

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:

  
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CHAIRMAN

ATTEST:

  
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SECRETARY