

**Agenda**  
**Grapevine Historic Preservation Commission**  
**City Hall 2<sup>nd</sup> Floor Council Chambers**  
**200 South Main Street**  
**Grapevine, Texas 76051**  
**Wednesday, March 26, 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:
  - #CA25-07 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.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-15 for property located at 701 South Main Street, legally described as Block 28, City of Grapevine and take any necessary action.

5. Minutes

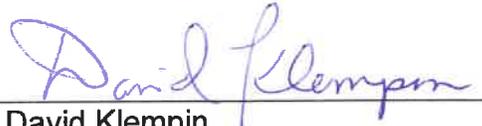
- A. Commission to consider the minutes of the February 26, 2025 Regular Meeting.

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 April 23, 2025 in the 2<sup>nd</sup> 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 21st day of March, 2025 at 5:00 p.m.



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David Klempin  
Historic Preservation Officer

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Erica Marohnic  
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER <sup>DK</sup>  
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES  
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, MARCH 26, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-15  
RELOCATION OF THE HISTORIC 1888 TATE HOUSE TO THE  
COTTON BELT RAILROAD HISTORIC DISTRICT  
701 SOUTH MAIN STREET  
CITY OF GRAPEVINE, OWNER  
DAVID KLEMPIN, APPLICANT

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.

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 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 GVR 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.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 11/22/25

Number #CA25-15

Property Owner Name, Address & Phone Number  
CITY OF GRAPEVINE  
636 SOUTH MAIN STREET  
GRAPEVINE, TX 76051  
Phone: 817 410-3197  
Mobile: 817 454-4422  
Email:  
Property Address (include any suite number)

Applicant Name, Address & Phone Number  
DAVID KLEMPER  
636 SOUTH MAIN STREET  
GRAPEVINE, TX 76051  
Phone:  
Mobile 817-410-3177  
Email:  
Legal Description

701 SOUTH MAIN STREET  
GRAPEVINE, TX 76051

Block 28 Lot -  
Subdivision CITY OF GRAPEVINE

Tenant Name/Occupancy/Use

Request/Description of Work to Be Done

Move Tate House from 122 W. Peach St. to 701 S. Main St.

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 Klempner  
Owner or Contractor

Print Name DAVID KLEMPNER

Approved-Staff HPC   
 Approved with Conditions:

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

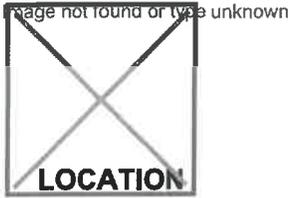
Building Official

Date

**THIS IS NOT A BUILDING PERMIT.  
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY  
THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

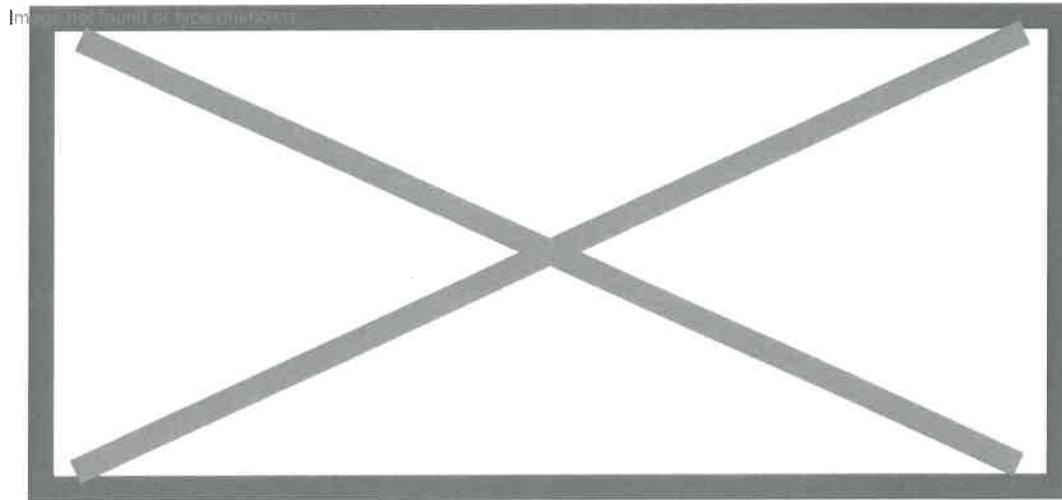
DELIVER TO: HISTORIC PRESERVATION DEPARTMENT  
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556



**Address:** [701 S MAIN ST](#)  
**City:** GRAPEVINE  
**Georeference:** 16060-27-1  
**Subdivision:** GRAPEVINE, CITY OF  
**Neighborhood Code:** Community Facility General

**Latitude:** 32.9341884883  
**Longitude:** -97.0777909682  
**TAD Map:** 2126-460  
**MAPSCO:** TAR-028J



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

### PROPERTY DATA

**Legal Description:** GRAPEVINE, CITY OF Block 27  
LTS1 THRU 9 & ALLEY ON E

**Jurisdictions:**  
CITY OF GRAPEVINE (011) **Site Number:** 80092624  
TARRANT COUNTY (220) **Site Name:** GRAPEVINE HERITAGE CENTER  
TARRANT COUNTY HOSPITAL (224) **Site Class:** Ex Comm Other - Exempt-Commercial Other  
TARRANT COUNTY COLLEGE (225) **Parcels:** 2  
GRAPEVINE-COLLEGE BUILDING (000) **Building Name:** GRAPEVINE HISTORICAL PRESERVATION / 01091204

**State Code:** F1 **Primary Building Type:** Commercial

**Year Built:** 1900 **Gross Building Area<sup>+++</sup>:** 6,000

**Personal Property Account:** None **Net Leasable Area<sup>+++</sup>:** 6,000

**Agent:** None **Percent Complete:** 100%

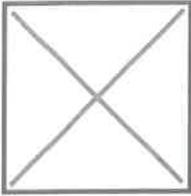
**Protest Deadline Date:** 5/15/2025 **Land Sqft<sup>\*</sup>:** 20,042

**Land Acres<sup>\*</sup>:** 0.4601

**Pool:** N

<sup>+++</sup> Rounded.

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



**OWNER INFORMATION**

**Current Owner:**  
GRAPEVINE HIST PRESERVATION  
**Primary Owner Address:**  
PO BOX 95104  
GRAPEVINE, TX 76099-9704

**Deed Date:** 4/29/1991  
**Deed Volume:** 0010259  
**Deed Page:** 0000757  
**Instrument:** 00102590000757

| Previous Owners    | Date       | Instrument     | Deed Volume | Deed Page |
|--------------------|------------|----------------|-------------|-----------|
| LOWE'S INV CORP    | 4/2/1985   | 00081360001877 | 0008136     | 0001877   |
| BOISE CASCADE CORP | 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 | \$423,077          | \$204,428   | \$627,505    | \$627,505        |
| 2023 | \$419,429          | \$204,428   | \$623,857    | \$623,857        |
| 2022 | \$361,709          | \$204,428   | \$566,137    | \$566,137        |
| 2021 | \$368,803          | \$204,428   | \$573,231    | \$573,231        |
| 2020 | \$377,487          | \$204,428   | \$581,915    | \$581,915        |

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**

- CHARITABLE

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.

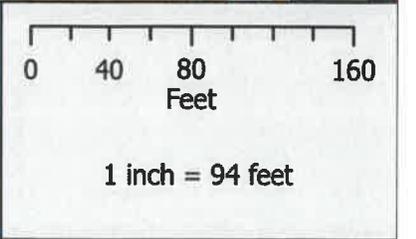


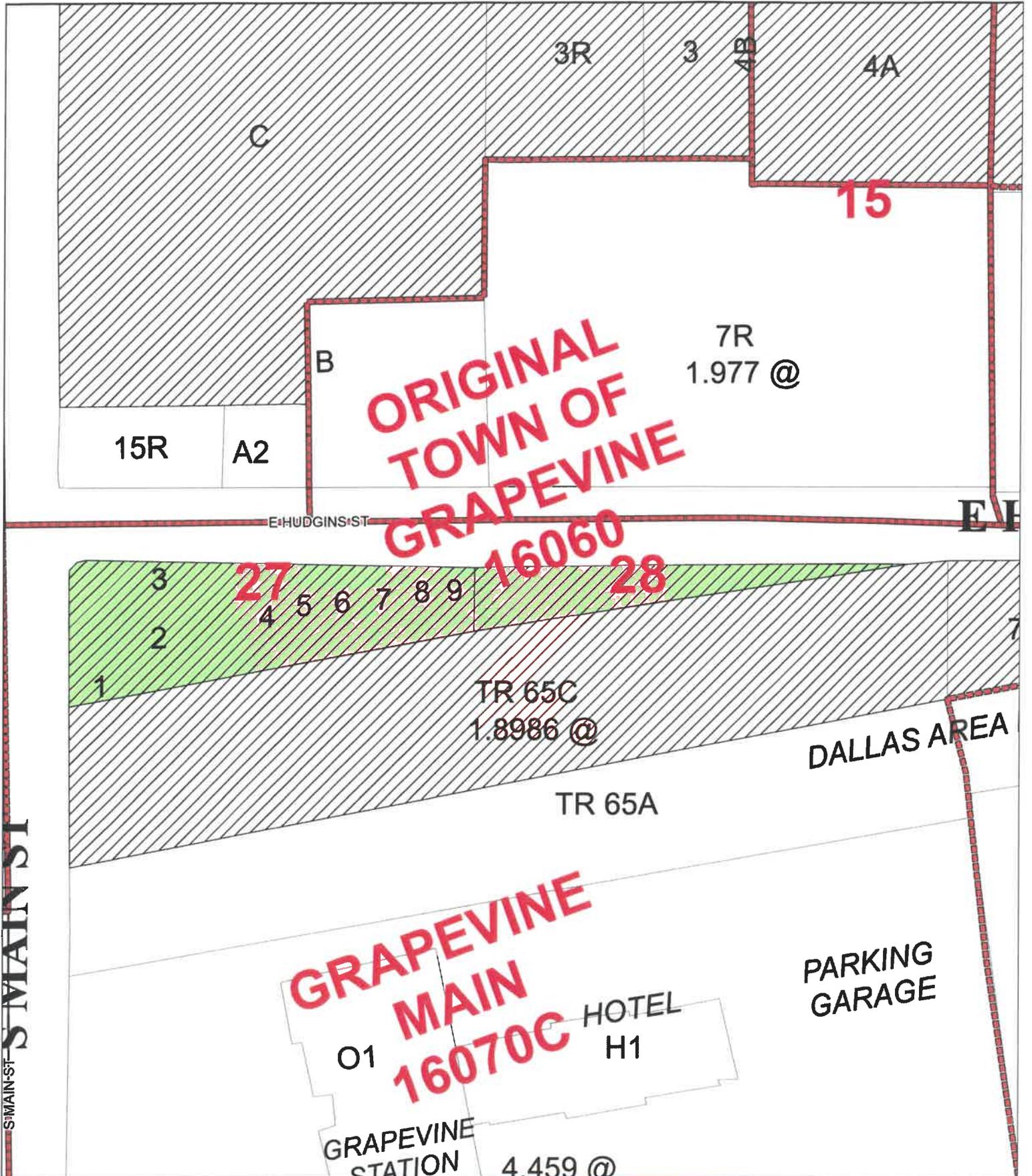
-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA25-15

701 South Main Street

3/12/2025



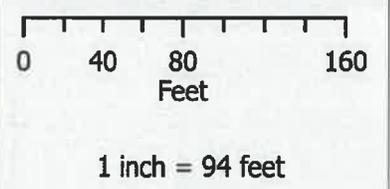


**ORIGINAL  
TOWN OF  
GRAPEVINE  
16060 28**

**GRAPEVINE  
MAIN  
16070C HOTEL  
H1**

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

#CA25-15  
701 South Main Street  
3/12/2025



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, February 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                |
| 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 constituting a quorum:

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 thanked the applicant and introduced Paul Slechta our City Council Liaison, Matthew Boyle our City Attorney, Mr. P.W. McCallum the Executive Director of the CVB and Monica Hotelling our Planning & Zoning Liaison.

### 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:

#CA25-01 for property located at 120 South Main Street Suite #A 50;  
#CA25-03 for property located at 514 East Texas Street;  
#CA25-04 for property located at 324 Ruth Street.

## **PUBLIC HEARING**

Chairman Shope declared the public hearing open for:

**A. Certificate of Appropriateness #CA24-69** for property located at 504 South Dooley Street, legally described as Block 30, Lot 6A, Yates & Jenkins Addition, City of Grapevine. Preservation Officer Klempin presented this item.

### **BACKGROUND:**

On November 13, 2024 #CA24-69 was submitted by James Sandefur of V3 Electric with plans to install 47 solar panels on the roof of the Historic 1923 John Dougherty House on the south side and the west facing garage roof. On Wednesday, January 29<sup>th</sup> HP Officer David Klempin spoke by phone with Josh Sevey of V3 Electric to share that the plan would need to be revised. The section of the roof on the south side containing 13 panels is not visible from the street and could be considered for approval. However, the remaining 19 panels on the house and the 16 panels on the garage roof would need to be removed. These panels are visible from the both South Dooley Street and East Franklin Streets. The 35 panels could be relocated and ground mounted in the yard if located behind a screening fence. Mr. Sevey said he would contact the owner to let him know of this option.

On February 1, 2025 Klempin drove north on Dooley Street and noticed that the panels had already been installed on the John Dougherty House. Klempin verified with the Building Department that no permit had been issued for the job; and that no Certificate of Appropriateness had been approved by Historic Preservation staff.

Solar panel use in Texas must conform to [Texas Property Code Section 202.010](#). A property owner cannot be prohibited from installing a solar energy device as defined by [Texas Tax Code Section 171.107](#). However, there are exceptions including: Solar panels may not extend higher than the roofline, must conform to the slope of the roof, and must be parallel to the roofline. Solar panels that are ground-mounted may not extend above the homeowner's fence. Solar panels may not be installed without prior approval.

With regard to Historic Districts and landmarked properties, residential solar installations must be situated so they are screened from view from public streets.

Staff recommends the Commission **deny** Certificate of Appropriateness **#CA24-69** to install solar panels on the south facing roof and garage roof of the Historic John Dougherty House.

### **RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness **#CA24-69** for the property located at 504 South Dooley Street, legally described as Block 30, Lot 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. Install solar panels on the south facing roof and the west facing garage roof of the Historic John Doherty House;

as per the attached plans.

Commissioner Ewbank asked if we need to make any changes to the terminology regarding the design guidelines.

City Attorney Matthew Boyle said there is a two-step process that was not followed, it would have saved this from occurring. They should have applied for a building permit and the Building Department would have caught that this property is in the Historic District and would require a Certificate of Appropriateness.

Vice-Chairman Telford moved to close the public hearing; 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

Public hearing closed

Commissioner Meyer moved to deny Certificate of Appropriateness #CA24-69, the motion was seconded by Commissioner Ewbank prevailing in a vote of:

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

Nays: 0

Absent: 0

Motion to deny approved

**B. Certificate of Appropriateness #CA25-06** Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-06 for property located at 422 South Dooley Street, legally described as Block 33, Lot 7 & E 35' 8", City of Grapevine.

**BACKGROUND:**

Certificate of appropriateness application #CA25-06 was submitted by applicant Chris Sanchez on January 31, 2024 to demolish the existing two-car detached garage at the Historic landmark 1921 D. E. Box house. The Commission previously approved #CA24-32 to renovate the existing house and construct a new addition to the house and garage. The additions would include a 750 square foot one-story addition to the rear of the existing house containing a new master bedroom and bath; a request for a variance was approved to combine the square footage from the 200 square foot storage building allowed by the Preservation ordinance with the existing 459 square foot garage; and to construct a new addition and a new roofline on the garage with a shed dormer on the south elevation to allow for attic storage.

The property is landmarked and is also located within the boundary of the Grapevine Historic Township. Exterior materials and details for the new additions would include wood siding and trim to match the original house and metal-clad wood windows and wood exterior doors. A new paint color scheme would be developed for the house.

In January 2025 a City of Grapevine building inspector notified Historic Preservation staff that the entire garage had been demolished. Any demolitions of a historic structure must first be approved at a meeting of the Historic Preservation Commission. A arial photo was reviewed to show the current site with the garage demolished.

The Preservation Ordinance requires the following information for the Historic Preservation Commission to consider for a demolition, this information was not provided:

Information describing the condition of the structure, estimated cost or restoration or repair;

Demonstration that the adaptive use or restoration of the structure has been seriously considered;

Any available historic records of the building (drawings, photographs...) Architectural drawings of any proposed new construction which is intended to replace the existing structure;

Any conditions proposed to be voluntarily placed on new development that would mitigate the loss of the existing structure;

Any other information that the staff finds appropriate for the commission to render a decision on the application. As an example, the wood siding could have been saved and reused on the new structure.

**RECOMMENDATION:**

Staff recommends the Historic Preservation Commission **deny** the Certificate of Appropriateness #CA25-06 for the property located at 422 South Dooley Street legally described as Block 33, Lots 7 & E35'8, Jenkins and Yates 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. Demolish the existing 459-square-foot two-car detached garage;

as per the attached plans.

Historic Preservation Officer suggested, as a way forward, the owner would submit a new CA with garage plans that include the new materials to match the house wood siding and trim with a direction, that the paint matches the house.

Property owner Chris Sanchez (210 East Worth) came forward to speak. He thanked the Commissioners for letting him speak today.

He read a letter from his structural engineer stating that the existing columns and walls are load bearing elements and have lost their load bearing capacity. They should be removed, and contractors should follow the required code in replacing for the new load.

I did not see anything of historical significance in the garage. Based on the plans that were approved the west wall would have been absorbed in the new addition. The garage door was inoperable. The west side of the garage wall had 3 windows that filled the wall. The roof was concaved, the joist was scabbed and the footers were rotted. The roof had to be removed for the new dormers.

Mr. Sanchez said it was a total mistake on my part, this is the worst looking house in Grapevine. When it is done it will look amazing. He tried to get new windows because there are 15 pains of glass in each window and it will cost \$1,000 for each window to be restored, saying nothing about energy efficiency. I will go through Mr. Klempin now.

Chairman Shope thanked Mr. Sanchez for the presentation and the investment into the city and said that when the job is complete he will appreciate the house.

Chairman Meyer asked if there was any kind of consequence the Commission could impose on the property owner for this kind of offence.

City Attorney Boyle shared that there is nothing the HPC could impose. There are other means to cite and fine people for violations.

Commissioner Ewbank pointed out that the construction got stopped and has been unable to proceed with the work for eight weeks.

Chairman Shope pointed out the process was flip flopped, and the commission did not get a chance to see the garage they could have been able to make a plan and preserve the records.

Commissioner Garcia expressed her concern about moving forward with this project, will you skip any more additional steps to get your project finished. With a Historic Preservation Project there are additional steps, meeting with your builder, your contractor and with HPC. She feels he is asking for forgiveness instead of asking for permission. She wants to be sure the steps will be followed.

Commissioner Anderson moved to close the public hearing; the motion was seconded by Vice Chair Telford prevailing in a vote of:

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

Nays: 0

Absent: 0

Public hearing closed

City Attorney Boyle commented that he has a warning for Mr. Sanchez. The windows have to be maintained and preserved. If any direction is undertaken with the windows that is in conflict to the process there will be citations, fines and punishment. You are publicly warned to please follow the process relative to the windows.

Attorney Boyle proposed motion for consideration to deny #CA25-06 for demolition of the garage with the direction to Historic Preservation staff to give favorable consideration to a to-be-filed Certificate of Appropriateness for the reconstruction of the garage in accordance with the plans and elevations included in the Commission's packet including the materials and trim for the garage will match those of the original house.

Commissioner Bunn moved for consideration to deny #CA25-06 for demolition of the garage with the direction to Historic Preservation staff to give favorable consideration to a to-be-filed Certificate of Appropriateness for the reconstruction of the garage in accordance with the plans and elevations included in the Commission's packet including the materials and trim for the garage will match those of the original house, the motion was seconded by Commissioner Meyer prevailing in a vote of:

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

Nays: 0

Absent: 0

Motion to deny approved

#### **MINUTES**

Commission to consider the minutes of the January 22, 2025 Regular Meeting. Vice-Chairman Telford 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 6:33 p.m.

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

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY