



Meeting Agenda

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, February 13, 2023

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

In Person

Work Session:
City Council Conference Room 2020
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Public Hearing:
City Council Chamber
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e61d8f3ba6026e7e0840add8db8c510d6>
Meeting/ Access Code: 2555 446 1282

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 2555 446 1282

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

This meeting will be held in-person with the option to participate remotely by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Historic and Cultural Landmarks Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Any member of the public who wishes to address the Commission remotely regarding an item on the listed agenda must sign up to speak no later than 10:00AM on February 13, 2023. To sign up, either contact Anna Baker at Anna.Baker@FortWorthTexas.gov or 817-392-8000 or register through WebEx per the directions on the City's website above. If you plan to speak in person, you can sign up in person before the meeting begins.

Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.

COMMISSIONERS :

Paris Sanchez (Chair)	<u> X </u>	_____
Michael Moore	<u> X </u>	_____
Rick Herring	_____	_____
Dimitria Campbell	_____	_____
Armando Piña	_____	_____
Rodger Chieffalo	<u> X </u>	_____
AnnaKatrina Kelly	<u> X </u>	_____
Cade Lovelace	_____	_____
Will Northern	<u> X </u>	_____
Cory Malone	<u> X </u>	_____
Les Edmonds	<u> X </u>	_____
Thomas Oliver	<u> X </u>	_____

I. WORK SESSION City Council Conference Room 2020

- A. Discussion of items on the agenda

- B. Training on the Roles and Responsibilities of the HCLC

II. PUBLIC HEARING City Council Chamber

- A. **CALL TO ORDER:** Statement of Open Meetings Act

- B. **ANNOUNCEMENTS**

B. APPROVAL OF DECEMBER 12, 2022 MEETING MINUTES

*December 12, 2022 Meeting minutes were approved at the January 9, 2023 HCLC meeting. The January 9 and February 13 HCLC meeting minutes will be approved at the March 13 HCLC meeting.

D. CONTINUED CASES

- 1. **HCLC-22-358 1212 Colvin Ave.; Zone A-5/HC *Historic Morningside***
 Council District: 8/ Future Council District: 8*
 Applicant/Owner: City of Fort Worth/Dwayne Woolridge

The City of Fort Worth Development Services Department requests a determination as to whether the primary structure located at 1212 Colvin Ave. can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion	That it be determined that 1212 Colvin Avenue <u>cannot be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's Morningside Historic District.</u>
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Motion to:	Oliver
2 nd :	Moore
Vote:	8-0

2. HCLC-22-402 1063 Illinois Ave.; Zone NS-T4NR/HC

Terrell Heights

Council District: 8/ Future Council District: 8*

Applicant/Owner: Presitigious Financial Solutions LLC/ Trang Vu

Applicant requests a Certificate of Appropriateness (COA) to construct a new multifamily residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence at 1063 Illinois Avenue be denied without prejudice so that the applicant has the opportunity to address the following issues with the proposed design: <ol style="list-style-type: none"> 1. That the setbacks of surrounding properties be included on the contextual site plan; 2. That the front wall plane of the second story be pushed back to reduce the effect of the massing; 3. That the intersection of the porch roof and the second story be adjusted to reflect a symmetrical connection; 4. That the porch and porch columns be changed to reflect a more typical porch configuration and column types in the area; 5. That the second story roof be altered to a hipped roof, the roof pitch be included on the plans and eaves changed to open rafters; 6. That the exposure of the lap siding be included on the plans and; 7. That tripartite horizontal windows should be changed to 1/1 windows and windows be added to the north elevation to reflect traditional fenestration patterns in the area.
Motion to:	Kelly
2 nd :	Moore
Vote:	8-0

E. TAX CASES

1. HCLC-23-009 917 E Pulaski St.; Zone NS-T4NR/HC

Terrell Heights

Council District: 8/ Future Council District: 8*

Applicant/Owner: Jill Kramer/W. Wayne Pape

Applicant requests a recommendation to City Council to consider approving a historic site tax exemption.

Motion	That the eligible work undertaken is certified to meet the requirements of the City of Fort Worth Zoning Ordinance and that the Historic and Cultural Landmarks Commission recommend that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 917 E Pulaski Street.
Motion to:	Oliver
2 nd :	Chieffalo
Vote:	8-0

2. HCLC-23-011 2503 Roosevelt Ave.; Zone E/HC

Individual

Council District: 2/ Future Council District: 2*

Applicant/Owner: Cassie Warren

Applicant requests a recommendation to City Council to consider approving a historic site tax exemption.

Motion	That the request for a recommendation to City Council for approval of the Historic Site Tax Exemption – Verification for the property located at 2503 Roosevelt Avenue <u>be continued 30 days</u> so that the applicant may submit additional documentation.
Motion to:	Oliver
2 nd :	Kelly
Vote:	8-0

F. NEW CASES

1. **HCLC-23-008** **140 E. Exchange Ave.; Zone SY-HCO-40** *Stockyards*
Council District: 2/ Future Council District: 2*
Applicant/Owner: Bennett Partners/Stockyards Heritage Development Co

Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Stockyards Form-Based Code & Design Guidelines to install a painted wall sign on unpainted masonry.

Motion	That the request for a Certificate of Appropriateness for a waiver from the Stockyards Form-Based Code and Design Guidelines for a painted sign on unpainted masonry <u>be denied without prejudice</u> and that the applicant consider exploring other sign material options and installation methods that are compatible with the character and history of the structure.
Motion to:	Kelly
2 nd :	Edmonds
Vote:	5-3

2. **HCLC-23-026** **212-213 W Exchange Ave.; Zone SY-HSH-40** *Stockyards*
Council District: 2/ Future Council District: 2*
Applicant/Owner: Arthur Wineman/Ruth Hooker

Applicant requests a Certificate of Appropriateness (COA) to install a Ranch Entrance sign across W Exchange Avenue in City right-of-way.

Motion	That the request for a Certificate of Appropriateness to construct an entrance gate-style feature across W Exchange in city right-of way <u>be continued 30 days</u> so that the applicant can address the following: 1. Submit a contextual drawing of the feature in the context of the environment for HCLC consideration; 2. That the applicant continue to work with City staff to ensure all encroachment, maintenance and structural requirements are met and; 3. That any adjustments made to the plans be turned into the Development Services Department by Monday, February 20th.
Motion to:	Moore
2 nd :	Oliver
Vote:	8-0

3. **HCLC-23-027** **1304 E Mulkey St.; Zone A-5/HC** *Historic Morningside*
Council District: 8/ Future Council District: 8*
Applicant/Owner: Nora Campos

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence 1304 E Mulkey St <u>be approved, subject to the following conditions:</u> <ol style="list-style-type: none"> 1. That the width of the driveway should be included on the contextual site plan. 2. That the applicant rethink the current roof design; and 3. . That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Edmonds
2 nd :	Oliver
Vote:	8-0

4. HCLC-23-016 1039 E Stella St.; Zone A-5/HC Terrell Heights
Council District: 8/ Future Council District: 8*
Applicant/Owner: Christine Panagopoulos/Habitat for Humanity

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence 1039 E Stella St be <u>approved.</u>
Motion to:	Oliver
2 nd :	Moore
Vote:	8-0

5. HCLC-23-010 1301 E Leuda St.; Zone A-5/HC Terrell Heights
Council District: 8/ Future Council District: 8*
Applicant/Owner: Affluency Homes, LLC

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence at 1301 E Leuda Street be <u>approved, with the following conditions:</u> <ol style="list-style-type: none"> 1. That the porch columns be simplified to round wood posts; 2. That the window details be included on the floor plan and elevations; 3. That additional windows be provided on the right elevation; and 4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Moore
2 nd :	Kelly
Vote:	8-0

6. HCLC-23-030 1308 E Leuda St.; Zone A-5/HC Terrell Heights
Council District: 8/ Future Council District: 8*
Applicant/Owner: Dennis Ogan/ Eddie and JR Almaguer

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence at 1308 E Leuda Street be <u>approved, subject to the following conditions:</u>
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	<ol style="list-style-type: none"> 1. That the window sizes reflect traditional sizes and vertical orientation and be included on the floor plan and elevations; 2. That additional windows be provided on both side elevations; 3. That the open rafters on the garage be reduced to 4 inches maximum to comply with building code requirements; and 4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Oliver
2 nd :	Moore
Vote:	8-0

7. HCLC-23-031 1316 E Leuda St.; Zone A-5/HC *Terrell Heights*
Council District: 8/ Future Council District: 8*
Applicant/Owner: Dennis Ogan/ Eddie and JR Almaguer

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	<p>That the request for a Certificate of Appropriateness to construct a new residence at 1316 E Leuda Street be <u>approved, subject to the following conditions:</u></p> <ol style="list-style-type: none"> 1. That the contextual site plan be updated to reflect the front yard setbacks of adjacent properties; 2. That the porch columns be changed to simple square posts to reflect more traditional columns; 3. That the roof ridgeline be adjusted to reflect a consistent roof shape in the district; 4. That the window sizes and their locations reflect typical fenestration shape and size as more vertically oriented and meet the requirements of the building code; 5. That additional windows be provided on both side elevations; 6. That the exposed rafters on the garage be reduced to 4 inches maximum to comply with building code requirements; and 7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Moore
2 nd :	Kelly
Vote:	8-0

8. HCLC-23-033 1121 E Leuda St.; Zone A-5/HC *Terrell Heights*
Council District: 8/ Future Council District: 8*
Applicant/Owner: Dennis Ogan/ Eddie and JR Almaguer

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	<p>That the request for a Certificate of Appropriateness to construct a new residence at 1121 E Leuda Street be <u>approved, subject to the following conditions:</u></p> <ol style="list-style-type: none"> 1. That the setback be revised to be more consistent with the setback of historic properties along the block; 2. That the fenestration on the front elevation be revised to be more consistent with historic houses on the block;
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	<ol style="list-style-type: none"> 3. That additional fenestration be added to the left and right elevations, and that the existing windows be revised; 4. That the porch columns be revised to a style more consistent with historic structures on the block; 5. That the setbacks for accessory structures be noted on the plans; 6. That the windows on the front gable be revised; 7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Moore
2 nd :	Kelly
Vote:	8-0

9. HCLC-23-034 1224 E Leuda St.; Zone A-5/HC *Terrell Heights*
Council District: 8/ Future Council District: 8*
Applicant/Owner: Dennis Ogan/ Eddie and JR Almaguer

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	<p>That the request for a Certificate of Appropriateness to construct a new residence at 1224 E Leuda Street be <u>approved, subject to the following conditions:</u></p> <ol style="list-style-type: none"> 1. That the setback be revised to be more consistent with the setback of historic properties along the block; 2. That the fenestration on the front elevation be revised to be more consistent with historic houses on the block; 3. That the existing windows on the left and right elevations be revised; 4. That additional fenestration be added to the right elevation; 5. That the setbacks for accessory structures be noted on the plans; 6. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Moore
2 nd :	Kelly
Vote:	8-0

10. HCLC-23-035 1236 E Leuda St.; Zone A-5/HC *Terrell Heights*
Council District: 8/ Future Council District: 8*
Applicant/Owner: Dennis Ogan/ Eddie and JR Almaguer

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	<p>That the request for a Certificate of Appropriateness to construct a new residence at 1236 E Leuda Street be <u>approved, subject to the following conditions:</u></p> <ol style="list-style-type: none"> 1. That the setback be revised to be more consistent with the setback of historic properties along the block; 2. That the fenestration on the front elevation be revised to be more consistent with historic houses on the block; 3. That the existing windows on the left and right elevations be revised; 4. That additional fenestration be added to the left elevation; 5. That the setbacks for accessory structures be noted on the plans;
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	6. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Moore
2 nd :	Oliver
Vote:	8-0

11. HCLC-23-036 **1321 E Cannon St.; Zone A-5/HC** *Terrell Heights*
Council District: 8/ Future Council District: 8*
Applicant/Owner: Dennis Ogan/ Eddie and JR Almaguer

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence 1321 E Cannon St <u>be approved, subject to the following conditions:</u> <ol style="list-style-type: none"> 1. That the porch be changed to be in consistence with the surrounding area. 2. That the porch columns should be changed to simple square posts. 3. That the porch depth should be added to the plans. 4. That the roof pitch discrepancy should be addressed to correct and match on both roof plan and the elevation. 5. That the windows to the left elevation should be changed to rectangular in shape. 6. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Moore
2 nd :	Kelly
Vote:	8-0

12. HCLC-23-037 **1401 E Cannon St.; Zone A-5/HC** *Terrell Heights*
Council District: 8/ Future Council District: 8*
Applicant/Owner: Dennis Ogan/ Eddie and JR Almaguer

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence 1401 E Cannon St <u>be approved, subject to the following conditions:</u> <ol style="list-style-type: none"> 1. That the proposed porch columns should be simplified to square posts. 2. That the fenestration patterns should reflect the predominant character of the traditional fenestration patterns in the area. 3. That the window pattern should be simplified to 1/1. 4. That the windows on the left elevation should have a rectangular shape with appropriate sills and trim. 5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Oliver
2 nd :	Edmonds
Vote:	8-0

13. HCLC-23-032

1232 E Cannon St.; Zone A-5/HC

Terrell Heights

Council District: 8/ Future Council District: 8*

Applicant/Owner: Jacob Asay/Avocet Ventures LP

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence 1232 E Cannon St <u>be approved, subject to the following conditions:</u> <ol style="list-style-type: none"> 1. That the driveway width should be included on the contextual site plan and site plan. 2. That the roof pitch should be lowered. 3. That the roof form should be simplified to gable ends at the front and the cross-gables. 4. That the fiber cement board siding should be reduced to 6” exposure to be consistent with the streetscape and neighborhood. 5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Oliver
2 nd :	Edmonds
Vote:	7-0

14. HCLC-23-038

1101 E Leuda St.; Zone A-5/HC

Terrell Heights

Council District: 8/ Future Council District: 8*

Applicant/Owner: Jacob Asay/Avocet Ventures LP

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence at 1101 E Leuda Street <u>be approved, subject to the following conditions:</u> <ol style="list-style-type: none"> 1. That the setback be revised to be more consistent with the setback of historic properties along the block; 2. That the porch depth be shown at a minimum of 6 feet; 3. That additional fenestration be added to the left elevation; 4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Moore
2 nd :	Oliver
Vote:	8-0

15. HCLC-23-039

1309 E Leuda St.; Zone A-5/HC

Terrell Heights

Council District: 8/ Future Council District:8*

Applicant/Owner: Jacob Asay/Avocet Ventures LP

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	That the request for a Certificate of Appropriateness to construct a new residence at 1309 E Leuda Street <u>be approved, subject to the following conditions:</u>
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	<ol style="list-style-type: none"> 1. That the residence be pushed forward to be consistent with setbacks in the context area; 2. That the driveway width be included on the contextual site plan; 3. That the porch depth be increased to 6 feet to reflect compatible porch depths in the area; 4. That the front windows be paired with appropriate trim; 5. That additional windows be installed on both side elevations and; 6. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion to:	Oliver
2 nd :	Kelly
Vote:	8-0

16. HCLC-23-040 1209 E Robert St.; Zone A-5/HC *Historic Morningside*
Council District: 8/ Future Council District: 8*
Applicant/Owner: Jacob Asay/Avocet Ventures LP

Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion	<p>That the request for a Certificate of Appropriateness to construct a new residence at 1209 E. Robert Street in the Historic Morningside Historic District <u>be approved with the following conditions:</u></p> <ol style="list-style-type: none"> 1. That the contextual site plan be provided with the appropriate front yard setback measurements from property line to structure; 2. That an additional 4 feet of paving be added to the rear of the driveway to accommodate two parking spaces; 3. That the contextual elevations show the porch with square posts and a minimum 6-foot porch depth to reflect compatible porch depths in the area; 4. That the roof pitch be lowered to 6:12; 5. That the front windows be double windows; 6. That additional windows be installed on both side elevations; and 7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness
Motion to:	Oliver
2 nd :	Kelly
Vote:	8-0

*Future Council District listed is based on updated Council District map approved by City Council on March 29, 2022 and will go into effect May 2023.

III. ADJOURNMENT

Executive Session

The Historic and Cultural Landmarks Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are

requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA EN REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.