

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, April 24, 2024 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          | Vice-Chairman                               |
| Ashley Anderson           | Commissioner                                |
| Jim Niewald               | Commissioner                                |
| <del>Eric Gilliland</del> | <del>Commissioner</del> RESIGNED 03/27/2024 |
| Theresa Meyer             | Commissioner                                |
| Jana Garcia               | Commissioner                                |
| Taylor Bunn               | Commissioner - Alternate                    |
|                           |                                             |
| Paul Slechta              | City Council Liaison                        |
| Monica Hotelling          | P&Z Liaison                                 |

The above constituting a quorum

with the following City staff present:

- |                  |                                                 |
|------------------|-------------------------------------------------|
| Matthew Boyle    | City of Grapevine Attorney                      |
| Paul W. McCallum | Executive Director Convention & Visitors Bureau |
| David Klempin    | Historic Preservation Officer                   |
| 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.

**WORK SESSION**

David Klempin presented and passed around the most recent staff approved Certificates of Appropriateness for the Commission to review.

- A. Approved Certificates of Appropriateness as follows:  
 #CA24-04(A) for property located at 528 South Dooley Street;  
 #CA24-16 for property located at 211 East Wall Street;  
 #CA24-19 for property located at 334 Barton Street;  
 #CA24-20 for property located at 223 East College Street;  
 #CA24-21 for property located at 601 South Main Street, Suite #104;  
 #CA24-22 for property located at 419 South Main Street;  
 #CA24-24 for property located at 317 East Worth Street;  
 #CA24-25 for property located at 422 South Main Street.

## **PUBLIC HEARING**

Chairman Shope declared the public hearing open for:

- A.** Certificate of Appropriateness **#CA24-23** for property located at 416 East College Street, legally described as Block 22R1, Lot 1R3, City of Grapevine Preservation Officer Klempin presented this item.

### BACKGROUND:

Certificate of appropriateness application #CA24-23 was submitted by applicant Lemoine Wright of Wright Construction Company on March 27, 2024 to demolish the existing one-story 2,415 square foot former Sunday School Building of the Grapevine Church of Christ, existing Winery outdoor pavilion and brick walls, remove existing asphalt paved parking lots; subdivide the property into four single-family residential lots facing East College Street and one commercial lot facing on East Hudgins Street; as per the attached plans with the conditions A zoning change is approved for four single-family residential lots facing East College Street by P&Z and City Council; a replat of the property is approved by the P&Z and City Council; all plans, exterior materials, windows, doors and door hardware, light fixtures and fences be approved under a separate Certificate of Appropriateness; and a building permit is obtained from the Building Services Department.

The property is located within the College Street Residential Historic District and is landmarked. The proposed site plan and photos of historic houses which once stood in the Historic Township area is attached. These homes would be used to provide inspiration for new homes to be constructed on the new residential lots. The Sunday School building is a gable fronted rectangular structure that once adjoined the 1950 Grapevine Church of Christ Sanctuary Building which burned in the 1980s and was demolished. The Sunday School Building that remains is located in the center of the property. The Building is clad in Texas limestone veneer and has few windows. The building does not lend itself to being adapted to serve as a single-family residential structure. The outdoor Pavilion and decorative brick walls were constructed for the Winery which closed in 2010 and are currently in disrepair. See photos attached.

The property is 78,972 square feet in size and would be divided into four large single-family residential lots ranging from 12,737 square feet to 15,899 square feet in size fronting on East College Street and one commercial lot of 21,716 square feet in size fronting on East Hudgins Street.

Staff recommends approval of #CA24-23 to demolish the existing one-story 2,415 square foot former Grapevine Church of Christ Sunday School Building, the existing Winery outdoor pavilion, brick walls and removal of the existing asphalt paved parking lots; and to subdivide the property into four single-family residential lots facing East College Street and one commercial lot facing on East Hudgins Street; as per the attached drawings and site plan with the condition a zoning change is approved for four single-family residential lots facing East College Street by P&Z and City Council; all plans, exterior materials, windows, doors and door hardware, light fixtures and fences be approved under a separate Certificate of Appropriateness and that a building permit is obtained from the Building Services Department.

### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-23 for the property located at 416 East College Street, legally described as Block 22R1, Lot 1R3, 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 one-story 2,415 square foot former Grapevine Church of Christ Sunday School Building, the existing Winery outdoor pavilion and brick walls and remove the existing asphalt paved parking lots;
2. Subdivide the property into four single-family residential lots facing on East College Street and one commercial lot facing on East Hudgins Street; as per the attached drawings and site plan with the conditions:
  - a. A zoning change is approved for four single-family residential lots facing East College Street by P&Z and City Council;
  - b. A replat of the property is approved by the P&Z and City Council;
  - c. All plans, exterior materials, windows, doors and door hardware, light fixtures and fences be approved under a separate Certificate of Appropriateness;
  - d. And a building permit is obtained from the Building Services Department.

The applicant Lemoine Wright came forward to speak about the project presented. Their goal for this property is to clean up an eye sore on College Street and add value to the neighborhood. He said he would like do something special on the lots and provide future owners with plans to use that are above average and bring back some of the prominent historic homes from the Grapevine area.

Vice-Chairman Telford made a comment that she knew many people who attended the Church of Christ. Later she visited the La Buena Vida Winery with the Candlelight Tour of Homes and other times. It breaks her heart driving down College Street to see the property has fallen into such disrepair.

Commissioner Meyers asked if the place could be rehabbed as a winery again. David Klempin said after 10 years sitting empty it is not a viable option.

Paul W. McCallum said the Sanctuary burned down in 1988. Some teenagers broke into the church sanctuary and caught the building on fire over the weekend. He was in the building on the Friday and by Monday the building was destroyed. The building exterior was solid limestone, that was fractured from the heat with nothing recoverable from it. The Sunday school is partially covered in a limestone veneer, in the back of the building are additions for office space. There is not any opportunity to rehab the facility. Mr. McCallum said the highest and best use of the property at this time is for residential homes.

Commissioner Anderson remembers 20 years ago her child had a birthday party there and asked if the property needs a historic overlay. Mr. Klempin said the property is already included in the College Street Historic District.

Vice-Chairman Telford moved to close the public hearing; Commissioner Niewald seconded the motion and was followed with a vote of:

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

Nays: 0

Absent: 0

Motion approved

Vice-Chairman Telford moved to approve Certificate of Appropriateness #CA24-23 with the list of conditions as written, the motion was seconded by commissioner Meyer, prevailing in a vote of:

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

Nays: 0

Absent: 0

Motion approved

Chairman Shope thanked the Wright family for their investment in the City of Grapevine.

## **MINUTES**

Commission to consider the minutes of the March 27, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Bunn seconded the motion and was followed in a vote of:

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

Nays: 0

Absent: 0

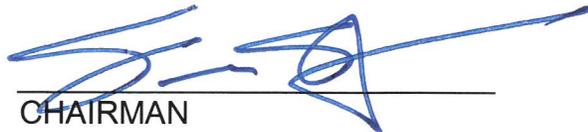
Minutes approved

**ADJOURNMENT**

Chairman Shope adjourned the meeting at 6:30 p.m.

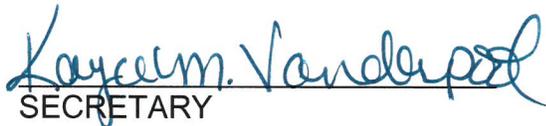
Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 22nd day of May, 2024.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY