



Annotated Agenda

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, December 13, 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: 2555 445 9991

Teleconference

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

Meeting/ Access Code: 2555 445 9991

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 December 10, 2021**. To sign up, either contact **Alondra Salas-Beltré** at Alondra.Salas@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> X </u>
Armando Piña	<u> </u>
Rodger Chieffalo	<u> X </u>
Billy Ray Daniels	<u> </u>
Paris Sánchez (Chair)	<u> X </u>
Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Cory Malone	<u> X </u>
Cade Lovelace	<u> X </u>

I. WORK SESSION City Council Conference Room 2020

- a. Discussion of items on the agenda.

II. PUBLIC HEARING City Council Chamber

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS – Staff announced preservation plan update next month.

C. APPROVAL OF OCTOBER 11 AND NOVEMBER 8 MEETING MINUTES

D. TAX CASE

- 1. HCLC-21-418 1900 Lipscomb St.; Zone B/HC *Fairmount*
Applicant/Owner: Jesse Fox

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

Motion By: Les Edmonds
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: 8-0

E. APPEAL CASE

- 1. HCLC-21-417 1716 Ransom Terrace.; Zone A-5/HC Historic Carver Heights
Applicant/Owner: Frank Winkfield, Emery Sumberlin

Applicant appeals the decision of Historic Preservation Staff to deny a request for a COA for work recently undertaken to replace wood windows with vinyl

windows.

Motion By: Steve McCune
Motion: That the request for a COA for work recently undertaken to replace wood windows with vinyl windows be denied.
Seconded By: Les Edmonds
Questions: 8-0

F. NEW CASES

1. HCLC-21-423 Elizabeth Boulevard Repairs; Zone A-5/HC *Elizabeth Blvd.*
Applicant/Owner: City of Fort Worth

Applicant requests a COA for streetscape improvements within the Elizabeth Boulevard Historic District.

Motion By: Les Edmonds
Motion: That the Application for a Certificate of Appropriateness to undertake sidewalk repairs within the Elizabeth Boulevard Historic District be approved.
Seconded By: Steve McCune
Questions: 8-0

2. HCLC-21-400 214 S. William St.; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Hank Bounkhong

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 214 S. Williams Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the width of the side gables be reduced between the termination of the eave ends; 2. That the gable ends project out at least 6” from the primary wall plane; 3. That the height of the rear roof form be reduced; 4. That the fenestration patterns on the side elevations be consistent with traditional fenestration patterns in the district; 5. That the note for 4” of trim between the windows point to the trim between the windows; 6. That window detail “C” be removed from sheet DT1; 7. That any reference to masonry cladding be removed from the plans; 8. That siding extend down to 6” above grade; 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: Rodger Chieffalo
Questions: 8-0

3. HCLC-21-401 405 Illinois Ave.; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Lubula Kanyinda Dixon

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds
Motion: That the request for a Certificate of Appropriateness to construct a new residence at 405 Illinois Avenue be <u>approved</u>, subject to the following conditions: <ol style="list-style-type: none">1. That two parking spaces be shown behind the front elevation of the structure;2. That the porch roof design be adjusted so as to be consistent with traditional porch designs within the district;3. That boxed eaves be removed the design and replaced with compatible eave details;4. That trim be added on the side elevations beneath the eaves;5. That an additional window be added to the front elevation;6. That all building materials be added to the front elevation; and7. 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: 8-0

4. HCLC-21-407 655 May St.; Zone NS-T4/HSE *Individual*
Applicant/Owner: Coyote Creek Construction

Applicant requests a COA to construct a new structure.

Motion By: Michael Moore
Motion: That the request for a Certificate of Appropriateness to construct a new structure at 655 May Street be <u>approved</u>, subject to the following conditions: <ol style="list-style-type: none">1. That the setback of the proposed structure be consistent with the average setback of traditional structures along the block;2. That the setback of the proposed structure and neighboring structures be shown on the site plan and contextual site plan;3. That the additional parking spaces at the rear of the property be removed;4. That the design be adjusted so that it is consistent with the old Parish Hall that was originally on site, as well as traditional design features found within the St. Paul's Lutheran Church complex;5. That the dormer windows be removed from the side elevations;6. That the pitch of the roof be increased;7. That the knee brackets be removed from the design;8. That finish-floor height and grade be shown on the elevations;9. That additional fenestration be added to the north and south elevations;10. That all windows be 1/1 with a 2:1 height-to-width ratio;11. That all paired wood windows be separated by at least 4" of trim; and12. 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: 8-0

5. HCLC-21-389 920 E. Hattie St.; Zone A-5/HC
Applicant/Owner: Trinity Habitat for Humanity

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 920 E. Hattie Street be approved, subject to the following conditions:

1. That additional fenestration be added to the right elevation;
2. That all windows have a 2:1 height-to-width ratio;
3. That the accessory structure sit on grade; 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.

Seconded By: Les Edmonds

Questions: 8-0

6. HCLC-21-388 1131 E. Leuda St.; Zone A-5/HC
Applicant/Owner: Trinity Habitat for Humanity

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 1131 E. Leuda Street be approved, subject to the following conditions:

1. That the driveway width be noted on the site plan and contextual site plan;
2. That the setback of the primary structure be measured to the front wall plane and be consistent with the average setback of traditional structures along the block;
3. That a horizontal band of trim be added to the front façade;
4. That the front most window on the left elevation be located closer to the front facade;
5. That siding extend down to 6" above grade;
6. That the accessory structure sit on grade; 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: 8-0

7. HCLC-21-408 1024 E. Mulkey St.; Zone A-5/HC
Applicant/Owner: HZ Acquisitions LLC

Historic Morningside

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 1024 E. Mulkey Street be denied without prejudice, so that the applicant can address the following issues with the design:

1. That the design of the structure be compatible with traditional designs along the blockface;
2. That the setback be the average of traditional setbacks along the blockface, and that it be measured to the front wall plane;
3. That the correct setbacks of neighboring structures be shown on the contextual site plan;
4. That the driveway width be noted on the contextual site plan;
5. That there be at least two parking spaces behind the front wall of the house;
6. That the roof form and design reflect traditional roof forms along the streetscape;
7. That the roof pitch and height be increased so as to be consistent with traditional roof details along the blockface;
8. That fenestration patterns be consistent with traditional fenestration patterns in the area;
9. That siding extend down to 6" above grade;
10. That all windows be 1/1 with appropriate trim and sills, and that the window detail be drawn accordingly; and
11. That revised drawings be submitted to the Development Services Department by December 20th in order to place the case on the January 2022 HCLC agenda.

Seconded By: Rodger Chieffalo

Questions: 8-0

**8. HCLC-21-409 1115 Bessie St.; Zone A-5/HC
Applicant/Owner: Charles Tomasello**

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 1115 Bessie Street be approved, subject to the following conditions:

1. That additional fenestration be added to the side elevations; and
2. That any adjustments made to the plans be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 8-0

**9. HCLC-21-410 1200 E. Annie St.; Zone A-5/HC
Applicant/Owner: Charles Tomasello**

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1200 E. Annie Street be approved.

Seconded By: Michael Moore

Questions: 8-0

**10. HCLC-21-411 1205 E. Leuda St.; Zone A-5/HC
Applicant/Owner: Charles Tomasello**

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1205 E. Leuda Street be approved, subject to the following conditions:

1. That the setback be the average of traditional setbacks along the blockface, and that it be measured to the front wall plane;
2. That the driveway width be noted on the contextual site plan;
3. That the existing curb cut be shown on the contextual site plan and site plan;
4. 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: Michael Moore

Questions: 8-0

**11. HCLC-21-412 1300 E. Leuda St.; Zone A-5/HC
Applicant/Owner: Charles Tomasello**

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1300 E. Leuda Street be approved, subject to the following conditions:

1. That the driveway width be noted on the site plan and contextual site plan;
2. That the contextual elevation be resubmitted with the correct scale and measurements.
3. That the setback of the primary structure be measured to the front wall plane and be consistent with the average setback of traditional structures along the block;
4. That the wall plane of the gable ends be bumped out at least 6" on the side elevations;
5. That the eave detail be adjusted to be more consistent with historic structures on the block;
6. That the front elevation be redrawn to include the second proposed column;
7. That the gable ends terminate at the same height;
8. That siding extend down to 6" above grade; 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: Michael Moore

Questions: 8-0

**12. HCLC-21-413 1507 E. Cannon St.; Zone A-5/HC
Applicant/Owner: Wendell Ormiston**

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds
Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1507 E. Cannon Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the location and/or size of the accessory structure be revised so that the accessory structure is separated from the primary structure by at least 10 feet; 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: 8-0

13. HCLC-21-414 1517 E. Cannon St.; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Wendell Ormiston

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 1517 E. Cannon Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the driveway width at its widest point be dimensioned on the site plan and contextual site plan; 2. That the roof pitch be noted on the plan set; 3. That the windows on the front elevation be labeled with their height-to-width ratio and dimensions to ensure they are consistent with the 2:1 ratio of windows elsewhere on the house; and 4. That the accessory structure is shown to be located at least 10 feet from the primary structure, and is labeled as such on the plan set; 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: 8-0

14. HCLC-21-416 1617 E. Leuda St.; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Lucia Garcia

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds
Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1617 E. Leuda Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the decorative banding above the windows should continue around the rear elevation; 2. That additional fenestration be added to the west elevation to reduce blank wall space; 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: 8-0

15. HCLC-21-415

1615 E. Hattie St.; Zone A-5/HC
Applicant/Owner: Lubula Kanyinda Dixon

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 1615 E. Hattie Street be approved, subject to the following conditions:

1. That the average setback of structures along the block be noted, and the proposed setback shown to be consistent with this;
2. That additional columns be added to the design to make the column spacing and count more consistent with historic properties on the block;
3. That the location of the two front windows be adjusted to create greater symmetry in the front façade;
4. That the roof pitch be annotated on the elevation drawings;
5. That the height-to-width ratio of proposed windows be noted on the plan set;
6. 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: 8-0

16. HCLC-21-354

1649 E. Cannon St.; Zone A-5/HC
Applicant/Owner: Tim Freemyer

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 1649 E. Cannon Street be approved, subject to the following conditions:

1. That the driveway width be noted on the site plan and contextual site plan;
2. That the setback of the primary structure be measured to the front wall plane on the site plan;
3. That the side gables project out at least 6" from the wall plane;
4. That the fenestration patterns reflect traditional fenestration patterns found within the district;
5. That all windows be 1/1 with appropriate trim and sills;
6. That all windows have a 2:1 height-to-width ratio;
7. That siding extend down to 6" above grade;
8. That the accessory structure sit on grade; 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: 8-0

III. ADJOURNMENT 3:50 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