17th day of January 2020 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 *WDK*
SCOTT WILLIAMS, BUILDING OFFICIAL *JW*
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, JANUARY 22, 2020

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-120
1953 CHIEF GREENER HOUSE
309 WEST COLLEGE STREET
COLLEGE STREET RESIDENTIAL HISTORIC DISTRICT
ORDINANCE #93-58, #HL93-01
JEFFREY AND NAOMI REYNOLDS, OWNER /APPLICANTS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** Certificate of Appropriateness #CA19-120 for the property located at 309 West College Street, legally described as Block 24, Lot 1A, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Remove the existing wood picture window with double hung side-lites in front of house, and the existing double hung windows from the house;
2. Replace the wood picture window with double hung side-lites with a new wood picture window of the same design and double hung windows using new metal-clad Pella double-pane wood window units with two-over-two horizontal mullions to match configuration of the existing wood windows;

as per the attached drawings and photos with the condition a permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA19-120 was submitted on December 2, 2019 by the owner/applicant, Naomi Reynolds, removal and replacement of original wood windows

The house was constructed in 1953 for Grapevine's Fire Chief Greener. Chief Greener and his family lived many years at the address. In the 1990s the house sold and became a rental property and gradually fell into disrepair. The windows were severely deteriorated. In 2005 then owner David Winters renovated the house following Design Guidelines established for the College Street Residential Historic District, but at the time the windows were not replaced.

The windows were 1950s era large awning style windows without weights. 20 years plus of rental use took its toll on the house. Original windows remain. However, the windows were

not properly maintained over the years which has led to deterioration of sills and window sash. Currently a number of these are painted shut and do not open. Some of the windows are wedged shut due to house settlement and do not operate properly.

The owner desires to replace the existing wood windows with high quality metal clad wood windows to obtain a better insulated value for the home and to eliminate drafts.

Staff review of the Certificate of Appropriateness relative to the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) require an evaluation be done for each window to assess condition and any necessary repairs required. The evaluation criteria is attached with your packet.

To remediate the window conditions the applicant proposes the following plan to comply with the Secretary of Interior Standards: Remove the windows and seek to recycle them at an architectural salvage company.

Staff recommends the Historic Preservation Commission approve Certificate of Appropriateness #CA19-120 to remove the existing wood picture window with double hung side-lites in front of house, and the existing double hung windows from the house;

To replace the wood picture window and double hung side-lites with a new wood picture window of the same design and the double hung windows using new metal-clad Pella double-pane wood window units with two-over-two horizontal mullions to match configuration of the existing wood windows as per the attached drawings and photos with the condition a permit be obtained from the Building Department.

THE SECRETARY OF THE INTERIOR'S
Standards for the Rehabilitation of Historic Properties

REHABILITATION IS DEFINED *as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



TARRANT APPRAISAL DISTRICT

12/12/2019

Account #: 01091115
 Georeference: 16060-24-1A
 Property Location: 309 W COLLEGE ST

Jurisdictions:

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

Owner Information

REYNOLDS NAOMI
 REYNOLDS JEFFREY
 309 W COLLEGE 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 † |
|------|--------------------|-------------|--------------|-------------------|
| 2019 | \$277,802 | \$180,000 | \$457,802 | \$380,191 |
| 2018 | \$180,885 | \$180,000 | \$360,885 | \$345,628 |
| 2017 | \$142,825 | \$180,000 | \$322,825 | \$314,207 |
| 2016 | \$244,823 | \$40,820 | \$285,643 | \$285,643 |
| 2015 | \$140,100 | \$45,000 | \$185,100 | \$185,100 |

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 24 Lot 1A **State Code:** A Residential SingleFamily

Deed Date: 02-17-2015

Instrument: D215032993

Year Built: 1953

Agent: None

Approximate Size ††: 1,344

Land Acres ♦: 0.2040

Land Sqft ♦: 8,890

Notice Sent: 04-01-2019

Protest Deadline: 05-15-2019

†† Rounded

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

Exemptions

- DISABLED VET 10 to 29 PCT 11.22
- HOMESTEAD GENERAL 11.13(b)

CERTIFICATE OF APPROPRIATENESS APPLICATION



Date 12-9-19

Number #CA19-120

Property Owner Name, Address & Phone Number

Applicant Name, Address & Phone Number

JEFF & NAOMI Reynolds
309 W. College Street
Grapevine, TX 76051
Phone: 214-682-4998
Mobile: 214-682-4998
Email: Nmreynolds68@yahoo.com

SAME AS PROPERTY OWNER
Phone:
Mobile:
Email:
Legal Description

309 West College Street
Grapevine TX 76051

Block 24 Lot 1R
Subdivision

Tenant Name/Occupancy/Use R 7.5 COLLEGE STREET HISTORIC DISTRICT CITY OF GRAPEVINE

Request/Description of Work to Be Done

replace all windows in the home with historically correct wood/clad windows

* WHOLE HOUSE WINDOW REPLACEMENT - HPC ACTION REQUIRED *

Drawings/Sketches Attached

Photographs Attached

Yes No Current Historic

Material Sample(s) Attached (please list)

provided to Mr. Klempin

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 Naomi Reynolds
Owner or Contractor

Print Name Naomi M. Reynolds

Approved-Staff HPC [checked] Office Use 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

5-7

4C

ORIGINAL
TOWN OF
GRAPEVINE
16060

42

24

F

C

1A

1R

B

2R

2F2

2C

2C

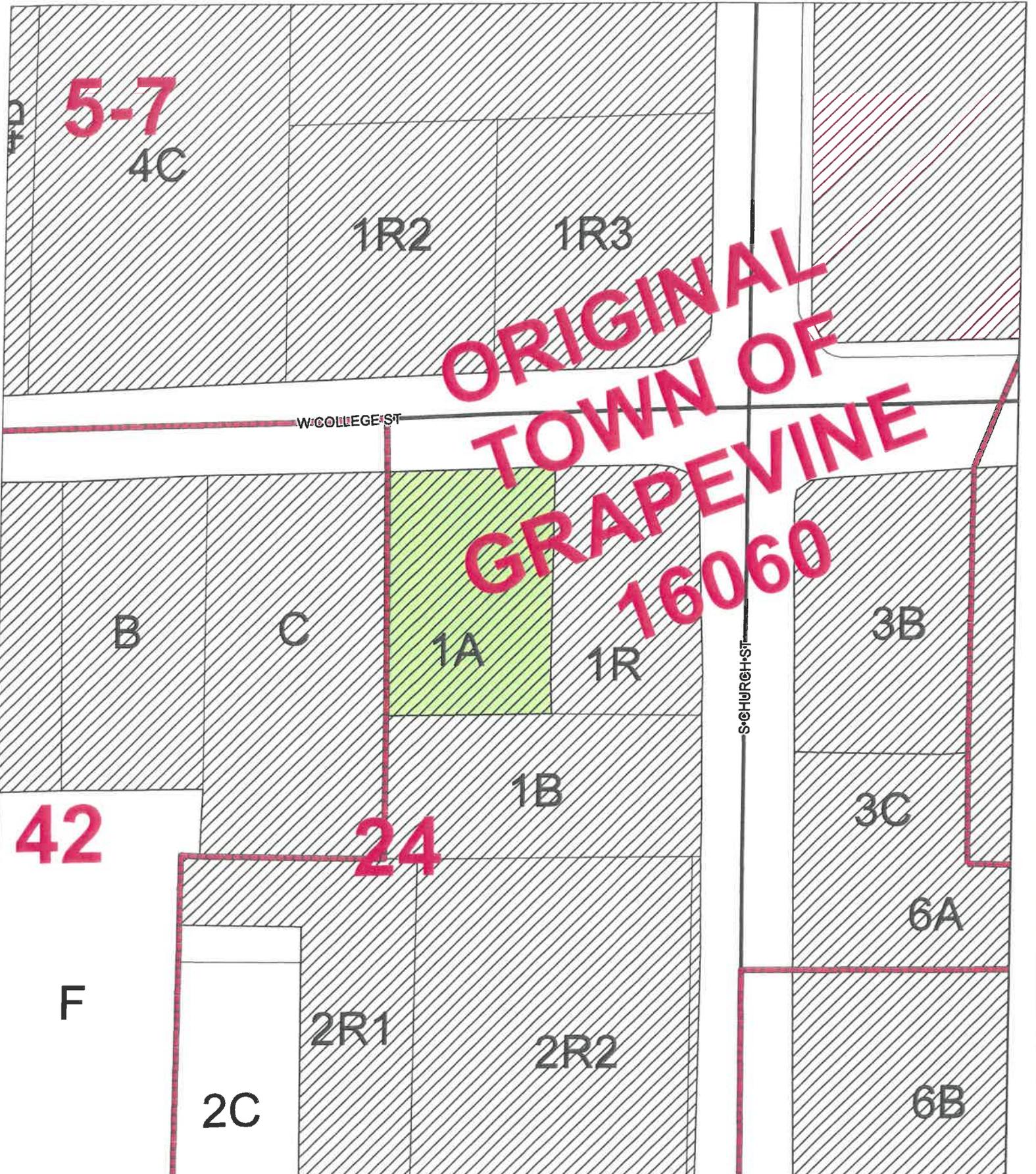
- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning

#CA19-120
309 West College Street

1/16/2020



1 inch = 60 feet



**ORIGINAL
TOWN OF
GRAPEVINE
16060**

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA19-120
309 West College Street
 1/16/2020

0 25 50 100
 Feet

 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JANUARY 22, 2020

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-122
HISTORIC HARRINGTON HOUSE, #HL16-08, ORDINANCE #2016-088
713 EAST TEXAS STREET
LAWRENCE FRANCE AND CHARLES DONOFRIO,
OWNER/APPLICANTS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-122 for the property located at 713 East Texas Street, legally described as Block 105, Lot 11 50% Undivided Interest, College Heights Addition, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To enclose the existing covered patio at the rear of the house with sidewalls and windows to create a climate controlled interior living space;

with the conditions a building permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application # CA19-122 was submitted by Lawrence France and Charles Donofrio on December 17, 2019 to enclose the existing rear patio of 181 square feet with side walls and windows for additional climate controlled interior living space.

The existing house is now 2,393 square feet with a footprint of 1,823 square feet plus a porch of 74 square feet, adding the proposed 181 square feet of living area would yield a footprint of 2,078 square feet on the 6,976 square foot lot equaling 30 percent coverage (maximum allowed 40 percent).

Staff review of the plans with regard to the Secretary of Interior's Standards find them in compliance with the standards.

Staff recommends approval of #CA19-122 plans as presented for enclosing the rear patio with the condition a building permit is obtained from the building department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be staff approved under a separate Certificate of Appropriateness.

THE SECRETARY OF THE INTERIOR'S
Standards for the Rehabilitation of Historic Properties

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10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECEIVED

DEC 17 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 12/17/19

Number #CA19-122

Property Owner Name, Address & Phone Number
LAWRENCE FRANCE & CHARLES DONOFRIO
713 E. TEXAS STREET
GRAPEVINE, TX 76051
Phone: 703-80-9258
Mobile: SAME
Email: MEBURGEIII@AOL.COM
Property Address (include any suite number)

Applicant Name, Address & Phone Number
SAME
Phone:
Mobile: SAME
Email:
Legal Description

Block 105 Lot 11
Subdivision College Heights Addition

Tenant Name/Occupancy/Use
HOMEOWNER - PRIMARY RESIDENCE

Request/Description of Work to Be Done
ENCLOSE EXISTING PATIO/PORCH WITH 2 ADDTL. SIDEWALLS
ADD ELECTRICITY, HVAC + CABLE AS NEEDED

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 Lawrence B. France III
Owner or Contractor

Print Name LAWRENCE B. FRANCE, III

Approved-Staff HPC Approved with Conditions: Office Use

Denied

Chair - Historic Preservation Commission
Building Official

Historic Preservation Officer
Date

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

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

OFFICE 817-410-3556



TARRANT APPRAISAL DISTRICT

12/19/2019

Account #: 00563773
 Georeference: 7670-105-11
 Property Location: 713 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

FRANCE LAWRENCE B
 713 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.

| Year | Improvement Market | Land Market | Total Market | Total Appraised † |
|------|--------------------|-------------|--------------|-------------------|
| 2019 | \$204,886 | \$90,000 | \$294,886 | \$241,602 |
| 2018 | \$129,638 | \$90,000 | \$219,638 | \$219,638 |
| 2017 | \$0 | \$90,000 | \$90,000 | \$90,000 |
| 2016 | \$63,505 | \$16,010 | \$79,515 | \$79,515 |
| 2015 | \$68,100 | \$37,500 | \$105,600 | \$105,600 |

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 105 Lot 11 50% UNDIVIDED INTEREST

Deed Date: 07-31-2016

Instrument: D216114089

Year Built: 2017

Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 1,191

Land Acres ♦: 0.1601

Land Sqft ♦: 6,976

Notice Sent: 04-24-2019

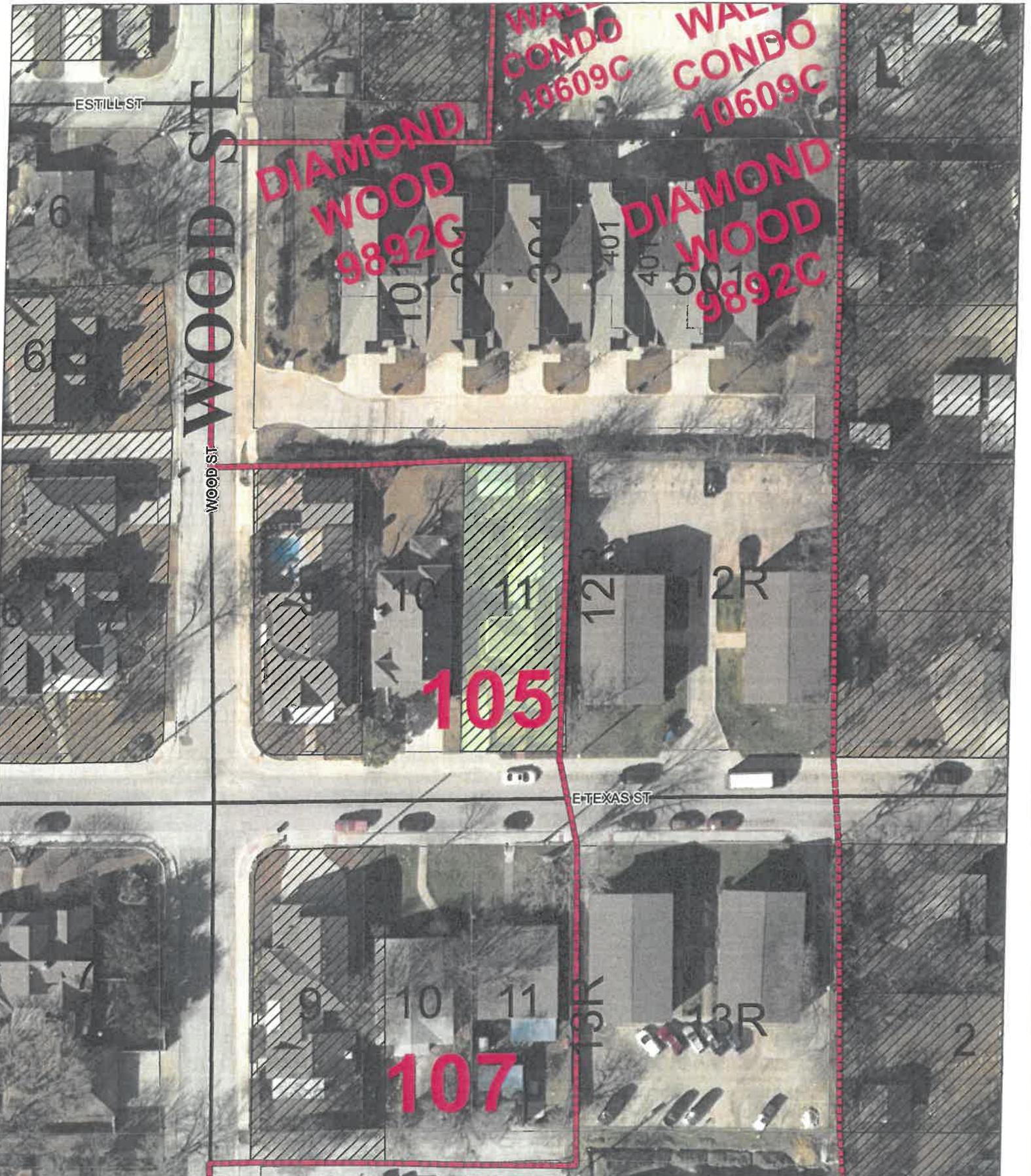
Protest Deadline: 05-24-2019

†† 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
 -  City Limits
 -  Zoning
 -  Streets

#CA19-122
713 East Texas Street
 1/16/2020

0 25 50 100
 Feet

 1 inch = 60 feet

WOOD ST

ESTELLE ST

WALL CONDO 10609C

WALL CONDO 10609C

DIAMOND WOOD 9892C

DIAMOND WOOD 9892C

101 201 301 401 401 501

6

6R

6

7

9

10

11

12R

12R

105

E TEXAS ST

7

9

10

11

13R

13R

107

1

2

- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning
 -  Streets

#CA19-122
 713 East Texas Street
 1/16/2020

0 25 50 100
 Feet

 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WOK*
SCOTT WILLIAMS, BUILDING OFFICIAL *SW*
RON STOMBAUGH, PLANNER
MEETING DATE: WEDNESDAY, JANUARY 22, 2020
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-123
D. E. BOX ADDITION HISTORIC DISTRICT, #HL10-09, ORDINANCE
#2011-58.
HISTORIC 1952 HAMILTON MUNGER COSNAHAN HOUSE
840 EAST TEXAS STREET
ERIC TOMLINSON, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-123 for the property located at 840 East Texas Street, legally described as Block 5, Lot 6, D. E. Box Addition, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. To remove non-original exterior materials and additions from front and back wall of the original two-car attached carport; install a new two-car wide garage door on the front of the house and re-enclose the carport structure;
2. To construct a new 706 square foot 1-story addition to the rear of the house to include a new master bedroom, master bath and closet and a new kitchen and eating area;
3. To use #105 wood siding on all new exterior addition;

with the conditions a building permit is obtained from the building department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA19-123 was submitted by the owner Eric Tomlinson on December 19, 2019 with plans for a new addition to the rear of the house prepared by Edward and Isaac Designs LLC of Fort Worth, Texas following Design Guidelines established for Landmarked D. E. Box Addition Historic District.

The existing house built in 1952 for Hamilton Munger Cosnahan was a businessman and automobile dealer, who served on Grapevine City Council and briefly as Mayor. The brick veneer house is built in the Traditional Ranch style popular in the 1950s. A massive brick chimney anchors the west end of the house adjoining the original two-car carport. The carport was later converted into a family room, office and storage area. The mid-century house with the enclosed carport contains 1873 square feet.

The house with the new 706 square foot addition totals 2,579 square feet, which is within the maximum 3,400 square feet as per the Preservation Ordinance. The building height is 18 feet and the building coverage 16%, within the 40% maximum.

Staff review of the plans with regard to the Secretary of Interior's Standards find them in compliance with the Standards.

Staff recommends approval of #CA19-123 for removal of the non-original exterior siding materials and additions from the front and back wall of the original two-car attached carport; install a new two-car wide garage door on the front of the house and to re-enclose the carport structure; construction of a new 706 square foot 1-story addition to the rear of the house to include a new master bedroom, master bath and closet and a new kitchen and eating area; to use #105 wood siding on all new exterior construction; with the conditions a building permit is obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

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CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 12/19/19

Number #CA19-123

Property Owner Name, Address & Phone Number

Trinity Summit Investments
301 S Hwy 377
Crossroads, TX 76227

Phone: _____

Mobile: 817 219 5305

Email: eric.s.tomlinson@gmail.com

Property Address (include any suite number)
840 E. Texas
Grapevine, TX 76051

Applicant Name, Address & Phone Number

Eric Tomlinson
1207 Upper Dunbar
Northford TX 76088

Phone: 817 219 5305

Mobile _____

Email: eric.s.tomlinson@gmail.com

Legal Description
Block 5 Lot 6
Subdivision DE BOX Addition

Tenant Name/Occupancy/Use Residential

Request/Description of Work to Be Done

Remodel with addition

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 [Signature]
Owner or Contractor

Print Name Eric Tomlinson

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 19-123
DATE 12/18/19

Reference: Ordinance No. 2013-23 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: 12/19/19 Time: 2:00
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 15,282 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,873 + 706 ADDITION = 2579

Building Coverage (40% max) 16%

Building Height (35 ft. max) 18'

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. Attached is included within the 3,400 sq. ft. max) 483

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

12/19/2019

Account #: 00252085
 Georeference: 3150-5-6
 Property Location: 840 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

TRINITY SUMMIT INVESTMENTS LLC
 1207 UPPER DENTON RD
 WEATHERFORD, TX 76085

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 | \$182,112 | \$180,000 | \$362,112 | \$245,540 |
| 2018 | \$116,014 | \$180,000 | \$296,014 | \$223,218 |
| 2017 | \$117,848 | \$180,000 | \$297,848 | \$202,925 |
| 2016 | \$218,677 | \$70,160 | \$288,837 | \$184,477 |
| 2015 | \$122,700 | \$50,000 | \$172,700 | \$167,706 |

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 6 **State Code:** A Residential SingleFamily
Deed Date: 10-23-2019
Instrument: D219244859 **Approximate Size †††:** 1,873
Year Built: 1952 **Land Acres ♦:** 0.3508
Agent: None **Land Sqft ♦:** 15,282

Notice Sent: 04-01-2019
Protest Deadline: 05-15-2019

†† 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)



TEXAS ST

ECKLEY

DE BOX

- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning

#CA19-123
840 East Texas Street
 1/16/2020

0 25 50 100
 Feet
 1 inch = 60 feet



- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning
 -  Streets

#CA19-123
840 East Texas Street
 1/16/2020

0 25 50 100
Feet

 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WOK*
SCOTT WILLIAMS, BUILDING OFFICIAL *JKW*
RON STOMBAUGH, PLANNER
MEETING DATE: WEDNESDAY, JANUARY 22, 2020
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-124
1929 HISTORIC FOUST WAREHOUSE
334 BARTON STREET
FIREFLY COMPLEX LLC, OWNER
QUYNH LU, CKB LLC, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA19-124 for the property located at 334 Barton Street, legally described as Block 2, Lot 9R, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Repaint the entrance door on the parking lot side of the building in a new paint color scheme using:
Sherwin Williams's #SW-6910 "Daisy Yellow" with all other window and door trim colors to be selected from an approved historic paint color palette;
2. Remove the damaged canvas awnings above window and doors on the rear of the building;
3. Remove the non-original wood deck and steps along the rear of the building;
4. Install new steps where required at the rear doors, where deck and steps were removed;
5. Remove the non-original metal storage shed on the rear of the building;
6. Repair the wood fence at rear of the lot and stain with natural wood color stain;

as per attached photos and plans with the conditions a building permit is obtained from the building department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA19-124 was submitted by the applicant Quynh Lu of CKB LLC an educational consulting business. The Foust Warehouse building has multiple entrances on the east side with the main entrance being on the south side of the building. The applicant desires to direct clients away from the side entrances and toward the main entrance on the parking lot side of the building. However they requested to also paint all of the buildings window and door trim "Daisy Yellow".

Staff review of the paint request with regard to the Secretary of Interior's Standards finds the request to not be in compliance with the Standards for appropriate trim color for the metal

Foust Warehouse building of 1929. Therefore, staff recommends selecting a muted color for the window and door trim using an approved historic paint color palette.

Staff recommends approval of #CA19-124 to repaint the main entrance door on the parking lot side of the building in a new paint color scheme using Sherwin Williams #SW-6910 "Daisy Yellow" but with all other window and door trim colors to be selected from an approved historic paint color palette; removal of the damaged canvas awnings above window and doors on the rear of the building, removal of the non-original wood deck and steps along the rear of the building; installation of new steps where required at the rear doors, where deck and steps were removed; removal of the non-original metal storage shed on the rear of the building; and repair of the wood fence at rear of the lot and stain with natural wood color stain; with the conditions a building permit is obtained from the building department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate of Appropriateness.

DEC 26 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 12/16/19

Number #CA19-124

Property Owner Name, Address & Phone Number
CKB LLC
1406 POST OAK PLACE
WESTLAKE TX 76262

Applicant Name, Address & Phone Number
QUYNH LU
1101 BRAHMS
COLLEYVILLE TX 76034

Phone:
Mobile: 817-584-2444
Email:

Phone:
Mobile:
Email:

Property Address (include any suite number)
334 BARTON ST
GRAPEVINE, TX 76051

Legal Description
Block 2 Lot 9R
Subdivision City of Grapevine

Tenant Name/Occupancy/Use HOUSE OF SHINE
OFFICES, RETAIL & WORKSHOPS

Request/Description of Work to Be Done
1 CHANGE COLOR OF DOOR & WINDOW TRIMS
2 REMOVE AWNINGS & DECK
3 REMOVE SHED 4 REPAIR FENCE

Drawings/Sketches Attached
Yes No

Photographs Attached
Current Historic

Material Sample(s) Attached (please list)
TRIM-PAINT SWATCH - DAISY YELLOW SW-6910

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 Claudia K. Berry
Owner or Contractor

Print Name Claudia K. Berry

Approved-Staff HPC
Approved with Conditions:

Denied

Chair - Historic Preservation Commission
Building Official

Historic Preservation Officer
Date

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

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

OFFICE 817-410-3556

DEC 26 2019

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

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: 11/11/19 Time: 3pm
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 7525 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3660 sqft

Building Coverage (40% max) _____

Building Height (35 ft. max) _____

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. Ø (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 _____

=====

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- 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.

THE SECRETARY OF THE INTERIOR'S
Standards for the Rehabilitation of Historic Properties

REHABILITATION IS DEFINED *as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



TARRANT APPRAISAL DISTRICT

12/26/2019

Account #: 06988962
Georeference: 16060-2-9R
Property Location: 334 S BARTON ST

Jurisdictions:

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

Owner Information

FIREFLY COMPLEX LLC
2409 CROCKETT CT
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 2015 to 2019.

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 2 Lot 9R
Deed Date: 11-09-2017
Instrument: D217263667
State Code: F1 Commercial
Agent: None
Notice Sent: 05-03-2019
Protest Deadline: 06-03-2019

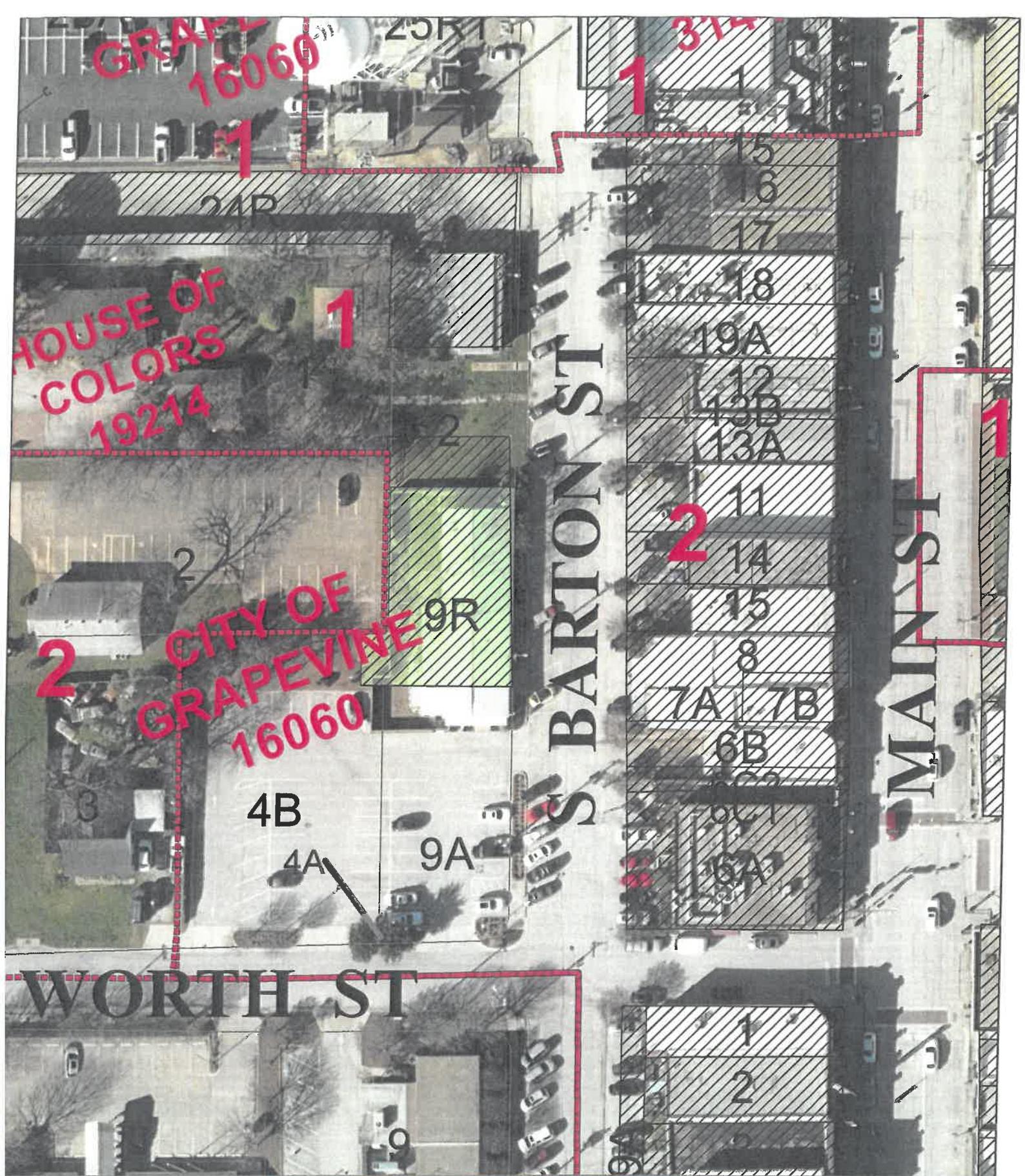
Site Number: 80386458
Site Name: GRAPEVINE ART GLASS
Site Class: RETGen - Retail-General/Specialty
of Parcels: 1
Primary Building:
Building Name: GRAPEVINE ART GLAS / 06988962
Building Type: Commercial
Year Built: 1929

Gross Building Area ††: 3,660
Net Leasable Area ††: 3,660
Land Sqft ♦: 7,425
Land Acres ♦: 0.1704

†† Rounded

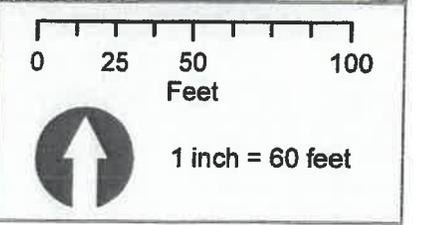
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

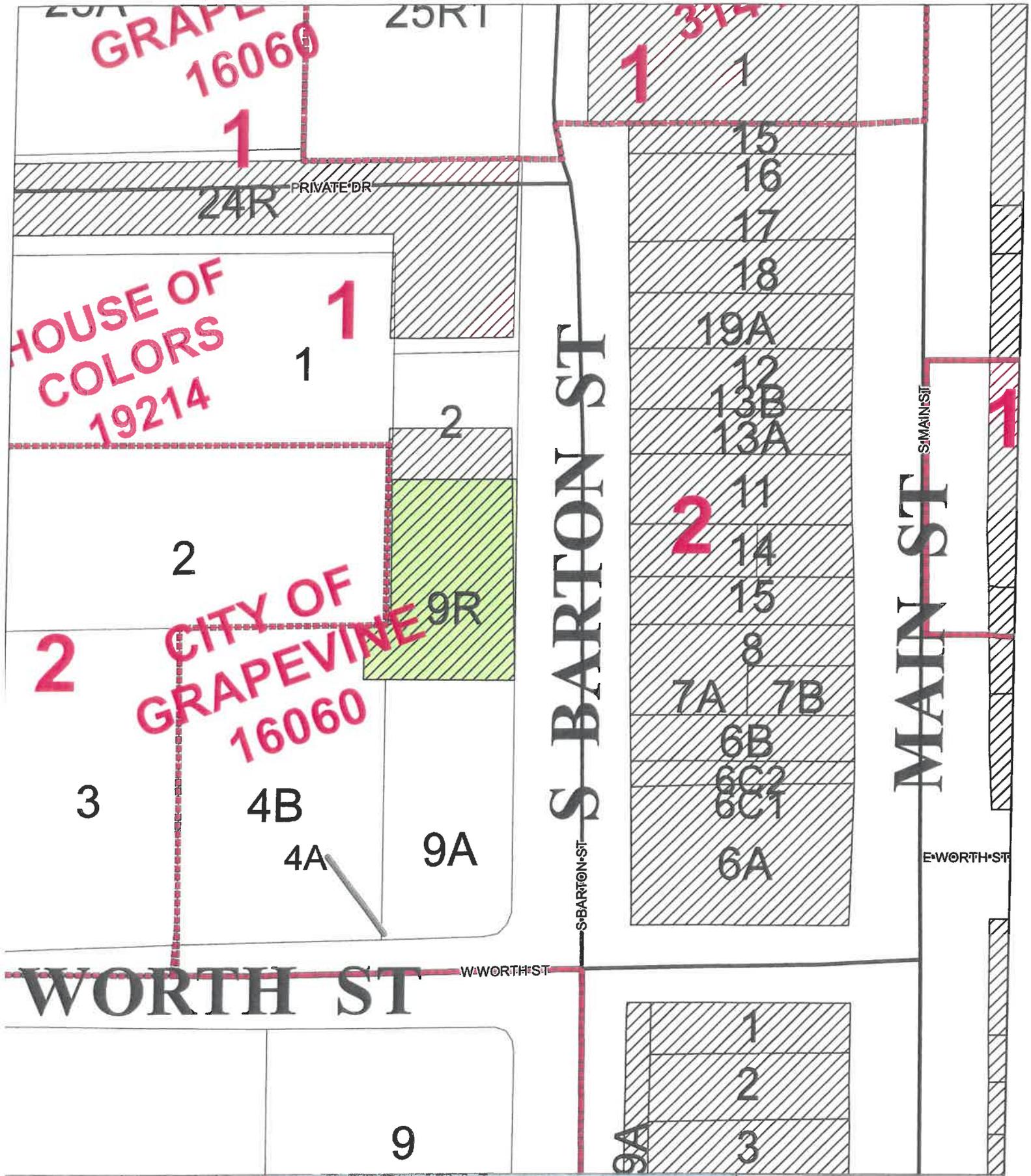
Exemptions



- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning

#CA19-124
334 South Barton Street
 1/14/2020





Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA19-124
334 South Barton Street
 1/14/2020

0 25 50 100
 Feet
 1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, JANUARY 22, 2020

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA19-126
GTRP, INC. VACANT LOT
608 SOUTH DOOLEY STREET
CITY OF GRAPEVINE, OWNER
DAVID KLEMPIN, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-126 for the property located at 608 South Dooley Street, legally described as Block 23, Lot 2R2, 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 relocate the 1906 Historic R. J. Roberson House from 117 Long Prairie Road, Flower Mound, Texas to 608 South Dooley Street, legally described as Block 23, Lot 2R2, City of Grapevine, Texas;

with the conditions a permit be obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA19-126 was submitted by Historic Preservation Officer David Klempin on December 26, 2020 to relocate the historic 1906 R. J. Roberson House, from 117 Long Prairie Road, Flower Mound Texas to 608 South Dooley Street, Grapevine, Texas.

The Roberson House was built on land previously known as part of the “Grape Vine Prairie”. The house was the home of for R. J. Roberson on 400 acres of land much of which is now under Lake Grapevine. The two-story house with two-story rear wing is in the form a T-shape. A wide porch stretches across the front of the house and a center gable crowns the front façade.

The land the house occupies had been sold for commercial development. The current owners the Stewart Family of Dallas, donated the house to the City of Grapevine’s Grapevine Township Revitalization Program to be saved and moved to the Grapevine Historic Township and restored as a single family home.

Staff review of the plans with regard to the Secretary of Interior's Standards finds them to be in compliance with the Standards.

City Council, at the January 7, 2020 Council meeting, approved the donation of the house, its relocation and placement of the house on the City owned lot at 608 South Dooley Street, legally described as Block 23, Lot 2R2, City of Grapevine.

The lot is approximately 9,163 square feet in size. The existing house living area is 2,250 square feet which is within the maximum 3,400 square feet allowed by the Preservation Ordinance. The building height is 29 feet; the house placement would be centered with the width of the lot, within the boundary of the side yard setback plane established by Ordinance. The building coverage of the lot is 13% of the allowable 40%.

Staff recommends approval of #CA19-126 to relocate the 1906 Historic Roberson House to 608 South Dooley Street, Grapevine, Texas with the condition a building permit be obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be staff approved under a separate Certificate(s) of Appropriateness.

THE SECRETARY OF THE INTERIOR'S
Standards for the Rehabilitation of Historic Properties

REHABILITATION IS DEFINED *as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

DEC 26 2019

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date Dec. 26, 2019

Number AC 19-126

Property Owner Name, Address & Phone Number
City of Grapevine
PO Box 95104
Grapevine TX 76099-9704
Phone: 817-410-3185
Mobile:
Email:
Property Address (include any suite number)

Applicant Name, Address & Phone Number
David Klempin
636 South Main Street
Grapevine TX 76051
Phone: 817-410-3197
Mobile:
Email: dklempin@grapevine-texas.gov
Legal Description

608 S. Dooley St.

Block 23 Lot 2R2
Subdivision City of Grapevine

Tenant Name/Occupancy/Use R 7.5 Zoning - Residential Use

Request/Description of Work to Be Done ¹⁰⁰⁰
Historic Roberson House 117 Long Prairie Rd
Move house from Flower Mound to city owned vacant lot.

Drawings/Sketches Attached

Photographs Attached

Yes No

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 David Klempin
Owner or Contractor

Print Name David Klempin

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 19-126
DATE Dec 26, 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: 12/26/19 Time: 3:00 pm
Contact: (817.410.3197 817.410.3185)

- 1. Survey Plan
- 2. Site Plan
- 3. Floor Plans } RECORD SET
- 4. Elevations } IN PROCESS
- 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 9,63 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2250 sq. ft

Building Coverage (40% max) 13%

Building Height (35 ft. max) 29 FT.

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.



12/27/2019

Account #: 04519787
Georeference: A1524-5C
Property Location: 117 LONG PRAIRIE RD

Jurisdictions:

042 CITY OF FLOWER MOUND
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information

SUNSET LEGACY LP
10737 BUSHIRE DR
DALLAS, TX 75229-5330

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 2015 to 2019.

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: TANNEHILL, DAVID K SURVEY
Abstract 1524 Tract 5C
Deed Date: 12-24-2014
Instrument: D214278150
State Code: AC Single Family Interim Use
Agent: RESOLUTE PROPERTY TAX SOLUTION

Site Number: 04519787
Site Name: TANNEHILL, DAVID K SURVEY-5C
Site Class: InterimUseRes - Interim Use
of Parcels: 1
Primary Building:
Building Name: INTERIM USE / 04519787
Building Type: Commercial
Year Built: 1909

Notice Sent: 05-03-2019
Protest Deadline: 06-03-2019

Gross Building Area †††: 4,152
Net Leasable Area †††: 4,152
Land Sqft ♦: 185,522
Land Acres ♦: 4.2590

††† Rounded

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

Exemptions



TARRANT APPRAISAL DISTRICT

12/26/2019

Account #: 01091034

Georeference: 16060-23-3

Property Location: 624 S DOOLEY ST (and 608 S. Dooley St)

Jurisdictions:

011 CITY OF GRAPEVINE

220 TARRANT COUNTY

906 GRAPEVINE-COLLEYVILLE ISD

224 TARRANT COUNTY HOSPITAL

225 TARRANT COUNTY COLLEGE

Owner Information

GRAPEVINE CITY OF

PO BOX 95104

GRAPEVINE, TX 76099-9704

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 | \$132,951 | \$141,730 | \$274,681 | \$274,681 |
| 2018 | \$126,058 | \$226,768 | \$352,826 | \$352,826 |
| 2017 | \$126,058 | \$226,768 | \$352,826 | \$352,826 |
| 2016 | \$74,846 | \$141,730 | \$216,576 | \$216,576 |
| 2015 | \$74,846 | \$141,730 | \$216,576 | \$216,576 |

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 23 Lot 3 & 4B

Deed Date: 09-27-2005

Deed Page: 0000000

Deed Volume: 0000000

Instrument: D205304180

State Code: F1 Commercial

Agent: None

Site Number: 80878285

Site Name: GRAPEVINE, CITY OF

Site Class: ExGovt - Exempt-Government

of Parcels: 1

Primary Building:

Building Name: GRAPEVINE, CITY OF / 01091034

Building Type: Commercial

Year Built: 1965

Notice Sent:

Protest Deadline:

Gross Building Area ††: 2,313

Net Leasable Area ††: 2,313

Land Sqft ♦: 28,346

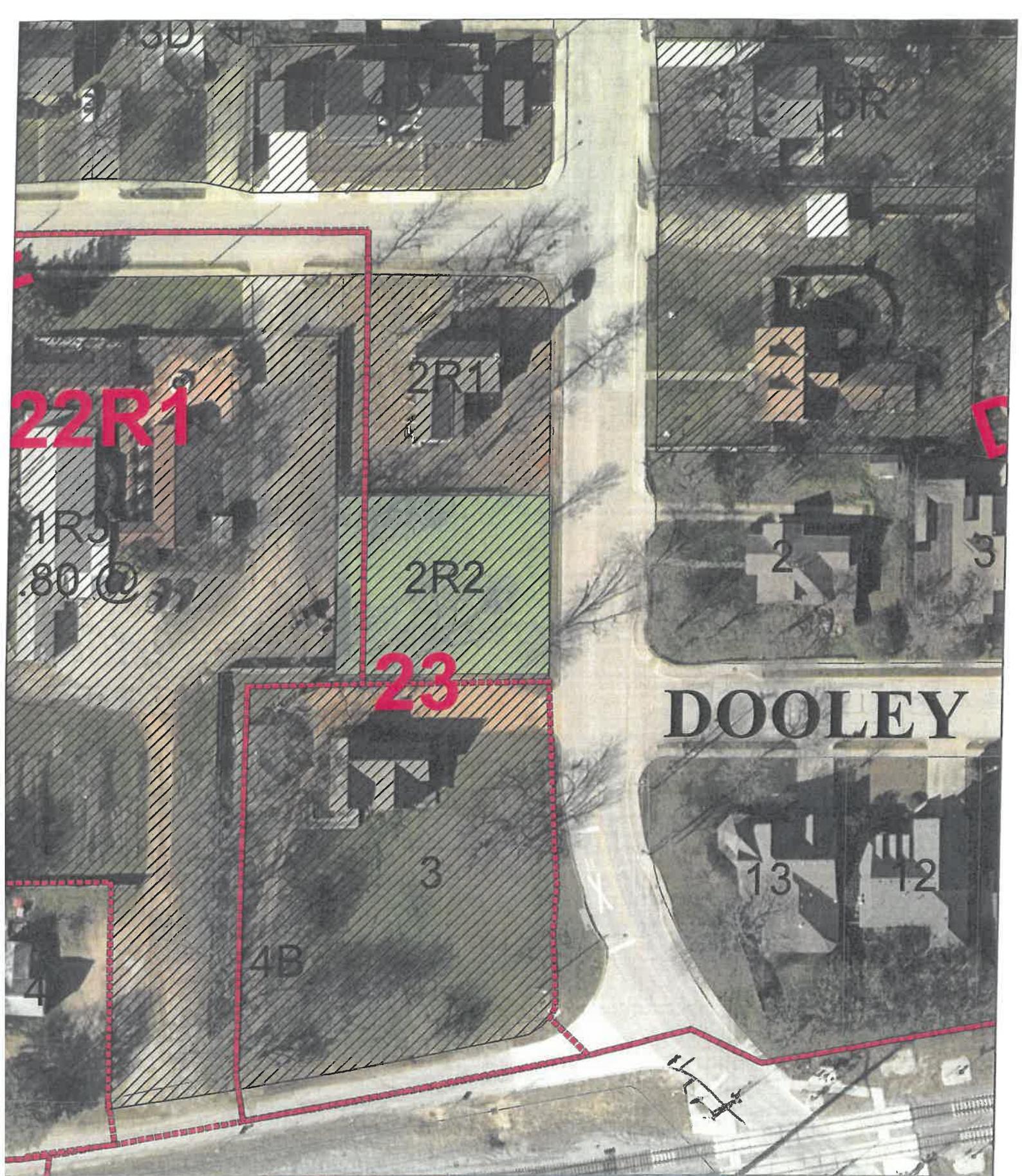
Land Acres ♦: 0.6507

†† Rounded

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

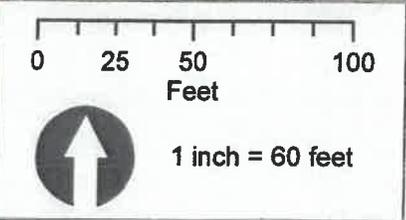
Exemptions

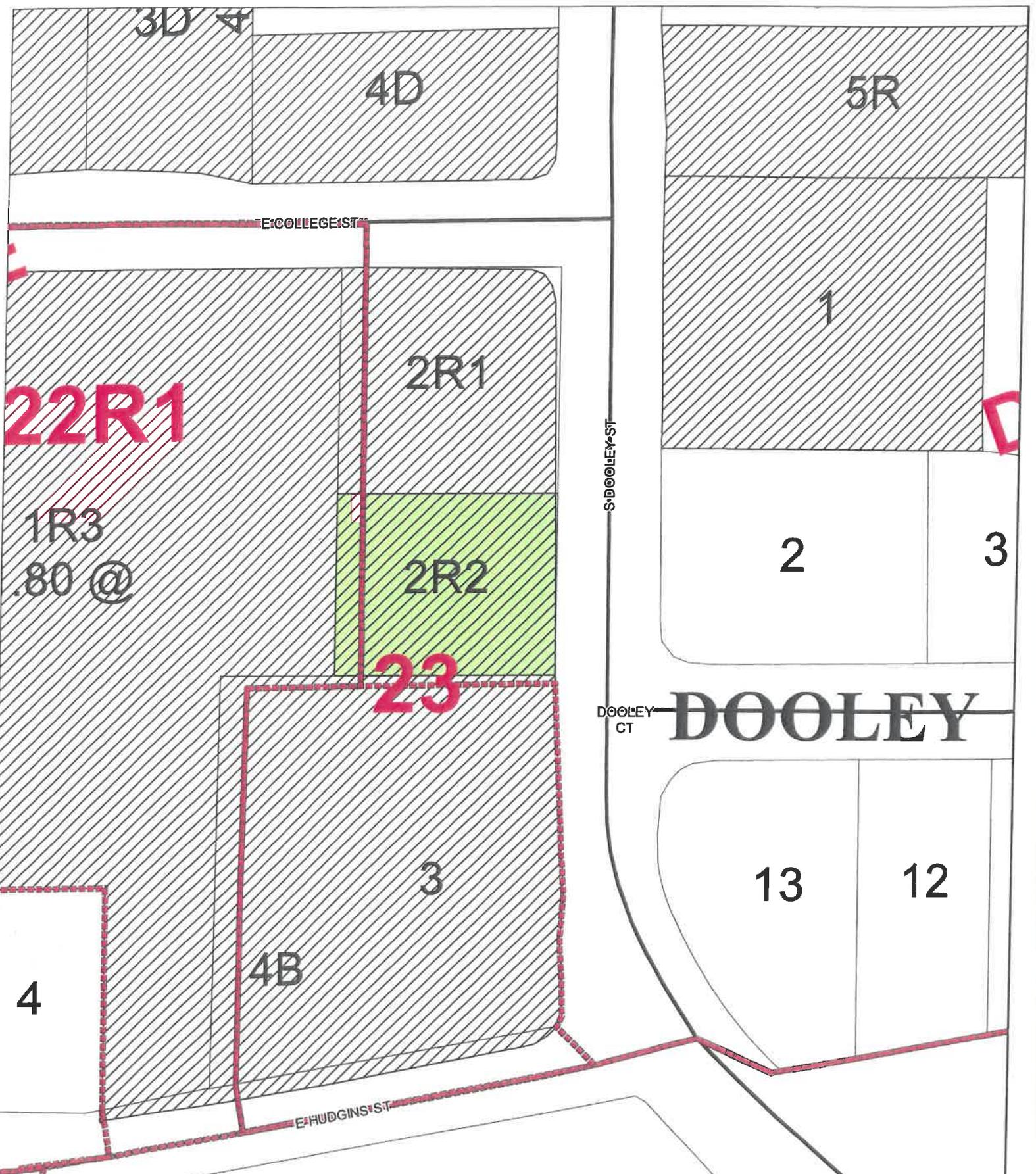
- PUBLIC PROPERTY 11.11



- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning

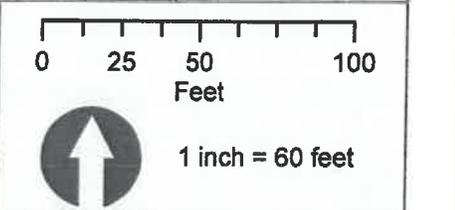
#CA19-126
608 South Dooley Street
 1/14/2020





- Legend**
-  Landmarked Property
 -  City Limits
 -  Zoning
 -  Streets

#CA19-126
608 South Dooley Street
 1/14/2020



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, December 18, 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 |
| Eric Gilliland | Commissioner |
| Chuck Voelker | Commissioner |
| Margaret Telford | Commissioner |
| Paula Wilbanks | Alternate |
| Paul Slechta | City Council Liaison |
| Monica Hotelling | P & Z Liaison |

The above commissioners constituted a quorum with Commissioner(s) Jason Parker absent.

With the following city staff present:

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

CALL TO ORDER

Chairman Shope welcomed all and thanked those of service; he noted the success of the December 5 Christmas Parade and recognition of Grapevine, Texas as the Christmas Capital of Texas® by Senate Proclamation No. 556.

CITIZEN COMMENTS

There were none. *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.*
No comments were made.

ELECTION OF CHAIRMAN and VICE CHAIRMAN

Chairman Sean Shope agreed to continue his service for another term and called upon Vice Chairman Vick Cox who agreed to continue his service for another term.

Commissioner Telford made the motion for the Commission to approve; Commissioner Gilliland seconded the motion.

The Commission agreed with no protests.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

- A. Approved Certificates of Appropriateness as follows:
- #CA19-93 for property located at 238 Austin Street;
 - #CA19-96 for property located at 120 South Main Street, Suite #10;
 - #CA19-102 for property located at 417 South Main Street;
 - #CA19-104 for property located at 403 East Worth Street;
 - #CA19-105 for property located at 203 Austin Street;
 - #CA19-106 for property located at 317 South Main Street;
 - #CA19-107 for property located at 703 South Main Street;
 - #CA19-109 for property located at 600 West College Street;
 - #CA19-110 for property located at 835 East Texas Street;
 - #CA19-111 for property located at 317 South Main Street;
 - #CA19-115 for property located at 620 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-108** open for the property located at 230 East College Street, legally described as Block 15 Lot 4A, 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.

BACKGROUND:

Certificate of Appropriateness application #CA19-108 was submitted on October 15, 2019, by the applicant Chris Jackson. The proposed changes are requested to adapt the building to better serve the owner's needs, as a barbershop on the north end of the building and a wig shop at the south end of the building.

The carriage house was originally built for automobile storage for the residents of the Dorris House. In the 1970s, the residential zoned property was sold, and the property was rezoned for commercial use. The Dorris House became a retail business and the carriage house was converted to retail space. The original wood sliding doors covering

the door openings were removed, and the door openings were filled-in with pairs of French doors at either end and a window was installed in the center bay.

Plans for the proposed work were developed following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the College Heights Historic District. On the north end of the building, the non-original windows would be removed, the window openings widened and pairs of wood windows installed to allow better visibility to College Street from the barber shop. French doors would be added in the center bay to create a separate entrance to the wig shop and the pergola would provide a sheltered outdoor sitting area for patrons of the wig shop.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria with regard to the property found the proposed work to be in compliance with the Secretary of Interior Standards.

The total living area of the building is 1,058 square feet. The new open air pergola is 240 square feet. The pergola is a garden structure and is not considered living area per the Preservation Ordinance.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission approve #CA19-108 with the conditions of 1) removal of non-original windows and the installation of wood windows on the north end of the building; 2) to replace the existing French doors with sidelights and new wood French doors; 3) removal of a non-original window for an installation of French doors in the center bay of the building; and 4) the construction of a new wood pergola along the west side of the building with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Margaret Telford moved to close the Public Hearing for #CA19-108; Vick Cox seconded the motion prevailing in a vote of:

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

Margaret Telford made the motion to approve with conditions as presented #CA19-108; Eric Gilliland seconded the motion prevailing in a vote of:

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

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-112** open for the property located at 204 East Franklin Street, legally described as Block 1R Lot 16, 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.

BACKGROUND:

Certificate of Appropriateness application #CA19-112 was submitted on October 23, 2019, by the applicant Tana Parks. The proposed changes are requested to provide an open concept display space for the organization's collection of hand painted porcelain.

The Yates-Allison House was built in 1938 for Earl Yates Family. It was later purchased by local doctor Joe M. Allison who operated a clinic next door in the former Bushong House. The IPAT organization intends to open the facility to the public during Grapevine's festivals and events and desires to create an attractive display to showcase its products. The new addition would house an active kiln for teaching and live demonstrations and a secure storage area.

Plans for the proposed work were developed following the 2013-23 Historic Preservation Ordinance and Design Guidelines for the College Heights Historic District.

Staff review of the Secretary of Interior Standards for Rehabilitation of Historic Structures Ten Criteria (attached) with regard to the property found the proposed work to be in compliance with the Secretary of Interior Standards.

The total living area of the building is 1,165 square feet. The new addition of 600 square feet would bring the total living area of the house to 1,765 square feet. This is within the maximum allowed by the Preservation Ordinance. The property lot size is 16,087 square feet and the building coverage with the new addition and the detached storage building is 11%. The building height is 13'-7".

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-112 for the property located at 204 East Franklin Street, legally described as Block 1R, Lot 16, 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 renovate the existing 1,165 square foot Yates-Allison House to provide open concept museum display space; replace damaged siding on front of house and replace non-original columns;
2. Construct a new 600 square foot addition to the rear of the house for storage.

with the conditions a building permit is obtained from the Building Department; and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

Chuck Voelker moved to close the Public Hearing for #19-112; Vick Cox seconded the motion prevailing in a vote of:

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

Eric Gilliland made the motion to approve with conditions as presented #CA19-112; Ashley Anderson seconded the motion prevailing in a vote of:

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

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MINUTES

Chuck Voelker made the motion to approve the minutes of the September 25, 2019 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

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

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ADJOURNMENT

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

Ayes: 6 (Shope, Cox, Anderson, Gilliland, Telford, Voelker and Wilbanks)
Absent: 2 (Parker)
Nays: 0

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The meeting adjourned at 7:10 p.m.

Meetings may be viewed at: <http://www.grapevintexas.gov/1059/Meeting-Videos>

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 18TH DAY OF DECEMBER 2019.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY