



## Meeting Minutes

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, October 11, 2021

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=e04620e88846c21acdd082ba25fab82e7>

Meeting/ Access Code: 2557 853 7531

### Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2557 853 7531

### 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.

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 5:00PM on October 8, 2021. To sign up, either contact [Alondra Threats](mailto:Alondra.Threats@fortworthtexas.gov) at [Alondra.Threats@fortworthtexas.gov](mailto:Alondra.Threats@fortworthtexas.gov) or [817-392-8000](tel: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 :**

Michael Moore	<u>  X  </u>
Rick Herring	<u>      </u>
Steve McCune	<u>  X  </u>
Armando Piña	<u>      </u>
Rodger Chieffalo	<u>      </u>
Billy Ray Daniels	<u>      </u>
Brandon Allen	<u>      </u>
Dimitria Campbell	<u>  X  </u>
Les Edmonds	<u>  X  </u>
Paris Sánchez (Chair)	<u>  X  </u>
Cory Malone	<u>  X  </u>

**I. WORK SESSION** City Council Conference Room 2020

**A. Briefing on Senate Bill 1585**

**B. Information Report**

- 1. HCLC-19-201 1012 N. Main St. (Ellis Pecan Building); Zone K/DD *Individual*

**II. PUBLIC HEARING** City Council Chamber

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

**B. ANNOUNCEMENTS –** Staff welcomed new commissioner Rodger Chieffalo

**C. APPROVAL OF September 13, 2021 MEETING MINUTES**

**D. TAX CASES**

- 1. HCLC-21-318 1222 E. Terrell Ave.; Zone NS-T5/HC/CD 8 *Terrell Heights*  
Applicant/Owner: Linda Lively/S. Main ABC, LLC

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

<b>Motion By: Rodger Chieffalo</b>
<b>Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be approved.</b>
<b>Seconded By: Michael Moore</b>
<b>Questions: 6-0</b>

**E. RESOLUTION**

**1. Preservation Plan**



Applicant requests a COA to construct a new residence.

**Motion By: Steve McCune**

**Motion: That the request for a Certificate of Appropriateness to construct a new residence at 929 E. Tucker Street be approved, subject to the following conditions:**

1. That the paired window unit to the left of the front door should be distinctly separated from the door frame; and
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

**Seconded By: Michael Moore**

**Questions: 6-0**

**3. HCLC-21-315      959 Stella St.; Zone A-5/HC/CD 8  
Applicant/Owner: Carlos Briones**

*Terrell Heights*

Applicant requests a COA to construct a new residence.

**Motion By: Michael Moore**

**Motion: That the request for a Certificate of Appropriateness to construct a new residence at 959 Stella Street be approved, subject to the following conditions:**

1. That one driveway form be used, and that the driveway on the contextual site plan needs to be coordinated with the driveway on the site plan;
  2. That paired windows be separated by at least 4" of trim; and
- That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness**

**Seconded By: Les Edmonds**

**Questions: 6-0**

**4. HCLC-21-339      140 E. Exchange Ave.; Zone SY-HCO-40/CD 2  
Applicant/Owner: Fort Worth Heritage Development**

*Stockyards*

- Applicant requests a COA with approval of the following waivers from the Stockyards Form-Based Code and Design Guidelines for a projecting sign:
- a. A wavier to the maximum allowed sign area of 36 square feet to allow an 85 square foot projecting sign;
  - b. A waiver to the maximum allowed height of 6 feet to allow a 15 foot tall projecting sign;
  - c. A waiver to the maximum sign depth of 1 foot to allow a 2 foot deep projecting sign; and
  - d. A waiver to the two foot maximum the top of a projecting sign can be above a one-story building to allow the top of the sign to be 3 feet 10 inches above the top of the building.

**Motion By: Steve McCune**

**Motion:**

That the request for a Certificate of Appropriateness to receive the following waivers from the Stockyards Form-Based Code and Design Guidelines for a projecting sign:

- A waiver to exceed the maximum area permitted to projecting signs, which is 36 sf
- A waiver to exceed the maximum height permitted to projecting signs, which is 6 ft.
- A waiver to exceed the maximum sign depth for a projecting sign, which is 1 ft
- A waiver to allow the top of the projecting sign to exceed the top of a one-story building by more than two feet.

be approved: subject to the following conditions:

1. That the current Stockyards Station sign on the west elevation of the structure be removed.
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Les Edmonds

Questions: 6-0

5. HCLC-19-357

1020 E. Leuda St.; Zone A-5/HC/CD 8

*Terrell Heights*

Applicant/Owner: Marcer Construction Co/ Mariela Estrada

Applicant requests a COA to construct a new residence.

**Motion By: Michael Moore**

**Motion:**

That the request for a Certificate of Appropriateness to construct a new residence at 1020 E. Leuda Street be approved, subject to the following conditions:

1. That the porch design reflect traditional porch designs along the streetscape;
2. That additional fenestration be added to the right elevation; 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.

Seconded By: Rodger Chieffalo

Questions: 6-0

6. HCLC-21-336

1107 E. Annie St.; Zone A-5/HC/CD 8

*Terrell Heights*

Applicant/Owner: Olusoji Ojerinde

Applicant requests a COA to construct a new residence.

**Motion By: Steve McCune**

**Motion:**

That the request for a Certificate of Appropriateness to construct a new residence at 1107 E. Annie Street be approved, subject to the following conditions:

1. That the setback of neighboring structures be confirmed and included on the site plan, and that the setback of the proposed structure be the average setback of traditional structures along the blockface;
2. That the site plan shows at least two parking spaces behind the front wall of the house;
3. That all building materials be labeled on the elevation drawings;
4. That the roof pitch be included on the elevations;
5. That a roof eave detail be included in the plan set and that the design of the eaves be consistent with traditional roof details on the block;
6. That all windows be at a 2:1 height to width ratio
7. That all windows be 1/1 with appropriate trim and sills;
8. That paired windows be separated by at least 4" of trim; and
9. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

**Seconded By: Les Edmonds**

**Questions: 6-0**

**7. HCLC-21-332      1117 E. Cantey St.; Zone A-5/HC /CD 8      *Terrell Heights***  
**Applicant/Owner: Ft. Worth Trinity Homes LLC/Manual Armendariz**

Applicant requests a COA to construct a new residence.

**Motion By: Michael Moore**

**Motion:**

That the request for a Certificate of Appropriateness to construct a new residence at 1117 E. Cantey Street be approved, subject to the following conditions:

1. That all paired windows be separated by at least 4" of trim; and
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

**Seconded By: Les Edmonds**

**Questions: 6-0**

**8. HCLC-21-323      1136 E. Tucker St.; Zone A-5/HC/CD 8      *Terrell Heights***  
**Applicant/Owner: Peak Construction**

Applicant requests a COA to construct a new residence.

**Motion By: Steve McCune**

**Motion:**

That the request for a Certificate of Appropriateness to construct a new residence at 1136 E. Tucker Street be approved, subject to the following conditions:

1. That the setback of the structure be adjusted to reflect a setback more compatible with historic properties along the block;
2. That all paired windows be separated by at least 4" of trim; 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.

**Seconded By: Michael Moore**

**Questions: 6-0**

**9. HCLC-21-320      1233 E. Tucker St.; Zone A-5/HC/CD 8  
Applicant/Owner: Peak Construction**

*Terrell Heights*

Applicant requests a COA to demolish the non-contributing primary and accessory structures and to construct a new residence.

**Motion By: Steve McCune**

**Motion:**

That the request for a Certificate of Appropriateness to demolish the non-contributing primary and accessory structures and construct a new residence at 1233 E. Tucker Street be approved, subject to the following conditions:

1. That the setback of the proposed structure be consistent with the setback of traditional structures along the blockface, and that it be measured to the front wall plane of the house;
2. That a note be added to the plans that all paired windows will be separated by at least 4" of trim; 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.

**Seconded By: Rodger Chieffalo**

**Questions: 6-0**

**10. HCLC-21-324      1400 E. Terrell Ave.; Zone A-5/HC/CD 8  
Applicant/Owner: Ft. Worth Trinity Homes LLC/Manual Armendariz**

*Terrell Heights*

Applicant requests a COA to construct a new residence.

**Motion By: Steve McCune**

**Motion:**

That the request for a Certificate of Appropriateness to construct a new residence at 1400 E. Terrell Street be approved, subject to the following conditions:

1. That all paired windows be separated by at least 4” of trim; and
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

**Seconded By: Michael Moore**

**Questions: 6-0**

### **III. ADJOURNMENT 3:48 PM**

#### **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