

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in a Public Hearing on Wednesday, January 25, 2023 at 6:00 p.m. in the Grapevine City Hall, 2nd floor Council Chambers located at 200 South Main Street, Grapevine Texas with the following members present:

Sean Shope	Chairman
Margaret Telford	Commissioner
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jim Niewald	Commissioner
Jana Garcia	Commissioner
Theresa Myer	Commissioner
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, and with the following City staff present:

Paul W. McCallum	Executive Director, Grapevine Convention and Visitors Bureau (CVB)
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Kayce Vanderpool	Historic Preservation Secretary

## CALL TO ORDER

Chairman Shope called the meeting to order at 6:00 p.m.

## 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.*

Chairman Shope called for any citizen comments; There were none.

## ELECTION OF VICE-CHAIRMAN

Chairman Sean Shope proposed to appoint Margaret Telford to serve as the Vice-Chairman of the commission and said that she was the most tenured of the commissioners. Ashley Anderson made a motion for the Commission to approve the

nomination of Margaret Telford as the Vice-Chairman, Jim Niewald seconded the motion. Margaret Telford agreed to service as Vice Chairman.

Chairman Sean Shope called for a vote of the Commissioners and the Vice-Chairman appointment prevailed in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Gilliland, Niewald, Meyer and Garcia)  
Nays: 0

## **WORK SESSION**

Historic Preservation Officer David Klempin presented the approved Certificates of Appropriateness as follows:

- #CA22-69 for property located at 504 West College Street;
- #CA22-70 for property located at 129 South Main Street, Suite #155;
- #CA22-71 for property located at 840 East Texas Street;
- #CA22-72 for property located at 318 Turner Road;
- #CA22-73 for property located at 917 East Worth Street;
- #CA22-74 for property located at 103 West Worth Street;
- #CA22-75 for property located at 520 South Main Street, Suite #313;
- #CA22-76 for property located at 620 West College Street;
- #CA23-02 for property located at 520 South Main Street, Suite #313.

## **PUBLIC HEARING**

Chairman Shope declared the public hearing open for Certificate of Appropriateness #CA22-68 for the property located at 301 East Texas Street, legally described as Block 1, Lot 1, First Baptist Church Addition, City of Grapevine. Historic Preservation Officer Klempin presented this item.

## **BACKGROUND:**

Certificate of Appropriateness application #CA22-68 was submitted on November 29, 2022 by the applicant Austin Fleming of Exurb Studio Designers for plans to renovate the historic 1954 Grapevine Post Office Building. The First Baptist Church of Grapevine proposes to renovate the existing building to serve as an activity center for the Church's Community Outreach Program. Plans for the exterior of the building include the construction of a new ADA ramp on the east side of the building. A new wood deck would be constructed adjoining the existing covered mail loading dock on the rear of the building. An outdoor bar-b-que grill with serving counter would be installed on the loading dock. These two areas combined would create an outdoor activity space for the building.

## **RECOMMENDATION:**

Staff recommends approval of Certificate of Appropriateness #CA22-68 to renovate the Post Office building to serve as a Church outreach facility; construct a new concrete ADA ramp on the east side of the building; construct a new wood deck on the rear side of the

building adjoining the mail loading dock; install a new brick bar-b-que grill with serving counter on the loading dock; as per attached plans with the condition that all exterior building materials, window and storefront repairs, signage and paint colors be approved by staff under a separate Certificate of Appropriateness.

Mr. Darren Temple living at 214 Church Street said he was representing the church as Deacon of the First Baptist Church of Grapevine stood up to speak. He said the church has plans to have outreach programming for the community. He said this project would make the building a more open format up front with a coffee shop on the inside and it will include computers for under resourced families to use.

John Austin Fleming the architect from Exurb Studio came forward ready to answer questions. Commissioner Telford said that she is glad to see the Historic Post Office Building repurposed to help the community. Commissioner Niewald asked about the AC unit. David Klempin said the AC unit will be placed on the roof, due to the easement on the west side of the building, the plans will be updated with this information. Chairman Shope thanked the men and mentioned the long history working with them previously on the Atrium and other buildings and spoke of the good work they have done on the buildings. The 5.2-acre property was landmarked in 2015. Chairman Shope asked when the old post office went out of service. Mr. Klempin said he would look it up and add this information to the file. Commissioner Gilliland asked if the Old Post Office was a contributing structure to Grapevine. Mr. Klempin said yes, that the building was built in 1954.

Commissioner Telford made a motion to close the public hearing; Commissioner Garcia seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Gilliland, Niewald, Meyer and Garcia)

Nays: 0

The public hearing was closed.

Commissioner Telford made a motion to approve with conditions CA22-68 Commissioner Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Gilliland, Niewald, Meyer and Garcia)

Nays: 0

Motion Approved

## **MINUTES**

The Chairman asked the Commission to consider the minutes of the December 14, 2022 Regular Meeting. Theresa Meyer made a motion to approve the minutes of the December 14, 2022 as written; Jim Niewald seconded the motion and was followed in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Gilliland, Niewald, Meyer and Garcia)

Nays: 0

Motion Passes

**ADJOURNMENT**

Jim Niewald made a motion to adjourn the meeting at 6:23 p.m.; Jana Garcia seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Telford, Anderson, Gilliland, Niewald, Meyer and Garcia)

Nays: 0

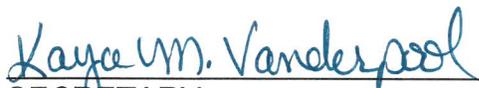
Approved: Passes

Passed and approved by the historic preservation commission of the City of Grapevine, Texas, this the 22th day of March, 2023.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
SECRETARY