



Annotated Agenda

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, March 14, 2022

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=e5c6bf1562803f05807b2fab9250a66a0>

Meeting/ Access Code: 2555 598 7567

Teleconference

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

Meeting/ Access Code: 2555 598 7567

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 5:00PM on March 11, 2022**. To sign up, either contact [Alondra Salas-Beltré](mailto:Alondra.Salas@fortworthtexas.gov) at Alondra.Salas@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	_____
Rick Herring (Chair)	<u> X </u>
Dimitria Campbell	_____
Armando Piña	_____
Rodger Chieffalo	<u> X </u>
AnnaKatrina Kelly	<u> X </u>
Paris Sánchez	_____
Steve McCune	<u> X </u>
Cade Lovelace	<u> X </u>
Cory Malone	<u> X </u>
Les Edmonds	<u> X </u>
Will Northern	_____

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

C. APPROVAL OF FEBRUARY 14, 2022 MEETING MINUTES

Motion By: Les Edmonds
Motion: That the February 14, 2022 Meeting Minutes be approved.
Seconded By: AnnaKatrina Kelly
Questions: 7-0

D. APPEAL CASE

1. HCLC-22-041 1062 E. Terrell Ave.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Tim Riley

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

Motion By: Les Edmonds
Motion: That the February 14, 2022 Meeting Minutes be approved.
Seconded By: AnnaKatrina Kelly
Questions: 7-0

E. WAIVER CASE (TRANSLATION CASE)

Administratively withdrawn

- 1. HCLC-22-045 5536 Capers Ave.; Zone A-5/HC/CD 5 *Historic Carver Heights*
 Applicant/Owner: Rafael Torres Rosario

Applicant requests a waiver from the Historic Carver Heights District Guidelines for work recently undertaken to replace original wood windows with vinyl windows; replace of asbestos siding with plywood siding; and removal of original porch columns.

F. NEW CASES

- 1. HCLC-22-059 100 E. Exchange Ave.; Zone SY-HSH-40/CD 2 *Stockyards*
 Applicant/Owner: Bennett Partners/City of Fort Worth

Applicant requests a COA to undertake repairs to the Stockyards Entry Sign.

Motion By: Les Edmonds
Motion: That the request for a Certificate of Appropriateness to undertake repairs to the Stockyards Entry Sign be <u>approved</u> , subject to the conditions identified in the Antiquities Permit (Permit #HS 1136).
Seconded By: AnnaKatrina Kelly
Questions: 7-0

- 2. HCLC-22-054 812 W. Morphy St.; Zone NS-T4/HC/CD 9 *Fairmount*
 Applicant/Owner: Tarrant County Facilities Management

Applicant requests a COA to construct an addition to a non-contributing property.

Motion By: Rodger Chieffalo
Motion: That the request for a Certificate of Appropriateness to construct an addition to a non-contributing property be <u>approved</u> subject to the following condition: 1. That the exterior material for the shed match the existing building.
Seconded By: AnnaKatrina Kelly
Questions: 7-0

- 3. HCLC-22-055 1011 Bessie St.; Zone A-5/HC/CD 8 *Terrell Heights*
 Applicant/Owner: Lubula Dixon Kanyinda/Espire Enterprises

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 1011 Bessie Street be approved, subject to the following conditions:

1. That the “22’ BLDG. Line” be labeled as the average setback of traditional structures along the block;
2. That the driveway width be noted on the site plan and contextual site plan;
3. That the cross-gabled roof forms extend out at least 6” on the side elevations so as to provide a break in the wall plane;
4. That the height of the roof be labeled on the elevations;
5. That all paired windows be separated by at least 4” of trim;
6. That an additional window be added towards the front of the house on the left elevation;
7. That the floor plan be coordinated with the elevation drawings; and
8. 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: 7-0

4. HCLC-21-448 1041 E. Cantey St.; Zone A-5/HC/ CD 8 *Historic Morningside*
Applicant/Owner: Jocelyn Cruz/Oliver Mendieta & Ramon Lopez

Applicant requests a COA to construct a new residence.

Motion By: Cade Lovelace

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1041 E. Cantey Street be approved, subject to the following conditions:

1. That at least two parking spots be shown behind the front wall of the structure;
2. That the design of the porch roof be adjusted so that it is consistent with traditional porch designs along the blockface;
3. That the depth of the front porch be increased;
4. That the porch columns be shown on the front elevation;
5. That window sills be shown on the elevations;
6. That all paired windows be separated by at least 4” of trim;
7. That the fenestration pattern on the right elevation be adjusted so that there is no siding between the single window and the paired window unit; and
8. 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: 7-0

5. HCLC-22-035 1112 E. Humbolt St.; Zone A-5/HC/ CD 8 *Terrell Heights*
Applicant/Owner: FW Area Habitat for Humanity/Christine Panagopoulos

Applicant requests a COA to construct a new residence.

Motion By: Cade Lovelace

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1112 E. Humbolt Street be approved, subject to the following conditions:

1. That the setback of the proposed structure be consistent with the average setback of contributing structures along the blockface;
2. That the 17' BLDG Line be labeled as the average setback of traditional structures;
3. That the existing curb cut be retained and incorporated into the project;
4. That the roof form be consistent with traditional roof forms along the streetscape; 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: Les Edmonds

Questions: 7-0

6. HCLC-22-028 1216 E. Hattie St.; Zone A-5/HC/ CD 8 *Terrell Heights*
Applicant/Owner: FW Area Habitat for Humanity/Christine Panagopoulos

Applicant requests a COA to construct a new residence.

Motion By: Cade Lovelace

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1216 E. Hattie Street be approved, subject to the following conditions:

1. That the existing curb cut be retained and incorporated into the project;
2. That the setback on the site plan and contextual site plan be coordinated, and that the setback of the structure be consistent with the average setback of traditional structures along the blockface;
3. That the "17' Front Build Line" be labeled as the average setback of traditional structures; 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: 7-0

7. HCLC-22-027 1221 E. Tucker St.; Zone A-5/HC/ CD 8 *Terrell Heights*
Applicant/Owner: FW Area Habitat for Humanity/Christine Panagopoulos

Applicant requests a COA to construct a new residence.

Motion By: Cade Lovelace

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1221 E. Tucker Street be approved, subject to the following conditions:

1. That the setbacks on the site plan and contextual site plan be coordinated, and that the setback be consistent with the average setback of traditional structures along the blockface; 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: 7-0

8. HCLC-22-042 1309 E. Morningside Dr.; Zone A-5/HC/ CD 8 *Historic Morningside*
Applicant/Owner: Lubula Dixon Kanyinda/Espire Enterprises

Applicant requests a COA to construct a new residence.

Motion By: Cade Lovelace

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1309 E. Morningside Street be approved, subject to the following conditions:

1. That the driveway width be noted in the site plan and contextual site plan;
2. That the average setback of historic structures on the block be noted on the plan set;
3. That the roof height be labeled on all elevations;
4. That all paired windows be separated by at least 4" of 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.

Seconded By: Les Edmonds

Questions: 7-0

9. HCLC-22-057 1324 E. Ramsey Ave.; Zone A-5/HC/ CD 8 *Historic Morningside*
Applicant/Owner: Lubula Dixon Kanyinda/Espire Enterprises

Applicant requests a COA to construct a new residence.

Motion By: Cade Lovelace

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1309 E. Morningside Street be approved, subject to the following conditions:

1. That the driveway width be noted in the site plan and contextual site plan;
2. That the average setback of historic structures on the block be noted on the plan set;
3. That the roof height be labeled on all elevations;
4. That all paired windows be separated by at least 4" of 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.

Seconded By: Les Edmonds

Questions: 7-0

10. HCLC-22-056 1328 E. Ramsey Ave.; Zone A-5/HC/ CD 8 *Historic Morningside*
Applicant/Owner: Lubula Dixon Kanyinda/Espire Enterprises

Applicant requests a COA to construct a new residence.

Motion By: Cade Lovelace

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1328 E. Ramsey be approved, subject to the following conditions:

2. That the driveway width be noted in the site plan and contextual site plan;
3. That the average setback of traditional structures on the block be labeled on the plan set.
4. That the roof form and pitch be clarified on the plan set.
5. That the roof height should be added to the elevation.
6. That all paired windows be separated by at least 4" of trim;
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: 7-0

**11. HCLC-22-050 1400 E. Cannon St.; Zone A-5/HC/ CD 8
Applicant/Owner: Jose Lara**

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 1400 E. Cannon Street be approved, subject to the following conditions:

1. That the fenestration patterns be adjusted so that they are consistent with traditional fenestration patterns in the district;
2. That an additional side elevation be provided for the accessory structure; 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: Cade Lovelace

Questions: 7-0

**12. HCLC-22-049 1404 E. Cannon St.; Zone A-5/HC/ CD 8
Applicant/Owner: Jose Lara**

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 1404 E. Cannon Street be denied without prejudice to allow the applicant an opportunity to address the following issues with the proposed design:

1. That the setback be shown on the contextual site plan and that it be the average setback of traditional structures along the blockface;
2. That the building form and design be adjusted so that they are consistent with traditional building forms and designs along the street;
3. That the porch design be adjusted so that it is consistent with traditional porch designs along the street;
4. That the porch column pattern be revisited;
5. That the fenestration pattern on the front elevation be adjusted so that it is consistent with traditional fenestration patterns in the district;
6. That window sills be clearly shown on the elevation drawings;
7. That any adjustments made to the drawings be submitted to the Development Services Department by Monday, March 21st so that the application can be considered at the next scheduled HCLC meeting.

Seconded By: Steve McCune

Questions: 7-0

13. HCLC-22-058

1424 Bessie St.; Zone A-5/HC/ CD 8

Terrell Heights

Applicant/Owner: Olusoji Ojerinde/Maxshield Services LLC

Applicant requests a COA to construct a new residence.

Motion By: AnnaKatrina Kelly

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1424 Bessie Street be denied without prejudice, so that the applicant has an opportunity to address the following significant issues of the design:

1. That the driveway width be noted on the site plan and that it be shown on the contextual site plan;
2. That the driveway be located on the west side of the property or at the rear of the property;
3. That the location of the proposed structure be coordinated between the location plan and the site plan;
4. That the building form and design be adjusted so that they are consistent with traditional building forms and designs along the street;
5. That the building mass be reduced so that it is consistent with traditional building masses within the surrounding context;
6. That the roof form and design be adjusted so that it is consistent with traditional roof forms within the immediate context;
7. That the dormers be removed so as to be consistent with traditional roof details in the district;
8. That the porch design be revised so that it is consistent with traditional porch designs within the immediate context;
9. That the siding extend down to 6" above grade; and
10. That any adjustments made to the drawings be submitted to the Development Services Department by Monday, March 21st so that the application can be considered at the next scheduled HCLC meeting.

Seconded By: Les Edmonds

Questions: 7-0

III. ADJOURNMENT 4:02 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