

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 28, 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 Sworn in to City Council May 20, 2025
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
Matthew Boyle	City of Grapevine Attorney

The above constitutes a quorum.

with the following City staff present:

David Klempin	Historic Preservation Officer (HPO)
Kayce Vanderpool	Historic Preservation Secretary

CALL TO ORDER

Vice Chairman Telford called the meeting to order at 6:00 p.m. She welcomed and introduced Mayor Pro Tem Paul Slechta our City Council Liaison, Matthew Boyle the City Attorney, Monica Hotelling our Planning & Zoning Liaison and the Historic Preservation Officer David Klempin.

David Klempin announced the resignation the Historic Preservation Commission Chairman of Sean Shope. He was elected to the Grapevine City Council and was sworn in on May 20, 2025. Mr. Shope has served on the HPC since 1999 and has served as the chairman since 2017. Mr. Klempin said that once we have the newly appointed commissioners we will then vote for the new chairman. Until then, we will have Vice Chairman Telford lead the meetings.

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.

Vice Chairman Telford 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:
 - #CA25-30 for property located at 206 Church Street;
 - #CA25-31 for property located at 530 East Worth Street;
 - #CA25-32 for property located at 625 West College Street;
 - #CA25-34 for property located at 651 South Main Street;
 - #CA25-35 for property located at 840 East Texas Street.

PUBLIC HEARING

Vice Chairman Telford declared the public hearing open for:

- A. **Certificate of Appropriateness #CA25-27** for property located at 852 East Worth Street, legally described as Block 5, Lot 11, D. E. Box Addition, City of Grapevine. Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA25-27 was submitted by the owner Jeff Kallal and Madeleine Hummer on April 14, 2025 for the historic 1980 William Farmer House to renovate the existing attached two-car garage into a new master bedroom with bath and to construct a new two-car attached side entry garage. The house is built in the D. E. Box Addition in the Tudor Ranch style that was popular in the 1970s and 1980s.

The family purchased the house to renovate and expand it to serve as their family home. The plans were developed for the property by architect Russell Moran following the Design Guidelines established for the D. E. Box Addition Historic District. The new addition would be set back 20' from the property line to allow for the side entry garage and new driveway opening onto Eckley Street. Changes to the original house exterior are minimal. On the east elevation a new window would be added for the new bedroom and two windows shortened for privacy and a third window added in the bathroom.

The lot is 14,403 square feet in size. The existing house of 1,723 square feet of living space combined with the renovated 492 square foot attached garage total 2,215 square feet. With the addition of the new garage the total house size would be 2,729 square feet which is within the Preservation Ordinance maximum allowed of 4,100 square feet. Building height is 18'. The building coverage would be 21.7%, (maximum 40% lot coverage).

Staff recommends approval of #CA25-27 for plans to renovate the interior of the existing attached two-car garage into a new master bedroom with bath; construct a new 497 square foot two-car attached side entry garage to the house, opening onto Eckley Street; as per the attached plans with the conditions a permit is obtained for a new residential

curb cut for a driveway serving the proposed garage from the Public Works Department; repair of the curb within Eckley Street, removal of the existing driveway serving the existing attached garage and replant the former driveway area with groundcover and landscaping; and all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-27 for the property located at 852 East Worth Street, legally described as Block 5, Lot 8, D. E. Box 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. Renovate the interior of the existing attached two-car garage into a new master bedroom with bath;
 2. Construct a new square 497 square foot two-car attached side entry garage to the house, opening onto Eckley Street;
- as per the attached plans with the conditions a permit is obtained for a new residential curb cut for a driveway serving the proposed garage from the Public Works Department; repair of the curb within Eckley Street, removal of the existing driveway serving the existing attached garage and replant the former driveway area with groundcover and landscaping; and all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

Homeowner Madeleine Hummer came forward to speak. She shared that they moved to Grapevine after peak COVID. They love the area and the house. They just want to add some charm and extra space to the living area.

Commissioner Anderson said it is a lovely plan.

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

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

Nays: 0

Absent: 0

Motion approved

Commissioner Anderson moved to approve Certificate of Appropriateness #CA25-27 with conditions as written, the motion was seconded by Commissioner Bunn prevailing in a vote of:

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

Nays: 0

Absent: 0
Motion approved

B. Certificate of Appropriateness #CA25-36 for property located at 839 East Worth Street, legally described as Block 5, Lot 8, D. E. Box Addition, City of Grapevine and take any necessary action.

Certificate of Appropriateness application #CA25-36 was submitted by the owners Robert and Kelly Freedman on May 12, 2025 to renovate the existing 1,844 square foot house and construct a new 1,556 square foot one-story addition to the house resulting in 3,400 square foot of living area; and construct a new 700 square foot 2-car detached garage with a storage area.

The Freedman's searched for a long time to find a home in the Historic Township to purchase for their family. They selected the Historic 1955 John R. Williams House and have prepared plans to adapt it to serve as their family home. The plans were developed for the property by Covert & Associates Residential Design following the Design Guidelines established for the D. E. Box Addition Historic District.

The Williams house is an imposing brick Traditional ranch style home. It was one of the first homes to be constructed on East Worth Street in the D. E. Box Addition. It features

decorative wing walls with lanterns flanking the front porch and at the corner of the house by the driveway.

The house is set back from the street and steps back deep into the site, creating a spacious front lawn area. The existing attached garage would be converted to living space and a new wing would extend further to the rear of the house containing the master bedroom and bath. The existing rear wall of the house would be extended out to enlarge the living areas for the relocated kitchen, dining room and family room. The new detached garage and storage area would be located at the rear of the property. The house would be organized around a large covered terrace with outdoor living area, kitchen and pool.

The lot is 16,517 square feet in size and the building coverage would be 24.0%, (maximum 40% lot coverage). The building size of the house with additions is 3,400 square feet, with the 700 square foot garage totals 4,100 square feet, which is within the Preservation Ordinance maximum allowed of 4,100 square feet. The covered outdoor living area does not count toward the maximum allowed square footage. The Building height is 20'.

Renovate the existing 1,844 square foot house and construct a new 1,556 square foot one-story addition to the house resulting in 3,400 square feet of living area; construct a new 700 square foot 2-car detached garage with a storage area; as per the attached plans with the conditions a variance is granted for the 700 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building allowed by the Preservation Ordinance; all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-36 for the property located at 839 East Worth Street, legally described as Block 5, Lot 11, D. E. Box Addition H .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. Renovate the existing 1,844 square foot house and construct a new 1,556 square foot one-story addition to the house resulting in 3,400 square feet of living area;
 2. Construct a new 700 square foot 2-car detached garage with a storage area;
- as per the attached plans with the conditions a variance is granted for the 700 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building allowed by the Preservation Ordinance; all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

Homeowner Robert Freedman came forward to speak he said he is excited about the project and being in Grapevine, he also answered questions and thanked them for their consideration.

Commissioner Ewbank asked about Covert & Associates, their contractor and the large tree in the front yard to make sure they would remain because it is a beautiful old tree. The tree will be trimmed up and they would build around it and make sure the site is cleaned up around it.

Commissioner Garcia asked if there are any other homes with this style of garage and about the height of the garage, and the exterior staircase. Mr. Klempin said there might be one other similar garage. The exterior staircase is approved by the Building Department and it would not be seen from the street. The space above the garage would be storage only and the height of the building 20 feet.

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

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

Nays: 0

Absent: 0

Motion to close the public hearing approved

Commissioner Anderson moved to approve Certificate of Appropriateness #CA25-36 with conditions as written, the motion was seconded by Commissioner Rhoda prevailing in a vote of:

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

Nays: 0

Absent: 0
Motion approved

C. Certificate of Appropriateness #CA25-22 for property located at 406 South Main Street, legally described as Block 3, lot 2, City of Grapevine and take any necessary action.

BACKGROUND:

Certificate of Appropriateness application #CA25-22 was submitted by Tin Cup Properties, LLC, owner Lisa M. Miller on March 17, 2025 to remove the existing cloth awnings and metal frames and replace them with new flat projecting wood and metal awnings for the Historic City Drug Building on Main Street,

Historic Preservation staff met with Lisa Miller on several occasions and visited the site with her to discuss details for appropriate awnings for the City Drug Building that was built in 1900. Ms. Miller worked with her contractor to come up with a new design for the awnings that reflects the character of the 1900 brick building. The proposed awnings were developed following the Design Guidelines of the Main Street Commercial Historic District.

Three wood and metal awnings would be installed, one in each of the three bays on the front of the building, above the show windows and above the main entrance doors. The awnings would be constructed of wood and supported by steel brackets painted black and by the existing wood lintel beams above the windows. The top of the wood awnings would be sheathed with standing-seam metal, the sides would be painted to match the color of the window trim and the underside of the awnings would be stained walnut color to match the stain of the wood front doors.

Historic Preservation staff recommends approval of #CA25-22 for replacement of the existing cloth awnings and metal frames with new flat projecting wood and metal awnings as per the attached drawings with the conditions that engineered drawings, site plan and permit are approved by the Building Services Department and all exterior materials and paint colors be approved under a separate Certificate(s) of Appropriateness.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-22 for the property located at 406 South Main Street, legally described as Block 3, Lot 2, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Replace the existing cloth awnings and metal frames with new flat projecting wood and metal awnings;

as per the attached drawings with the conditions that engineered drawings, site plan and permit are approved by the Building Services Department and all exterior materials and paint colors be approved under a separate Certificate(s) of Appropriateness.

HPO David Klempin said that the awnings would be three different ones over the different bays to keep the character, not one spanning the whole front side of the building.

Property owner Lisa Miller came forward and said that she purchased the building in February of 2024, about a year ago. The windows were not planned to be restored but during a recent windstorm they were damaged by the bracket of the existing awning not being secured properly. There is not a lot of space between the glass blocks and the windows, therefore a flat awning design works well. Replacing the awnings and windows at the same time would work out best for the installers.

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

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

Nays: 0

Absent: 0

Motion to close the public hearing approved

Commissioner Anderson moved to approve Certificate of Appropriateness #CA25-22 with conditions as written, the motion was seconded by Commissioner Rhoda prevailing in a vote of:

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

Nays: 0

Absent: 0

Motion approved #CA25-22 with conditions as written.

MINUTES

Commission to consider the minutes of the April 23, 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 (Telford, Anderson, Garcia, Meyer, Bunn, Ewbank, Rhoda)

Nays: 0

Absent: 0

Minutes approved

Commissioner Ewbank announced that today is David Klempin's 22nd Anniversary as the Historic Preservation Officer for the City of Grapevine.

Mr. Klempin said he has really enjoyed this position, and he has presided over more than 200 meetings. It adds up to 700-800 cases reviewed by the Commission. He made every packet and every memo with help along the way from P.W. McCallum, Matthew Boyle along with assistance from Kayce Vanderpool, Mary Bush and others. It's been fun and

He hopes to continue for a long time. Support of Mayor and Council Liaison, Mayor Pro Tem Slechta over the years has been helpful. There was a round Congratulations! from the whole Commission.

Vice-Chairman Telford thanked David Klempin for helping us continue the Grapevine tradition of maintaining the Historic Township and with the guidelines to do so.

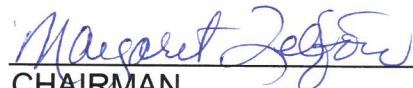
David Thanked Vice-Chairman Telford for her support and shared that she is a lifelong Grapevine resident, she grew up in the Township in the D. E. Box Addition and has shared a lot of great stories about houses and families she knew growing up there.

ADJOURNMENT

Vice Chairman Telford adjourned the meeting at 6:46 p.m.

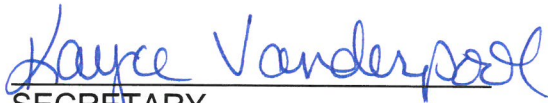
May 28, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 25th day of June, 2025.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY