



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, April 12, 2021

Public Hearing 2:00 P.M.

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e4a042c3b84f81344eff66e25d6e9ca03>

Meeting/ Access Code: 182 083 3157

**Teleconference**

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

Meeting/ Access Code: 182 470 6488

**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/>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

**\*\* Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on April 9<sup>th</sup> 2021. To sign up, either contact Alondra Threats at [Alondra.Threats@fortworthtexas.gov](mailto:Alondra.Threats@fortworthtexas.gov) or 817-392-8000 or register through WebEx per the directions on the City's website above.**

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>
Mike Holt	<u>      </u>
Billy Ray Daniels	<u>      </u>
Brandon Allen (Chair)	<u>      </u>
Dimitria Campbell	<u>  X  </u>
Les Edmonds	<u>  X  </u>
Paris Sánchez	<u>  X  </u>
Cory Malone	<u>  X  </u>

**I. PUBLIC HEARING**

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

B. **ANNOUNCEMENTS**

C. **APPROVAL OF THE MARCH 8, 2021 MEETING MINUTES**

Motion By: Steve McCune
Motion: That the minutes for the March 8, 2021 meeting be approved
Seconded By: Les Edmonds
Questions: 5-0

D. **RESOLUTION CASE**

1. HCLC-21-095      615 Travis Avenue; Zone NS-T4/CD 9/DD      *Individual*

A resolution to direct the Historic Preservation Officer to submit an application for designation removal.

Motion By: Les Edmonds
Motion: That the resolution to direct the Historic Preservation Officer to submit an application for designation removal be <u>approved</u> .
Seconded By: Paris Sanchez
Questions: 6-0

E. **REQUEST FOR DETERMINATION**

1. HCLC-21-062      1301 E Annie Street; Zone A-5/CD 8/HC      *Terrell Heights*  
Applicant/Owner: City of Fort Worth/AI Karmali (Asadali)

The Development Services Department requests a determination as to whether the primary structure located at 1301 E Annie Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's

Motion By: Les Edmonds
Motion: That the main structure located at 1301 E. Annie Street in the Terrell Heights Historic District <u>cannot be</u> reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.
Seconded By: Paris Sanchez
Questions: 6-0

historic heritage.

F. **APPEAL CASES**

1. HCLC-21-099      2125 Mistletoe Avenue; Zone B/CD 9/HC  
Applicant: Leonard West

*Mistletoe Heights*

Applicant appeals the decision of Historic Preservation Staff to deny a request for a Certificate of Appropriateness (COA) to construct an addition and alter the fenestration pattern.

<b>Motion By: Paris Sanchez</b>
<b>1. Motion: That the request for a Certificate of Appropriateness to construct an addition and alter the fenestration pattern be <u>denied</u> because the request is inconsistent with the Mistletoe Heights Historic &amp; Cultural District Guidelines and the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i>; and</b>
<b>2. That the applicant work with Preservation Staff on a design that is consistent with the Mistletoe Heights Historic &amp; Cultural District Guidelines and the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i>.</b>
<b>Seconded By: Les Edmonds</b>
<b>Questions: 6-0</b>

2. HCLC-21-102      2300 Mistletoe Avenue; Zone A-5/CD 9/HC  
Applicant: Deborah Robertson

*Mistletoe Heights*

Applicant appeals the decision of Historic Preservation Staff to deny a request for a COA to retain the addition of metal panels to the exterior of the existing fence.

<b>Motion By: Steve McCune</b>
<b>Motion: That the case be continued to the next scheduled HCLC Meeting.</b>
<b>Seconded By: Michael Moore</b>
<b>Questions: 6-0</b>

## G. WAIVER CASES

1. HCLC-21-059      2208 Flemming Drive; Zone A-5/CD 5/HC  
Applicant: Rhonda Riojas

*Carver Heights*

Applicant requests a waiver from the Historic Carver Height Design Guidelines to retain recently-painted masonry and the enclosure of a garage.

<b>Motion By: Michael Moore</b>
<b>Motion: That a waiver from the Historic Carver Heights Design Guidelines to retain recently-painted masonry and the enclosure of a garage be approved</b>
<b>Seconded By: Paris Sanchez</b>
<b>Questions: 3-3 Motion failed</b>

**H. NEW CASES**

**1. HCLC-21-064      1208 E Hattie Street; Zone A-5/CD 8/HC  
Applicant/Owner: Brandon Ward (Bizgigs LLC)**

*Terrell Heights*

Applicant requests a COA to construct a new residence.

<b>Motion By: Steve McCune</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1208 E. Hattie Street in the Terrell Heights Historic District be <u>approved</u> subject to the following conditions:</b>  <b>1. That the applicant differentiate the design from other past new construction applications to address the “sameness” of the design;</b> <b>2. That the front yard setback be the average of front yard setbacks along the block face;</b> <b>3. That the garage be shown in context on all elevations;</b> <b>4. That the porch risers at the front porch be coordinated in the drawings;</b> <b>5. That the meeting rail detail be included in the plans and be consistent with the elevations;</b> <b>6. That the trim be removed from under the window sills;</b> <b>7. That the lower gable vent be removed; and</b> <b>8. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b>
<b>Seconded By: Les Edmonds</b>
<b>Questions: 6-0</b>

**2. HCLC-21-011      1104 E Hattie Street; Zone A-5/CD 8/HC  
Applicant/Owner: Kamran Baluch/Baluch Brothers Developments**

*Terrell Heights*

Applicant requests a COA to construct a new residence.

<b>Motion By: Steve McCune</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1104 E. Hattie Street in the Terrell Heights Historic District be <u>approved subject to the following conditions</u>:</b>  <b>1. That the proposed massing of the structure be consistent with traditional massing found along the blockface;</b> <b>2. That the roof form and design be consistent with traditional roof forms found along the blockface;</b> <b>3. That the contextual elevation be drawn accurately and to scale; and</b> <b>4. That any adjustments to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b>
<b>Seconded By: Les Edmonds</b>
<b>Questions: 6-0</b>

**3. HCLC-20-087      1232 E Annie Street; Zone A-5/CD 8/HC  
Applicant/Owner: Miguel Cortez**

*Terrell Heights*

Applicant requests a COA to construct a new residence.

<b>Motion By: Steve McCune</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1232 E. Annie Street be <u>approved</u>.</b>
<b>Seconded By: Les Edmonds</b>
<b>Questions: 6-0</b>

4. HCLC-21-088      1128 E Terrell Avenue; Zone A-5/CD 8/HC      *Terrell Heights*  
Applicant/Owner: Michael Williams/Ahmad Knich (Alliance Homes)

Applicant requests a COA to construct a new residence.

<b>Motion By: Paris Sanchez</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1128 E. Terrell Avenue in the Terrell Heights Historic District be <u>approved</u>.</b>
<b>Seconded By: Steve McCune</b>
<b>Questions: 6-0</b>

5. HCLC-20-360      916 E Terrell Avenue; Zone A-5/CD 8/HC      *Terrell Heights*  
Applicant/Owner: Rob Shelton/Cain Stuer (All American Homes)/  
Lubula Kanyinda

Applicant requests a COA to construct a new residence.

<b>Motion By: Les Edmonds</b>
-------------------------------

**Motion: That the request for a Certificate of Appropriateness to construct a new residence at 916 E Terrell Avenue be approved subject to the following conditions:**

1. That the contextual site plan show/label how the front yard setback (measured to the forward wall plane that encloses habitable space, excluding porches) reflects the average of the more traditional setbacks along the block;
2. That the existing driveway approach be shown as it presently exists, labelled and incorporated into the site planning.
3. That the distance between the garage and the main house be increased.
4. That the section through the front porch correspond with the elevations at the top of the column and that the construction/make-up (i.e. plan detail or notation) of the columns be confirmed on the elevations;
5. That the materials for the front door and the garage door be specified.
6. That the horizontal positioning of the attic window be increased;
7. That the area of windows in comparison to the wall area in the front half of the Right and Left Elevations be increased;
8. That the width and material for the smooth finish siding be specified on the elevations;
9. That the roof pitches indicated on the roof plan and elevations be reconciled; 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: Steve McCune**

**Questions: 6-0**

**6. HCLC-21-096      1012 E Tucker Street; Zone A-5/CD 8/HC  
Applicant/Owner: Peak Construction/Trine Owen**

*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 1012 E Tucker Street be denied; and**

**That the applicant consider addressing the following items:**

- 1. Confirmation as to how the front yard setback reflects the average of the more traditional setbacks along the block.**
- 2. Consider revisiting the design so that it does not express a sense of “sameness” that results when the same general design is repeated throughout the District.**
- 3. Consider revisiting the location of the proposed parking area, which needs to be behind the front wall plane of the house.**
- 4. Consider coordinating the plans, elevations and sections/details so that three 7” porch risers are shown consistently throughout the drawings.**
- 5. Consider providing a section through the raised porch that extends from the door threshold across the porch and includes the three risers (dimensioned) as it relates to finished grade so that it is consistent with the proposed plans and elevations.**
- 6. Consider revisiting the proposed design, proportion, spacing, detailing and annotations associated with the windows, which are inconsistent with the predominant traditional character of windows in the District.**
- 7. Consider coordinating the window design shown on the elevations with the detail sheet titled Recessed Window Details, which depicts a single hung window.**
- 8. Consider confirming the material for the front door as well as its design to ensure that the design shown on the elevations reflects the door that will be installed.**
- 9. Consider revisiting the design of the roof eaves, which are not reflective of the predominant character of traditional roof eaves in the area.**

**Seconded By: Paris Sanchez**

**Questions: 6-0**

**7. HCLC-21-097      1410 E Cannon Street; Zone A-5/CD 8/HC  
Applicant/Owner: Peak Construction/Trine Owen**

*Terrell Heights*

Applicant requests a COA to construct a new residence.

**Motion By: Paris Sanchez**

**Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1410 E Cannon Street be denied; and**

**That the applicant consider addressing the following items:**

- 1. Confirmation as to how the front yard setback reflects the average of the more traditional setbacks along the block, which may include consideration of the properties located at 1316 and 1320 E Cannon Street.**
- 2. Consider revisiting the design so that it does not express a sense of “sameness” that results when the same general design is repeated throughout the District.**
- 3. Consider revisiting the design of the Left Elevation, which does not appear commensurate with its prominence as a street-facing elevation.**
- 4. Consider revisiting the configuration of the proposed parking area, which is disproportionate to the predominant character of parking on corner lots in the area.**
- 5. Consider showing the location of the existing driveway approach on E Cannon Street on the site plan.**
- 6. Consider coordinating the plans, elevations and sections/details so that three 7” porch risers are shown consistently throughout the drawings.**
- 7. Consider providing a section through the raised porch that extends from the door threshold across the porch and includes the three risers (dimensioned) as it relates to finished grade so that it is consistent with the proposed plans and elevations.**
- 8. Consider revisiting the proposed design, proportion, spacing, detailing and annotations associated with the windows, which are inconsistent with the predominant traditional character of windows in the District.**
- 9. Consider coordinating the window design shown on the elevations with the detail sheet titled Recessed Window Details, which depicts a single hung window.**
- 10. Consider confirming the material for the front door as well as its design to ensure that the design shown on the elevations reflects the door that will be installed.**
- 11. Consider revisiting the design of the roof eaves, which are not reflective of the predominant character of traditional roof eaves in the area.**

**Seconded By: Steve McCune**

**Questions: 6-0**

**8. HCLC-21-098      1529 E Cannon Street; Zone A-5/CD 8/HC  
Applicant/Owner: Peak Construction/Trine Owen**

*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 1529 E Cannon Street be denied; and**

**That the applicant consider addressing the following items:**

1. Confirmation as to how the front yard setback reflects the average of the more traditional setbacks along the block, perhaps extending the contextual site plan to include other houses along the street.
2. Consider revisiting the design so that it does not express a sense of “sameness” that results when the same general design is repeated throughout the District.
3. Consider revisiting the design of the Right Elevation, which does not appear commensurate with its prominence as a street-facing elevation.
4. Consider revisiting the configuration of the proposed parking area, which is disproportionate to the predominant character of parking on corner lots in the area.
5. Consider showing the location of the existing driveway approach on Loney Street on the site plan.
6. Consider coordinating the plans, elevations and sections/details so that three 7” porch risers are shown consistently throughout the drawings.
7. Consider providing a section through the raised porch that extends from the door threshold across the porch and includes the three risers (dimensioned) as it relates to finished grade so that it is consistent with the proposed plans and elevations.
8. Consider revisiting the proposed design, proportion, spacing, detailing and annotations associated with the windows, which are inconsistent with the predominant traditional character of windows in the District.
9. Consider coordinating the window design shown on the elevations with the detail sheet titled Recessed Window Details, which depicts a single hung window.
10. Consider confirming the material for the front door as well as its design to ensure that the design shown on the elevations reflects the door that will be installed.
11. Consider revisiting the design of the roof eaves, which are not reflective of the predominant character of traditional roof eaves in the area.

**Seconded By: Les Edmonds**

**Questions: 6-0**

**9. HCLC-21-094      309 Illinois Avenue; Zone A-5/CD 8/HC  
Applicant/Owner: Peak Construction/Trine Owen**

*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 309 Illinois Avenue be approved, subject to the following conditions:

1. That the contextual site plan show how the front yard setback reflects the average of the more traditional setbacks along the block, perhaps extending the plan to include other houses along the street and that the front yard setbacks be measured to the forward wall plane that encloses habitable space, which excludes porches;
2. That the configuration of the proposed parking area be revised to incorporate the existing driveway approach from Stella Street and that it be designed to be compatible with the predominant character of parking in the area;
3. That the section through the front porch and stairs be revised so that it is consistent with the plans and elevations by showing three 7" porch risers and their relationship to finished grade;
4. That the height of the foundation above grade be shown on the elevations and coordinated with the foundation section through the front porch and steps;
5. That it be confirmed that the proposed 6'- high window unit is compatible with the predominant character of traditional window heights on single-story homes in the area that will produce an appropriate solid-to-void ratio;
6. That the window design and detailing shown on the detail sheet titled "Recessed Windows Details", depict wood windows as shown on the elevations;
7. That the elevations show and note "exposed rafter tails" so that the elevations are consistent with the wall section and notes provided on the drawing sheet titled "Standard Details" and
8. That any adjustments 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

**10. HCLC-21-121**

**1253 E. Roberts St.; Zone A-5/CD 8/HC**

*Morningside*

**Applicant/Owner:** Lucia Garcia/Jose R. Rodriguez

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 1253 E. Robert Street in the Historic Morningside Historic District be approved.

**Seconded By:** Paris Sanchez

**Questions:** 6-0

**II. ADJOURNMENT: 4:36 PM**

---

**Executive  
Session**

The Historic and Cultural Landmarks Commission may conduct a closed meeting as authorized by Section 551.071 of the Texas Government Code to seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the Attorney to the Historic and Cultural Landmarks Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:

- a. Legal issues concerning any item listed on today's Historic and Cultural Landmarks Commission meeting agenda.