

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, March 25, 2020, 6:00 p.m.

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:

#CA20-07 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.

4. Public Hearing

- A. Commission to hold a public hearing on Historic Landmark Overlay #HL20-01 for the property located at 306 East Northwest Highway, legally described as Abstract 946, Tract 49H 49H1 and 49H1A, Leonard, Archibald F survey and take any action necessary.
- B. Commission to hold a public hearing on Certificate of Appropriateness #CA20-08 for property located at 306 East Northwest Highway, legally described as Abstract 946, Tract 49H 49H1 and 49H1A, Leonard, Archibald F survey and take any action necessary.
- C. Commission to hold a public hearing on Certificate of Appropriateness #CA20-13 for property located at 600 West Wall Street, Legally described as Block 1, Lot 1, Century Oak Addition and take any action necessary.

5. Minutes

- A. Commission to consider the minutes of the February 26, 2020 Regular Meeting.

6. Adjournment

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

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 p.m. on April 22, 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 March 2020 at 5:00 p.m.



David Klempin
Historic Preservation Officer

Scott Williams
Director of Development Services/Building Official

306 E NW HWY

FEB - 5 2001



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 recommended design guidelines approved by the historic preservation commission.

DIRECT QUESTIONS TO HISTORIC PRESERVATION STAFF AT (817)410-3556
FAX NUMBER (817)410-3038

Delivery Address

Historic Preservation
636 South Main Street
Grapevine, TX 76051

Correspondence Address

Historic Preservation
P.O. Box 95104
Grapevine, TX 76051

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME Wright 430 Main LLC Lemoine Wright
 COMPANY NAME Wright 430 Main LLC
 ADDRESS 601 W. Wall St.
 CITY/STATE/ZIP Grapevine, Tx. 76051
 WORK PHONE 817-475-5068 FAX NUMBER 817-481-2369

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY Owner

3. PROPERTY OWNER(S) NAME Wright 430 Main LLC
 ADDRESS 601 W. Wall St.
 CITY/STATE/ZIP Grapevine, Tx. 76051
 WORK PHONE 817-475-5068 FAX NUMBER 817-481-2369

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
306 E. NW Highway
 LEGAL DESCRIPTION: LOT ABSTRACT 946 TRACT 49H, BLOCK _____, ADDITION 49H1 & 49H1 A

SIZE OF SUBJECT PROPERTY _____ ACRES _____ SQUARE FEET

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

5. PRESENT ZONING CLASSIFICATION _____

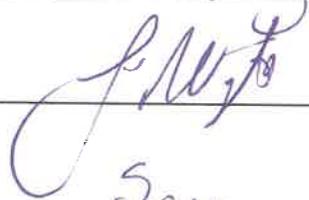
6. PRESENT USE OF PROPERTY _____

FEB - 5 2020

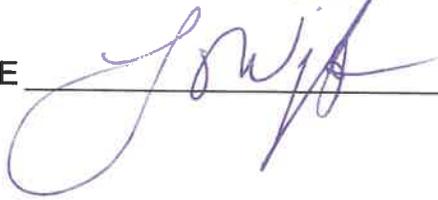
- 7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

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

APPLICANT (PRINT) Lemone Wright

APPLICANT SIGNATURE 

OWNER (PRINT) Same

OWNER SIGNATURE 

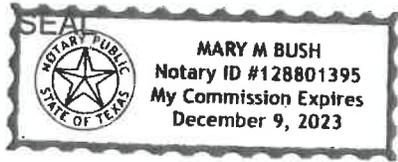
FEB - 5 2020

The State of TEXAS

County of TARRANT

Before me MARY BUSH on this day personally appeared LEMOINE WRIGHT known to me (or proved to me on the oath of LOOK-WRIGHT FAMILY GRAPEVINE or through _____ (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 5th day of FEBRUARY, A.D. 2020.



[Signature]
Notary Signature

The State of _____

County of _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (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 _____ day of _____, A.D. _____.

SEAL

Notary Signature



TARRANT APPRAISAL DISTRICT

02/05/2020

Account #: 04000390
 Georeference: A 946-49H
 Property Location: 306 E NORTHWEST HWY

Jurisdictions:

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

Owner Information

BUCUR VOICU
 BUCUR ANCA
 1802 QUAIL HOLLOW DR
 GRAPEVINE, TX 76051-7927

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	\$129,408	\$124,980	\$254,388	\$254,388
2018	\$113,471	\$124,980	\$238,451	\$238,451
2017	\$82,147	\$124,980	\$207,127	\$207,127
2016	\$82,147	\$124,980	\$207,127	\$207,127

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: LEONARD, ARCHIBALD F SURVEY Abstract 946 Tract 49H 49H1 & 49H1A

Deed Date: 09-16-2002

Deed Page: 0000075

Deed Volume: 0000075

Instrument: 00159880000075

State Code: F1 Commercial

Agent: None

Site Number: 80303358

Site Name: GRAPEVINE TRUCK REPAIR

Site Class: ACRepair - Auto Care-Repair Garage

of Parcels: 1

Primary Building:

Building Name: 306 E NORTHWEST HWY / 04000390

Building Type: Commercial

Year Built: 1960

Notice Sent:

Protest Deadline:

Gross Building Area ††: 3,741

Net Leasable Area ††: 3,741

Land Sqft ♦: 10,415

Land Acres ♦: 0.2390

[Home](#)
[Another Search](#)

Tarrant Appraisal District

Real Estate
06/23/2004 ← HISTORIC

Account Number: 04000390

Georeference: [A 946-49H](#)

Property Location: 306 E Northwest Hwy, Grapevine

Owner Information: Bucur, Voicu Etux Anca

1802 Quail Hollow Dr
 Grapevine Tx 76051

1 Prior Owner(s)

Legal Description: Leonard, Archibald F Survey

A 946 Trs 49H 49H1 & 49H1A

Taxing Jurisdictions: 011 City of Grapevine

- 220 Tarrant County
- 224 Tarrant County Hospital Dist
- 225 Tarrant County College Dist
- 906 Grapevine-Colleyville ISD

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.

Proposed Values for Tax Year 2004

	Land	Impr	2004 Total**	2003 Total
Market Value	\$41,660	\$128,340	\$170,000	
Appraised Value*	\$41,660	\$128,340	\$170,000	\$170,000
Approximate Size***			3,741	
Land Acres			0.2390	
Land SqFt			10,415	

*Appraised value may be less than market value due to state-mandated limitations on value increases
 **A zero value indicates that the property record has not yet been completed for the indicated tax year
 ***Rounded

2004 Notice Sent: 04/30/2004 **Protest Deadline:** 06/04/2004

Exemptions:

Property Data

Deed Date: 09/16/2002 **Class:** 093
Deed Vol: 015988 **State Code:** F1 Commercial
Deed Page: 0075 **Garage Bays:** 00
Year Built: 0000 **Central Air:**
Pct Complete: 100 **Central Heat:**
TAD Map: 2126 460 **Pool:** N

Solo E. NW Hwy

ASSESSOR'S ABSTRACT OF RURAL PROPERTY

COUNTY

NUMBERS	
CONTROL	TRACT
	574-1

ABSTRACT NO. 946

EXEMPT FROM TAXATION

ORIGINAL GRANTEE _____ SCHOOL DISTRICT NO. _____ ADDITIONS TO CITIES _____ ACRES

SURVEY NO. _____ DIST. NO. _____ ROADS ACRES

CERTIFICATE NO. _____ DIST. NO. _____ RAIL ROADS ACRES

NUMBER OF ACRES _____ DIST. NO. _____ SCHOOLS, CHURCHES ACRES

OWNERSHIP RECORD	ADDRESS	VOL.	PAGE	DATE	CONSIDERATION
GRHAM		1955	439	11-18-47	500.00
LEROY STRAWN		2162	365	2-7-50	3000.00
W B Washburn	WD 3.30 HS	WD 2442	537	5-52	10.00
Mary W Randall	(2585/446) 1056 Easy St Grapevine Texas	RS 8.80	WD 4495	915 11/8/67	10.0000
ROBERT L TAYLOR	WM K REED TRUSTEE 1084 W NW Hwy	WD 4696	655	3/18/69	10.0000
WM K REED & DON T GERSCHICK	QC-D-4987-412	WD 4904	959	4/2/70	10.0000
DON T GERSCHICK	OWNER RECORD P O BOX 489, GRAPEVINE, TEXAS 76051	WD 5378	432	1/3/73	10.00 0
1st Natl Bk Grapevine		DT 805	543	2-7-50	1000.00
Tarrant Co B & L Assn		DT 1022	77	6-30-53	1000.00
MARY W RANDALL		DT 2059	943	11/8/67	6500.00
FIRST NATL BANK EULESS		DT 2245	747	7/10/70	13,250.0

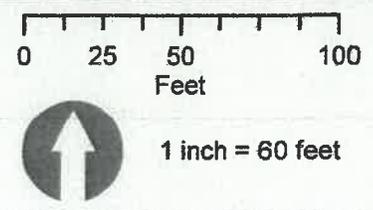
DELINQUENT TAX RECORD

YEAR	LINE	PAGE	STATE TAX			COUNTY TAX			DISTRICT SCHOOL			STATE			TOTAL	DATE OF PAYMENT	NO. OF TAX RECEIPT									
			Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	No.				Dol.	Cts.	Mo.	Day	Yr.				
															896	6/15/72	10,000.00									
PROPERTY TAXES															TOTAL TAX 2414			COUNTY								



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

#HL20-01 & CA20-08
 306 East Northwest Highway
 3/16/2020



220
R

4B

STARNES ST

BRAUM'S
ADDN
3372
1 1

STARNES
8
40220
23

CENTRA
BUSINE
PAR
1 1 69

E-NORTHWEST HWY

TR 49F

TR 49H2
TR 49H1

TR 49H
.12 AC

TR 49H3

.1209 @

TR 49C1
.0832 @

TR 49C

TR D49

TR 49D1

TR 40A

TR 40A1

TR 41

TR 42

TR 44A

TR 43

MORRISON
26853

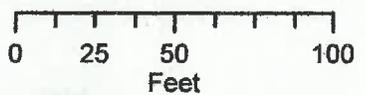
1
1

E-WALL ST

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

#HL20-01 & CA20-08
306 East Northwest Highway

3/16/2020



1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WDK}
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, MARCH 25, 2020

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA20-08
1960 MANUFACTURED METAL BUILDING
306 EAST NORTHWEST HIGHWAY
LEMOINE WRIGHT, OWNER/ APPLICANT

RECOMMENDATION:

Staff recommends 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 Trs 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:

1. Demolish the existing Butler Manufacturing building constructed in 1960;

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

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 manufactured metal building built in 1960 as an automobile repair shop. There are 2 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. The building was 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 currently is in disrepair. The owner requests 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.

Staff recommends approval of #CA20-08 to demolish the existing Butler Manufacturing 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.

RECEIVED

FEB - 3 2020
WOL 3:52pm

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 2-3-2020

Number #CA20-08

Property Owner Name, Address & Phone Number
Wright 430 Main LLC
601 W. Wall Street
Grapevine, Tx 76051
 Phone: 817-475-5068
 Mobile:
 Email: Lwright@wrightconst.com
 Property Address (include city suite number)
300 E. NW Highway

Applicant Name, Address & Phone Number
Wright Construction Company
601 W Wall St
Grapevine, Tx 76051
 Phone: 817-451-2574
 Mobile: 817-475-5068
 Email: Lwright@wrightconst.com
 Legal Description
 Block _____ Lot _____
 Subdivision 1235 ac. out of A. F. Leonard Survey

Tenant Name/Occupancy/Use VACANT

Request/Description of Work to Be Done Demo building and sign

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list) N/A

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 Lemoine Wright

Approved-Staff
 HPC

Office Use
 Approved with Conditions:

Denied

x _____
 Chair - Historic Preservation Commission
 x _____
 Building Official

x _____
 Historic Preservation Officer
 Date _____

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

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

OFFICE 817-410-3556



TARRANT APPRAISAL DISTRICT

02/05/2020

Account #: 04000390
Georeference: A 946-49H
Property Location: 306 E NORTHWEST HWY

Jurisdictions:

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

Owner Information

BUCUR VOICU
BUCUR ANCA
1802 QUAIL HOLLOW DR
GRAPEVINE, TX 76051-7927

5-Year Value History

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

Table with 5 columns: Year, Improvement Market, Land Market, Total Market, Total Appraised. Rows for years 2020, 2019, 2018, 2017, 2016.

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: LEONARD, ARCHIBALD F SURVEY Abstract 946 Tract 49H 49H1 & 49H1A

Deed Date: 09-16-2002

Deed Page: 0000075

Deed Volume: 0000075

Instrument: 00159880000075

State Code: F1 Commercial

Agent: None

Site Number: 80303358

Site Name: GRAPEVINE TRUCK REPAIR

Site Class: ACRepair - Auto Care-Repair Garage

of Parcels: 1

Primary Building:

Building Name: 306 E NORTHWEST HWY / 04000390

Building Type: Commercial

Year Built: 1960

Notice Sent:

Protest Deadline:

Gross Building Area ††: 3,741

Net Leasable Area ††: 3,741

Land Sqft †: 10,415

Land Acres †: 0.2390

220

4B

BRAUM'S
ADDN
3372

STARNES
8 40220

CENTRAL
BUSINESS
PAR

1

1

23

1 1 69

TR 49F

TR 49H
12 AC

TR 49H3

TR 49C1
0822

TR 49

TR D40

TR 49D

MORRISON
26853

TR 40A

TR 40A1

TR 42

TR 43

1

Legend

-  Landmarked Property
-  City Limits
-  Zoning

#HL20-01 & CA20-08
306 East Northwest Highway

3/16/2020

0 25 50 100
Feet



1 inch = 60 feet

220
R

4B

STARNES-ST

BRAUM'S
ADDN
3372
1 1

STARNES
8
40220
23

CENTRA
BUSINE
PAR
1 1 69

E-NORTHWEST-HWY

TR 49F

TR 49H2
TR 49H1

TR 49H
.12 AC

TR 49H3
.1209 @

TR 49C1
.0832 @

TR 49C

TR D49

TR 49D1

TR 40A

TR 40A1

TR 41

TR 42

TR 44A

TR 43

MORRISON
26853

1

1

E-WALLEN-ST

Legend

- Landmarked Property
- City Limits
- Zoning
- Streets

#HL20-01 & CA20-08
306 East Northwest Highway
3/16/2020

0 25 50 100
Feet

1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WDK}
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER
MEETING DATE: WEDNESDAY, MARCH 25, 2020
SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA20-13
NON-LANDMARKED PROPERTY,
LOCATED WITHIN THE BOUNDARY OF THE
HISTORIC GRAPEVINE TOWNSHIP
NEW OFFICE BUILDING FOR
WRIGHT CONSTRUCTION COMPANY
600 WEST WALL STREET
GRAPEVINE, TEXAS
LEMOINE WRIGHT, OWNER/ APPLICANT

RECOMMENDATION:

Staff recommends 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:

1. Construct a new brick two-story office building for the Wright Construction Company on a vacant lot; located within the boundary of the Historic Grapevine Township;

with the condition a variance is granted for the revised parking plan by the Board of Zoning Adjustment and a permit be obtained from the Building Department.

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 a vacant lot, within the boundary of the Historic Grapevine Township.

Staff review of the plans with regard to the Historic Preservation Ordinance, finds the plans in compliance with requirements of the Ordinance.

Further 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 a 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 Abst. 518; Thomas Mahan Survey Abst. 1050; A. F. Leonard Survey Abst. 946 and William Dooley Survey Abst. 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, creating a second parking lot accessible from Scribner Street.

The lot is approximately 31,349 square feet in size. The building is 7,900 square feet. The building height is 34 feet 4 ½ inches. The building coverage of the lot is 5,360 square feet, 17.1 per cent. The maximum allowable coverage 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.

Staff recommends approval of #CA20-13 to construct a new brick two-story office building for the Wright Construction Company in the revised location; and creation of the second parking lot accessed from Scribner Street; with the condition a variance is granted for the revised parking plan by the Board of Zoning Adjustment and a permit is obtained from the Building Department.

FEB 13 2020 *4:00 PM*

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 2/13/2020

Number #CA 20-13

Property Owner Name, Address & Phone Number

Wright Construction Co, Inc
600 W. Wall St
Grapevine, Tx 76031
Phone: 817-329-7284
Mobile: 817-473-5028
Email: lwright@wrightconstruction.com
Property Address (include any suite number)
600 W. Wall St.

Applicant Name, Address & Phone Number

Lemoine Wright
Phone: same
Mobile
Email
Legal Description

Block 1 Lot 1
Subdivision Century Oak

Tenant Name/Occupancy/Use Wright Construction Co, Inc
Office

Request/Description of Work to Be Done
Construct new office building

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

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

Signed [Signature]
Owner or Contractor

Print Name Lemoine Wright

Approved-Staff HPC

Approved with Conditions: Office Use

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

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 20-13
DATE 2-13-2020

Reference: Ordinance No. 2013-23 www.grapevinctexas.gov/documentcenter/view/881

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

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

- 1. Survey Plan
- 2. Site Plan
- 3. Floor Plans
- 4. Elevations
- 5. Roof Plan
- 6. Street Facing Elevations of proposed structure with building elevations of structures on adjacent properties
- 7. Photographs of any elevation for any building or structure to be altered or demolished

Property Lot Size 31,351 Square Feet

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

Building Coverage (40% max) 5,362.17%

Building Height (35 ft. max) 34' 4 1/2"

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 55.35 % of Lot

Open/Green Space Area 44.6 % of Lot

Parking Spaces 33

ADA Parking Spaces 2

Easements _____

=====

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

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



TARRANT APPRAISAL DISTRICT

02/19/2020

Account #: 07388888

Georeference: 6944-1-1

Property Location: 600 W WALL ST ← *SITE ADDRESS*

Jurisdictions:

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

Owner Information

WRIGHT CONSTRUCTION CO INC
 601 W WALL ST
 GRAPEVINE, TX 76051-5205

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	\$112	\$117,559	\$117,671	\$117,671
2018	\$100	\$117,559	\$117,659	\$117,659
2017	\$100	\$117,559	\$117,659	\$117,659
2016	\$100	\$117,559	\$117,659	\$117,659

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: CENTURY OAK ADDITION
 Block 1 Lot 1

Deed Date: 11-01-2018

Instrument: D218281866

State Code: F1 Commercial

Agent: SOUTHLAND PROPERTY TAX
 CONSULTANTS INC

Site Number: 80871425

Site Name: SPIRIT OF TEXAS BANK

Site Class: BKFullSvc - Bank-Full Service

of Parcels: 2

Primary Building:

Building Name: SPIRIT OF TEXAS BANK /
 41242211

Building Type: Commercial

Year Built: 2007

Land Sqft ♦: 31,349

Land Acres ♦: 0.7196

†† 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

#CA20-13
600 West Wall Street
 3/16/2020

0 45 90 180
 Feet

 1 inch = 100 feet

AD-6475
THE GROUP
W CABLE
16475

13977H
FLOWER
13977H
1

MASSEY
25115

BILL
MASSEY
25115

1A
A
 1A

6A
 TR 4A .003 @

1A
 1

TR 4
 .28 AC

GRA
1 BU

W NORTHWEST HWY

2
 1.849 @

1 CENTURY
OAK
6944

TR 4H2
 .752 @

TR 4G
 .172 @

1
 .696 @

N SCRIBNER ST

1A 2R

FLOYD
HARRIS
17220

1C 2A

3

4

S SCRIBNER ST

W WALL ST

TR 10Q
 2.424 AC

TR 10L
 3.416 AC

13E

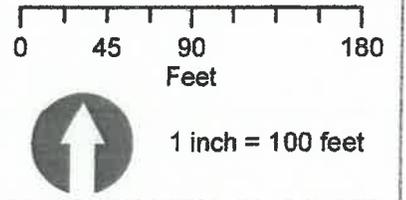
13C

13

13D

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

#CA20-13
600 West Wall Street
 3/16/2020



STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, February 26, 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
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Alternate

Paul Slechta	City Council Liaison
Monica Hotelling	P & Z Liaison

The above commissioners constituted a quorum with no Commissioner(s) absent.

With the following city staff present:

Paula Newman	Director of Operations, Finance & Administration 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 there for their service to the City of Grapevine. He thanked Historic Preservation Commission Liaisons City Councilman Paul Slechta and Planning & Zoning Member Monica Hotelling, City Attorney Matthew Boyle and the Commission for their dedication to the preservation of Grapevine's unique character.

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:

- #CA19-125 for property located at 609 East Wall Street;
- #CA20-01 for property located at 603 East Worth Street;
- #CA20-02 for property located at 309 West College Street;
- #CA20-03 for property located at 701 East Wall Street
- #CA20-04 for property located at 605 East Wall Street;
- #CA20-05 for property located at 218 Ruth Street;
- #CA20-09 for property located at 338 South Main Street;
- #CA20-11 for property located at 914 East Texas Street;
- #CA20-15 for property located at 426 East Texas Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA19-127** open for the property located at 512 Estill Street, legally described as Block 102 Lot 4R2, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case:

BACKGROUND:

Certificate of Appropriateness application #CA19-127 was submitted by Neal Cooper of Tin Barn LLC - Grapevine on December 30, 2019. The lot size of 12,600 square feet; with the existing house living area of 1,042 square feet, and the proposed addition of 2,041 totaling 3,056 square feet; within the maximum 3,400 square feet allowed by the Preservation Ordinance. The detached garage was proposed the maximum 500 square feet; the building coverage of the lot would be 37 percent (within the maximum coverage of 40 percent). The proposed building height was 21 feet.

Staff review of the plans with regard to the Historic Preservation Ordinance, finds the plans in compliance with the Design requirements of the Ordinance.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA19-127 for the property located at 512 Estill Street to:

1. To renovate and expand the existing 1,042 square foot one-story single family residence to be lifted and set on a new foundation;
2. To construct a 2,014 square foot addition to the side and rear of the house; and
3. To construct a new 500 square foot two-car detached garage in the rear yard.

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

Chairman Shope called on Neal Cooper of Tin Barn LLC for his comments.

Mr. Cooper stated the Hale family to reside here were both employed by American Airlines. He reminded the Commission this was originally three lots, but had now been replatted by seven and one-half feet from the property line to try to balance out the lots, actually from build line to build line.

Chairman Shope confirmed the existing one-story house was to be "lifted"; Mr. Cooper said correct, to be lifted to do the allow the foundation work underneath, no moving. Commissioner Voelker questioned the drawing of the garage on the east side at 500 square feet; Mr. Cooper said there was a combined workshop added in and the actual total was 674 square feet not the 500 square feet as listed on the legend of the drawings. The Commission agreed this was executed similar to previous garage plans requiring a variance to combine the two hundred square feet allowed for a tool shed to become part of the garage. They agreed to approve the garage/shed variance as a condition of the motion for approval. Commissioner Voelker questioned if the added square feet would increase the building coverage past the maximum 40 percent, and was told no.

Commissioner Telford complimented not tearing the house down.

Margaret Telford moved to close the Public Hearing for #CA19-127; Vick Cox seconded the motion, noting it was nice the house was left intact, prevailing in a vote of:

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

Chuck Voelker made the motion to approve #CA19-127 with a variance of the 200 square feet, allowed for a shed, to be combined with the garage's 500 square feet, adding 174 square feet for a detached garage total of 674 square feet, and all other conditions as presented; Jason Parker seconded the motion prevailing in a vote of:

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

.....

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA20-06** open for the property located at 620 Estill Street, legally described as Block 103 Lot 14, College Heights

Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA20-06 was submitted by Neal Cooper of Copper Street Homes-Coppell on January 27, 2020. The lot was approximately 7,522 square feet; with the existing house living area of 934 square feet; and the proposed addition of 2,356; to include the 524 square foot attached* (counted as living area*) garage would total 3,290 square feet; within the maximum 3,400 square feet allowed by the Preservation Ordinance. The building coverage of the lot is 40 percent (within the maximum coverage of 40 percent). The building height is 24 feet.

Staff review of the plans with regard to the Historic Preservation Ordinance, finds the plans in compliance with the Design requirements of the Ordinance. The addition with the second floor will be in the rear of the existing house, the existing house does remain.

RECOMMENDATION:

Staff recommended the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA20-06 for the property located at 620 Estill Street:

1. To renovate and expand the existing 934 square foot one-story single family residence;
2. To lift the existing house to place on a new foundation;
3. The construction of a 2,356 square foot 1 ½ story addition to the side and rear of the house;
4. The above addition to include a 524 square foot attached two-car garage; and

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

Chairman Shope called on Neal Cooper of Cooper Street Homes for his comments.

Mr. Cooper stated this will be a slab foundation; the second-story windows would all looked out to the east with no windows looking into the neighbor's windows; nothing protruding out on the front of the house, a nice addition to the neighborhood. Commissioner Telford asked what the upstairs windows would view; Mr. Cooper said the windows would look out over the house at 622 Estill Street. Commissioner Telford questioned the upstairs room door opening, it appeared as a close drop-off, it was agreed city code would control any safety concerns.

Chairman Shope asked about the electric wires coming directly into the front of the house? Mr. Cooper said he will bring back underground.

Margaret Telford moved to close the Public Hearing for #20-06; Ashley Anderson seconded the motion prevailing in a vote of:

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

Jason Parker made the motion to approve with conditions as presented for #20-06; Chuck Voelker seconded the motion prevailing in a vote of:

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

.....

MINUTES

Chuck Voelker made the motion to approve the minutes of the December 18, 2019 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

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

.....

ADJOURNMENT

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

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

.....

The meeting adjourned at 7:10 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 25TH DAY OF MARCH 2020.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY