

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 23, 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
Margaret Telford	Vice-Chairman
Ashley Anderson	Commissioner
Jana Garcia	Commissioner
Theresa Meyer	Commissioner
Taylor Bunn	Commissioner
David Ewbank	Commissioner
Janice Rhoda	Commissioner- Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constitutes a quorum.

with the following City staff present:

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. He welcomed and introduced Paul Slechta our City Council Liaison, Matthew Boyle the City Attorney, Monica Hotelling our Planning & Zoning Liaison and the Historic Preservation Officer David Klempin. He reminded everyone that Main Street Fest is coming up on May 16, 17, 18, 2025 and they are always looking volunteers.

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 registered.

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:
 - #CA25-18 for property located at 820 East Texas 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.

PUBLIC HEARING

Chairman Shope declared the public hearing open 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. Preservation Officer Klempin presented this item.

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 Esparza's 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

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.

HPO David Klempin said the property is zoned for Government Use. Chairman Shope asked if the Grapevine Heritage Foundation have a hand in the moving it the first time, Mr. Klempin said no not in the moving of the houses. Vice Chairman Telford said it is an excellent plan. Commissioner Ewbank said he has attended a Bluegrass Band event at Ted Ware Plaza.

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

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

Nays: 0

Absent: 0

Motion approved

Commissioner Anderson moved to approve Certificate of Appropriateness #CA25-14 with conditions as written, the motion was seconded by Commissioner Bunn prevailing in a vote of:

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

Nays: 0

Absent: 0

Motion approved

MINUTES

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

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

Nays: 0

Absent: 0

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:15 p.m.

April 23, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 28th day of May, 2025.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY