

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor, Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, January 28, 2026
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

Staff approve Certificates of Appropriateness as follows:
#CA25-59A for property located at 336 South Main Street;
#CA25-78 for property located at 106 East Texas Street;
#CA25-79 for property located at 213 East College Street;
#CA25-80 for property located at 205 East College Street;
#CA25-81 for property located at 613 East Texas Street;
#CA25-83A for property located at 120 South Main Street, Suite #50;
#CA25-85 for property located at 736 East Wall Street;
#CA25-86 for property located at 501 Smith Street;
#CA25-87 for property located at 417 South Main Street;
#CA25-89 for property located at 416 West College Street;
#CA25-91 for property located at 852 East Texas Street;
#CA25-92 for property located at 603 South Main Street, Suite #303;
#CA25-93 for property located at 603 South Main Street, Suite #303;

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-82 for property located at 807 East Worth Street, legally described as Block 5, Lot 16, D. E. Box Addition, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-88 for property located at 846 East Worth Street, legally described as Block 8, Lot 7, D. E. Box Addition, City of Grapevine and take any necessary action.

- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness # CA25-90 for the property located at 514 East Texas Street, legally described as Block 106, Lot 3B & 4, College Heights Addition, City of Grapevine and take any necessary action.

5. Minutes

- A. Commission to consider the minutes of the November 19, 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 February 25, 2026 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 23rd day of January, 2026 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
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

WJK

MEETING DATE: WEDNESDAY, JANUARY 28, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-82
1955 G. W. MOORE HOUSE
D. E. BOX ADDITION HISTORIC DISTRICT
ORDINANCE #2011-58, #HL10-09
807 EAST WORTH STREET
JAMES AND KELLY CLEMENTS, OWNERS
RUSSELL MORAN, ARCHITECT/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-82 for the property located at 807 East Wall Street, legally described as Block 5, Lot 16, 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. To demolish the existing 2,009 square foot house and construct a new 3,450 square foot house replicating the original house, with a one-story addition of living space to the rear and a 650 square foot attached three-car garage accessed from Ruth Street;

with the condition approval is obtained from Board of Zoning Adjustment to allow for the existing side yard building setback conditions of the existing house to remain; the existing driveway curb cut is removed and new driveway permit is approved for a curb cut is constructed for access from Ruth Street to the new attached garage; the existing exterior brick of the house is removed, cleaned and reinstalled on the street facing elevations of the house; a permit be obtained from the Building Department and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA25-82 was submitted on November 21, 2025 by property owners James and Kelly Clements to construct an addition to the existing house and a new attached three-car garage. The existing 2,009 square foot house was constructed in 1955 as a speculative house. In the early 1960s the original attached two-car rear entry garage was enclosed as living space and a new laundry room and attached side entry garage was constructed to the rear of the house. The house was purchased in 1967 by Grapevine Fire Chief Bill Powers and his wife Maypearl and is where they raised their family and lived until their passing in 2024.

The Clements purchased the house in 2025 to serve as their family home. They had been looking for a home in the historic Township area as their children attend Faith Christian

School. They met with Historic Preservation staff on several occasions to plan for its renovation and restoration with plans for a new addition to the rear of the house and a new detached garage. Plans were prepared by architect Russell Moran for the renovation and additions. Further inspection of the existing house by a structural engineer confirmed the foundation of the house had failed and is not stable enough to allow for the proposed renovation project and the new addition. See attached documentation from the engineer and letter with evaluation and photographs from the applicant.

The owner requests the Commission approve demolition of the existing house and foundation and to construct a new 3,450 square foot house replicating the original house, with an addition of living space to the rear and a new 650 square foot three-car attached garage.

The lot is 16,844 square feet in size, with adequate space to allow for the proposed detached structure. The house living area including the attached three-car garage attached garage is 3,450 square feet in size. The building height is 17 feet. The building coverage of the lot is 26.4 percent of 40 percent maximum allowed coverage.

Staff recommends approval of #CA25-82 to demolish the existing 1955 house and to construct a new 3,450 square foot house replicating the original house, with a one-story addition of living space to the rear and a 650 square foot attached three-car garage accessed from Ruth Street;

with the condition approval is obtained from Board of Zoning Adjustment to allow for the existing side yard building setback conditions of the existing house to remain; the existing driveway curb cut is removed and new driveway permit is approved for a curb cut is constructed for access from Ruth Street to the new attached garage; the existing exterior brick of the house is removed, cleaned and reinstalled on the street facing elevations of the house; a permit be obtained from the Building Department and all exterior materials, finishes, paint colors, doors and hardware, windows and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 11/21/2025

Number #CA25-82

Property Owner Name, Address & Phone Number

807 E. Worth Street
Grapevine, TX 76051

Phone:

Mobile:

Email: james.dean.clements@gmail.com

Property Address (include any suite number)

807 E. Worth Street

Grapevine, TX 76051

Applicant Name, Address & Phone Number

Kelly & James Clements
807 E. Worth Street
Grapevine, TX 76051

Phone:

Mobile:

Email: kelly.k.clements@gmail.com

Legal Description

Block 5 Lot 16

Subdivision D.E. Box Addition

Tenant Name/Occupancy/Use Kelly & James Clements / Owner Occupancy / Residential Real Estate

Request/Description of Work to Be Done

We will be carefully salvaging and reusing the existing exterior masonry. The remaining structure - including the roof, walls, and slab - will be carefully dismantled. The new home will be rebuilt in the original footprint, with the street-facing elevations reconstructed to closely match the prior appearance using the salvaged masonry and original window locations. All street-facing windows will replicate the original style as closely as window products allow.

Drawings/Sketches Attached

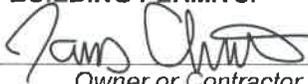
Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list) N/A

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 x  Owner or Contractor

Print Name James Clements

Approved-Staff HPC

Approved with Conditions: Office Use

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

HPC 28, Jan 2026 Meeting

RECEIVED
NOV 24 2025

RECEIVED
NOV 21 2025
By KH 1:09 pm

This form must be completed for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS

SITE & BUILDING PLAN REQUIREMENTS

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and within the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: Nov. 21, 2025
Time: 3:00 pm (817.410.3197 817.410.3185)

- 1. Survey Plan Yes
- 2. Site Plan Yes
- 3. Floor Plans Yes
- 4. Elevations Yes
- 5. Roof Plan Yes
- 6. Street Facing Elevations Yes (of proposed structure with building elevations of structures on adjacent properties.)
- 7. Photographs Yes (of all four elevations for any building or structure to be altered or demolished.)
- 8. Foundation Plan No NEW SLAB FOUNDATION
- 9. Historic Preservation Plan REUSE EXISTING BRICK ON STREET FACING ELEVATIONS,

Property Lot Size 16,844 ~~43,500~~ Square Feet
 Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) Approx. 3,450 SF
 Building Coverage (40% max) 7.9% 26.4%
 Building Height (35 ft. max) 17 ft.
 Garage (Detached 500 sq. ft. max) N/A
 Garage (Attached is included within the 3,400 sq. ft. max) 650 SF
 Storage Shed (200 sq. ft. max) N/A
 For Commercial Uses:
 Impervious Area N/A % of Lot
 Parking Spaces N/A
 ADA Parking Spaces N/A
 Easements N/A
 Board of Zoning & Adjustment approval _____

=====

PLEASE NOTE: A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS SUGGESTED SIX (6) WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION WITH;

- 1) THE ABOVE INFORMATION COMPLETED; AND
- 2) ALL REQUIRED ATTACHMENTS COMPLETED.

ALL NEW CONSTRUCTION & ADDITION REQUESTS MUST BE REVIEWED, COMPLETE AND IN COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE No. 2013-23 TO BE DEEMED A SUBMITTED APPLICATION.

RECEIVED
NOV 24 2025

RECEIVED
NOV 21 2025
By KH 1:09pm



#CA2582

LOCATION

Address: [807 E WORTH ST](#)
City: GRAPEVINE
Georeference: 3150-5-16
Subdivision: BOX, D E ADDITION
Neighborhood Code: 3G030K

Latitude: 32.9379825862
Longitude: -97.0688295415
TAD Map: 2132-460
MAPSCO: TAR-028K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOX, D E ADDITION Block 5 Lot 16

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: 1955
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$591,826
Protest Deadline Date: 5/15/2025

Site Number: 00252190
Site Name: BOX, D E ADDITION-5-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,009
Percent Complete: 100%
Land Sqft^{*}: 16,844
Land Acres^{*}: 0.3866
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
CLEMENTS JAMES DEAN
CLEMENTS KELLY KRISTOPHER
Primary Owner Address:
807 E WORTH ST
GRAPEVINE, TX 76051

Deed Date: 10/3/2025
Deed Volume:
Deed Page:
Instrument: [D225186597](#)

RECEIVED
NOV 24 2025



Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWERS ESTATE MAE PEARL	9/5/2024	142-24-157820		
POWERS ESTATE MAE PEARL	8/11/2024	142-24-139782		
POWERS BILLY A;POWERS ESTATE MAE PEARL	12/31/1900	00053880000039	0005388	0000039

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	\$384,450	\$207,376	\$591,826	\$490,738
2024	\$384,450	\$207,376	\$591,826	\$446,125
2023	\$363,241	\$227,376	\$590,617	\$405,568
2022	\$241,992	\$227,332	\$469,324	\$368,698
2021	\$217,427	\$227,332	\$444,759	\$335,180
2020	\$222,237	\$198,000	\$420,237	\$304,709

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

- HOMESTEAD GENERAL 11.13(b)
- Tax Code 11.26 Adjustments

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.



RUTH ST

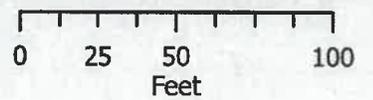
6

16

E

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

#CA25-82
807 East Worth Street
 12/30/2025



1 inch = 60 feet
 RECEIVED
 DEC 30 2025

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WOK*
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES *EM*
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, JANUARY 28, 2026

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-88
HISTORIC 1953 DOROTHY BESS FRANCESCO HOUSE
D. E. BOX ADDITION HISTORIC DISTRICT
#HL2010-09, ORDINANCE #2011-58
846 EAST WORTH STREET
RANDALL AND MARY DORSHORST, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **deny** Certificate of Appropriateness #CA25-88 for the property located at 846 East Worth Street, legally described as Block 8, Lot 7, 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. Remove the non-original double pane aluminum windows from the Dorothy Bess Francesco House and replace them with new Renewal by Anderson composite windows in sandstone color.

BACKGROUND:

On December 10, 2025 #CA25-88 was submitted by owner Randall Dorshorst to remove the non-original double pane aluminum windows from the Dorothy Bess Francesco House and to replace them with new Renewal by Anderson composite windows in sandstone color. The owner is requesting the removal of the aluminum windows to increase energy efficiency of the windows in the house.

The request for whole house window replacement must be reviewed by the Grapevine Historic Preservation Commission for compliance with the Secretary of Interior Standards (see attached) and Design Guidelines for the D. E. Box Historic District.

Windows on historic buildings are important architectural character defining features that merit preservation and, where necessary, careful and respectful consideration when replacing. Replacement of windows in a historic building should be in-kind using the same size, materials and configuration of the original historic windows. The proposed material for these windows, Fibrex, is a wood composite material made with recycled wood that is blended with polymers.

The city's Historic Preservation Design Guidelines require a window replacement project start with an analysis of the original historic windows and not a survey of contemporary window products on the market. The Design Guidelines also require window replacements retain as much of the character of the historic windows as possible. This includes:

- 1) the pattern of the openings and their size
- 2) proportions of the frame and sash;
- 3) configuration of window panes;
- 4) muntin profiles;
- 5) type of wood;
- 6) paint color;
- 7) characteristics of the glass; and
- 8) associated details such as arched tops, hoods, or other decorative elements.

The proposed replacement material would violate standards 2 and 5 of the Secretary of Interior Standards which require the retaining of distinctive features and materials. The Design Guidelines for the D. E. Box Historic District concur with these Standards.

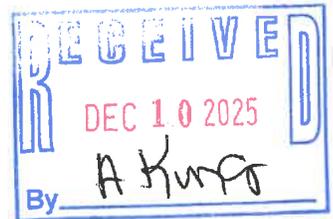
The house was constructed in 1953 for Dorothy Bess Francesco, a fifth generation Grapevine resident. A photo from 1955 of Dorothy Bess on the front porch show the original windows were two-over-two horizontally divided windows. This awning-style design of windows was popular in the 1950s and used in homes throughout Grapevine. The windows are character defining elements of the 1953 Dorothy Bess Francesco House, which is a contributing structure to the D. E. Box Addition Historic District.

Staff recommends the Historic Preservation Commission deny the Certificate of Appropriateness #CA25-88 to remove the non-original aluminum windows from the historic Dorothy Bess Francesco House and to replace them with new Renewal by Anderson composite windows. Staff recommends the use of metal-clad wood windows or double pane aluminum windows to achieve an increase in energy efficiency.

THE SECRETARY OF THE INTERIOR'S
Standards for the Rehabilitation of Historic Properties

REHABILITATION IS DEFINED *as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 12-10-2025

Number #CA25-88

Property Owner Name, Address & Phone Number

Randall & Mary Dorshorst
846 East Worth Street
Grapevine TX 76051

Phone: 817-658-3115

Mobile:

Email: randy.dorshorst@verizon.net

Property Address (include any suite number)

846 East Worth Street
Grapevine TX 76051

Applicant Name, Address & Phone Number

Same

Phone:

Mobile:

Email:

Legal Description

Block 8 Lot 7
Subdivision D.E. Box Addition

Tenant Name/Occupancy/Use DE Box Addition
Single Family Residence

Request/Description of Work to Be Done

- Replace Hoop windows with Fibrex Material
hug, sandstone color windows.
- Slider window in guest bedroom & living room.

Drawings/Sketches Attached

o Yes x No

Photographs Attached

o Current x Historic

Material Sample(s) Attached (please list)

- Color sample, double hung & slider pictures
- Brochures sent electronic

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 x [Signature]
Owner or Contractor

Print Name Randall L Dorshorst

o Approved-Staff HPC
o Approved with Conditions:

o Denied

x [Signature]
Chair - Historic Preservation Commission
x [Signature]
Building Official

x [Signature]
Historic Preservation Officer
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





#CA25-88

LOCATION

Address: [846 E WORTH ST](#)
City: GRAPEVINE
Georeference: 3150-8-7
Subdivision: BOX, D E ADDITION
Neighborhood Code: 3G030K

Latitude: 32.9373567353
Longitude: -97.0672552149
TAD Map: 2132-460
MAPSCO: TAR-028K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOX, D E ADDITION Block 8 Lot 7

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: 1955
Personal Property Account: N/A
Agent: HOME TAX SHIELD (12108)
Notice Sent Date: 4/15/2025
Notice Value: \$639,349
Protest Deadline Date: 5/15/2025

Site Number: 00252336
Site Name: BOX, D E ADDITION-8-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,840
Percent Complete: 100%
Land Sqft^{*}: 13,529
Land Acres^{*}: 0.3105
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
DORSHORST FAMILY TRUST
Primary Owner Address:
846 E WORTH ST
GRAPEVINE, TX 76051

Deed Date: 8/8/2024
Deed Volume:
Deed Page:
Instrument: [D224142847](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DORSHORST MARY K;DORSHORST RANDALL LEE	5/24/2019	D219112190		
HUPPERT LARRY MITCHELL;HUPPERT SHARON ELLIS	5/10/2016	D216099840		
MARTINDALE ELIZABETH	7/29/2015	D215171600		
THOMPSON KEVIN N	12/18/2007	D207456720	0000000	0000000
NICASTRO DAVID W;NICASTRO MARIAN	5/29/2004	D204233479	0000000	0000000
LUCAS JAMES N	5/28/2004	D204233478	0000000	0000000
NICASTRO DAVID W;NICASTRO MARIAN	5/27/2004	D204233479	0000000	0000000
FRANCISCO DOROTHY ELIZABE EST	12/17/1989	00000000000000	0000000	0000000
FRANCISCO DOROTHY;FRANCISCO JOHN	12/31/1955	00029030000281	0002903	0000281

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	\$326,884	\$194,116	\$521,000	\$521,000
2024	\$445,233	\$194,116	\$639,349	\$595,525
2023	\$418,152	\$214,116	\$632,268	\$541,386
2022	\$278,076	\$214,093	\$492,169	\$492,169
2021	\$247,889	\$214,093	\$461,982	\$461,982
2020	\$305,000	\$180,000	\$485,000	\$485,000

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

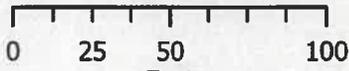


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Historic Landmark Subdistricts

#CA25-88

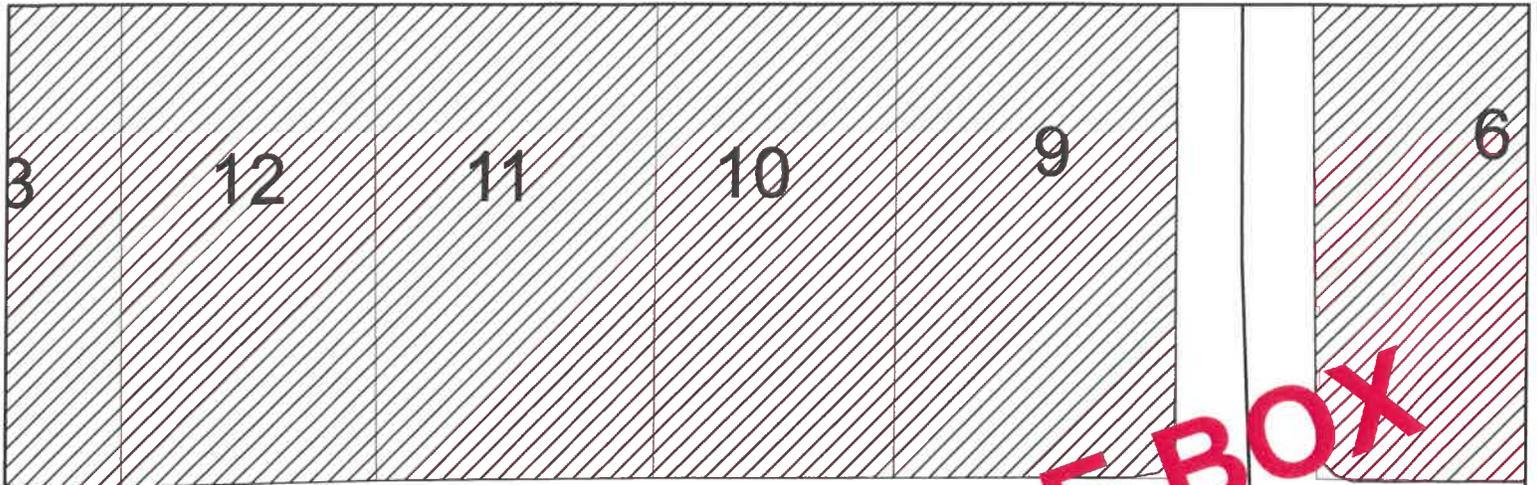
846 East worth Street

12/30/2025



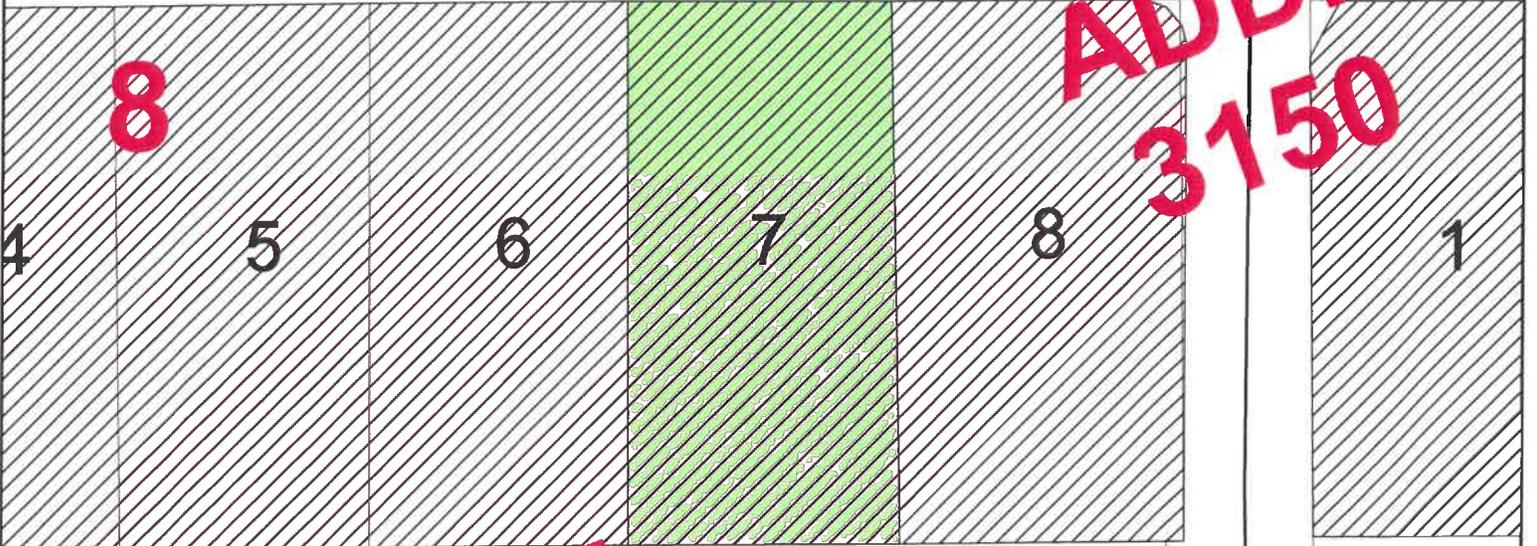
0 25 50 100
Feet

1 inch = 60 feet



NORTH ST E-WORTH-ST

**DEBOY
ADDN
3150**



1
1A
.250 @

**WALNUT
STREET
ADDN
44986F**

TR 2S
.31 A

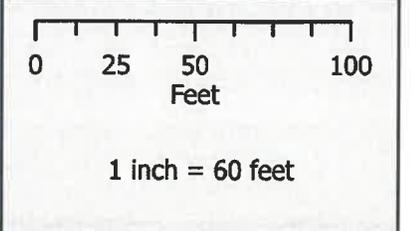
WALNUT ST E E-WALNUT-ST

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

#CA25-88

846 East worth Street

12/30/2025



MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, JANUARY 28, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-90
1950 NON-LANDMARKED HOUSE
GRAPEVINE HISTORIC TOWNSHIP DISTRICT
514 EAST TEXAS STREET
GRAPEVINE, TX 76051
ELVIS AND AMY GALLEGOS, APPLICANTS
ROSE MARY RAMIREZ, OWNER

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-90 for the property located at 514 East Texas Street, legally described as Block 106, Lot 3B & 4, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Renovate the existing 1,576 square foot house, while preserving the existing streetscape view as follows:

1. Enclose the front porch to expand the size of the living room;
2. Construct a new brick fireplace and chimney on the east side of the house serving the living room;
3. Construct a new front entry area with brick wall and pergola above;
3. Enclose the existing one-car garage and convert it to living space to serve as a new bedroom;
4. Construct a new addition to the rear of the existing house including an expanded utility room, new bathroom, a new two-car garage with connecting breezeway and covered patio;

as per the attached plans with the conditions that approval is obtained from the Board of Zoning Adjustment to allow the non-conforming side yard setback of the existing house; and a building permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA25-90 was submitted on December 17, 2025 by the applicant Amy Gallegos to renovate the existing 1,576 square foot house at 514 East Texas Street, preserving the existing streetscape view. The new owners desire to adapt the house to serve as a home for their family. The plans were prepared by architect Russell Moran. Proposed changes include: to enclose the front porch to expand

the size of the living room; construct a new brick fireplace and chimney on the east side of the house serving the living room; construct a new front entry area with brick wall and pergola above; enclose the existing one-car garage and convert it to living space to serve as a new bedroom; and construct a new addition to the rear of the existing house including an expanded utility room, new bathroom, a new two-car garage with connecting breezeway and covered patio;

Historic Preservation Staff met with the applicants to review plans for these changes. The plans follow the requirements established by the Grapevine Pattern Book adopted in June 2025. The total living area of the existing 1,576 square foot house with the proposed additions of 1,686 square feet totals 3,262 square feet. The property lot size is 10,500 square feet and the building coverage is 31.1% (maximum 40% lot coverage). Building height is 17 feet.

Staff recommends approval of Certificate of Appropriateness #CA25-90 as per the attached plans Renovate the existing 1,576 square foot house, while preserving the existing streetscape view as follows: enclose the front porch to expand the size of the living room; construct a new brick fireplace and chimney on the east side of the house serving the living room; construct a new front entry area with brick wall and pergola above; enclose the existing one-car garage and convert it to living space to serve as a new bedroom; construct a new addition to the rear of the existing house including an expanded utility room, new bathroom, a new two-car garage with connecting breezeway and covered patio; with the conditions that approval is obtained from the Board of Zoning Adjustment to allow the non-conforming side yard setback of the existing house; and a building permit be obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 12/17/2025

Number #CA25-90

Property Owner Name, Address & Phone Number

Amy Gallegos Rose Mary Ramirez
1207 Montecito 66 Guada Comd Cir
New Braunfels, TX
 Phone: 78130

Mobile: (830) 221-5271

Email: RORAM66@gmail.com

Property Address (include any suite number)

514 E. TEXAS ST.
Grapevine, TX 76051

Applicant Name, Address & Phone Number

Amy Gallegos
514 E. TEXAS ST.
Grapevine TX 76051

Phone: _____
 Mobile: (713) 922-9507

Email: amy.gallegos@me.com

Legal Description

Block 106 Lot 3B & 4

Subdivision College Heights Addition

Tenant Name/Occupancy/Use Single family residence, owner occupied

Request/Description of Work to Be Done

• EXPANSION OF FRONT LIVING ROOM INTO PORCH. ADD PORCH WITH PERGOLA ON THE FRONT WEST SIDE OF HOUSE. EXPANSION OF GARAGE AND UTILITY ROOM OF THE BACK SOUTH AND SOUTHWEST PART OF THE HOME. ADDITION OF GARAGE ON SOUTHSIDE OF PROPERTY WITH COVERED PORCH CONNECTING TO NEW ADDITION.

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

no

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 [Signature] x
 Owner or Contractor

Print Name Amy Gallegos

Approved-Staff HPC

Approved with Conditions:

Denied

x _____
 Chair - Historic Preservation Commission

x _____
 Historic Preservation Officer

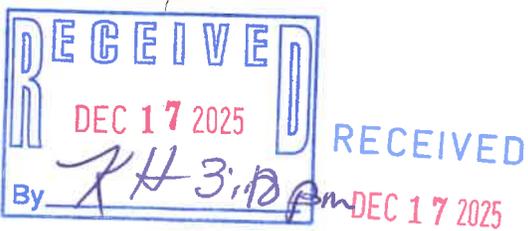
x _____
 Building Official

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



This form must be completed for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS

SITE & BUILDING PLAN REQUIREMENTS

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and within the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 12/10/2025
Time: 4:15 PM (817.410.3197 817.410.3185)

- 1. Survey Plan
- 2. Site Plan
- 3. Floor Plans
- 4. Elevations
- 5. Roof Plan
- 6. Street Facing Elevations (of proposed structure with building elevations of structures on adjacent properties.)
- 7. Photographs (of all four elevations for any building or structure to be altered or demolished.)
- 8. Foundation Plan
- 9. Historic Preservation Plan

Property Lot Size 10,499 ^{10,500} Square Feet 3262
 Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2923
 Building Coverage (40% max) 27.8% ^{31.1%}
 Building Height (35 ft. max) Keeping existing height
 Garage (Detached 500 sq. ft. max) _____
 Garage (Attached is included within the 3,400 sq. ft. max) yes
 Storage Shed (200 sq. ft. max) N/A

For Commercial Uses:
 Impervious Area _____ % of Lot
 Parking Spaces _____
 ADA Parking Spaces _____
 Easements _____

Board of Zoning & Adjustment approval APPROVAL REQUIRED

=====

PLEASE NOTE: A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS SUGGESTED SIX (6) WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION WITH;

- 1) THE ABOVE INFORMATION COMPLETED; AND
- 2) ALL REQUIRED ATTACHMENTS COMPLETED.

ALL NEW CONSTRUCTION & ADDITION REQUESTS MUST BE REVIEWED, COMPLETE AND IN COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE No. 2013-23 TO BE DEEMED A SUBMITTED APPLICATION.





#CA25-90

Tarrant Appraisal District
Property Information | PDF
Account Number: 00563846

LOCATION

Address: 514 E TEXAS ST
City: GRAPEVINE
Georeference: 7670-106-3B
Subdivision: COLLEGE HEIGHTS ADDITION-GRPVN
Neighborhood Code: 3G030K

Latitude: 32.938380085
Longitude: -97.0728400827
TAD Map: 2126-460
MAPSCO: TAR-028J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLLEGE HEIGHTS ADDITION-GRPVN Block 106 Lot 3B & 4

Jurisdictions:

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

Site Number: 00563846
Site Name: COLLEGE HEIGHTS ADDITION-GRPVN-106-3B-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,576
Percent Complete: 100%
Land Sqft^{*}: 10,497
Land Acres^{*}: 0.2409
Pool: N

State Code: A
Year Built: 1950
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
PACIONI LIVING TRUST
Primary Owner Address:
 514 E TEXAS ST
 GRAPEVINE, TX 76051

Deed Date: 5/3/2022
Deed Volume:
Deed Page:
Instrument: D222115151

RECEIVED
DEC 18 2025



#CA25-90

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PACIONI CHARLES R;PACIONI ELISABETH A	2/10/2022	D222053056		
PACIONI CHARLES AND ELISABETH REVOCABLE TRUST	9/24/2018	D218221513		
PACIONI CHARLES R;PACIONI ELISABETH A	9/10/2018	D218203987		
GIBLIN CHRISTOPHER J;GIBLIN ELIZABETH A	4/22/2016	D216087318		
WATKINS MARVIN E JR	10/14/2013	D213270068	0000000	0000000
WELLS FARGO BANK NA	2/5/2013	D213033669	0000000	0000000
TALLAL PEGGY	10/10/2006	D206327725	0000000	0000000
JOHNSON DAVID U	5/19/2004	D204162058	0000000	0000000
BOYD CHRIS A;BOYD JANNA S	8/18/1993	00112270000123	0011227	0000123
HARDAGE ERIC;HARDAGE KELLE E A	8/1/1984	00079170000131	0007917	0000131
LIPSCOMB RICHARD F	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	\$275,155	\$181,988	\$457,143	\$457,143
2024	\$330,012	\$181,988	\$512,000	\$512,000
2023	\$371,461	\$201,988	\$573,449	\$573,449
2022	\$244,509	\$201,939	\$446,448	\$446,448
2021	\$216,832	\$201,939	\$418,771	\$418,771
2020	\$235,223	\$180,000	\$415,223	\$415,223

Pending indicates that the property record has not yet been completed for the indicated tax year.

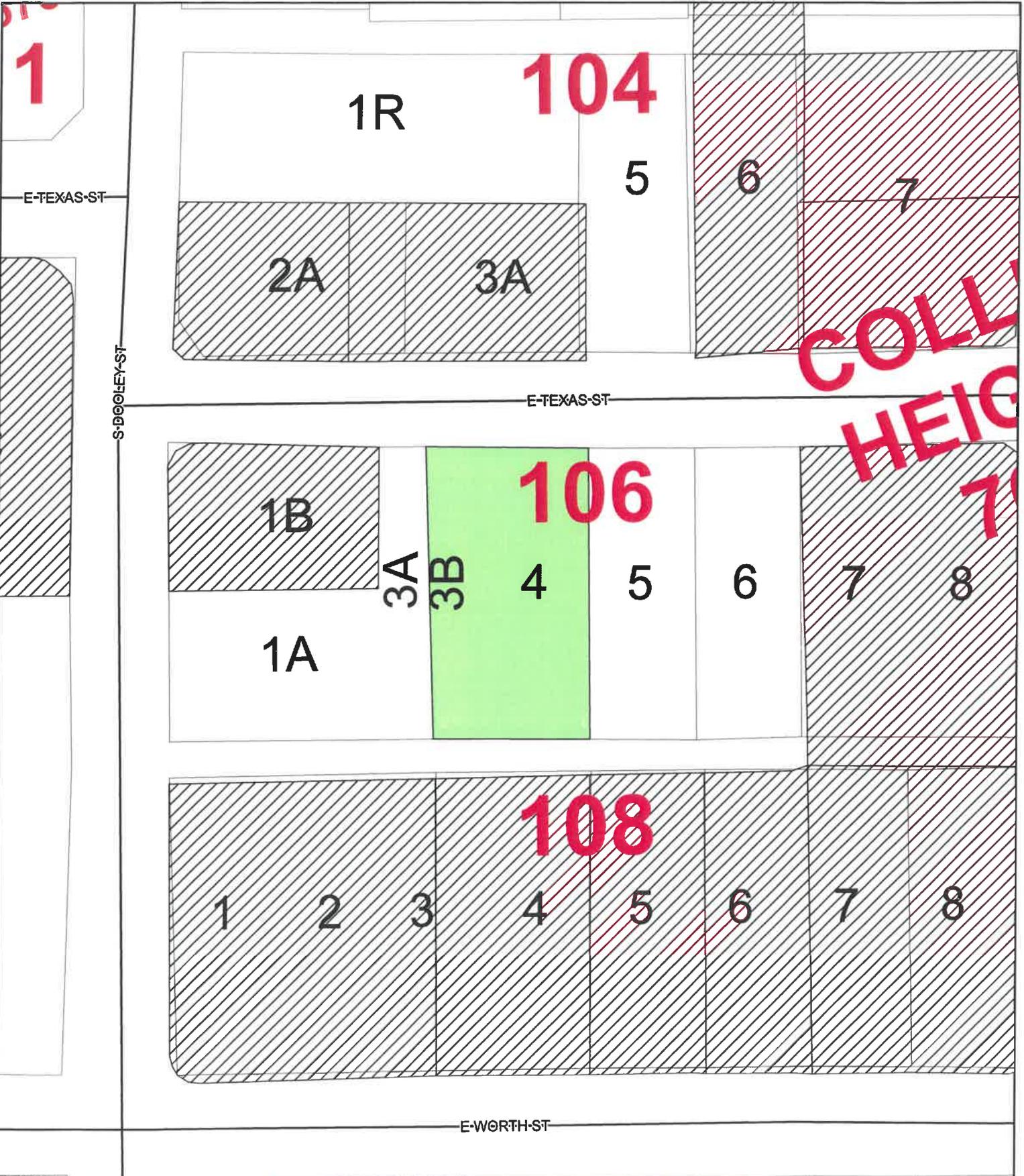
+ Appraised value may be less than market value due to state-mandated limitations of value increases.



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

##CA25-90
514 East Texas Street
 12/30/2025

0 25 50 100
 Feet
 1 inch = 60 feet
 RECEIVED
 DEC 30 2025



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

##CA25-90
514 East Texas Street
 12/30/2025

0 25 50 100
 Feet
 1 inch = 60 feet
 RECEIVED
 DEC 30 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, November 19, 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:

Margaret Telford	Chairman
Theresa Meyer	Vice-Chairman
Janice Rhoda	Commissioner
Curtis Ratliff	Commissioner
Michael Reeder	Commissioner- Alternate
Paul Slechta Mayor Pro Tem	City Council Liaison
Larry Oliver	P&Z Liaison
Matthew Boyle	City of Grapevine Attorney

The above constitutes a quorum, members absent:

Jana Garcia	Commissioner
Taylor Bunn	Commissioner
David Ewbank	Commissioner

with the following City staff present:

Paul W. McCallum	Executive Director Convention & Visitors Bureau
David Klempin	Historic Preservation Officer (HPO)
Hugo Gardea	Assistant Historic Preservation Manager
Kayce Vanderpool	Historic Preservation Secretary

CALL TO ORDER

Chairman Telford called the meeting to order at 6:00 p.m.

The Chairman welcomed and introduced Paul Slechta Mayor Pro Tem and our City Council Liaison, Matthew Boyle City Attorney, P. W. McCallum Convention and Visitors Bureau Executive Director, Larry Oliver our Planning & Zoning Liaison, Kayce Vanderpool Historic Preservation Secretary, David Klempin Historic Preservation Officer and Hugo Gardea Assistant Historic Preservation Manager.

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 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:
#CA25-65 for property located at 510 Smith Street;

- #CA25-68 for property located at 326 East Texas Street;
- #CA25-69 for property located at 221 Austin Street;
- #CA25-70 for property located at 726 East Wall Street;
- #CA25-71 for property located at 619 South Church Street;
- #CA25-72 for property located at 701 South Main Street;
- #CA25-73 for property located at 321 Turner Road;
- #CA25-74 for property located at 413 South Main Street;
- #CA25-75 for property located at 722 West College Street;
- #CA25-76 for property located at 722 West College Street;
- #CA25-77 for property located at 722 West College Street.

WORKSHOP

David Klempin introduced:

***The Grapevine Pattern Book
Principles and Standards for Residential
Additions and New Builds Within the
Grapevine Historic Township Boundary***

He shared that this book took two years to produce with the hard work of many different consultants and specialists along the way. The Grapevine Pattern Book can be found online at the City of Grapevine's Website under Historic Preservation.

This book would help residential property owners design new homes or additions to existing homes resembling historic property styles from the 1880's through the 1940's. The building styles should fit into the neighborhood.

There are 4 basic styles:

- Folk Victorian 1870-1910
- Queen Ann Victorian 1880-1910
- Arts and Craft Bungalow 1905-1930
- Prairie Style 1900-1920

Mr. Klempin handed it over to the Assistant Historic Preservation Manager Hugo Gardea to conduct the rest of the Workshop on the Grapevine Pattern Book, adopted to the Appendix G of the Grapevine Code of Ordinances on June 17, 2025.

***The Grapevine Pattern Book
Principles and Standards for Residential
Additions and New Builds Within the
Grapevine Historic Township Boundary***

adopted to the Appendix G of the Grapevine Code of Ordinances on June 17, 2025.

Section 1 – Standards and Conditions of Application

- The Pattern Book applies to all of the residential homes in the Township
- Following the standards will create a more compatible building with the spatial requirements of modern living
- Allow encroachments into the setbacks and full height 2nd floor walls

- Table of Conditions/Applications which will make certain patterns/principles/standards applicable (or not applicable) to different types of projects.

Section 2 – How to Apply the Pattern Book

Five steps for design development:

1. Identify the building space (zoning classification setbacks)
2. Identify the buildable spatial lot envelope (40% by ordinance)
3. Develop the building form (massing components)
4. Choose the facade style (relationship between solid and void)
5. Incorporate the building construction standards

Section 3- Standards & Features of Architectural Style

Identifies the 4 primary architectural styles and their attributes predominant in the Township during the development of the historic districts.

1. Folk Victorian (one of the oldest styles in Grapevine)
2. Queen Anne Victorian (one of the oldest styles in Grapevine)
3. Arts and Crafts Bungalow (moral/ethical movement away from industrialization celebrating the true work of craftsmanship)
4. Prairie Style (many attribute this style to FLW and his interpretation of the midwestern prairie-horizontal and low), also known as “Foursquare”

Section 4 – Adjacency and Encroachment

- Patterns of Lot Occupancy
- Primarily determined by the applicable zoning to include maximum building area
- This Ordinance Establishes:
 1. variances and standards that ensure lot occupancy does not adversely affect block or architectural continuity
 2. acknowledge conventions of construction and building design
- Conventions of construction and design include:
 1. Continuous wall plane and plate height at front yard and side yard when common plate height facing the property is 14 feet or less.
 2. Identifies structures permitted in the front yard and rear yard spaces
 3. Identifies permitted encroachments over the front yard and rear yard setbacks

Section 5 – Public and Private Domain, Block Continuity

- Refers to the thematic relationships that exist between the public and private domain of a property that collectively create a fabric of identity
- General description of zoning categories R-7.5 and R-12.5
- Block Continuity: the lot width and setbacks regulated by the Pattern Book are the average lot width and setback dimensions found among historic lots of any particular block. The steps in applying this:
 1. Identify lot measurements of historic properties within the block (of a project) and determine average
 2. Identify the four zones of block continuity:

- Façade
- Interface
- Promenade
- Corner Recognition

Section 6 – Building Form

- The complexity of building forms (of historic homes) resulted in smaller architectural masses is a dominant pattern within the Historic Grapevine Township.
- The pattern book recognizes the lifestyle preferences of present-day owners wanting to construct larger homes on historic Township lots
- To accommodate larger sizes, the Grapevine Pattern Book recognizes and identifies form elements that could meet larger homes:
 1. Primary Mass
 2. Sub-Mass (must have at least one cross gable projecting towards the street)
 3. Adjunct Mass (form to reduce two-story wall plane on a side yard)
 4. Accessory Mass (e.g. porches, patios, porte-cocheres)
 5. Engaged Mass (detached structures, e.g. garage, shed, pergola)
- The chapter ends with principles for combining the five elements of the building form and when they are to be utilized

Section 7 – Wall and Openings

- Discusses the patterns and compositions of voids and solids on an elevation. Where the voids represent openings while the solids represent an opaque wall plane
- Following principles apply:
 1. Association with a form element (pattern of void to solid and uniformity of headers and vertical alignments)
 2. Arrangements that convey compositional logic (pattern of regulating lines)
 3. Defined by architectural style
 4. Preserve the legibility of architectural forms to avoid modern day framing that makes it possible to locate a window close to a corner (1.5 feet)

Section 8 – Standards of Building Quality

- Quality standards prevent lower end materials and promote higher building standards.
- Architectural features:
 1. Chimneys
 2. Materials (by Architectural style)
 3. Prohibited Materials
 4. Construction details

<ul style="list-style-type: none"> ○ Masonry: brick, stone, stucco ○ Siding ○ Architectural relief/articulation ○ Wood exterior trim 	<ul style="list-style-type: none"> ○ Material changes ○ Wall construction ○ Window details ○ Cornice details ○ Roof screening
--	--

- Gutters, downspouts, scuppers and collection boxes
- Glazing systems
- Front yard fences
- Street visible gates
- Wrought iron
- Prohibited fence materials

The Grapevine Pattern Book seeks to mitigate potential visual conflicts between historic residential structures and new structures through the introduction of patterns and principles that will assure a visual historic continuity throughout the Historic Grapevine Township.

In conclusion of the presentation, Chairman Margaret Telford thanked the Historic Preservation staff, Paul McCallum, David Klempin and Hugo Gardea for the development and carrying of the Pattern Book project to competition and adoption. This training session will be very beneficial and will help when applying the book during upcoming cases. It is very informative and well written.

Commissioner Reeder asked for a list of addresses that would indicate the different styles for the commissioners to review and study.

MINUTES

Commission to consider the minutes of the October 22, 2025 Regular Meeting. Vice Chairman Meyer moved to approve the minutes as written; Commissioner Ratliff seconded the motion and was followed in a vote of:

Ayes: 5 (Telford, Meyer, Rhoda, Ratliff, Reeder)

Nays: 0

Absent: 3 (Garcia, Bunn, Ewbank)

Minutes approved

ADJOURNMENT

Vice Chairman Garcia moved to adjourn the meeting, Commissioner Rhoda seconded the motion.

Chairman Telford adjourned the meeting at 6:42 p.m.

October 22, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 19th day of November 2025.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY