

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, May 22, 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:

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| Sean Shope | Chairman |
| Margaret Telford | Vice-Chairman |
| Jim Niewald | Commissioner |
| Theresa Meyer | Commissioner |
| Jana Garcia | Commissioner |
| Eric Gilliland | Commissioner RESIGNED 03/27/2024 |
| Paul Slechta | City Council Liaison |

The above constituting a quorum, members absent:

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| Ashley Anderson | Commissioner |
| Taylor Bunn | Commissioner - Alternate |
| Monica Hotelling | Planning & Zoning Liaison |

with the following City staff present:

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| 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.

He welcomed and thanked the applicants, Paul Slechta our City Council Liaison, Matthew Boyle our City Attorney and Mr. P. W. McCallum the Executive Director of the CVB. The Chairman said the Main Street Festival this past weekend was a fantastic event with good team effort. He is always amazed at how many volunteers it takes to run the festivals and events.

Chairman Shope asked for a moment of silence for Mr. Burl Gilliam, we have lost our first Historic Preservation Commission Chairman who served this commission for 25 years. He was a pioneer in the preservation of Grapevine. His life was a testimony of greatness he served with his heart, mind and he did a lot of the preservation work here on Main Street. The Chairman gave a thank you to him and his family. Vice-Chairman Margaret Telford said he was a great leader for this Commission.

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:
 - #CA24-26 for property located at 120 South Main Street, Suite #60;
 - #CA24-28 for property located at 211 East Wall Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

A. Certificate of Appropriateness **#CA24-05** for property located at 522 East Texas Street, legally described as Block 106, Lot 6, College Heights Addition, City of Grapevine Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of appropriateness application #CA24-05 was submitted by applicant Steve Hofmeyer on January 23, 2024 to construct a new two-story addition to the rear of the existing house and construct a one-story breezeway between the house and the existing garage.

The property is located within the College Heights Addition of 1907 and is not landmarked. The addition was designed by Architect Russell Moran following Design Guidelines established for Grapevine's Historic Properties.

The total building area of the project is as follows: The existing house is 1,171 square feet, combined with the new 829 square foot addition totals 2000 square feet, the existing garage is 737 square feet, for a total of 2,737 square feet, within the maximum of 4,100 square feet per the Preservation Ordinance. Building height is 26 feet. The lot size is 6,850 square feet and the building coverage is 37.5%, within the maximum coverage of 40% allowed by Ordinance.

Staff recommends approval of the request to construct a new 829 square foot two-story addition to the rear of the 1171 square foot existing house; construct a one-story breezeway between the house and the existing 737 square foot garage; as per the attached plans with the conditions a building permit is obtained from the Building Services Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** the Certificate of Appropriateness #CA22-05 for the property located at 522 East Texas Street, legally described as Block 106, Lot 6, College Heights 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 829 square foot two-story addition to the rear of the 1171 square foot existing house;
2. Construct a one-story breezeway between the house and the existing 737 square foot garage;

as per the attached plans with the conditions a building permit is obtained from the Building Services Department.

The applicant Steve Hoffmeyer came forward to speak about the project presented. Mr. Hoffmeyer said that they don't have much of a back yard, but they have a six-foot fence and fourteen-foot wide side yard, the side porch would work well for them. Many years ago, he moved to a big house, he recognized that it was a lot of work to maintain, now back in Grapevine this property is more manageable.

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

Ayes: 5 (Shope, Telford, Niewald, Garcia, Meyer)

Nays: 0

Absent: 2 (Anderson, Bunn)

Motion approved

Commissioner Niewald moved to approve Certificate of Appropriateness #CA24-05 with conditions, the motion was seconded by Vice-Chairman Telford, prevailing in a vote of:

Ayes: 5 (Shope, Telford, Niewald, Garcia, Meyer)

Nays: 0

Absent: 2 (Anderson, Bunn)

Motion approved

BRIEFING SESSION

Mr. Paul W. McCallum came forward to present the Bushong Cabin plans. He began with a background on Mr. George Emanuel Bushong. He arrived in Grapevine at the age of 22 from Vance, Tennessee in the Fall of 1858. He built the cabin for his family and taught school in the newly settled community. Mr. Bushong built and operated the first Cotton Gin in the Grapevine Area and also built a Saw Mill and Flour Mill in Grapevine that later burned down along with a portion of the cabin that was repaired to what we have today. He honorably served as a Capitan of the F Company in the Texas Calvary. Working with the Jenkins, Dunn, Yates, Estill and Wall families they built many businesses and buildings that are still standing and in use on Main Street. He built the first Grapevine National Bank Building and served as its President until his death. He built Bushong Road and an iron bridge across Denton Creek near where the dam is currently.

The original plan was to place this cabin in the Botanical Garden. While making the arrangements for this move we discovered due to the close proximity to the creek, it would require extensive foundation preparation for the cabin. We have found a new location for the cabin on Main Street in the Liberty Park Plaza. The cabin would be located 30 feet North of the Torian Cabin. This is a more prominent place for the Cabin since Mr. Bushong was a major contributor to the building of Main Street. This change has been

approved by Mayor Tate, the City Council and the president of the Historical Society. The Cabin could be used for small meetings, weddings, and possibly even a birthing center so someone could say "I was born in a Log Cabin in Grapevine Texas".

With this move we plan to return the Cabin to its original appearance as shown in the Powerpoint. No trees would be removed. A stone fireplace would be constructed, the pitch of the roof would remain and be restored with a wood shake roof, 4 over 4 wood windows would be used, the shed attached to the back would be used to help make the small space more functional.

MINUTES

Commission to consider the minutes of the April 24, 2024 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Garcia seconded the motion and was followed in a vote of:

Ayes: 5 (Shope, Telford, Niewald, Garcia, Meyer)

Nays: 0

Absent: 2 (Anderson, Bunn)

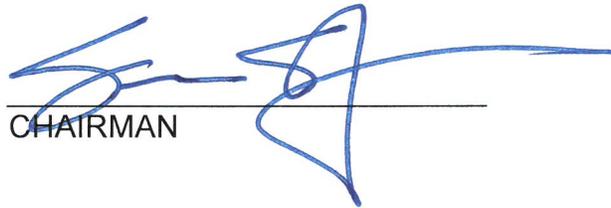
Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:28 p.m.

May 22, 2024 Minutes Passed and Approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 26th day of June, 2024.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY