

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, May 27, 2020, 6:00 p.m.

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine Historic Preservation Commission will conduct the meeting scheduled at 6:00 pm on May 27, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The members of Commission may attend this meeting in person.

There will be no public access to the location described above.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevintexas.gov.

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 579 233 569#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Tuesday, May 26 citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevintexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. Please submit forms by 5:00 pm on Wednesday, May 27.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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:

- #CA20-23 for property located at 334 Barton Street;
- #CA20-24 for property located at 846 East Worth Street;

#CA20-25 for property located at 900 South Main Street;
#CA20-26 for property located at 428 East Wall Street;
#CA20-27 for property located at 214 East College Street;
#CA20-29 for property located at 238 Austin Street
#CA20-33 for property located at 314 East Franklin Street
#CA20-35 for property located at 306 Austin Street
#CA20-36 for property located at 428 East Wall Street
#CA20-37 for property located at 415 South Main Street
#CA20-38 for property located at 205 West College Street.

4. Public Hearing

- A. Commission to hold a public hearing on Certificate of Appropriateness #CA20-30 for property located at 908 East Wall Street, legally described as Block 3, Lot 1, D. E. Box Addition, City of Grapevine and take any action necessary.
- B. Commission to hold a public hearing on Certificate of Appropriateness #CA20-31 for property located at 316 South Main Street, Legally described as Block 1, Lot 18, City of Grapevine and take any action necessary.

5. Minutes

- A. Commission to consider the minutes of the March 25, 2020 Regular Meeting.

6. Adjournment

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 p.m. on June 24, 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 20th day of May 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 ^{WOK}
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER
MEETING DATE: WEDNESDAY, MAY 27, 2020
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA20-30
1965 HOUSE, D. E. BOX ADDITION HISTORIC DISTRICT
ORDINANCE #2011-58, #HL10-09
908 EAST WALL STREET
ROBERT M. AND JANET GREEN, OWNERS
TIN BARN LLC, NEAL COOPER/ APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA20-30 for the property located at 908 East Wall Street, legally described as Block 3, Lot 1, 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 demolish the existing 1,390 square foot house and construct a new 2,876 square foot house replicating the original house, with a one-story addition to the rear and to construct a new 817 square foot two-car detached garage with workshop;

with the condition a variance is granted for the 817 square foot garage and workshop, combing the garage, 500 square feet, the storage building area, 200 square feet and 117 square feet of living area from the house; a permit be 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.

BACKGROUND:

Certificate of Appropriateness application #CA20-30 was submitted on April 22, 2020 by Neal Cooper of Tin Barn, LLC to construct and addition to the existing house and a new two-car detached garage with workshop. The existing 1,390 square foot house was constructed in 1965 as a speculative house. It was purchased and briefly owned by local physician Dr. Carlton Pittard as an investment rental property. Through the years the house had many owners, serving primarily as rental property. The house is currently in poor condition.

Robert M. and Janet Green purchased the house in February 2020 to serve as their family home. Plans were prepared by Scott Buchanan Designs for a renovation, addition and new detached garage. Further inspection of the existing house by a structural engineer confirmed the foundation has failed and is not stable to allow for the proposed renovation project and the new addition. See attached documentation from the engineer and letter with evaluation and photographs from the applicant.

The owner requests the Commission approve demolition of the existing house and foundation and to construct a new 2,875 square foot house replicating the original house with an addition, and to construct a new 817 square foot two-car detached garage with workshop. A variance is required to combine the areas of the allowed 500 square foot garage, the 200 square foot storage building, and 117 square feet of living area from the house. The lot is 15,725 square feet in size, with adequate space to allow for the proposed detached structure. The Director of the Convention & Visitors bureau, the Director of Development Services and the Historic Preservation Officer recommend the variance to combine the square footage be granted. The house living area including the 1-car attached garage is 2,876 square feet in size. The building height is 15 feet-10 ½ inches. The building coverage of the lot is 26.4 percent of 40 percent maximum allowed coverage.

Staff recommends approval of #CA20-30 to demolish the existing 1965 house and construct a 2,875 square foot house replicating the original house with a one-story addition to the rear; and construct a new 817 square foot two-car detached garage with workshop; with the conditions a variance is granted to combine the garage and storage building areas; a permit be 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.

APR 22 2020

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date: APRIL 22 2020

Number: #CA 20-30

Property Owner Name, Address & Phone Number

BOB GREEN

Applicant Name, Address & Phone Number

TIN BARN LLC / NEAL COOPER
404 E WALL ST
GRAPEVINE, TX 76051

Phone:

Phone:

Mobile:

Mobile: 214-435-4502

Email:

Email: NEAL@TINBARNLLC.COM

Property Address (include any suite number)

908 EAST WALL ST

Legal Description

Block 3 Lot 1

Subdivision: DE BOX ADDITION

Tenant Name/Occupancy/Use

BOB GREEN SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done

HOME RENOVATION + ADDITION + SE. DETACHED GARAGE W/ STORAGE

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: 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

APR 22 2020

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

CASE NO. #CA 20-30
DATE 4/22/20

Reference: Ordinance No. 2013-23 www.grapevine-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: 4/22/20 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 15725 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2876 INCLUDING 1 CAR ATTACHMENT

Building Coverage (40% max) ~~4331~~ 25.6% 26.4% WDIL

Building Height (35 ft. max) ~~15'-10 1/2"~~ 15'-10 1/2"

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

Storage Shed (200 sq. ft. max) 199 PART OF DETACHED GARAGE + 117 SQ. FT. LIVING AREA OF HOUSE } 817 sq. TOTAL
WDIL

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

05/18/2020

Account #: 00251909
 Georeference: 3150-3-1
 Property Location: 908 E WALL ST

Jurisdictions:

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

Owner Information

GR8 GREEN PROPERTIES LLC
 731 BANKERS COTTAGE LN
 COPPELL, TX 75019

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 †
2020	\$174,851	\$180,000	\$354,851	\$354,851
2019	\$166,208	\$180,000	\$346,208	\$346,208
2018	\$117,108	\$180,000	\$297,108	\$297,108
2017	\$118,827	\$180,000	\$298,827	\$298,827
2016	\$196,779	\$69,440	\$266,219	\$266,219

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 3 Lot 1

State Code: A Residential SingleFamily

Deed Date: 02-04-2020

Approximate Size †††: 1,390

Instrument: D220032420

Land Acres ♦: 0.3472

Year Built: 1965

Land Sqft ♦: 15,125

Agent: None

Notice Sent: 05-01-2020

Notice Value: \$354,851

Protest Deadline: 06-01-2020

††† 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

#CA20-30
908 East Wall Street
 5/5/2020

0 25 50 100
 Feet

 1 inch = 60 feet

3

1

4.66

E-WALL ST

ECKLEY ST

7

8

1

2

3

**DE BOX
ADDN
3150**

3

6

5

4

10

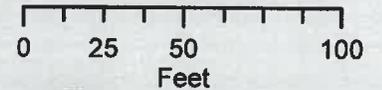
9

Legend

-  Landmarked Property
-  City Limits
-  Zoning
-  Streets

#CA20-30
 908 East Wall Street

5/5/2020



1 inch = 60 feet

**ERIC L. DAVIS ENGINEERING, INC.**

P.O. Box 2637 Ph: 972-564-0592
Forney, TX 75126 Fx: 972-564-6523
www.eldengineering.com Firm reg.# F-3987

Evaluation/Opinion

May 8, 2020

Tin Barn LLC
PO Box 1025
Grapevine, TX 76099

RE: 908 E. Wall Street
Grapevine, TX 76051

Subject: On-Site Foundation Observation and Opinion

As requested, Eric L. Davis Engineering (ELD) conducted an on-site observation at above referenced address to evaluate the existing foundation construction. The foundation was found to be a rebar slab type and 40 plus years old. Visual observations include consequential damage to the interior/exterior finishes, grading at the foundation and relative slab elevations.

Conclusions:

During the observation movement damages were found to the drywall, masonry and foundation surfaces which were exposed during the time of inspection. Noted separations to these areas and severe sloping of interior slab was also witnessed. The natural grading outside was found to be above the existing foundation in several areas and therefore had signs of water penetrations to the interior. Individual holes were dug outside to expose and inspect the exterior grade beam. The grade beam was measured at 12 to 14 inches and does not have the depth to perform and resist movement.

After further evaluation the existing foundation will not perform with the noted grade beam depths and underlying conditions. ELD is also aware there is a remodel/addition being proposed at the property. We strongly recommend all existing foundation be demolished and a new foundation design be provided, prior to any new construction work.

Please feel free to contact us directly if you have any questions.

Eric L. Davis, P. E.



dt/rp/ed

Evaluation of 908 E Wall St Condition and Request for Removal

Overview:

908 E Wall St is a single story, brick house that was built approximately in 1965. The house utilizes a slab on grade foundation and has a two-car attached garage. The roof is a 4/12 pitch roof and currently has a composite 3-tab shingle roof. In the front yard of the house there are several very large trees with massive root systems on the surface heading under the foundation.

House Condition:

908 E Wall St has been subjected to adverse soil conditions and forces for 50 years. The soil material located on this site has the potential to move more than 6 inches from dry to wet conditions. Very large forces are generated on the structure when seasonal changes cause the moisture condition outside of the slab to be drastically different than the moisture conditions of the soil under the slab. As a result, the foundation, framing, brick, and roof have been seasonally stressed beyond the design limits of the structure and have caused significant failures.

It is evident by visual examination and engineering examination supplied, that the following components of the structure are no longer salvageable for reuse.

- **Foundation:** The slab on grade foundation has been examined by the engineering firm Eric Davis Engineering of which Eric Davis is a leading expert in the metroplex for soil conditions and structure analysis, design, and failure analysis. The supplied synopsis shows that they have determined that the current foundation has failed and is not suitable for additional use or additional enhancements. You can also see from the supplied pictures that the current status of the foundation is such that there are large differentials from a straight line and visually the walls show significant tilting and lifting and sinking in different areas. The failures are not recoverable.
- **Brick:** Due to the large movement of the foundation, the bricks have been stressed to the point of breaking and in some cases falling to the ground. The repair work performed over the years on the brick has been very poor and the brick has been painted multiple times to cover the areas of failure and patch work. This brick is no longer useable.
- **Framing:** The framing on this structure has also been subject to the large stresses from the soil and foundation movement. Due to the stresses, the framing will need to be examined and reworked. This will require the removal of all the interior sheathing to visual examine all framing for structural condition including examination for unknown termite damage.
- **Roof Decking and Shingles:** The roof decking currently shows signs of visual buckling and the shingles are beyond their useful life. The roof system needs to be replaced.
- **Windows:** The aluminum windows on the house have been replaced, are not in good condition, and are beyond their useful life.

- **The ability to make additions:** The primary rule when making additions to a structure is that the foundation additions match the current foundation so that movement from one area to the other would be the same for different soil conditions. However due to the failure of the current foundation, it is not possible to add additional footage to the structure with a failed foundation and be approved by an engineering firm as required by city code.

Conclusion:

The condition of the house at 908 E Wall St is the result of a structure built on soil with large volatility. As a result, it has reached the end of its useful life. It cannot be modified or used as the basis for any future expansion or renovation. Eric Davis Engineering has evaluated the structure and does not support any additions or modifications to the failed structure. This structure cannot be brought up to current code standards. Furthermore, the structure has been modified and repaired with substandard work and all of the primary components of the structure have no value or ability to be used in future renovations.

Therefore, it is our recommendation that the structure be removed for future replacement. The replacement structure proposed is designed to be identical in the front elevation and substantially identical on the side with the exceptions of areas of extension for the new addition. This will yield a house that architecturally is the same as the original structure, maintaining the original look of the neighborhood, with a structure that can be sustained for many years in the future.





MEMO TO: HISTORIC PRESERVATION COMMISSION

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

MEETING DATE: WEDNESDAY, MAY 27, 2020

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA20-31
MAIN STREET BAKERY
316 SOUTH MAIN STREET
GLENDA FISHER, BUILDING OWNER
FABIEN GOURY, TENANT/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA20-31 for the property located at 316 South Main Street, legally described as Block 1 Lot 18, Grapevine, City of, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Remove the existing canvas awnings and replace with a flat projecting wood awning above the existing transom windows on the front façade of the building; design to match the appearance of the flat awning to the south at 318 South Main Street
2. To the right of the entry door, install a wood casement window, opening inward, to allow outside walk-up service from the coffee and pastry counter;

as per the attached plans with the condition a permit be 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.

BACKGROUND:

Certificate of Appropriateness application #CA20-31 was submitted on April 22, 2020 by Fabien Goury, to remove the existing canvas awnings and replace them with a flat projecting wood awning above the existing transom windows on the front façade of the building, with the design to match the appearance of the flat awning at 318 South Main Street Chez Fabien Bistro; and to install a wood casement window, opening inward, to the right of the entry door, to allow outside walk-up service from the coffee and pastry counter; with the condition a permit be 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.

Mr. Goury is in the process of adapting the Bakery and Bistro restaurant to follow the square footage requirements brought about by the COVID-19 State and County regulations; and to

make the bakery visually more open to the street, he wants to remove the enclosing canvas awnings which cover the transom windows and to replace them with a flat wood awning above the transom windows. This would create more visual openness and allow more natural light inside the building. To open up more floor space in the bakery side of the business, he plans to relocate the pastry counter to the opposite wall, to align with the coffee and beverage counter. To better serve customers he proposes to add to the right of the entry door, an outside walk-up service window in the storefront to allow employees to deliver food and beverage orders to customers outside the building and to the servers of the sidewalk diners.

Staff recommends approval of #CA20-31 to remove the existing canvas awnings and replace them with a flat projecting wood awning above the existing transom windows on the front façade of the building with the design to match the appearance of the flat awning to the south at 318 South Main Street; and to install a wood casement window to the right of the entry door, opening inward, to allow walk up service to the coffee and pastry counter, as per the attached plans, with the conditions a permit be 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.

RECEIVED

APR 22 2020

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date April 22, 2020

Number # CA 20-31

Property Owner Name, Address & Phone Number
Glenda Fisher

Applicant Name, Address & Phone Number
Fabien Jouy

Phone:
Mobile: 817-282-0055
Email:
Property Address (include any suite number)

316 EAST TEXAS ST
GRAPEVINE TX 76051
Phone: 817-239-7116
Mobile 817 247-9895
Email: fabien.jouy@gmail.com
Legal Description: Main Street Bldg

Block 1 Lot 18
Subdivision -
CITY OF GRAPEVINE

Tenant Name/Occupancy/Use
Main Street Bldg + Bakery Bakery-Bistro-coffee

Request/Description of Work to Be Done
Remove existing awning Replace to match chez Fabien Building & ADD NEW WALKUP SERVICE WINDOW.

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list)
Metal + wood trim - Hardy

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 Fabien Jouy

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 20-31
DATE 4-21-20

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: 4/22/20 Time: 10:30 Am WDL
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.) 2,700

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.



TARRANT APPRAISAL DISTRICT

04/24/2020

Account #: 01089366
Georeference: 16060-1-18
Property Location: 316 S MAIN ST

Jurisdictions:

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

Owner Information

FISHER GLENDA J
PO BOX 1171
GRAPEVINE, TX 76099-1171

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 †
2020	\$0	\$0	\$0	\$0
2019	\$183,300	\$28,200	\$211,500	\$211,500
2018	\$171,800	\$28,200	\$200,000	\$200,000
2017	\$137,129	\$28,200	\$165,329	\$165,329
2016	\$135,900	\$28,200	\$164,100	\$164,100

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

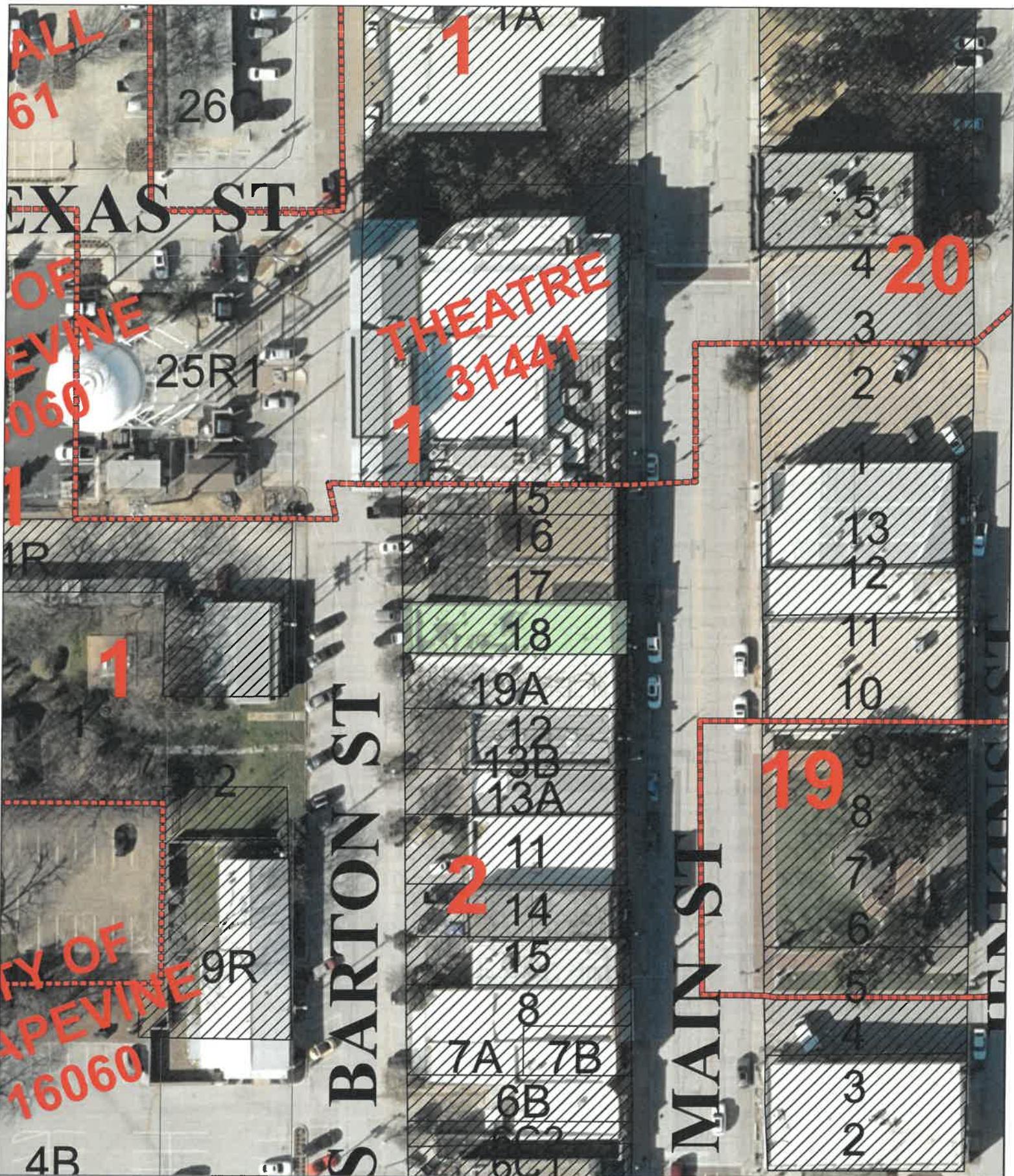
Legal Description: GRAPEVINE, CITY OF
Block 1 Lot 18
Deed Date: 12-31-1900
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 000000000000000
State Code: F1 Commercial
Agent: ODAY HARRISON GRANT INC

Site Number: 80091709
Site Name: MAIN ST BAKING CO
Site Class: RETGen - Retail-
General/Specialty
of Parcels: 1
Primary Building:
Building Name: MAIN ST BAKING CO /
01089366
Building Type: Commercial
Year Built: 1975

Gross Building Area ††: 2,350
Net Leasable Area ††: 2,350
Land Sqft ♦: 2,350
Land Acres ♦: 0.0539

†† Rounded

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



Legend

-  Landmarked Property
-  City Limits
-  Zoning

#CA20-31
316 South Main Street
 5/5/2020



1 inch = 60 feet



#CA20
- 31

Existing Street View

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

Note: In accordance with Orders of the Office of the Governor issued March 16, 2020, and March 19, 2020 the Grapevine Historic Preservation Commission will conduct the meeting scheduled at 6:00 p.m. on March 25, 2020 in the Council Chambers at 200 South Main Street by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The supplemental written notice, the meeting agenda and packet are posted online at www.grapevinetexas.gov. With no public access to the location described below: The public toll-free dial-in number to participate in the telephonic meeting is 1.210.469.4097. The audio conference PIN is 551 033 910#. Meeting may be viewed at <http://www.grapevinetexas.gov/1059/Meeting-Videos>. (As posted online and physically on entry doors at 200 South Main Street.)
Tara Brooks, City Secretary, City of Grapevine, Texas

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, March 25, 2020, 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 |
| Jason Parker | Commissioner |
| Margaret Telford | Commissioner |
| Chuck Voelker | Commissioner |
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| Paul Slechta | City Council Liaison |

Members present via telephone:

- | | |
|-----------------|--------------|
| Ashley Anderson | Commissioner |
| Eric Gilliland | Commissioner |

The above commissioners constituted a quorum with Paula Wilbanks Alternate Commissioner(s) absent.

With the following city staff present:

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

CALL TO ORDER

Chairman Shope welcomed all and thanked those attending for their presence during this time of disruption, stating his own adoption of grace, flexibility and patience; and thanked those members attending via telephone.

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.

There were no citizen comment requests.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

A. Approved Certificates of Appropriateness as follows:

- #CA20-07 for property located at 204 East Franklin Street;
- #CA20-14 for property located at 516 Estill Street;
- #CA20-16 for property located at 424 South Main Street;
- #CA20-17 for property located at 840 East Texas Street;
- #CA20-18 for property located at 404 West College Street;
- #CA20-19 for property located at 728 East Wall Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #HL20-01** open for the property located at 306 East Northwest Highway, legally described as Abstract 946 Tract 49H 49H1 and 49H1A, Leonard, Archibald F Survey, Grapevine, Texas according 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:

On February 5, 2020, Lemoine Wright of Wright Construction Company submitted an application for Historic Landmark Overlay #HL20-01 for the property located at 306 East Northwest Highway, City of Grapevine.

The property now contains a vacant metal Butler building in disrepair; the metal building was built in 1960 to serve as an automobile repair shop. It has had a number of tenants through the years. There were two additions to the building with one on the east side of

a half gable “lean to”; and on the rear of the building, a concrete block room with a flat roof.

The building was used as a facility for Metroplex Truck Repair Center in 2001 and T & S Fleet Service in 2003; it was then purchased by Voicu and Anca Burcur to serve as the offices for their companies Mayflower Homes and Mayflower Fence Company. The building is currently in disrepair. The owner requested to demolish the building to redevelop the property in the future.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve** #HL20-01 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:

306 East Northwest Highway, legally described as Abstract 946, Tract 49H 49H1 and 49H1A, Leonard, Archibald F. Survey, City of Grapevine,

of the Historic Overlay #HL20-01 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 were attached.

Margaret Telford moved to close the Public Hearing for #HL20-01; Chuck Voelker seconded the motion, prevailing in a vote of:

Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
Ayes: 2 (Anderson and Gilliland by telephone)
Absent: 1 (Alternate Wilbanks)
Nays: 0

Commissioner Voelker questioned the number of Designation Merits required for landmarking; Mr. Klempin said Warren Dearing, automobile repair lessee, would be added to the Designation Merits. Chairman Shope added those presented were very notable people to the community of Grapevine.

Chuck Voelker made the motion to approve #HL20-01 as presented; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
Ayes: 2 (Anderson and Gilliland by telephone)
Absent: 1 (Alternate Wilbanks)
Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for CA20-08** open for the property located at 306 East Northwest Highway, legally described as Abstract 946 Tract 49H 49H1 and 49H1A, Leonard, Archibald F Survey, Grapevine, Texas according 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 #CA20-08 was submitted by Lemoine Wright of Wright Construction Company on February 5, 2020, to demolish the existing one-story, 1960 manufactured metal building built as an automobile repair shop. There were two additions to the building on the east side a half gable “lean to”; and on the rear of the building a concrete block room with a flat roof.

The building was used as a facility for Metroplex Truck Repair Center in 2001 and T & S Fleet Service in 2003; it was then purchased by the previous owners Voicu and Anca Burcur to serve as the office for their companies Mayflower Homes and Mayflower Fence Company. The building was currently in disrepair. The owner requested to demolish the building and to redevelop the property in the future.

The lot is approximately 10,415 square feet in size. The existing building is 3,800 square feet in size. The building height is 16 feet.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA20-08 for the property located at 306 East Northwest Highway, legally described as Abstract A 946 Tract 49H 49H1 & 49H1A, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

To demolish the existing 1960 metal building, now in disrepair;

with the conditions Historic Overlay #HL20-01 is approved for the property, and a permit be obtained from the Building Department.

Staff recommended approval of #CA20-08 to demolish the existing metal building with the condition Historic Overlay #HL20-01 is approved for the property giving the Historic Preservation Commission input in the development of the property; and a permit be obtained from the Building Department.

Margaret Telford moved to close the Public Hearing for #CA20-08; Chuck Voelker seconded the motion, prevailing in a vote of:

Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
Ayes: 2 (Anderson and Gilliland by telephone)
Absent: 1 (Alternate Wilbanks)
Nays: 0

Chairman Shope called on Applicant/Owner Lemoine Wright to speak. Mr. Wright stated they had removed the cobbled concrete slabs surrounding the existing building, and now asking to remove the metal building in disrepair and a safety concern as there was evidence of vagrants having taken shelter within. He stated his future plan was to return before the Commission with plans for a new retail or office space. Commissioner Voelker questioned if the property had had soil contamination; and Chairman Shope inquired to any contamination from previous oil pits due to the past use of the property. Mr. Wright said they had the property checked for environmental contaminants finding only some asbestos in the building, and it had been properly remediated.

Jason Parker made the motion to approve #CA20-08 as presented; Vick Cox seconded the motion prevailing in a vote of:

Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
Ayes: 2 (Anderson and Gilliland by telephone)
Absent: 1 (Alternate Wilbanks)
Nays: 0

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for CA20-13** open for the property located at 600 West Wall Street, legally described as Block 1 Lot 1, Century Oak Addition, Grapevine, Texas, according 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 #CA20-13 was submitted by Lemoine Wright of Wright Construction Company on February 13, 2020 for construction of a new brick two-story office building for the Wright Construction Company on the now vacant lot, within the boundary of the Historic Grapevine Township.

Investigation of the site and building location revealed the presence of a historic oak tree, of approximately 200 years of age, in the southeast corner of the lot. The tree is believed to be the Witness Tree to the 1850 Ambrose Foster Land Survey, marking the intersection of four major historic Grapevine initial surveys. These are as follows: A. Foster Survey Abstract. 518; Thomas Mahan Survey Abstract 1050; A. F. Leonard Survey Abstract. 946 and the William Dooley Survey Abstract. 422.

The owner/applicant has considered saving the historic oak tree and therefore has revised the placement of the building, moving it to the west approximately 34 feet, to avoid impact on the oak tree root system. He is requesting variances from the Board of Zoning Adjustment for a revised parking plan, and creating a second parking lot accessible from Scribner Street.

Mr. Klempin said the revised placement of the building would yield more space to protect the tree and Mr. Wright would build a retaining wall to protect. The original plan allowed for one parking lot to meet the parking spaces required; to protect the tree, the revised plan would require two parking lots missing a few parking spaces which could be available from the adjoining bank on Wright property and the funeral home on family owned land.

The lot is approximately 31,349 square feet in size. The building is 7,900 square feet. The building height is 34 feet 4.5 inches. The proposed building coverage of the lot was 5,360 square feet yielding coverage at 17.1 percent (maximum by Ordinance is 40 percent). The impervious area is 55.35 percent of the lot and the open/green space is 44.6 percent of the lot.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA20-13 for the property located at 600 West Wall Street legally described as Block 1 Lot 1, Century Oak Addition, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

the revised location, for the survival of the tree, on the now vacant lot and plans as presented, for the Wright Construction Company; located within the boundary of the Historic Grapevine Township;

with the conditions a variance be granted for the revised parking plan by the Board of Zoning Adjustment (BZA); and a permit be obtained from the Building Department.

CVB Executive Director Paul W. McCallum supported the revised plans saying the original plans presented met the requirements of the Ordinance; but would have ended the tree as it probably would not survive with development so near. After he and HPO Klempin met with Mr. Wright and discussed this particular tree and the history it had witnessed, Mr. Wright volunteered to revise the plans to protect the tree's survival.

Mr. McCallum continued with even more appreciation to the Wright Family as he knew how much the original plan's location meant to them with all parking on the west end, the new building would have lined up directly across from the Wright Family Homestead which was more important than cost, before the recognition of the question of survival for the Witness Tree.

Chairman Shope called on Applicant/Owner Lemoine Wright to come forward and speak regarding his proposed plans at 600 West Wall Street.

Mr. Wright came forward stating the Wright's respect for trees was long before trees were cool, and before there were ordinances; he noted his personal years of growing up seeing this tree, with not much change in the last 60 years. Mr. Wright told the Commission, fortunately P.W. and David got with him onsite and explained; he added the Wright Family does love History. Mr. Wright said they had clipped the front corner of the porch to allow more space for this tree; and explained how the building was designed to resemble the Claire Watson House, located between his home and his mother's new home, there on College Street.

Chuck Voelker moved to close the Public Hearing for #CA20-13; Margaret Telford seconded the motion, prevailing in a vote of:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

Commissioner Voelker asked if an arborist had been consulted; Mr. Wright answered Yes, the current plan was if pulled-off with the proper procedures, the arborist gave a 70 percent chance for the tree's survival to continue.

Jason Parker made the motion to approve #CA20-13 as presented; Margaret Telford seconded the motion prevailing in a vote of:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

Commissioner Gilliland via telephone, thanked Mr. Wright for his work to save the tree. Mr. McCallum stated the building would fit in nice and dress-up West Wall Street. Commissioner Voelker asked the formula for required parking places; Mr. Wright said for this, it was one parking space for every 300 square feet office space.

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MINUTES

Chuck Voelker made the motion to approve the minutes of the February 26, 2020 meeting as written; Jason Parker seconded the motion which prevailed in the following vote:

- Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
- Ayes: 2 (Anderson and Gilliland by telephone)
- Absent: 1 (Alternate Wilbanks)
- Nays: 0

ADJOURNMENT

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

Ayes: 5 (Shope, Cox, Parker, Telford and Voelker)
Ayes: 2 (Anderson and Gilliland by telephone)
Absent: 1 (Alternate Wilbanks)
Nays: 0

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The meeting adjourned at 6:37 p.m.

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

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 22ND DAY OF APRIL 2020.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY