



Annotated Agenda

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, November 8, 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 615 3630

Teleconference

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

Meeting/ Access Code: 2557 615 3630

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 November 5, 2021.** To sign up, either contact **Alondra Threats** at Alondra.Threats@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 :

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

I. WORK SESSION City Council Conference Room 2020

- a. Briefing on Historic Context and Survey Plan
- b. Discussion of items on the agenda.

II. PUBLIC HEARING City Council Chamber

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS Staff welcomed Commissioner Cade Lovelace for District 9

C. TAX CASES

1. **HCLC-21-358 4730 Pershing Ave.; Zone A-5/HSE/CD 7** *Individual*
Applicant/Owner: Gail Landreth

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

Motion By: Michael Moore
Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be approved.
Seconded By: Rodger Chieffalo
Questions: 5-0

D. TEXT AMENDMENT

1. **HCLC-21-371 Proposed Text Amendment to the Zoning Ordinance Relating to Senate Bill 1585**

- a. Consideration of recommendation to City Council on amendments to the Zoning Ordinance

to designate the Historic and Cultural Landmarks Commission as the exclusive authority to recommend designations of properties as local historical landmarks and to recommend inclusion of properties in a local historic district.

Motion By: Michael Moore
Motion: That the request for a recommendation to City Council on amendments to the Zoning Ordinance to designate the Historic and Cultural Landmarks Commission as the exclusive authority to recommend designations of properties as local historical landmarks and to recommend inclusion of properties in a local historic district.
Seconded By: Rodger Chieffalo
Questions: 5-0

E. DESIGNATION REMOVAL

1. **HCLC-21-359 924 Evans Avenue; Zone PD864/HC/CD 8** *Individual*
Applicant: Fort Worth Housing Finance Corporation /Roger Grantham

a. Applicant requests recommendation for the removal of the “HC” designation

Motion By: Michael Moore
Motion: That the HCLC recommend that City Council consider removing the Historic & Cultural Landmark (HC) designation for the property at 924 Evans Avenue.
Seconded By: Rodger Chieffalo
Questions: 5-0

F. NEW CASES

1. **HCLC-21-360 2322-2326 N. Main St.; Zone SY-HSH-40/CD 2** *Stockyards*
Applicant/Owner: Ernie Tarut

a. Applicant requests a Certificate of Appropriateness (“COA”) to construct a new building.

Motion By: Michael Moore
Motion That the request for a Certificate of Appropriateness to construct a new building at 2322-2332 N. Main Street be <u>approved</u>, subject to the following conditions: <ol style="list-style-type: none">1. That a tree be added to the green space between the sidewalk and parking lot so that the site plan is consistent with the contextual elevations; and2. 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: 5-0

2. HCLC-21-361 504 Luxton St.; Zone A-5/HC/CD 8
Applicant/Owner: Maxshield Services, LLC

Terrell Heights

a. Applicant requests a COA7 to construct a new residence.

Motion By: Michael Moore

Motion That the request for a Certificate of Appropriateness to construct a new residence at 504 Luxton Street be approved, subject to the following conditions:

1. That the roof eaves be either open or enclosed rafter tails, rather than boxed eaves on the front elevation; 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: Rodger Chieffalo

Questions: 5-0

3. HCLC-21-362 508 Luxton St.; Zone A-5/HC/CD 8
Applicant/Owner: Maxshield Services, LLC

Terrell Heights

a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 508 Luxton Street be approved, subject to the following conditions:

1. That the driveway be no wider than 12’;
2. That the fenestration patterns on the front and side elevation be consistent with traditional fenestration patterns in the district; 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: 5-0

4. HCLC-21-364 913 E. Leuda St.; Zone A-5/HC/CD 8
Applicant/Owner: Rocio Alonso

Terrell Heights

a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 913 E. Leuda Street be approved, subject to the following conditions:

1. That the setback be adjusted to the average setback of historic properties along the block;
2. That the driveway width be adjust to be more consistent with driveways along the street;
3. That the roof pitch and height be increased so that it is consistent with traditional roof details within the immediate context of the project;
4. That the gable ends of the roof terminate at the same height;
5. That the porch design be revisited so that it is consistent with traditional porch designs in the district.
6. That the siding extends down to 6" above grade;
7. That the front door be consistent with traditional front door designs within the district;
8. That all building materials be labeled on the front elevation.
9. That additional fenestration be added to the east elevation; and
10. 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: Cade Lovelace

Questions: 5-0

5. HCLC-21-363 1012 E. Tucker St.; Zone A-5/HC/CD 8
Applicant/Owner: Peak Construction

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 1012 E. Tucker Street be approved, subject to the following conditions:

1. That the finished floor elevation be noted on the front elevation;
2. That the material treatment of the projecting gable be adjusted to create continuity between the porch and the front building face;
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-21-365 1039 Stella St.; Zone A-5/HC/CD 8
Applicant/Owner: Peak Construction

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 1039 Stella Street be approved, subject to the following conditions:

1. That the fenestration patterns on the front elevation be adjusted to achieve greater compatibility with historic structures along the block; 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: Rodger Chieffalo
Questions: 5-0

7. HCLC-21-366 1200 E. Cannon St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Peak Construction

a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore
That the request for a Certificate of Appropriateness to construct a new residence at 1200 E. Cannon Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That additional fenestration be added to the western elevation; 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: Rodger Chieffalo
Questions: 6-0

8. HCLC-21-367 1212 E. Cannon St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Peak Construction

a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore
That the request for a Certificate of Appropriateness to construct a new residence at 1212 E. Cannon be <u>approved</u>.
Seconded By: Cade Lovelace
Questions: 5-0

9. HCLC-21-368 1021 E. Lowden St.; Zone A-5/HC/CD 8 *Historic Morningside*
Applicant/Owner: Joel Sesmas

a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence 1021 E. Lowden Street be denied without prejudice to afford the applicant a chance to address the following issues with the proposed design:

1. That the design be amended so that it is substantially differentiated from other similar new construction applications reviewed by the HCLC in the past;
2. That the design reflect traditional design details found along the streetscape so that the proposed structure is compatible with the existing historic context;
3. That the contextual site plan be drawn accurately and to scale, and the setbacks of all structures should be shown as measured from the property line;
4. That the width of the driveway be adjusted so that it does not terminate at the front porch;
5. That the contextual elevation be drawn accurately and to scale to depict the true impact of the proposed project;
6. That the roof pitch be shown accurately;
7. That the roof height be lowered to reflect traditional roof heights in the district;
8. That the boxed eaves be removed from the design;
 - a. That the roof eave detail be coordinated with the elevation drawings;
9. That all paired windows be separated by 4" of trim;
10. That the contextual drawing on sheet P-1 accurately depict the windows that will be installed on the structure;
11. That elevations be shown on grade and that the siding extend down to 6" above grade;
12. That any adjustments made to the drawings be submitted to the Development Services Department by November 15th so that the case can be heard at the next regularly scheduled HCLC meeting.

Seconded By: Rodger Chieffalo

Questions: 6-0

10. HCLC-21-369

1025 E. Leuda St.; Zone A-5/HC/CD 8

Terrell Heights

Applicant/Owner: Mariela Estrada/Marcer Construction Co.

- a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 1025 E. Leuda Street be approved, subject to the following conditions:

1. That the size of the projecting gable on the front elevation be revisited;
2. That the intersection between the porch column, header, and roof slope reflect traditional roof details in the district;
3. That boxed eaves be removed from the plans;
4. That fenestration patterns on the contextual elevation and front elevation be coordinated; and
5. 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

11. HCLC-21-334

1121 E. Annie St.; Zone A-5/HC/CD 8

Terrell Heights

Applicant/Owner: Olusegun Asekun

- a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore
That the request for a Certificate of Appropriateness to construct a new residence at 1121 E. Annie Street be <u>approved</u> , subject to the following conditions:
<ol style="list-style-type: none"> 1. That the setbacks of neighboring structures be shown on the contextual site plan; 2. That the setback of the proposed structure be confirmed on the contextual site plan; 3. That the contextual elevation be drawn to scale; 4. That an additional column be added to the front porch; 5. That the contextual elevation be coordinated with the elevations; 6. That all paired windows be separated by at least 4" of trim; 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.
Seconded By: Rodger Chieffalo
Questions: 5-0

12. HCLC-21-335 1300 E. Ramsey Ave.; Zone A-5/HC/CD 8 *Historic Morningside*
Applicant/Owner: Lubula Dixon Kanyinda

a. Applicant requests a COA to construct a new residence.

Motion By: Michael Moore
That the request for a Certificate of Appropriateness to construct a new residence at 1300 E. Ramsey Ave be <u>approved</u> , subject to the following conditions:
<ol style="list-style-type: none"> 1. That the average setback of traditional structures on the block be noted, and the current setback adjusted to reflect this; 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: Rodger Chieffalo
Questions: 5-0

III. ADJOURNMENT: 4:01 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