

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor, Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, April 23, 2025
6:00 pm

Welcome

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:
#CA25-18 for property located at 820 East Worth Street;
#CA25-19 for property located at 215 East Wall Street;
#CA25-20 for property located at 406 South Main Street;
#CA25-21 for property located at 406 South Main Street;
#CA25-28 for property located at 820 East Texas Street;
#CA25-29 for property located at 403 East Worth Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-14 for property located at 619 South Church Street, legally described as Block 14, Lot 3C & 6A, City of Grapevine and take any necessary action.

5. Minutes

- A. Commission to consider the minutes of the March 26, 2025 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 pm on May 26, 2025 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 April, 2025 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WPK}
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES ^{Emr}
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, APRIL 23, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-14
RELOCATION OF THE HISTORIC 1908 WINFREY HOUSE TO THE
TED R. WARE PLAZA
619 SOUTH CHURCH STREET
CITY OF GRAPEVINE, OWNER
DAVID KLEMPIN, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-14 for the property located at 619 South Church Street, legally described as Block 14, Lot 3C & 6A, 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 relocate the Historic 1908 Winfrey House from 750 Shady Brook in Grapevine to the rear of the property at 619 South Church Street, at the Ted R. Ware Plaza;

with the conditions the City Council must approve a house moving permit, a permit is to be obtained from the Building Services Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA25-14 was submitted by Historic Preservation Officer David Klempin on January 22, 2025 to relocate the historic 1908 Winfrey House from 705 Shady Book to 619 South Church Street, Grapevine, Texas.

This house originally stood on the north side of the first block east of Main Street, on East Franklin Street. A planned expansion of the parking lot south of Esparzas Restaurant in the 1990's threatened the house. The house was saved from demolition by the City of Grapevine and in 1996 was relocated to 750 Shady Brook where it served as the headquarters for GRACE for many years. The land the house currently occupies is owned by the City of Grapevine and is needed for an expansion to its sewage treatment facility. The Grapevine Convention & Visitors Bureau would relocate the house to the Ted R. Ware Plaza and place it to the east of the Sister City Friendship Hall.

The front porch of the house would serve as a stage for the plaza where musical and children's groups could perform and outdoor presentations could be given. The interior of the house would be used for storage for the Grapevine Convention & Visitor's Bureau.

The exterior of the house would be restored to its period of significance of 1908. It would be painted white on the exterior and the front porch columns restored.

Staff review of the plans with regard to the Secretary of Interior's Standards finds them to be in compliance with the Standards.

The lot is 9,240 square feet in size. The existing house living area is 1,200 square feet. The building height is 17 feet; the front of the house would face the plaza and the rear of the house would be accessible from the Grapevine Convention & Visitor's Bureau parking lot. The building coverage of the lot is 25% of the allowable 40%.

Staff recommends approval of #CA25-14 to relocate the 1908 Historic Winfrey House to 619 South Church Street, Grapevine, Texas with the condition the City Council approves a house moving permit, a building permit be obtained from the Building Services Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be staff approved under a separate Certificate(s) of Appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 1/22/25

Number # CA25-14

Property Owner Name, Address & Phone Number

CITY OF GRAPEVINE
619 SOUTH CHURCH STREET
GRAPEVINE, TX 76051
 Phone: 817 454-4422

Mobile: _____

Email: _____

Property Address (include any suite number)

CITY OF GRAPEVINE
619 SOUTH CHURCH STREET
GRAPEVINE, TX 76051

Tenant Name/Occupancy/Use GOVT. USE CUB
1908 WINFREY HOUSE

Applicant Name, Address & Phone Number

DAVID KLEMPIN
636 SOUTH MAIN STREET
GRAPEVINE, TX 76051
 Phone: _____

Mobile 817 454-4422

Email: d.klempin@grapevintexas.gov

Legal Description

Block 14 Lot 3C & 6A.

Subdivision CITY OF GRAPEVINE

Request/Description of Work to Be Done

MOVE HISTORIC WINFREY HOUSE FROM 750 SHADY BROOK TO A NEW LOCATION
AT 619 SOUTH CHURCH STREET

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 David Klempin x
 Owner or Contractor

Print Name DAVID KLEMPIN

Approved-Staff HPC Approved with Conditions:

Denied

x _____
 Chair - Historic Preservation Commission

x _____
 Historic Preservation Officer

x _____
 Building Official

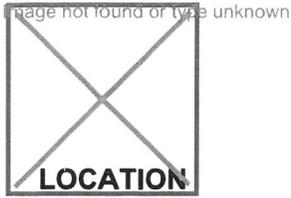
Date _____

**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

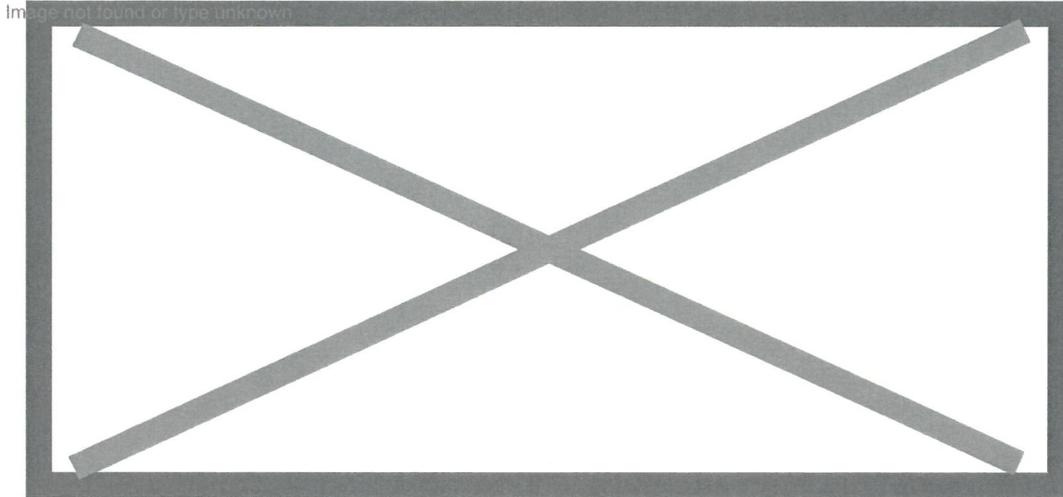
#CA 25-14



Tarrant Appraisal District
Property Information | PDF
Account Number: 01090461

Address: [619 S CHURCH ST](#)
City: GRAPEVINE
Georeference: 16060-14-3C
Subdivision: GRAPEVINE, CITY OF
Neighborhood Code: 3G030K

Latitude: 32.9349271813
Longitude: -97.0797153088
TAD Map: 2126-460
MAPSCO: TAR-027M



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: [GRAPEVINE, CITY OF Block 14 Lot 3C & 6A](#)

Jurisdictions:

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

State Code: A

Year Built: 1947

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01090461

Site Name: GRAPEVINE, CITY OF-14-3C-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,189

Percent Complete: 100%

Land Sqft^{*}: 9,240

Land Acres^{*}: 0.2121

Pool: N

+++ Rounded.

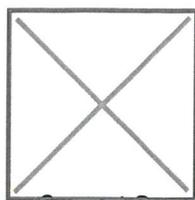
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

03-10-2025

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MAR 10 2025

#CA25-14



Current Owner:

GRAPEVINE CITY OF, GRAPEVINE CONVENTION & VISITORS BUREAU

Primary Owner Address:

636 S MAIN ST
GRAPEVINE, TX 76051

Deed Date: 4/11/2019

Deed Volume:

Deed Page:

Instrument: [D219077210](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOORE KATHY E;MOORE TERRY L	7/24/2018	D218230304		
MOORE RUBY TILLERY	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$230,478	\$180,000	\$410,478	\$410,478
2023	\$216,682	\$196,960	\$413,642	\$413,642
2022	\$141,289	\$197,002	\$338,291	\$338,291
2021	\$125,318	\$197,002	\$322,320	\$322,320
2020	\$128,896	\$180,000	\$308,896	\$308,896

Pending 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 of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- PUBLIC PROPERTY 11.11

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 for unauthorized individuals.

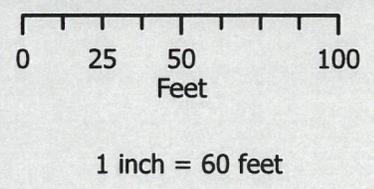
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MAR 10 2025

ORIGINAL
TOWN OF
GRAPEVINE
16060

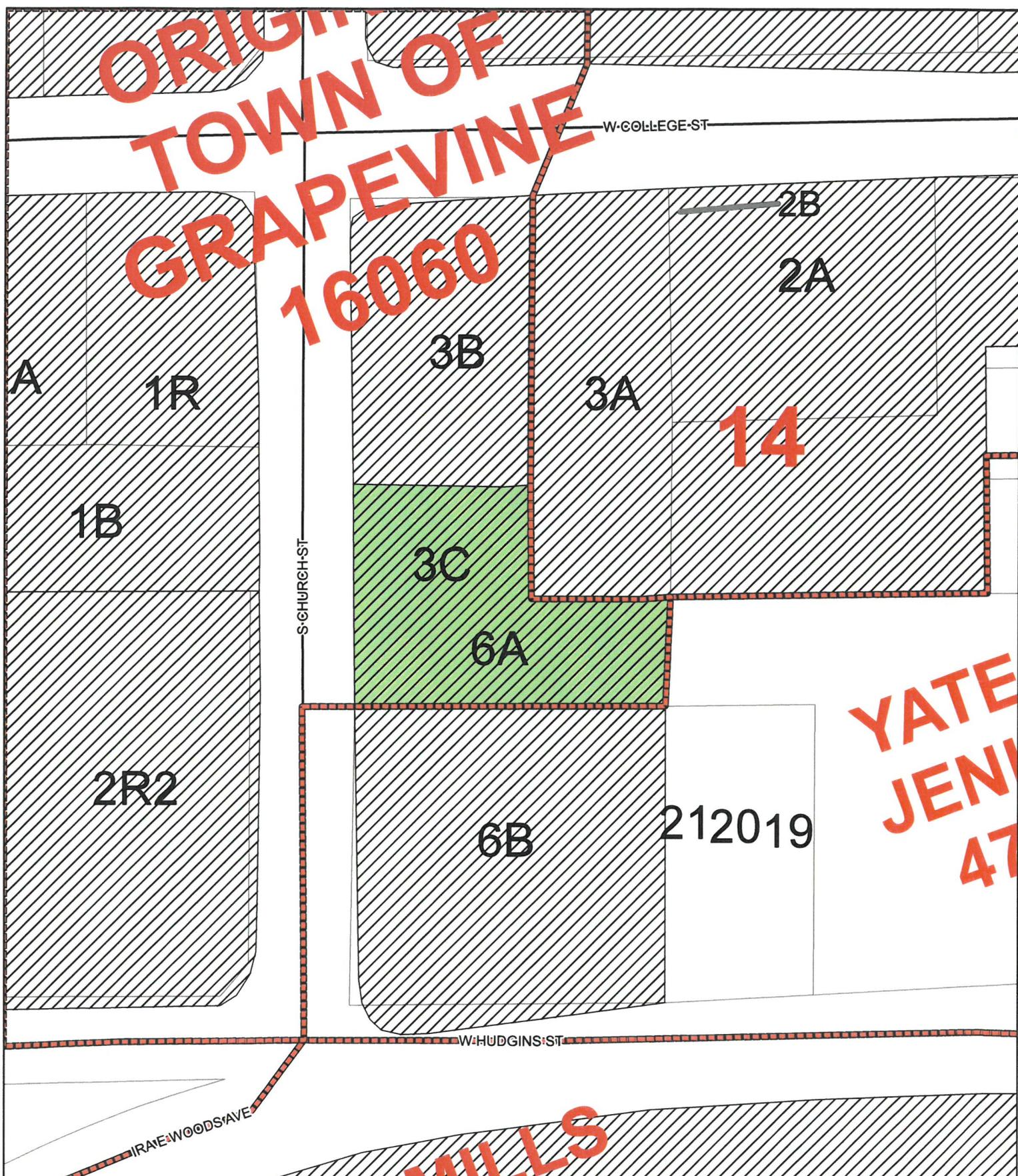


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Historic Landmark Subdistricts

#CA25-14
 619 South Church Street
 3/12/2025



**ORIGINAL
TOWN OF
GRAPEVINE
16060**

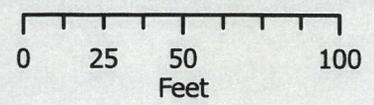


**YATE
JENI
47**

WILLS

- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#CA25-14
619 South Church Street
3/12/2025



1 inch = 60 feet

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, March 26, 2025 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
Ashley Anderson	Commissioner
Jana Garcia	Commissioner
Theresa Meyer	Commissioner
Taylor Bunn	Commissioner
Janice Rhoda	Commissioner- Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constituting a quorum, members absent:

Margaret Telford	Vice-Chairman
David Ewbank	Commissioner

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 (HPO)
Kayce Vanderpool	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope called the meeting to order at 6:00 p.m. He welcomed and introduced Paul Slechta our City Council Liaison, Matthew Boyle the City Attorney, Paul W. McCallum the Executive Director of the CVB and Monica Hotelling our Planning & Zoning Liaison and the Historic Preservation Officer David Klempin.

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; No citizen comments were made.

WORK SESSION

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

A. Approved Certificates of Appropriateness as follows:

#CA25-07 for property located at 324 Ruth Street;
#CA25-08 for property located at 513 East Worth Street;
#CA25-09 for property located at 324 Ruth Street;
#CA25-10 for property located at 403 East Worth Street;
#CA25-11 for property located at 418 East Texas Street;
#CA25-12 for property located at 129 South Main Street, Suite #100;
#CA25-13 for property located at 905 East Worth Street;
#CA25-17 for property located at 422 South Dooley Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

- A. Certificate of Appropriateness #CA25-15** for property located at 701 South Main Street, legally described as Block 28, City of Grapevine. Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA25-15 was submitted by Historic Preservation Officer David Klempin on January 22, 2025 to relocate the historic 1888 Tate House from 122 West Peach Street to 701 South Main Street, Grapevine, Texas.

This house, originally built in 1888 on the Tate Farm on Denton Creek prior to the construction of Lake Grapevine. It stood at the end of Dove Road where Scott's landing is today. In 1951 it was moved to its current location at 122 West Peach Street. Mayor Tate's uncle and family occupied the house until his death. The property has been sold and the site is to be redeveloped for two single family homes. The Grapevine Convention & Visitors Bureau would move the house to the Cotton Belt Railroad Historic District and locate it in the open area between the Bragg House and the Water tower and Blacksmith Shop.

The front porch of the house would face the Section Forman's House and the GVRR Platform. The House with its two front doors would allow for two rental spaces for artisans. The exterior of the house would be restored to its period of significance of 1888 with wood siding and trim, wood doors and windows.

It would be painted in period colors appropriate to the Cotton Belt Railroad District. The front porch and columns would be restored. The existing house living area is 1,200 square feet in size. The building height is 18 feet.

Staff review of the plans with regard to the Secretary of Interior's Standards finds them to be in compliance with the Standards.

Staff recommends approval of #CA25-15 to relocate the 1888 Tate House to 701 South Main Street, Grapevine, Texas as per the attached plans with the conditions a building permit be obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be staff approved under a separate Certificate(s) of Appropriateness.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-15 for the property located at 701 South Main Street, legally described as Block 28, 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 relocate the Historic 1888 Tate House from 122 West Peach Street in Grapevine to the Cotton Belt Railroad Historic District at 701 South Main Street;

as per the attached plans with the conditions a permit is to be obtained from the Building Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

HPO David Klempin said the house would be moved in two pieces and would be lined up with the neighboring houses. The house could be used as two rental spaces for artisans. The Depot would look like a village and draw more people to the area.

Commissioner Meyer moved to close the public hearing; Commissioner Garcia seconded the motion and was followed with a vote of:

Ayes: 6 (Shope, Anderson, Garcia, Meyer, Bunn, Rhoda)

Nays: 0

Absent: 2 (Telford, Ewbank)

Motion approved

Commissioner Meyer asked about the restoration of the original siding. Mr. Klempin said the overlay siding would be removed and the tear drop siding would be restored.

Commissioner Anderson moved to approve Certificate of Appropriateness #CA25-15 with conditions as written, the motion was seconded by Commissioner Bunn prevailing in a vote of:

Ayes: 6 (Shope, Anderson, Garcia, Meyer, Bunn, Rhoda)

Nays: 0

Absent: 2 (Telford, Ewbank)

Motion approved

MINUTES

Commission to consider the minutes of the February 26, 2025 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Anderson seconded the motion and was followed in a vote of:

Ayes: 6 (Shope, Anderson, Garcia, Meyer, Bunn, Rhoda)

Nays: 0

Absent: 2 (Telford, Ewbank)

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:16 p.m.

March 26, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 23th day of April, 2025.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY