Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, September 23, 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 September 23, 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.grapevinetexas.gov.

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 136 394 71#.

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, September 22nd citizens can submit a Citizen Appearance request form from the City's website at https://www.grapevinetexas.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, September 23rd.

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:

      #CA20-32 for property located at 211 East Worth Street;
      #CA20-39 for property located at 713 East Texas Street;

#CA20-41 for property located at 316 South Main Street;
#CA20-42 for property located at 322 East College Street;
#CA20-44 for property located at 604 South Main Street;
#CA20-45 for property located at 840 East Texas Street;
#CA20-47 for property located at 411 South Main Street;
#CA20-48 for property located at 319 East College Street;
#CA20-49 for property located at 120 South Main Street;
#CA20-50 for property located at 510 Smith Street;
#CA20-51 for property located at 214 East College Street;
#CA20-52 for property located at 405 Smith Street;
#CA20-53 for property located at 828 East Worth Street;
#CA20-57 for property located at 212 East Texas Street.

4. Public Hearing

   A. Commission to hold a public hearing on Historic Landmark Overlay #HL20-02 for property located at 415 South Dooley Street, legally described as Block 112, Lot N1/2 1-2, College Heights Addition, City of Grapevine and take any action necessary.

5. Minutes

   A. Commission to consider the minutes of the May 27, 2020 Regular Meeting.

6. Adjournment

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 p.m. on October 28, 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 18th day of September 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
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, SEPTEMBER 23, 2020

SUBJECT: HISTORIC LANDMARK OVERLAY **#HL20-02**
1936 B. R. WALL HOUSE
415 SOUTH DOOLEY STREET
GRAPEVINE, TEXAS 76051
PATRICIA AND ERIC WHETSTONE, APPLICANTS/OWNERS

RECOMMENDATION:

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

415 South Dooley Street, legally described as Block 112, Lot N1/2 1-2, City of Grapevine.

BACKGROUND:

On August 12, 2020 applicants Patricia and Eric Whetstone submitted an application for Historic Landmark Overlay #HL20-02, for property located at 415 South Dooley Street, City of Grapevine. The property contains a vacant house recently purchased by the family to serve as their home.

This property was acquired by B. R. Wall in 1907 and held by him for fifty years. B. R. Wall is Grapevine's second longest serving mayor, following current Grapevine Mayor William D. Tate. Mayor Wall did much to make Grapevine an outstanding community, including leading the community through two world wars, bringing the first Boy Scout charter west of the Mississippi to Grapevine, and establishing an early sister city relationship with the citizens of Pitcairn Island in the South Pacific. He promoted Grapevine at every opportunity.

The Wall House was built in 1936 as an investment property. It is a traditional cottage with a gable roofline. The gables feature decorative curved ends at the roof eves and rectangular wooden louver attic vents. The house is symmetrical in plan with a small projecting gable over front entrance. The roof has asphalt shingles exterior walls are clad in original #105 wood siding. A barge board extends across the front of the house between its wide corner boards. Pairs of windows flank the front door and are found in each of the main rooms. The house contains five rooms, a living room, dining room, kitchen, two bedrooms and one bathroom. The house is located within the National Register's Original Township Historic District and is a contributing structure to the District. The house has been continuously occupied for 84 years. Through the years the house was home to a number of Grapevine families.

The house had two subsequent well known Grapevine owners, including by Angus L. McNutt a pharmacist who owned McNutt Pharmacies in Wills Point, Terrell Dallas, Irving, Texarkana and Grapevine. His Grapevine pharmacy was located at Main and Texas Streets. In 1982 the house was acquired by Albert E. and Bettie Harwell. Al Harwell owned the house for 5 years and was known in the community for his friendship and honesty. He worked for Trinity Industries in Dallas for 48 years and was an active member of the First Baptist Church of Grapevine for 54 years.

Staff recommends approval of the Historic Overlay #HL20-02 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property are attached.

Exhibit F

CITY OF GRAPEVINE
HISTORIC LANDMARK SUBDISTRICT APPLICATION

SUMMARY OF HISTORIC LANDMARK SUBDISTRICT REQUIREMENTS

A. Complete application with notarized signatures of owner and applicant.

B. Address and legal description of property.

C. Two copies of Design Guidelines recommended by the Historic Preservation Commission.

DIRECT QUESTIONS TO HISTORIC PRESERVATION STAFF AT (817)410-3586
FAX NUMBER (817)410-3125

Delivery Address

Heritage Programs and Preservation
636 South Main Street
Grapevine, Texas 76051

Correspondence Address

Heritage Programs and Preservation
636 South Main Street
Grapevine, Texas 76051

Exhibit F

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME SAME AS PROPERTY OWNER

   COMPANY NAME _____

   ADDRESS _____

   CITY/STATE/ZIP _____

   WORK PHONE _____ FAX NUMBER _____

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY _____

3. PROPERTY OWNER(S) NAME ERIC & PATRICIA WHETSTONE

   ADDRESS 415 SOUTH DOOLEY ST.

   CITY/STATE/ZIP GRAPEVINE, TX 76051

   WORK PHONE _____ FAX NUMBER _____

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION

   415 SOUTH DOOLEY ST. GRAPEVINE, TX 76051

   LEGAL DESCRIPTION: LOT 1, BLOCK 112, ADDITION COLLEGE HEIGHTS *

   SIZE OF SUBJECT PROPERTY LESS THAN 1/2 ACRES 7000 SQUARE FEET

   METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET

5. PRESENT ZONING CLASSIFICATION _____

6. PRESENT USE OF PROPERTY _____

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

* NORTH 1/2 OF LOT 1 AND NORTH 1/2 OF LOT 2, BLOCK 112

Exhibit F

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

APPLICANT (PRINT) ~~ERIC~~ PATRICIA WHETSTONE

APPLICANT SIGNATURE Patricia Whetstone

OWNER (PRINT) ERIC WHETSTONE

OWNER SIGNATURE

Exhibit F

The State of TEXAS

County of TARRANT

Before me MARY BUSH on this day personally appeared _____ known to me (or proved to me on the oath of TRISH WHETSTONE or through TX DL# 12917647 (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12th day of AUGUST, A.D. 2020.

SEAL

MARY M BUSH
Notary ID #128801395
My Commission Expires
December 9, 2023

Notary Signature

The State of TEXAS

County of TARRANT

Before me MARY BUSH on this day personally appeared ERIC WHETSTONE known to me (or proved to me on the oath of _____ or through TX DL# 11029237 (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12th day of AUGUST, A.D. 2020.

SEAL

MARY M BUSH
Notary ID #128801395
My Commission Expires
December 9, 2023

Notary Signature

HL-2002

Account #: 00564265

Location

Property Address: 415 S DOOLEY ST Interactive Map
City: GRAPEVINE
Zipcode: 76051
Georeference: 7670-112-1-31
Neighborhood Code: 3G030K
Latitude: 32.9370820296
Longitude: -97.0731847045
TAD Map: 2126-460
MAPSCO: TAR-028J

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block 112 N1/2 1-2

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

State Code: A Residential SingleFamily

Approximate Size †††: 1,528
Land Acres ♦: 0.1460
Land Sqft ♦: 6,363

Pool: N

Year Built: 1942
Agent: None

Notice Sent: 05-01-2020
Notice Value: $330,991
Protest Deadline: 06-01-2020

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

RECEIVED
SEP 04 2020

HL-2002

Owner Information

Current Owner:
WHETSTONE ERIC
HAWKINS WHETSTONE PATRICIA J
415 S DOOLEY ST
GRAPEVINE, TX 76051

Deed Date: 04-30-2020
Instrument: D220098747

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
LYON LARRY	10-14-2005	D205309743	0000000	0000000
GRAHAM JOHN RUSSELL	11-05-2002	00161210000404	0016121	0000404
RICHARD JANICE;RICHARD RONALD R	08-15-1990	00100200000508	0010020	0000508
HARWELL ALBERT E;HARWELL BETTIE	09-13-1989	00097360002023	0009736	0002023
STARNES BECKY;STARNES BILL	05-02-1986	00085340001803	0008534	0001803
HARWELL A E	12-31-1900	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2020	$150,991	$180,000	$330,991	$220,801
2019	$143,036	$180,000	$323,036	$200,728
2018	$91,120	$180,000	$271,120	$182,480
2017	$92,561	$180,000	$272,561	$165,891
2016	$145,780	$29,220	$175,000	$150,810
2015	$99,600	$37,500	$137,100	$137,100

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

Exemptions

- HOMESTEAD GENERAL 11.13(b)

* Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older.

RECEIVED
SEP 04 2020

415 S. Dooley St

NUMBERS		
CONTROL	LOTS	LOT
7670		

ASSESSOR'S ABSTRACT OF CITY PROPERTY Tarrant **COUNTY**

College Heights **ADDITION CITY OF** Grapevine

ABSTRACT NO. 1029 **NAME** Esther Moore

LOT NO. N ½ 1-2 **BLOCK NO.** 112 **MAP NO.** 5058

OWNERSHIP RECORD	ADDRESS	VOL.	PAGE	DATE	CONSIDERATION
B. R. Wall		305	276	10/29/07	250 00
R L Walker					
~~Mildred Sublett.~~	9 90rs WD	3154	279	10 17 57	10 00
Angus L McNutt	7.15rs WD	4153	546	11 10 65	10 00
Dale K Wolf	Rt 1 Box 45 Pinoke 76262 WD	5017	368	3 25 71	10 00
~~A E Harwell etux Bettie J~~	2025 Camelot 76051 WD	7380	260	10-13-82	10.00 ov

2000

LIENHOLDER RECORD					
R. L. Walker et ux		1269	162	8/31/35	1250 00
H O Oatis	DT	1905	47	11 10 65	6000 00
Guardian S&L Assn	DT	2314	857	6 1 71	11000 00
American Bnk of Commerce	DT	7380	262	10-18-82	12,500.00

DELINQUENT TAX RECORD

			PROPERTY TAXES																POLL TAX									
			STATE TAX		COUNTY TAX											DISTRICT SCHOOL			STATE		COUNTY		TOTAL		DATE OF PAYMENT			NO. OF TAX RECEI
YEAR	LINE	PAGE	Dol.	Cts.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Mo.	Day	Yr.	

FORM 400—COPYRIGHT 1935—ALL RIGHTS RESERVED—[illegible] TAX RECORD CO. FORT WORTH

BUILDING DESCRIPTION

CLASS	ROOF	EXTERIOR WALLS	HEATING	LIGHTING
Shack	Flat, Tip	Brick	Fire Place	Lamps
Cottage	Gables, Dormers	Brick Veneer	Wood, Coal, Oil	Gas
Duplex	Cut up, Ordinary	Stone	Gas Furnace	Electric
Bungalow	Plain, Gravel	Stone Veneer	Steam	
~~Rooming~~	Tile Shingle	Plastered	Stove	**INSIDE FINISH**
Apartment	Metal, Tile	Stucco on Wood	Gas	Unfinished
Hotel	Corr. Iron	Stucco on M. Lath	Hot Water	Sheetrock
Office Building	Composition	Hollow Tile		Beaverboard
Store	Wood	Terra Cotta	**PLUMBING**	Sealed
Storage	Saw Tooth	Adobe		Papered
Factory		Box	No. of Fixtures	Plastered
Filling Station	**BASEMENT**	Frame	Toilet	Plaster M. Lath
Garage		Weather Board	Bath Room	Plaster W. Lath
Shed	Whole	Sheet Iron	Shower	Pine Floors
Barn	Part	Concrete	Sink	Hardwood Floors
Servants House	Finished			Cement Finish
Sign Board	Unfinished	**TRIMMINGS**	**BUILT-IN FEATURES**	Tile Floors
				Marble Floors
FOUNDATION	**CONSTRUCTION**	Cobblestone		Dirt Floors
Stone	Good	Brick, Plaster	Buffet	**CONDITION**
Concrete	Medium	Stone, Wood	Patent Beds	Poor
Brick	Cheap	Plain	Refrigerator	Fair
Posts	Mixed	Ornamental	Bookcase	Good
Piers		Cornice	Kitchen Cab.	Built Year 1936
No Foundation			Break. Room	

No. Rooms 5 Remodeled Occupied Owner Renter Vacant

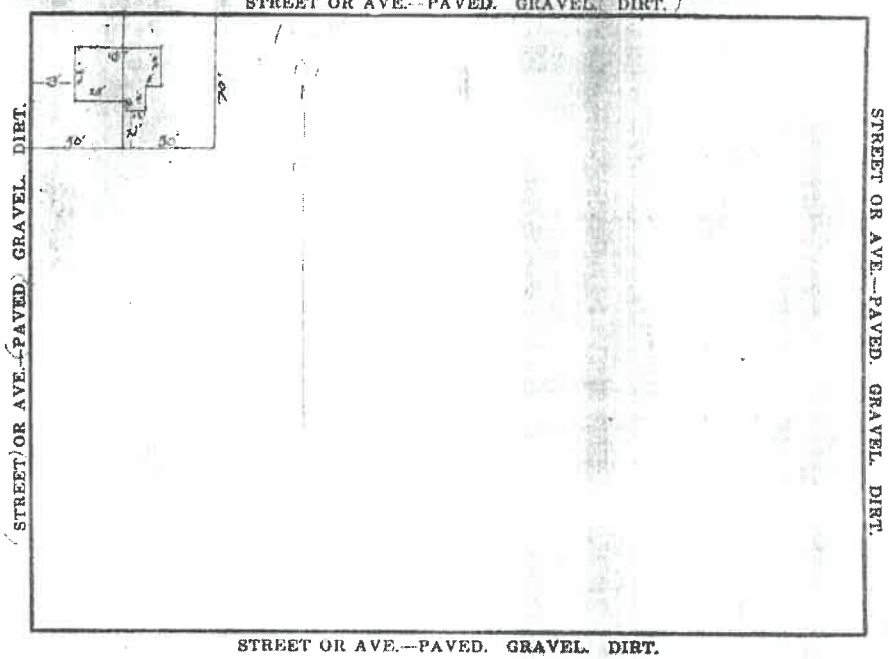
SIZE OF BUILDING

Wide		Deep	No. Stories	Wide		Deep	No. Stories
32	x	48	1		x		
16	x	20	1		x		
	x				x		

No. Sq. Ft. 1328 Class 9 Price Per Sq. Ft. 2.00 $2656.00
320 60 .52½ 168.00 $2824.00

PLAT

STREET OR AVE.—PAVED. GRAVEL. DIRT.



Building Permit No. ..... Date .....

Purpose: ..... Repairs $ ..... Total $ ✓

Value Before ..... $2824.00 Value After Add. Imp. $ 2824.00

Per Cent 2.90 Net Value All Bldgs. $ 2767.52

Mo. Revenue .....

Zone No. .....

LAND VALUATION

SIZE OF LOT	FRONT FT. VALUE	TOTAL
70 x 100	✓	170
x		
x		
x		
x		
x		

✓ ✓

RENDERED FOR TAXATION

M 1-2

YEAR	LOT	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE
1937	N½ 1-2	700 00				

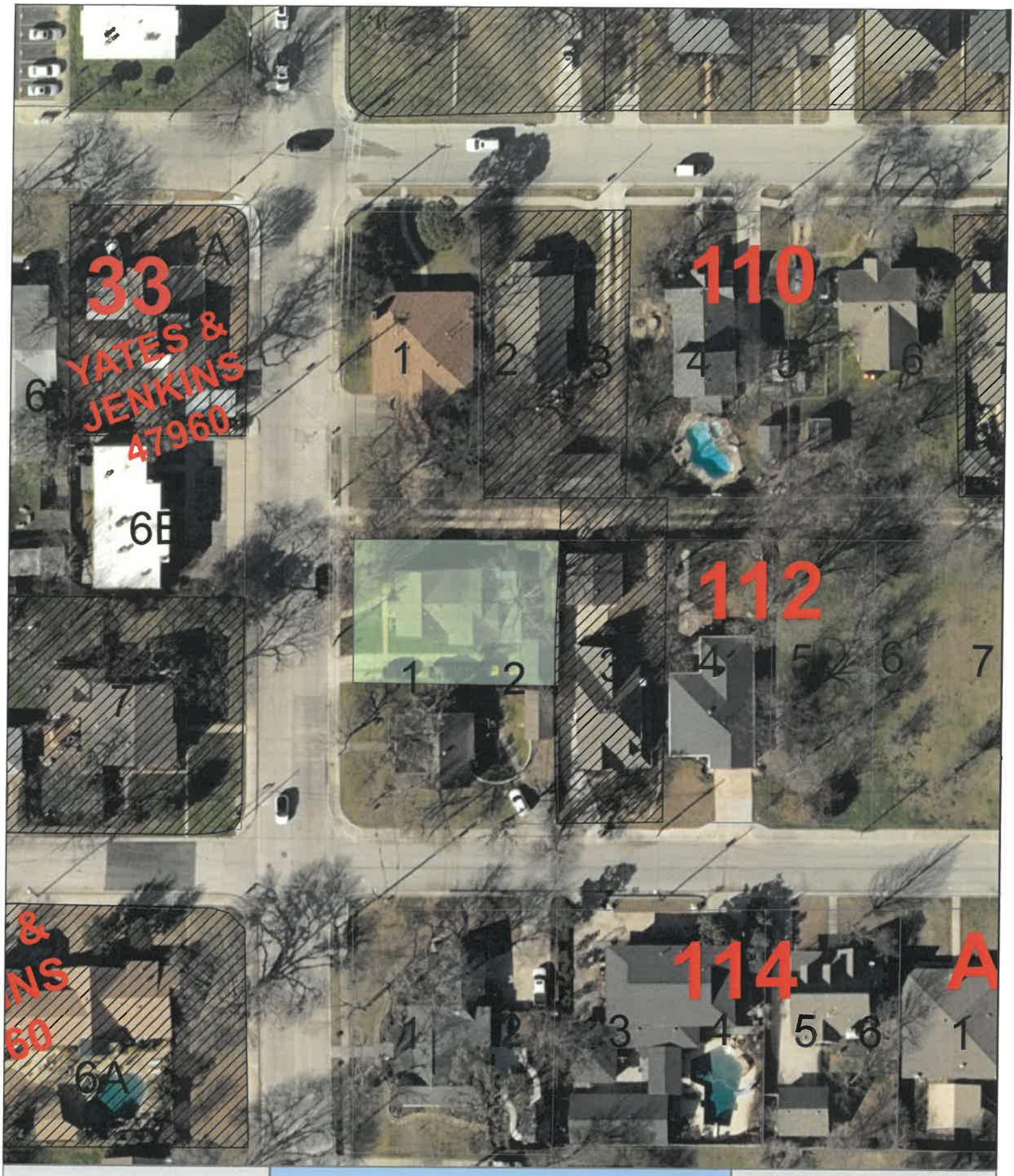
FEB 10 1939

SUMMARY

Total Land Valuation . . . . $ 170.00

Total Improvement Valuation . 2767.52

Grand Total 2937.52



Legend

- Landmarked Property
- City Limits
- Zoning

#HL20-02
415 South Dooley Street

9/16/2020

0 25 50 100
Feet

1 inch = 60 feet

Legend

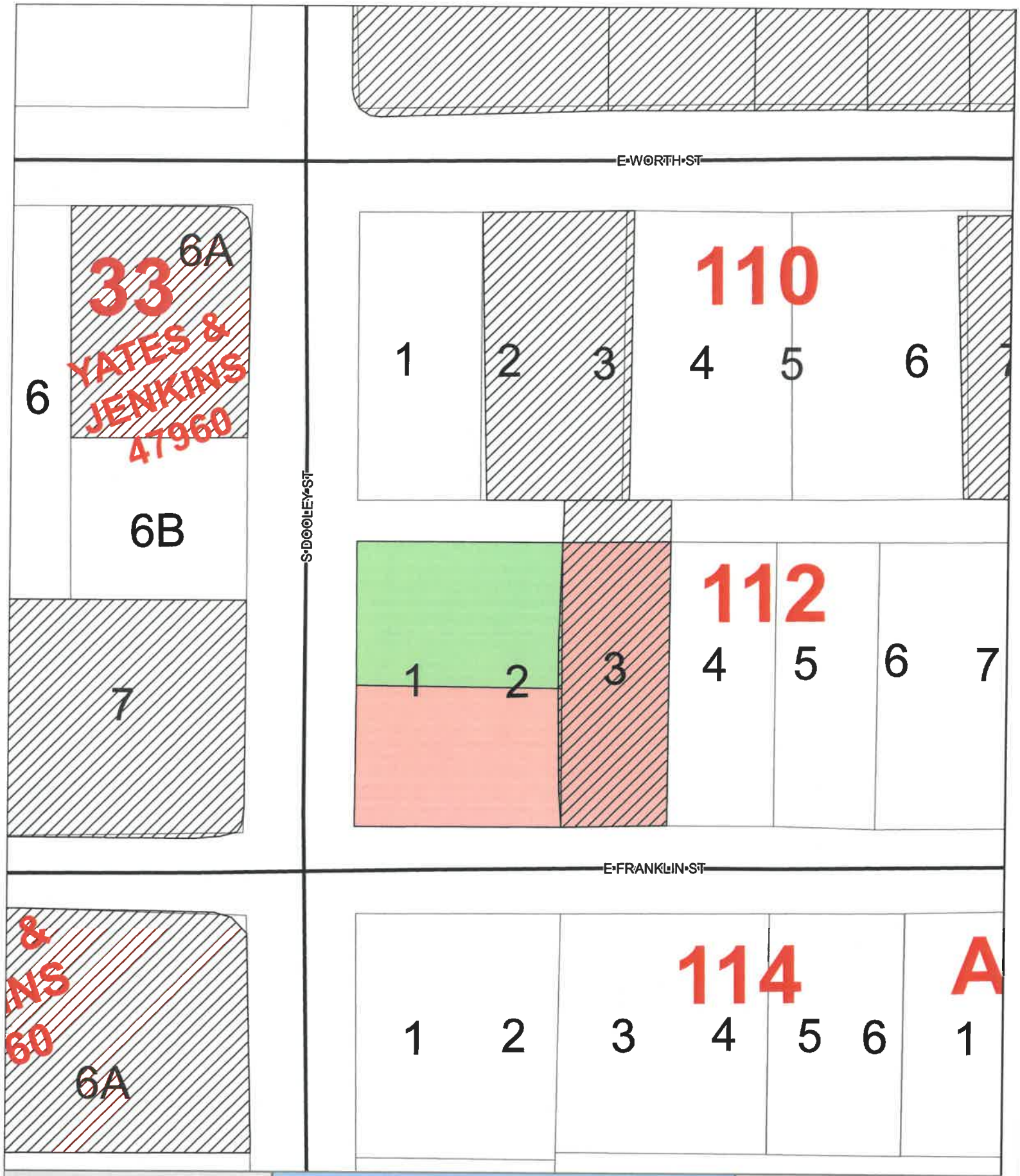
- Landmarked Property
- City Limits
- Zoning
- Streets

#HL20-02
415 South Dooley Street

9/16/2020

0 25 50 100
Feet

1 inch = 60 feet



Legend

- Landmarked Property
- City Limits
- Zoning
- Streets

#HL20-02
415 South Dooley Street

9/16/2020

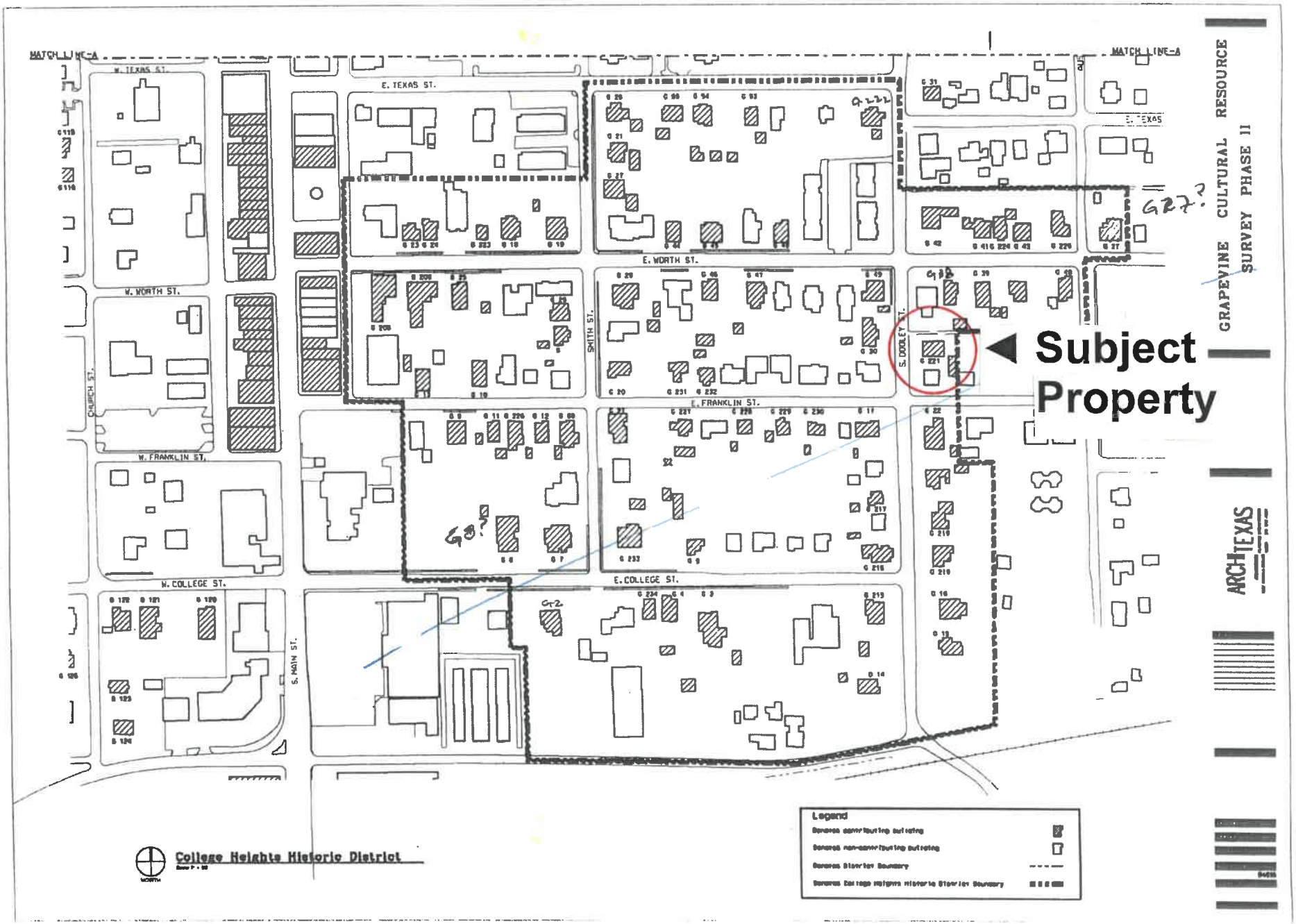
0 25 50 100
Feet

1 inch = 60 feet

Front Views

Rear Yard with Garage

Address	Site No.	Date	Property Type	Category
213 E. College	G8	ca. 1925	Res.-Bungalow	contributing
213A E. College	G8A	ca. 1925	Garage	contributing
223 E. College St.	G7	1915	Res.-Prairie Four Square	contributing
224 E. College St.	G2	ca. 1890	Res.-Queen Anne	contributing
304 E. College St.	N/A	ca. 1945	Res.- Ranch	noncontributing
307 E. College St.	G233	ca. 1920	Res.-Prairie Four-Square	contributing
307A E. College St.	G233A	ca. 1920	Garage	contributing
307B E. College St.	G233B	ca. 1920	Shed	contributing
310 E. College St.	G234	ca. 1930	Residential-Bungalow	contributing
312 E. College St.	G1	ca. 1925	Residential-Bungalow	contributing
314 E. College St.	G4	ca. 1920	Residential-Bungalow	contributing
314A E. College St.	G4A	ca. 1920	Garage	contributing
319 E. College St.	G5	1893	Residential-L-Plan	contributing
319A E. College St.	G5A	ca. 1890	Carriage House	contributing
322 E. College St.	G3	1934	Residential-Bungalow	contributing
322A E. College St.	G3A	1934	Garage	contributing
322B E. College St.	G3B	ca. 1934	Shed	contributing
323 E. College St.	N/A	ca. 1950	Residential-Vernacular	noncontributing
320 Blk. E. College St.	N/A	ca. 1900	Residential-Vernacular	noncontributing
327 E. College St.	G247	ca. 1940	Residential-Vernacular	contributing
405 E. College St.	N/A	ca. 1910	Residential-L-Plan	noncontributing
411 E. College St.	N/A	ca. 1940	Res.-Col. Revival	noncontributing
415 E. College St.	N/A	ca. 1940	Residential-Vernacular	noncontributing
722 E. College St.	G248	ca. 1925	Residential-Bungalow	contributing
205 S. Dooley St.	G32	ca. 1925	Residential-Vernacular	contributing
235 S. Dooley St.	G31	ca. 1925	Residential-Bungalow	contributing
300 Blk. S. Dooley St.	N/A	ca. 1970	Apartments	noncontributing
415 S. Dooley St.	G245	ca. 1940	Residential-Vernacular	contributing
421 S. Dooley St.	G221	ca. 1940	Residential-Vernacular	contributing
421A S. Dooley St.	G221A	ca. 1940	Garage	contributing
422 S. Dooley St.	G30	ca. 1925	Residential-Vernacular	contributing
422A S. Dooley St.	G30A	ca. 1925	Garage	contributing
420 Blk. S. Dooley St.	N/A	ca. 1950	Residential-Vernacular	noncontributing
504 S. Dooley St.	G17	ca. 1920	Residential-Bungalow	contributing
504A S. Dooley St.	G17A	ca. 1920	Shed	contributing
505 S. Dooley St.	G22	ca. 1940	Residential-Colonial Revival	contributing
505A S. Dooley St.	G22A	ca. 1940	Garage	contributing
512 S. Dooley St.	N/A	ca. 1950	Residential-Vernacular	noncontributing
513 S. Dooley St.	G220	ca. 1940	Residential-Cameron	contributing
513A S. Dooley St.	G220A	ca. 1940	Garage	contributing
518 S. Dooley St.	G217	ca. 1940	Residential-Vernacular	contributing
518A S. Dooley St.	G217A	ca. 1940	Residential-Vernacular	contributing
521 S. Dooley St.	G219	ca. 1940	Residential-Vernacular	contribuiting
522 S. Dooley St.	N/A	ca. 1940	Residential-Vernacular	noncontributing
527 S. Dooley St.	G218	ca. 1940	Residential-Colonial Revival	contributing
528 S. Dooley St.	G216	ca. 1940	Residential-Vernacular	contributing


MATCH LINE-A
W. TEXAS ST.
E. TEXAS ST.
W. WORTH ST.
E. WORTH ST.
CHURCH ST.
SMITH ST.
S. DOOLEY ST.
W. FRANKLIN ST.
E. FRANKLIN ST.
W. COLLEGE ST.
E. COLLEGE ST.
S. MAIN ST.
Subject Property
College Heights Historic District
Legend
GRAPEVINE CULTURAL RESOURCE SURVEY PHASE II
ARCHTEXAS

GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM

1. Name

Historic 1936 B. R. Wall House

And/or common 415 South Dooley Street

2. Location

Address 415 South Dooley Street land survey

Location/neighborhood College Heights Addition, Block 112 N1/2 1-2, City of Grapevine

tract size 6,363 Sq. Ft

Current zoning Residential Single Family

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
X building(s)	X private	X unoccupied	___ commercial	___ park
___ structure		___ work in progress	___ education	X residence
___ site	Accessible		___ Entertainment	___ Religious
	X yes: restricted		___ government	___ scientific
	___ yes: unrestr.		___ industrial	___ transportation
	___ no		___ military	___ other

4. Ownership

Current owner: Patricia and Eric Whetstone phone: 469 500-9232

Address: 415 South Dooley Street city: Grapevine state: Texas zip: 76051

5. Form Preparation

Name & title Sallie Andrews & David Klempin organization: City of Grapevine CVB – HPP Dept.

Contact: David Klempin, Twnshp. Restor. Coord. & Pres. Officer phone: 817-410-3197

6. Representation on Existing Surveys

___ Tarrant County Historic Resources

___ other _____

___ National Register of Historic Places

___ Recorded Texas Historic Landmark

___ Texas Archaeological Landmark

---

for office use only

7. Date Rec'd: _____ Survey Verified: ___ Yes ___ No

8. Field Chk date: _____ By: _____

9. Nomination

___ Archaeological ___ Structure ___ District

___ Site ___ Structure & Site

10. Historic Ownership

original owner B. R. Wall (land)

significant later owner(s) Angus L. McNutt; Albert E. and Bettie Harwell

11. Construction Dates

Original 1936

alterations/additions

12. Architect

original construction Yes

alterations/additions Yes, rear porch recently removed 2020

13. Site Features

Natural Several mature trees in rear yard

urban design

14. Physical Description

Condition	Check One:		Check One:
___ excellent	___ deteriorated	___ Unaltered	_x_ Original site
___ good	___ ruins	_x_ altered	___ Moved (date:_____)
_x_ fair	___ unexposed		

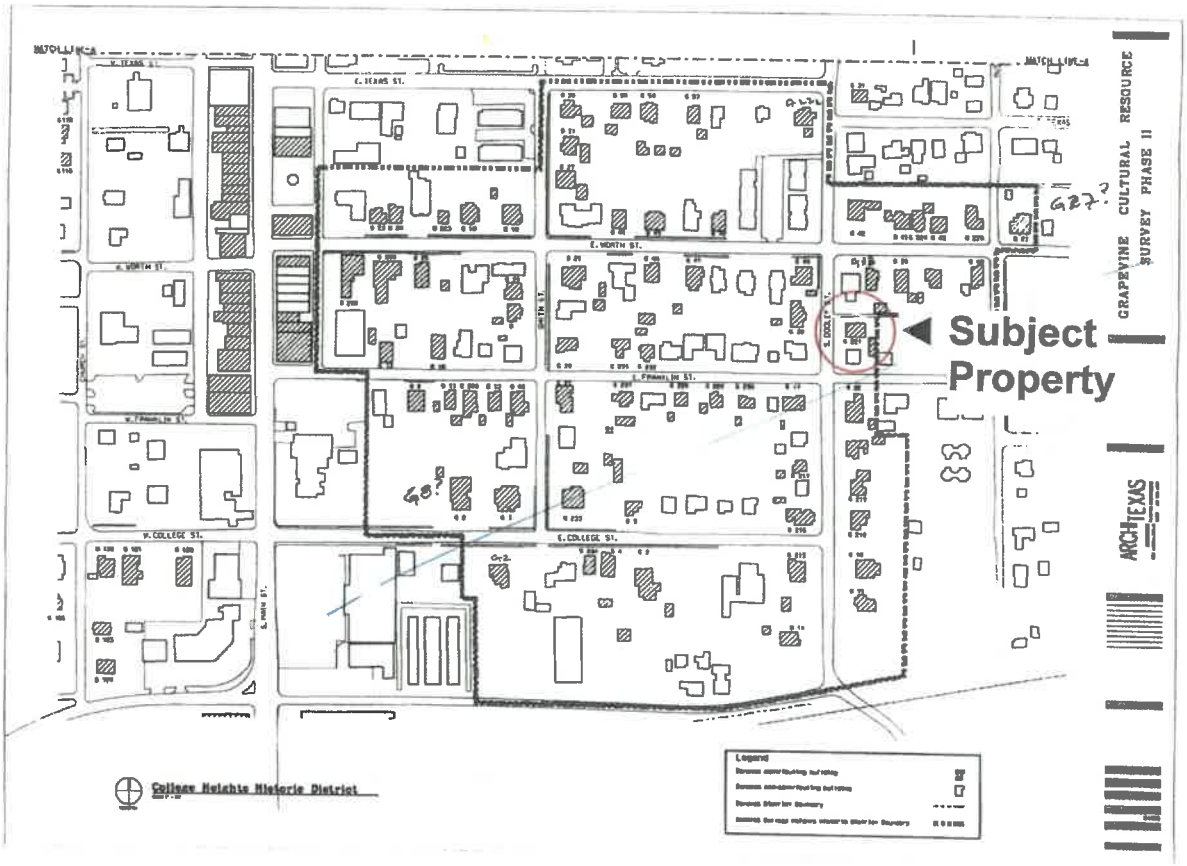
Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

415 South Dooley Street, file photo c. 2002

Current View of House c. 2020

The Wall House was built in 1936 as an investment property. It is a traditional cottage with a gable roofline. The gables feature decorative curved ends at the roof eves and rectangular wooden louver attic vents. The house is symmetrical in plan with a small projecting gable over front entrance. The roof has asphalt shingles exterior walls are clad in original #105 wood siding. A barge board extends across the front of the house between its wide corner boards. Pairs of windows flank the front door and are found in each of the main rooms.

The house contains five rooms, a living room, dining room, kitchen, two bedrooms and one bathroom. The house is located within the National Register's Original Township Historic District and is a contributing structure to the District. The house has been continuously occupied for 84 years. Through the years the house was home to a number of Grapevine families.



Original Town National Register Historic District Map – 415 South Dooley Street, Contributing Property

15. Historical Significance

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

BENJAMIN R. WALL
1876-1955

IDA MAE STULTS WALL
1874-1959

This property was acquired by B. R. Wall in 1907 and held by him for fifty years. B. R. Wall is Grapevine's second longest serving mayor, following current Grapevine Mayor William D. Tate. Mayor Wall did much to make Grapevine an outstanding community, including leading the community through two world wars, bringing the first Boy Scout charter west of the Mississippi to Grapevine, and establishing an early sister city relationship with the citizens of Pitcairn Island in the South Pacific. He promoted Grapevine at every opportunity.

In 1936, when this house was constructed, Grapevine was benefiting from B. R. Wall's leadership as mayor in two notable ways. The Grapevine Cantaloupe Festivals, sponsored by the Grapevine Lions Club, were into their second year as was the operation of the Grapevine Cannery, located on Barton Street behind the present day City Hall Building. B. R. Wall negotiated and obtained the cannery from the Texas Relief Commission to aid Grapevine and area citizens during the Depression years. He was an entrepreneur who from an early age had Main Street businesses, including The Grapevine Sun newspaper, a law and insurance office and was partner in real estate and livestock businesses.

The house had two subsequent well known Grapevine owners, including by Angus L. McNutt a pharmacist who owned McNutt Pharmacies in Wills Point, Terrell Dallas, Irving, Texarkana and Grapevine. His Grapevine pharmacy was located at Main and Texas Streets. In 1982 the house was acquired by Albert E. and Bettie Harwell. Al Harwell owned the house for 5 years and was known in the community for his friendship and honesty. He worked for Trinity Industries in Dallas for 48 years and was an active member of the First Baptist Church of Grapevine for 54 years

16. Bibliography

"Grapevine's Most Unforgettable Characters" book, edited by Sandra Kay Tate, 2006.

17. Attachments

x District or Site map
___ Site Plan
x Photos (historic & current)
x Additional descriptive material
___ Footnotes
___ Other (_____)

Designation Merit

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

Recommendation

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

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

Sean Shope, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services Department

Historical Marker

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

Check One:

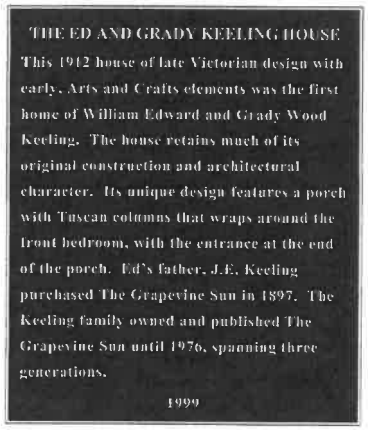
- o Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- o No, I am not interested in obtaining a marker for my property.

- o Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

Below for office use only

o Historic Preservation Commission's Historic Landmark Plaque.

o Historic Preservation Commission's Historic District Plaque.



o Grapevine Historical Society's Historic Landmark Marker.

Design Guidelines

1936 B. R. Wall House
415 South Dooley Street
Grapevine, Texas

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

September 23, 2020

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

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- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface

BENJAMIN R. WALL
1876-1955

IDA MAE STULTS WALL
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The house had two subsequent well known Grapevine owners, including by Angus L. McNutt a pharmacist who owned McNutt Pharmacies in Wills Point, Terrell Dallas, Irving, Texarkana and Grapevine. His Grapevine pharmacy was located at Main and Texas Streets. In 1982 the house was acquired by Albert E. and Bettie Harwell. Al Harwell owned the house for 5 years and was known in the community for his friendship and honesty. He worked for Trinity Industries in Dallas for 48 years and was an active member of the First Baptist Church of Grapevine for 54 years.

415 South Dooley Street, file photo c. 2002

Current View of House c. 2020

The Wall House was built in 1936 as an investment property. It is a traditional cottage with a gable roofline. The gables feature decorative curved ends at the roof eves and rectangular wooden louver attic vents. The house is symmetrical in plan with a small projecting gable over front entrance. The roof has asphalt shingles exterior walls are clad in original #105 wood siding. A barge board extends across the front of the house between its wide corner boards. Pairs of windows flank the front door and are found in each of the main rooms.

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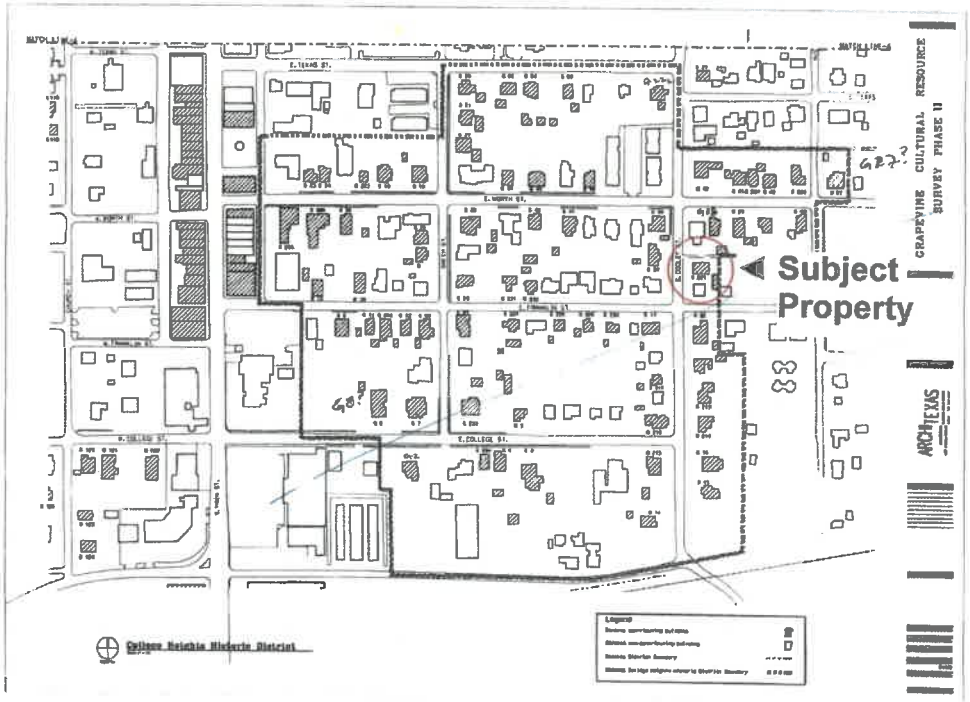

Original Town National Register Historic District – 415 South Dooley Street, Contributing Property

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the

historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

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

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

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

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

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

Note: 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 p.m. 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 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 was 1.210.469.4097. The audio conference PIN was 579 233 569#.
The public will be able to offer comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 p.m. on Tuesday, May 26 citizens can submit a Citizen Appearance request form from the City's website at https://www.grapevinetexas.gov/89/Agenda-Minutes. During the meeting, the names of those having submitted a form will be called on to speak telephonically in the order the forms were received. Please submit forms by 5:00 p.m. on Wednesday, May 27.
Meeting may be viewed at http:/www.grapevinetexas.gov/1059/Meeting-Videos.

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The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, May 27, 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
Ashley Anderson	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Alternate
Paul Slechta	City Council Liaison

Members present via telephone:

Vick Cox	Vice Chairman
Eric Gilliland	Commissioner

The above commissioners constituted a quorum with no 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

CALL TO ORDER

Chairman Shope welcomed all and thanked those attending for their presence and thanked members Vice Chairman Vick Cox and Eric Gilliland 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:

#CA20-23 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.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA20-30** open for the property located at 908 East Wall Street, legally described as Block 3 Lot 1, D.E. Box Addition, Grapevine, City of, 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 #CA20-30 was submitted on April 22, 2020 by Neal Cooper of Tin Barn, LLC to construct an 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 concrete slab foundation had failed and was not stable to allow for the proposed renovation project and the new addition. Attached documentation from the engineer and letter with evaluation and photographs from the applicant were included in the agenda packets.

The owners requested the Commission approve demolition of the existing house and foundation to construct a new 2,876 square foot house and addition to replicate the original house, 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 recommended the variance to combine the square footage be granted. The proposed house living area including the one-car attached garage is 2,876 square feet in size. The building height is 15 feet-10 ½ inches with the building coverage of the lot at 26.4 percent (within the 40 percent maximum allowed coverage).

RECOMMENDATION:

Staff recommended 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 with workshop, combining the allowed garage 500 square feet, the allowed storage building area of 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.

Chairman Shope called on the property owners for their comments. Robert M. Green came forward saying they knew there were structural issues with the house but as they opened up the structure they realized it was built missing the time and technology to overcome the bad soil it sits on. Mr. Green said their plans reflect replicating near the same front as now exists, keeping cohesive with the D.E. Box Addition and keeping the Grapevine look. Commissioner Telford asked if the foundation would be pier and beam, Mr. Green said no, they were advised to go with a slab foundation again. Commissioner Voelker questioned their plan for the large tree in the front, Mr. Green said their goal was to not disturb and keep all existing trees on the property. Vice Chairman Cox asked exterior brick, Mr. Green said they had not find the identical brick but wanted to match best they can and they do want the same size of brick again.

Margaret Telford moved to close the Public Hearing for #CA20-30; Jason Parker seconded the motion, prevailing in a vote of:

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

Commissioner Voelker stated his concern for the number of square feet of the garage combined with the storage building square feet and taking square feet from the house for more garage square feet; he concluded the good thing is the house's appearance will be the same.

Jason Parker made the motion to approve #CA20-30 as presented; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Parker and Telford)
Ayes: 2 (Cox and Gilliland by telephone)
Absent: 0
Nays: 1 (Voelker)

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PUBLIC HEARING

Chairman Shope declared the **Public Hearing for CA20-31** open for the property located at 316 South Main Street, legally described as Block 1 Lot 18, Grapevine, City of, 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 #CA20-31 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.

RECOMMENDATION:

Staff recommended 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.

Chairman Shope called on the applicant/owner Fabien Goury. Mr. Goury explained moving the pastry counter to the coffee side would give better counter service together

and allow sidewalk service without occupying the building. Vice Chairman Cox first complemented the City for their improvements to the sidewalks during the stay at home time; and second, complimented Mr. Goury and his wife Yasmine for their bakery and bistro saying one of his main reasons for residing in the Township is their bakery. Commissioner Telford complimented the Gourys for their design enhancing the flow inside.

Margaret Telford moved to close the Public Hearing for #CA20-31; Chuck Voelker seconded the motion, prevailing in a vote of:

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

Chairman Shope asked the Commission if they had additional questions or comments. Commissioner Voelker asked about the awning and if the service window would be a permanent change; Mr. Goury said yes.

Jason Parker made the motion to approve #CA20-31 as presented; Margaret Telford seconded the motion prevailing in a vote of:

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

.....

MINUTES

Chuck Voelker made the motion to approve the minutes of the March 25, 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 (Cox and Gilliland by telephone)
Absent: 0
Nays: 0

ADJOURNMENT

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

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

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The meeting adjourned at 6:40 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 26TH DAY OF AUGUST 2020.

APPROVED:

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CHAIRMAN

ATTEST:

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SECRETARY