

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor, Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, February 25, 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:

#CA25-62 for property located at 221 Austin Street;

#CA25-84 for property located at 211 East Worth Street;

#CA26-02 for property located at 852 East Worth Street;

#CA26-04 for property located at 422 South Dooley Street;

#CA25-07 for property located at 416 East College Street.

4. Public Hearing

- A. Commission to continue the public hearing for a Certificate of Appropriateness #CA25-88 tabled at the January 28, 2026 meeting 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.
- B. Commission to conduct a public hearing for a Certificate of Appropriateness #CA26-01 for property located at 301 East Wall Street, legally described as Block 1, Lot 1, Kennimer 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 #CA26-10 for property located at 603 South Main Street, legally described as Block 15, Lot C, City of Grapevine and take any necessary action.

5. Minutes

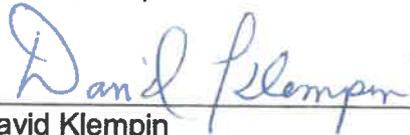
- A. Commission to consider the minutes of the January 28, 2026 Regular Meeting.

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 March 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 19th day of February, 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

MEETING DATE: WEDNESDAY, FEBRUARY 25, 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

WPK
EM

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **Table to the March 25, 2026 meeting** 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:

The owner is working with Historic Preservation staff to return with an alternative replacement window and configuration that is appropriate to the Dorothy Bess Francesco House; research is not yet complete and is requesting additional time to complete the selection.

BACKGROUND:

At the January 28, 2026 Historic Preservation Commission meeting, #CA25-88 was tabled to the February 25, 2026 meeting to allow the owner time to work with HP staff to find an alternative window and configuration appropriate to the historic Dorothy Bess Francesco House. A new selection has not been made and the owner is requesting additional time to complete his research. Once a selection is made the Historic Preservation Commission will review the owner's findings and take any necessary action.

Staff recommends the case be **Tabled to the March 25, 2026 meeting** that will be held at 6:00 p.m. in the 2nd Floor Council Chambers, City Hall, 200 South Main Street, Grapevine, Texas 76051.

30 January 2026

Randy and Mary Dorshorst
846 East Worth Street
Grapevine, Texas 76051

**RE: HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS #CA25-88 TABLED
HISTORIC 1953 DOROTHY BESS FRANCESCO HOUSE
846 EAST WORTH STREET
GRAPEVINE, TEXAS 76051**

This letter confirms on January 28, 2026 the Historic Preservation Commission **tabled** **#CA25-88** to the February 25, 2026 Historic Preservation Commission Meeting for the property addressed 846 East Worth Street legally described as Block: 8 Lot: 7, D. E. Box Addition, Grapevine, Texas. The following was discussed on this Certificate of Appropriateness:

1. Removal of the non-original double pane aluminum windows from the Dorothy Bess Francesco House in the D. E. Box Addition Historic District and replace them with new Renewal by Anderson composite windows in sandstone color. For the next meeting, the owner will work with Historic Preservation staff and return with an alternative configuration of windows, appropriate to the historic house. The Historic Preservation Commission will review the owner's findings and take any necessary action at the February 25, 2026 meeting at 6 p.m. meeting in the 2nd Floor Council Chambers, City Hall, 200 South Main Street, Grapevine, Texas 76051.

Thank you,

David Klempin
Historic Preservation Officer

cc. Property Owner
CA File

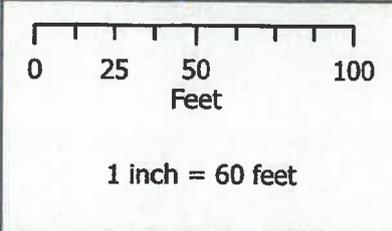


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Historic Landmark Subdistricts

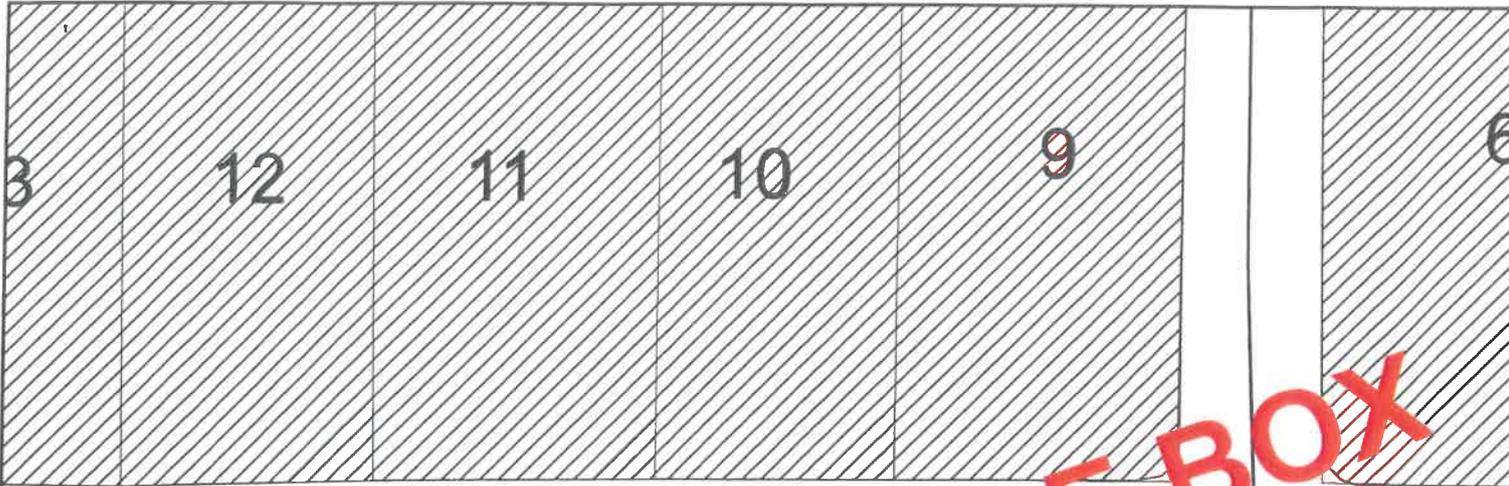
#CA25-88

846 East worth Street

12/30/2025



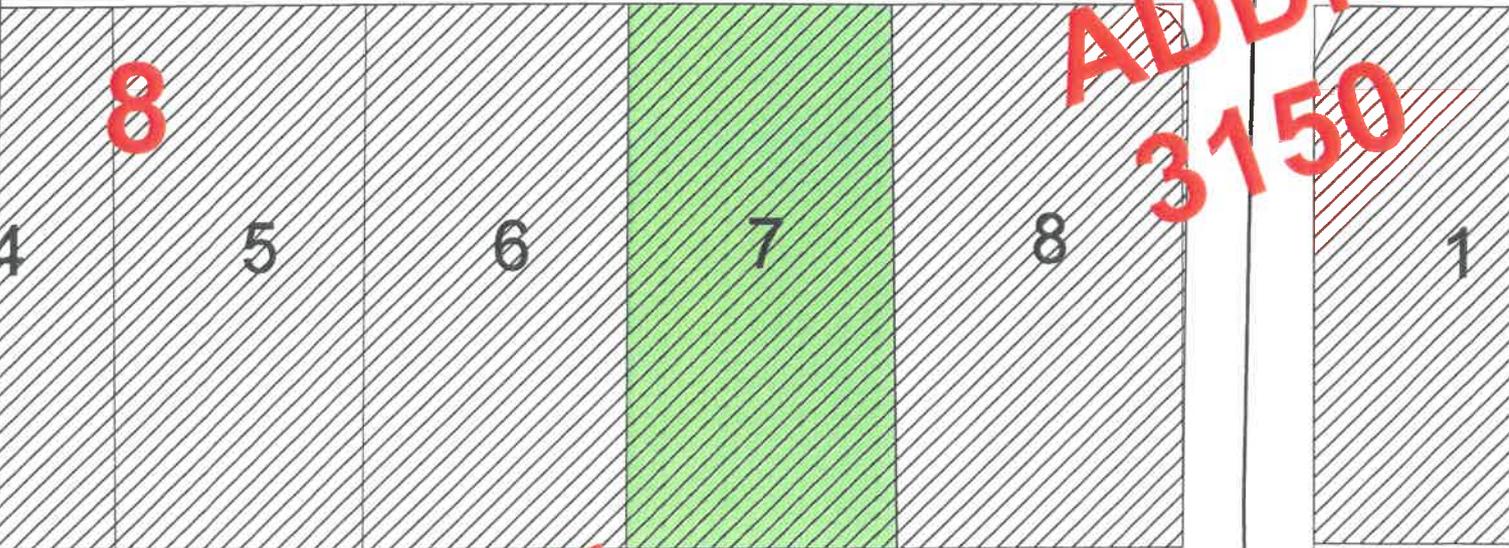
Copyright nearmap 2015



NORTH ST

E-WORTH-ST

**DE BOX
ADDN
3150**



1
1A
.250 @

**WALNUT
STREET
ADDN
44986F**

TR 2S
.31 A

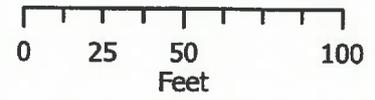
ALNUT ST E

E-WALNUT-ST

ECKLEY-ST

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

#CA25-88
846 East worth Street
12/30/2025



1 inch = 60 feet

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER ^{WOL}
ERICA MAROHNIC, DIRECTOR OF PLANING SERVICES _{gm}
LARRY GRAY, BUILDING OFFICIAL

6MEETING DATE: WEDNESDAY, FEBRUARY 25, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA26-01
NON-LANDMARKED 1940 W. A CARLOYE HOUSE
301 EAST WALL STREET
GRAPEVINE, TEXAS 76051
RUSSELL MORAN, ARCHITECT
PETER AND SHEILA MAGLAQUE, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA26-01 for the property located at 301 East Wall Street, legally described as Block 1, Lot 1, Kennimer 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 existing portable storage building (with no foundation), from the rear yard of the house;
2. Construct a new square 276 square foot addition to the existing house containing a new office and mudroom, and a new 393 square foot covered patio;
3. Construct a new 608 square foot two-car detached garage in the rear yard of the house, utilizing the existing driveway to Wall street;

as per the attached plans with the conditions a variance is approved by the Commission to combine the 500 square feet allowed for a detached garage with 108 square feet of the 200 square feet allowed for a storage building, per the Preservation Ordinance; and a permit is obtained permit is obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA26-01 was submitted by the owner Peter Maglaque on January 14, 2026 to construct a new square 276 square foot addition to the existing house containing a new office and mudroom, a new 393 square foot covered patio and to construct a new 608 square foot two-car detached garage in the rear yard of the house. The original house is built in 1940 for W. A. Carloye, in the Tudor cottage style that was popular in the United States in the 1930s and 40s.

The family purchased the house to expand it to serve as their family home. The plans were developed for the property by architect Russell Moran following the Grapevine Pattern Book for properties located within the boundary of the Grapevine Historic Township District.

The existing portable storage building has no foundation, and would be removed from the rear yard of the house. There would be no change to the Street View of the original house. Siding and exterior materials for the new addition and new garage would match those of the existing house.

The lot is 12,366 square feet in size. The existing house of 1,568 square feet of living space combined with the new 276 square foot addition totals 1,844. With the new detached two-car garage of 608 square feet the total building coverage would be 2,452 square feet. Building height of the house is 16'-3". The building height of the garage is 16'-0". Lot coverage would be 23%, (maximum 40% lot coverage).

Staff recommends the Historic Preservation Commission approve #CA26-01 to remove the existing portable storage building with no foundation; construct a new square 276 square foot addition to the existing house, containing a new office and mudroom, and a new 393 square foot covered patio; construct a new 608 square foot two-car detached garage in the rear yard of the house, utilizing the existing driveway to Wall street; as per the attached plans with the conditions a variance is approved by the Commission to combine the 500 square feet allowed for a detached garage with 108 square feet of the 200 square feet allowed for a storage building, per the Preservation Ordinance; and a permit is obtained permit is obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 01/14/2026

Number #CA 26-01

Property Owner Name, Address & Phone Number
Peter and Sheila Maglague
301 E Wall St.
Grapevine TX 76051
Phone: 858-254-9579
Mobile: 858-254-9579
Email: petemag72@gmail.com

Applicant Name, Address & Phone Number
Peter + Sheila Maglague
301 E Wall St
Grapevine TX 76051
Phone:
Mobile 858-254-9579
Email: petemag72@gmail.com

Property Address (include any suite number)
301 E Wall St
Grapevine TX 76051

Legal Description Kinnimer addition Block/lot
Block 1 Lot 1
Subdivision Kinnimer Addition

Tenant Name/Occupancy/Use R7.5 zoning - 12,366 Sq FT lot
Owner occupied as primary residence.

Request/Description of Work to Be Done
addition of a office, covered patio + detached garage

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list)
To be provided/TBD

*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 Peter Maglague

Approved-Staff **Approved with Conditions:** **Office Use**
HPC

Denied

x _____
Chair - Historic Preservation Commission

x _____
Building Official

x _____
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

RECEIVED
JAN 14 2025
By 1:27 PM KH

RECEIVED
JAN 14 2026

#CA26-01

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: JAN 14, 2026
Time: 3:20 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 12,366 Square Feet
 Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,844 Sq FT w/ 276 Sq. FT NEW ADDITION
 Building Coverage (40% max) 23%
 Building Height (35 ft. max) 16'-3" HOUSE
 Garage (Detached 500 sq. ft. max) 608 Sq. FT - 500 sq. ft + 100 sq. ft of STORAGE BUILDING
 Garage (Attached is included within the 3,400 sq. ft. max) ✓
 Storage Shed (200 sq. ft. max) ✓ UP TO 925 sq FT.

For Commercial Uses:

Impervious Area _____ % of Lot
 Parking Spaces "
 ADA Parking Spaces -
 Easements -
 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
JAN 14 2026 ✓

BUILDING DESCRIPTION

PLAT 12/10/41

Kind of Improvement	SIZE	CONSTRUCTION				VALUATION	
		ROOF	WALLS	FOUNDATION	Year Built		CONDITION
<input checked="" type="checkbox"/>			Class	Lighting		TYPE	
<input checked="" type="checkbox"/>			Foundation	Inside Fin.		No. Sq. Ft.	
<input checked="" type="checkbox"/>			Roof	COMPLETION		Prion Sp. Ft.	
<input checked="" type="checkbox"/>			Basement	No. Stories		Value	
<input checked="" type="checkbox"/>			Construction	Completed by		Depreciation	
<input checked="" type="checkbox"/>			Exterior Walls	Remaining		Repairs	

Other Improvements:

Heating GAS No. Stories 1 Depreciation

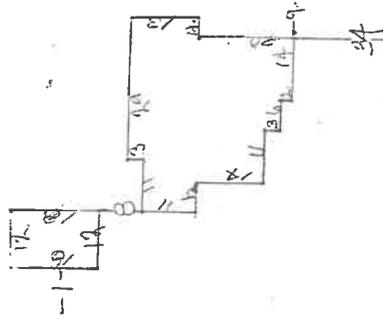
Plumbing S.H.W. Age 1939 Net Value 1724.00

Miles Woven Wire Fence _____ Miles Barbed Wire Fence _____

Miles Rail Fence _____ Miles Other Type Fence _____

Acres Leased for Mineral Rights \$ _____ Per Acre _____

Total Improvement Valuation \$ _____



LAND VALUATION

CLASSIFICATION	VALUATION		TOTAL
	Acres	Per Acre	
Acres Farming, 1st Class	\$	Per Acre	
Acres Farming, 2nd Class	\$	Per Acre	
Acres Farming, 3rd Class	\$	Per Acre	
Acres Timber, Virgin Growth	\$	Per Acre	
Acres Timber, Second Growth	\$	Per Acre	
Acres Timber, Cut Over	\$	Per Acre	
Acres Grazing, 1st Class	\$	Per Acre	
Acres Grazing, 2nd Class	\$	Per Acre	
Acres Subject to Irrigation	\$	Per Acre	
Acres Under Irrigation	\$	Per Acre	
Acres Waste Land	\$	Per Acre	

Total Land Valuation \$ 100

Total Improvement Valuation 1724.00

Grand Total 1824.00

RENDERED FOR TAXATION

YEAR	ACRES	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE
1939	1.3	100.00				
1941	1.3			900.00		

Distance from County Seat _____ Miles.

Distance from Paved or Graveled Road _____ Miles. Distance from Local Market _____ Miles

Distance from Church _____ Miles. Distance from School _____ Miles

Served by School Bus—Yes or No _____ Water and Sewerage—Yes or No _____

Gas—Yes or No _____ Electricity—Yes or No _____

[Home](#)

[Another Search](#)

**Tarrant Appraisal District
Real Estate
06/21/2004**

Account Number: 04000080

Georeference: [A 946-42](#)

Property Location: 301 E Wall St, Grapevine

Owner Information: Thomas, Majorie A
301 E Wall St
Grapevine Tx 76051

3 Prior Owner(s)

Legal Description: Leonard, Archibald F Survey
A 946 Tr 42

Taxing Jurisdictions: 011 City of Grapevine
220 Tarrant County
224 Tarrant County Hospital Dist
225 Tarrant County College Dist
906 Grapevine-Colleyville ISD

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.

Proposed Values for Tax Year 2004

	Land	Impr	2004 Total**	2003 Total
Market Value	\$23,436	\$60,564	\$84,000	
Appraised Value*	\$23,436	\$60,564	\$84,000	\$78,166
Approximate Size***			1,570	
Land Acres			0.0000	
Land SqFt			0	

*Appraised value may be less than market value due to state-mandated limitations on value increases
**A zero value indicates that the property record has not yet been completed for the indicated tax year
***Rounded

2004 Notice Sent: 04/13/2004

Protest Deadline: 06/01/2004

Exemptions: General Homestead

Property Data

Deed Date: 03/16/1991

Class: [003](#)

Deed Vol: 000000

State Code: A1 Single Family

Deed Page: 0000

Garage Bays: 00

Year Built: 1960

Central Air: Y

Pct Complete: 100

Central Heat: Y

TAD Map: [2126 460](#)

Pool: N

[Home](#)
[Another Search](#)

**Tarrant Appraisal District
Real Estate
Data current as of 06/21/2004**

Account Number: 04000080

Property Location: 301 E Wall St, Grapevine

Owner Information: Thomas, Majorie A
301 E Wall St
Grapevine Tx 76051

Prior Owners

Name	Date	Deed Vol	Deed Page
MAJORIE A THOMAS	1991-03-14		
FINCHER, MARJORIE A	1991-03-05	10203	1033
FINCHER, MARSHALL D			

If there is no deed date, Tarrant Appraisal District records do not contain the actual deed date.

#CA26-01



Tarrant Appraisal District
Property Information | PDF
Account Number: 42999497

LOCATION

Address: [301 E WALL ST](#)
City: GRAPEVINE
Georeference: 22478-1-1
Subdivision: KENNIMER ADDITION
Neighborhood Code: 3G030K

Latitude: 32.9403609593
Longitude: -97.0760033578
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: [KENNIMER ADDITION Block 1 Lot 1](#)

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: 1960
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2026

Site Number: 800086423
Site Name: KENNIMER ADDITION Block 1 Lot 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,568
Percent Complete: 100%
Land Sqft⁺: 12,366
Land Acres : 0.2840
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:
MAGLAQUE SHEILA
MAGLAQUE PETER
Primary Owner Address:
301 E WALL ST
GRAPEVINE, TX 76051

Deed Date: 9/15/2025
Deed Volume:
Deed Page:
Instrument: [D225173154](#)

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](#).

RECEIVED
JAN 06 2026

K

#CA26-01



Tarrant Appraisal District
Property Information | PDF

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2026	\$0	\$0	\$0	\$0
2025	\$350,536	\$189,464	\$540,000	\$540,000
2024	\$350,536	\$189,464	\$540,000	\$540,000

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

There are no exemptions for this property

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
-  Historic Landmark Subdistricts

#CA26-01
301 East Wall Street
 2/13/2026

0 25 50 100
 Feet
 1 inch = 60 feet

STARNES ST

E-NORTHWEST-HWY

TR 49F
.475 @

TR 49H2

TR 49H1

TR 49H
.238 @

TR 49H1A

TR 49H3
.121 @

TR 49C1
.0832 @

TR 49C

TR 49D

GREEN PARK
16243B
1 2

TR 41
428 AC

TR 42 TR 44A

TR 43

MORRISON
1 26853

E-WALL-ST

FIRST BAPTIST CHURCH

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

#CA26-01

301 East Wall Street

2/13/2026

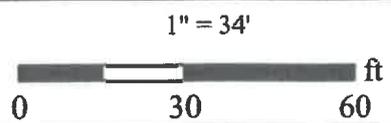


1 inch = 60 feet

PW Mapviewer



Disclaimer:
This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



2/17/2026



301 East Wall Street, photo 2002

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: HUGO GARDEA, ASSISTANT HISTORIC PRESERVATION MGR
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, FEBRUARY 21, 2026

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA26-10
MAIN & MAIN BUILDING
603 S. MAIN ST.
BLOCK 15, LOT C, CITY OF GRAPEVINE
GRAPE OFFICE LLC, OWNER
MICHAEL KARNOWSKI, ARCHITECT/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA26-10 for the property located between 601-603 S. Main St., legally described as Block 15, Lot C, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

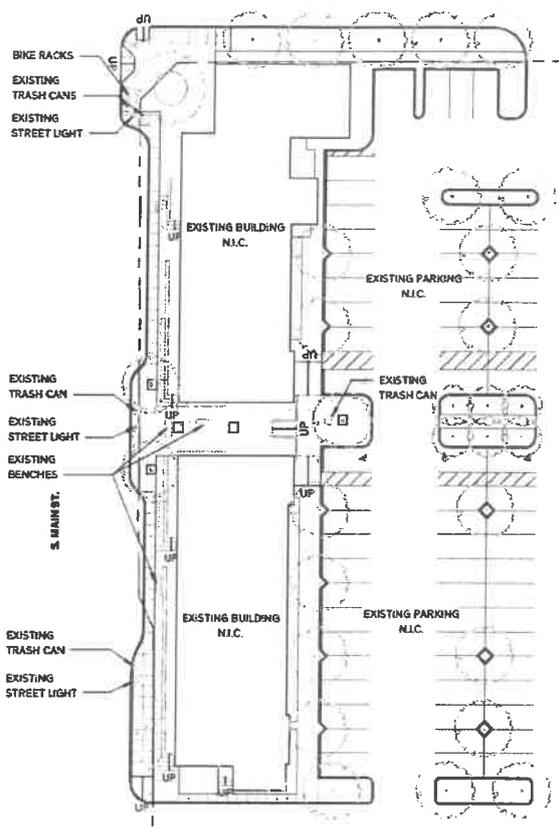
1. To replace the existing and damaged brick paving with new brick pavers (Acme Pacific Clay Mission Pavers, color Red Flashed) and concrete as indicated in the site plan.

with the condition a building permit is obtained from the Building Department and separate approval is obtained from the City of Grapevine Department of Public Works due to the fact that a portion of the pavers are located on the city Right-of-Way.

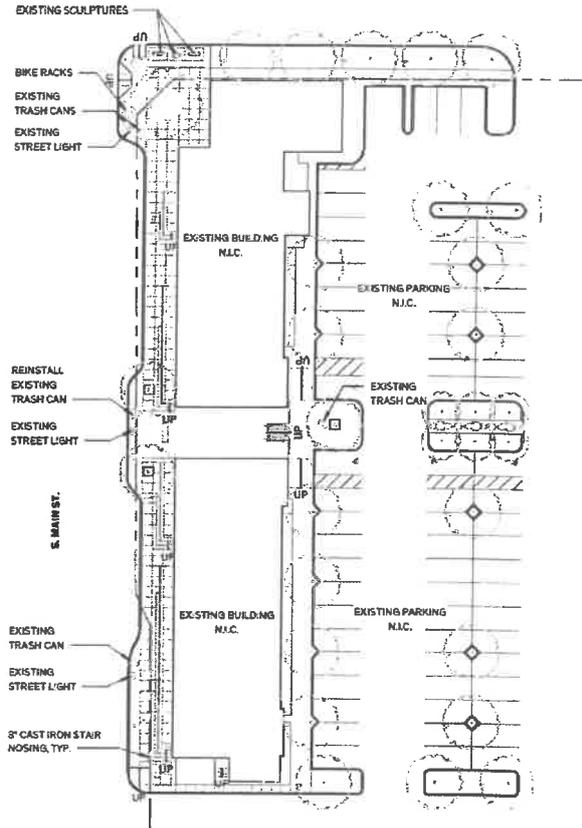
BACKGROUND:

Certificate of Appropriateness application #CA26-10 was submitted on February 12, 2026 by Michael Karnowski, AIA, with Architexas Architects on behalf of the owner, Grape Office LLC to replace existing broken brick paving at the property. The existing building(s) were constructed circa 2000 when they were constructed in front of the former Winn-Dixie Grocery Store.

The existing paving has fractured in multiple areas and is a safety and tripping hazard for the public. The paving design will include a larger amount of poured-in-place concrete paving. The brick pavers will be Mission Pavers (color: Red Flashed) from the Acme Pacific Clay pavers selection of pavers, reference the color chart below. The pavers are the same as those used at the CVB Headquarters Building at 636 S. Main St.



Existing Conditions



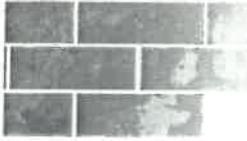
Proposed Design



PAVERS • FACE BRICK • THIN BRICK • GLAZED BRICK • BULLNOSE AND WALLCAPS

PACIFIC CLAY PRODUCTS
14741 LAKE STREET
LAKE ELSINORE, CA 92530
951.674.2131

YANKEE HILL BRICK AND TILE
3705 S. CODDINGTON AVE
LINCOLN, NE 68522
402.477.6663



COLO R SAMPLES

MISSION PAVERS



SUNSET RED



RED FLASHED



BROWN FLASHED



TUMBLED RED



TUMBLED RED FLASHED



CABRILLO



TUMBLED BROWN FLASHED

Pacific Clay's colors are produced from natural clays - color ranges are inherent in the product and should be sampled accordingly. Weights listed are averages; individual bricks may vary in dimension and weight while maintaining accordance with ASTM specifications.

Pacific Clay Products maintains the right to revise packaging and products inventories.

WWW.PACIFICCLAY.COM • WWW.YANKEEHILLBRICK.COM

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date FEB. 12, 2026

Number #EA26-10

Property Owner Name, Address & Phone Number
Grape Office LLC
(Owner's Representative: Sheree Obuabang)
611 S Main St., Grapevine, TX 76051
Phone: 281-728-7147
Mobile: 281-728-7147
Email: aobuabang@longviewequity.com
Property Address (include any suite number)
601-603 S Main St., Grapevine, TX 76051

Applicant Name, Address & Phone Number
Michael Kamowski
1907 Marilla St, Second Floor, Dallas, TX 75201
Phone: 214-748-4561
Mobile: 214-789-6216
Email: mkamowski@architexas.com
Legal Description
Block 15 Lot C
Subdivision CITY OF GRAPEVINE
Acct. # 07682611

Tenant Name/Occupancy/Use n/a (sidewalk only)

Request/Description of Work to Be Done
Replace existing damaged sidewalk pavers and concrete as indicated on attached drawings.
The work indicates to relocate bench, new location of curbs, replace accessible ramp, guard rail, and concrete step nosing, etc.

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list)
Brick pavers product data
Concrete product data

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 Dustin Johnson
F56353FED0A21E7
Owner or Contractor

Print Name Dustin Johnson

Approved-Staff HPC
 Approved with Conditions:

Office Use

x _____
Chair - Historic Preservation Commission
x _____
Building Official

x _____
Historic Preservation Officer
Date 2/12/2026 | 9:36 AM PST

**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

RECEIVED
FEB 12 2026

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

SITE & BUILDING PLAN REQUIREMENTS

Reference: Ordinance No. 2013-23 www.grapevintexas.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: _____
Time: _____ (817.410.3197 817.410.3185)

- 1. Survey Plan _____ ✓
- 2. Site Plan _____ ✓
- 3. Floor Plans _____ n/a
- 4. Elevations _____ n/a
- 5. Roof Plan _____ n/a
- 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 _____ n/a
- 9. Historic Preservation Plan _____ n/a

Property Lot Size _____ Square Feet
 Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) _____ n/a (sidewalk only)
 Building Coverage (40% max) _____ n/a
 Building Height (35 ft. max) _____ n/a
 Garage (Detached 500 sq. ft. max) _____ n/a
 Garage (Attached is included within the 3,400 sq. ft. max) _____ n/a
 Storage Shed (200 sq. ft. max) _____ n/a
For Commercial Uses:
 Impervious Area _____ Existing to remain _____ % of Lot
 Parking Spaces _____ Existing to remain _____
 ADA Parking Spaces _____ Existing to remain _____
 Easements _____ Existing to remain _____
 Board of Zoning & Adjustment approval _____ n/a

=====

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 ORDINACE No. 2013-23 TO BE DEEMED A SUBMITTED APPLICATION.

RECEIVED
FEB 12 2026



LOCATION

Address: 603 S MAIN ST
City: GRAPEVINE
Georeference: 16060-15-C
Subdivision: GRAPEVINE, CITY OF
Neighborhood Code: OFC-Northeast Tarrant County

Latitude: 32.93509217
Longitude: -97.0777611453
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: GRAPEVINE, CITY OF Block 15
 Lot C

Jurisdictions:	Site Number: 80092314
CITY OF GRAPEVINE (011)	Site Name: Grapevine Main & Main - Downtown Historic Grapevine
TARRANT COUNTY (220)	Site Class: OFCLowRise - Office-Low Rise
TARRANT COUNTY HOSPITAL (224)	Parcels: 2
TARRANT COUNTY COLLEGE (225)	Primary Building Name: 206 E COLLEGE / 05778093
GRAPEVINE-COLLEYVILLE ISD (906)	Primary Building Type: Commercial
State Code: F1	Gross Building Area⁺⁺⁺: 51,112
Year Built: 1985	Net Leasable Area⁺⁺⁺: 51,112
Personal Property Account: Multi	Percent Complete: 100%
Agent: RYAN LLC (00320)	Land Sqft[*]: 94,906
+++ Rounded.	Land Acres[*]: 2.1787
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.	Pool: N

OWNER INFORMATION

Current Owner:
 GRAPE OFFICE LLC
Primary Owner Address:
 4314 MEDICAL PKWY STE 200
 AUSTIN, TX 78756

Deed Date: 6/30/2016
Deed Volume:
Deed Page:
Instrument: [D216144840](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAPEVINE MAIN & MAIN LLC	10/13/2015	D215233742		
HARRY HINES MEDICAL CENTER LTD	12/22/2005	D205382451	0000000	0000000
WESTWOOD GROUP LTD	1/1/2000	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	\$6,448,902	\$911,098	\$7,360,000	\$7,360,000
2024	\$5,724,784	\$911,098	\$6,635,882	\$6,635,882
2023	\$6,548,597	\$911,098	\$7,459,695	\$7,459,695
2022	\$6,286,262	\$911,098	\$7,197,360	\$7,197,360
2021	\$6,076,630	\$911,098	\$6,987,728	\$6,987,728

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

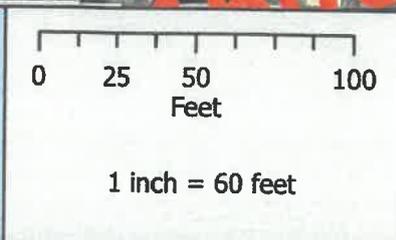
There are no exemptions for this property

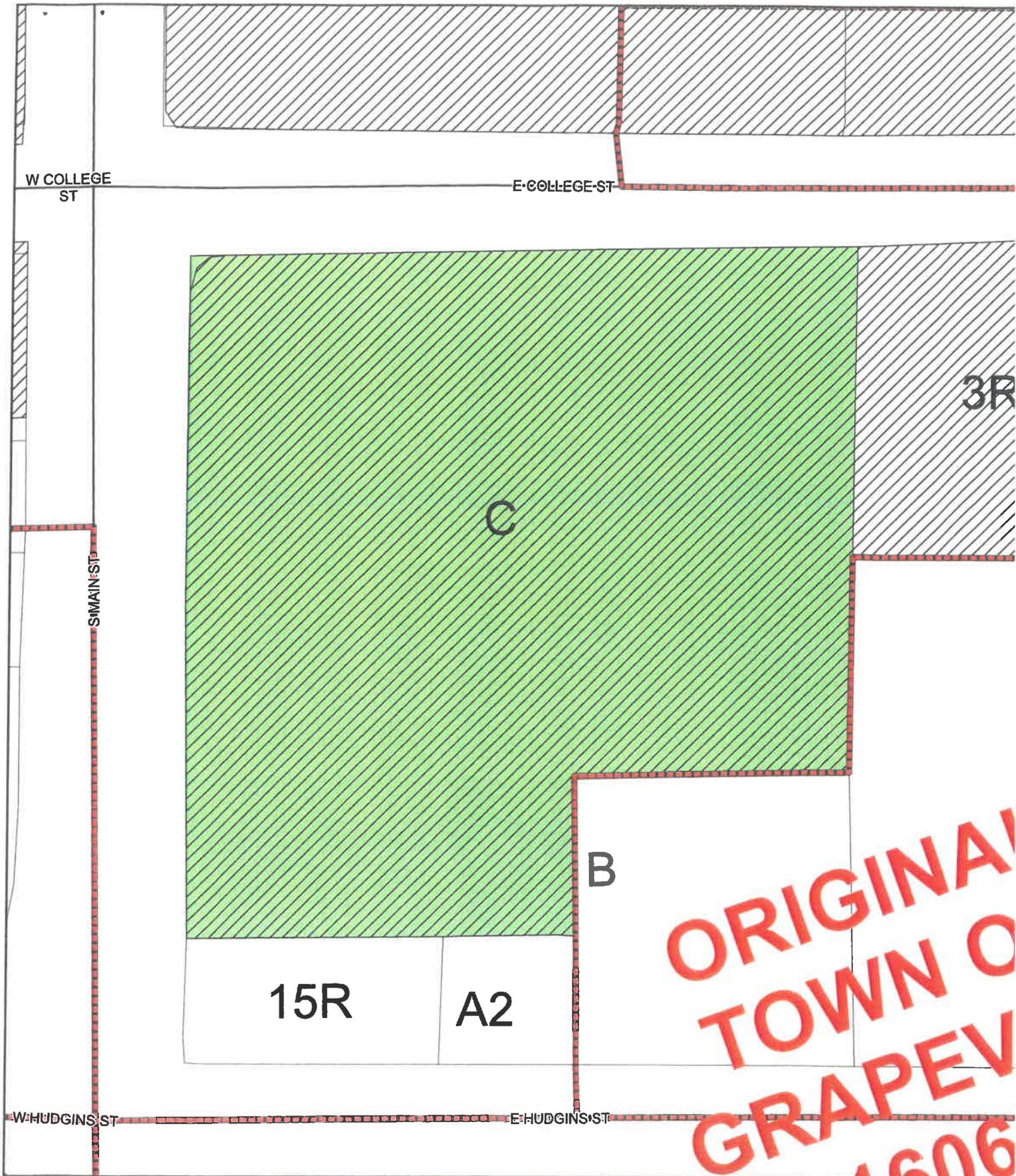
Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.



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

#CA26-10
603 South Main Street
 2/13/2026



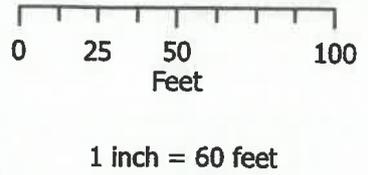


- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#CA26-10

603 South Main Street

2/13/2026



PW Mapviewer



Disclaimer:
This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1" = 50'



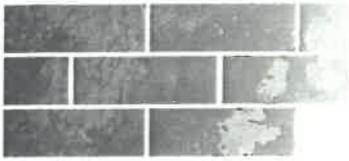
2/13/2026



PAVERS • FACE BRICK • THIN BRICK • GLAZED BRICK • BULLNOSE AND WALLCAPS

PACIFIC CLAY PRODUCTS
14741 LAKE STREET
LAKE ELSINORE, CA 92530
951.674.2131

YANKEE HILL BRICK AND TILE
3705 S. CODDINGTON AVE
LINCOLN, NE 68522
402.477.6663



COLOR SAMPLES

MISSION PAVERS



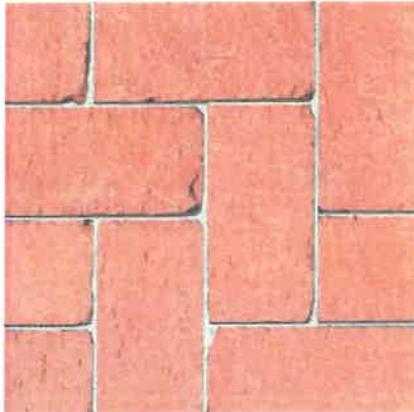
SUNSET RED



RED FLASHED



BROWN FLASHED



TUMBLED RED



TUMBLED RED FLASHED



CABRILLO



TUMBLED BROWN FLASHED

RECEIVED
FEB 17 2026 *lucy*

Pacific Clay's colors are produced from natural clays - color ranges are inherent in the product and should be sampled accordingly. Weights listed are averages; individual bricks may vary in dimension and weight while maintaining accordance with ASTM specifications.

Pacific Clay Products maintains the right to revise packaging and products inventoried.

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, January 28, 2026 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
Jana Garcia	Commissioner
Taylor Bunn	Commissioner
David Ewbank	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:

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 Grapevine City Attorney, P. W. McCallum Convention and Visitors Bureau Executive Director, Larry Oliver our Planning & Zoning Liaison, 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

Hugo Gardea presented the most recent staff approved Certificates of Appropriateness.

A. 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;

PUBLIC HEARING

Chairman Telford declared the public hearing open 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.

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 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.

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.

Property owners James and Kelly came forward to introduce themselves and thanked the Commission for the consideration.

Terri Meyer asked how the brick could be saved and reused on this house. David Klempin said there is a process to clean the bricks and there should be enough brick to cover the front and sides of the house.

Janice Rhoda said her main concern was what the new house would look like. She liked that the house will be rebuilt as an exact replica, with the addition on the rear of the house.

Chairman Telford said that rebuilding is the best solution possible.

Commissioner Rhoda made a motion to close the hearing, Commissioner Ratliff seconded the motion. Hearing closed with vote:

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

Nays: 0

Absent: 0

Commissioner Rhoda made a motion to approve #CA25-82 with conditions, Commissioner Ratliff seconded the motion.

Motion approved with vote:

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

Nays: 0
Absent: 0

- B. 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.

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.

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.

Vice-Chairman Meyer questioned the history of the windows. They were replaced in the 90's and approved again in 2017 before the new whole house window replacement guidelines were in effect.

David Klempin said the staff is requesting the material and configuration of the windows match the appearance of the original windows shown in the 1957 photo. He said what would be appropriate for this house style is an awning style, horizontal divided two over two configurations.

Vice-Chairman Meyer asked about the existing picture window. Historic Preservation Officer Klempin said it was changed in 2017 but should be returned to the two, double hung windows. There are three types of windows that would have been available when this house was constructed in the 1950's; wood, aluminum and steel.

Commissioner Bunn reiterated that the commissioners are looking at the architectural configuration of the time of the building of the house.

Commissioner Garcia asked if the case is tabled tonight could the owner change to a different configuration and material for the case to be reconsidered next month.

Applicant Randy Dorhorst stepped up and thanked David Klempin and Hugo Gardea for taking the time to help with this process and he said over the years Mr. Klempin has been very accommodating with many other projects they have done on their property. The property owners have done a lot of research before deciding on the Renewal by Anderson product.

Renewal by Anderson representative Breanna Lyons was asked by property owner to give a presentation regarding the replacement window unit. She said this product is the best window on the market. In the 1990's Renewal by Anderson designed a window that looks and feels exactly like a wood window. This window selection is 40% wood fiber and 60% thermal polymer and can last as long as the house with less upkeep. (a sample of the profile was passed around to the Commissioners)

Commissioner Rhoda pointed out that the commission is tasked to follow the Secretary of Interior Standards guidelines, is there not another option you could come up with.

Property owner Dorhorst said there are all kinds of options available and no one would put in single pane windows now that there are three pane window options that are much more energy efficient.

Commissioner Garcia asked if we could approve wood on the front of the house and Renewal by Anderson on the back of the house. This product is not authentic to the character of the house.

City Attorney Boyle asked Randy Dorhorst if he was willing to accommodate to the preferred configuration of the staff recommended window design. Mr. Dorhorst said he would accommodate to make the change to the plans and he would work with Historic Preservation staff discuss other window materials.

City Attorney Boyle suggested the case be tabled to be reconsidered during the February 25, 2026 HPC meeting. During that time the property owner works with Historic Preservation staff on window selections to provide complete plans with window configurations and suggested new materials.

Commissioner Rhoda made a motion to close the public hearing, Commissioner Ratliff seconded the motion.

Hearing closed with vote:

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

Nays: 0

Absent: 0

Commissioner Rhoda made a motion to table #CA25-88 to the February 25, 2026 meeting, Commissioner Ratliff seconded the motion. #CA25-88 Tabled with vote:

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

Nays: 0

Absent: 0

C. 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.

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.

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;
4. Enclose the existing one-car garage and convert it to living space to serve as a new bedroom;
5. 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.

The Property owners Elvis and Amy Gallegos came forward to introduce themselves. They have four children (15, 13, 10 and 7 year old) and a dog. Both Elvis and Amy are employed by the Grapevine Faith Christian School and are active with the 151 Church. They are looking forward to moving to and living in Grapevine to become a bigger part of this community.

Chairman Telford welcomed them and said she looking forward to seeing the new additions on the house.

Vice-Chairman Meyer made a motion to close the public hearing, Commissioner Rhoda seconded the motion.

Hearing closed with vote:

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

Nays: 0

Absent: 0

Commissioner Rhoda made a motion to approve #CA25-82 with conditions, Commissioner Bunn seconded the motion.

Motion approved with vote:

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

Nays: 0

Absent: 0

MINUTES

Commission to consider the minutes of the November 19, 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: 7 (Telford, Meyer, Garcia, Bunn, Rhoda, Ewbank, Ratliff)

Nays: 0

Absent: 0

Minutes approved

ADJOURNMENT

Commissioner Ratliff moved to adjourn the meeting, Commissioner Garcia seconded the motion.

Adjournment approved with vote:

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

Nays: 0

Absent: 0

Meeting adjourned at 7:25 p.m.

January 28, 2026 Minutes

Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 25th day of February 2026.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY