



**MINUTES**

**HISTORIC AND CULTURAL LANDMARKS COMMISSION**

Monday, January 9, 2017

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

**COMMISSIONERS :**

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	-	-
Mitchell Moses	<u>X</u>	<u>X</u>
Brenda Sanders-Wise	<u>X</u>	<u>X</u>
Randle Howard	<u>X</u>	<u>X</u>
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	-	-
Billy Ray Daniels	-	-
Paul Randall	<u>X</u>	<u>X</u>

**I. PUBLIC HEARING**

City Council Chamber

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

**B. ANNOUNCEMENTS**

**C. APPROVAL OF THE OCTOBER 10<sup>TH</sup>, NOVEMBER 14<sup>TH</sup>, AND DECEMBER 12<sup>TH</sup> MEETING MINUTES**

<b>Motion By:</b> Brenda Sanders-Wise
<b>Motioned To:</b> Approve the October 10 <sup>th</sup> , November 14 <sup>th</sup> , and December 12 <sup>th</sup> meeting minutes
<b>Seconded By:</b> Edith Jones
<b>Questions:</b> 5-0

**D. RESOLUTIONS**

**1. No.2017-01**

- a. AUTHORIZING THE HISTORIC PRESERVATION OFFICER TO SUBMIT A LETTER TO THE TEXAS HISTORICAL COMMISSION EXPRESSING THE DESIRE OF THE HISTORIC AND CULTURAL LANDMARKS COMMISSION THAT THE WOMAN'S CLUB OF FORT WORTH BUILDING AT NORTH SIDE OF THE 1300 BLOCK OF

PENNSYLVANIA AVENUE BE ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES.

The resolution was called. Sevanne Steiner read the resolution into the record.

Taddie Hamilton (1817 Provine Street) spoke in support of the resolution. Ms. Hamilton strongly supported the nomination and mentioned that she was a member of the 93 club. She provided a detailed background of the Woman’s Club since its inception and the various programs offered to their members.

Jerre Tracy, Executive Director, Historic Fort Worth, Inc. (1110 Penn Street), also spoke in support. (Transcript submitted) “HFW is pleased to support this resolution for the Preservation Officer to submit a letter to the Texas Historical Commission on behalf of the Landmarks Commission for the buildings and gardens owned by the Woman’s Club of Fort Worth on the north side of the 1300 block of Pennsylvania Avenue to be added to the National Register of Historic Places. The high-style historic buildings owned by the Woman’s Club of Fort Worth reflect the stature of a Pennsylvania Avenue address within the neighborhood known as Quality Hill. One of the requirements for tax credits to be issued on the rehabilitation of an historic building is for it to be listed in the National Register of Historic Places.”

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Adopt the resolution authorizing the Historic Preservation Officer to submit a letter to the Texas Historical Commission expressing the desire of the Historic and Cultural Landmarks Commission that The Woman’s Club of Fort Worth building at the North side of the 1300 Block of Pennsylvania Avenue be added to the National Register of Historic Places</b>
<b>Seconded By:</b>
<b>Questions: 6-0</b>

**2. No.2017-02**

- a. AUTHORIZING THE HISTORIC PRESERVATION OFFICER TO SUBMIT A LETTER TO THE TEXAS HISTORICAL COMMISSION EXPRESSING THE DESIRE OF THE HISTORIC AND CULTURAL LANDMARKS COMMISSION THAT THE MASONIC TEMPLE BUILDING AT 1000 HENDERSON STREET BE ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES.

The resolution was called. Sevanne Steiner read the resolution into the record.

Bob Holmes, Curator (1100 Henderson Street) spoke in support of the resolution. Mr. Holmes provided an overview of the many aspects that the Masonic Temple is engaged in with respect to the community. Mr. Holmes thanked the commission for the resolution in favor of the Masonic Temple being placed in the National Register of Historic Places, and Ms. Kline’s efforts research and support for this resolution.

Jerre Tracy, Executive Director, Historic Fort Worth, Inc. (1110 Penn Street), also spoke in support. (Transcript submitted) “HFW is pleased to support the resolution authorizing the Preservation Officer to submit a letter to the THC on behalf of the Landmarks Commission for the masonic Temple Building to be added to the National Register. Understanding the funding challenges for non-profit organizations that own large historic buildings, HFW placed the Masonic Temple Building at 1000 Henderson on its 2016 endangered list. One of the

requirements to qualify a restoration project for tax credits on a rehabilitation project is for the building to be listed on the National Register of Historic Places.”

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Adopt the resolution authorizing the Historic Preservation Officer to submit a letter to the Texas Historical Commission expressing the desire of the Historic and Cultural Landmarks Commission that the Masonic Temple building at 1000 Henderson Street be added to the National Register of Historic Places</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 6-0</b>

## E. DETERMINATION

- a. Request for determination for the main structure. City of Fort Worth Code Compliance Department requests a determination from the Historic and Cultural Landmarks Commission, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property at **1604 East Hattie Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.
- b. Request for determination for the main structure. City of Fort Worth Code Compliance Department requests a determination from the Historic and Cultural Landmarks Commission, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property at **401 W Lancaster Avenue** can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The requests for determination were read. Murray Miller requested that the requests be continued until the next regular meeting for proper notification.

Hudson Henley (5415 Ursula Lane, Dallas, Texas) spoke regarding the determination for 1604 East Hattie Street. Mr. Henley indicated that he purchased this property and the property adjacent to it. His intention is to demolish the property at 1604 E. Hattie and rehabilitate the other property and combine the two properties.

Commissioner Gries clarified that the case would be continued to the next meeting.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Continue the request for determination for 1604 East Hattie Street and 401 West Lancaster Avenue to the next regular meeting.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 6-0</b>

**Gannon Gries recused himself for the next case.**

## F. NEW CASES

1. **COA17-01**                      **101 W Exchange Avenue; Zoned MU-2 / HSE**                      *Stockyards*  
**Applicant: Murrin Bros. 1885, LTD**  
**Agent: Bennett Benner Partners**

- a. Applicant requests a Certificate of Appropriateness to rehabilitate the historic fabric of the O’Keefe-Long Commercial Building, construct compatible canopies, and construct an exit stair on the west elevation.

The case was read. Murray Miller read the staff report and recommended that the Application for a Certificate of Appropriateness to rehabilitate the historic fabric of the O’Keefe-Long Commercial Building, construct compatible canopies, and construct an exit stair on the west elevation be approved subject to the following conditions:

1. That the Window, Doors, Transoms & Storefront Survey be converted to a specific scope of work, annotated on the “proposed” elevations;
2. That the proposed mechanical equipment area hatched on the roof plan be shown on the elevations, and
3. That the applicant submits annotated drawings to the Planning and Development Department reflecting the above conditions prior to the issuance of a Certificate of Appropriateness.

Brett Cox (500 W 7<sup>th</sup> Suite 1400) spoke in support of the request. Mr. Cox indicated that the intent is to restore the storefront to what would have been there before the western rustic storefront was added. They intend to uncover what is beneath that storefront and restore it within the context of the district.

Jerre Tracy, Executive Director, Historic Fort Worth, Inc. (1110 Penn Street), also spoke in support. (Transcript submitted) “HFW is delighted to support this project for the O’Keefe-Long Commercial Building within the Stockyards Local and National Register Historic Districts. We agree with the staff request for additional details on the project as we also believe this project will inspire other property owners to set a high bar for the rehabilitation of their buildings within the Stockyards Local Historic District.”

No one spoke in opposition.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Approve the request for a Certificate of Appropriateness to rehabilitate the historic fabric of the O’Keefe-Long Commercial Building, construct compatible canopies, and construct an exit stair on the west elevation subject to the following conditions:</b> <b>1. That the Window, Doors, Transoms &amp; Storefront Survey be converted to a specific scope of work, annotated on the “proposed” elevations;</b> <b>2. That the proposed mechanical equipment area hatched on the roof plan be shown on the elevations, and</b> <b>3. 3. That the applicant submits annotated drawings to the Planning and Development Department reflecting the above conditions prior to the issuance of a Certificate of Appropriateness.</b>
<b>Seconded By: Randle Howard</b>
<b>Questions: 6-0</b>

**Gannon Gries returned to the meeting.**

**2. COA17-03**

**1217 E Morningside Drive; Zoned A-5 / HC  
Applicant/Agent: Lorena Juanes**

*Morningside*

- a. Applicant requests a Certificate of Appropriateness to retain windows.

The case was read. Sevanne Steiner read the staff report and recommended denial of the application for a Certificate of Appropriateness.

Lorena Juanes (1217 E Morningside Drive) spoke in support of the request. Ms. Juanes asked if the commission to approve the request, if not, what she needed to do to be in compliance. Commissioner Gries asked if she understood Staff’s recommendations. Ms. Juanes responded yes.

Jerre Tracy, Executive Director, Historic Fort Worth, Inc. (1110 Penn Street), spoke in opposition. (Transcript submitted) “Windows are a defining feature of historic buildings, including the configuration of the panes. Should replacement be required the new windows should reflect the style, profile and dimensions of the original windows. Additionally, specially-engineered film can be applied to historic windows to boost their energy ratings. HFW concurs with the staff recommendation to deny the request to retain the inappropriate windows that were recently installed at 1217 Morningside Drive.”

Staff noted that the windows were never wood windows and staff was not recommending wood. Based on the construction date, they more than likely were always aluminum. The concerns are with the size, how they are mounted in the wall, and the trim that has been altered. Discussion regarding viable options and the Morningside Design Guidelines ensued between staff and Chairman Gries.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Deny the request</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 5-1 (Randall Howard abstained)</b>

**3. COA17-04**

**1608 E Hattie Street; Zoned A-5 / HC  
Applicant/Agent: Hudson Henley**

*Terrell Heights*

- a. Applicant requests a Certificate of Appropriateness to rehabilitate the exterior of the main house.

The case was read. Murray Miller read the staff report and recommended that the Application for a Certificate of Appropriateness to rehabilitate the main house be approved subject to the following conditions:

- a. That windows be 1/1 unless evidence of a different configuration can be provided;
- b. That if evidence can be provided, that the new windows be in-kind;
- c. That the dimension and profile of exterior siding be consistent with the 2007 appearance, unless archival or physical evidence confirms that the dimension and profile of the proposed siding is consistent with the historic character of the place;
- d. That the gable dormer that was removed be reinstated;
- e. That the porch design be compatible with the existing residence and the predominant character of historic porches in the District; and



“Approve w/ stipulations--

1. Lower roof pitch to match that of the main structure.
2. Lower first floor ceiling heights to 8'. Both this and no.1 will lower overall height of this two-story structure behind main one-story house.
3. Eaves of gable should attempt to mimic those of main structure.
4. We have no problem with the orientation since this is not on a corner.”

Mike McDermott (1710 Fairmount Avenue), Fairmount Neighborhood Representative, discussed in detail the stipulations per the Fairmount Neighborhood Committee. After addressing each line item, he commented that the committee agreed with staff’s other recommendations.

Commissioner Randall commented that he would like the applicant to work with the neighborhood association.

No one spoke in opposition.

Mr. Weber indicated that he was open to the suggestions by the neighborhood.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Approve provided that the orientation of the structure, fenestration and details are worked out with staff.</b>
<b>Seconded By: Randle Howard</b>
<b>Questions: 6-0</b>

**5. COA17-06                      1805 S. Adams Street; Zoned A-5 / HC                      *Fairmount***  
**Applicant/Agent: Stephen Mears**

- a. Applicant requests a Certificate of Appropriateness to construct a two-story residence with a detached, single-story, single-car garage.

The case was read. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a two-story residence with a single-story detached garage be approved subject to the following conditions:

1. That the second-floor Gambrel roof be revised and that the applicant work with Staff to develop a compatible gable or hipped roof;
2. That the applicant show the dimension between the Port-cochere overhang and the property boundary as well as the dimensions between the detached garage walls and overhangs and the respective property boundaries, and that the proposed site plan be verified with Permits and Inspections;
3. That 1/1 windows be used as appropriate;
4. That windows shall be set into the exterior wall with sills;
5. That the entrance door be simplified;
6. That the porch columns be simplified; and
7. That the drawings be amended to reflect the conditions of approval and resubmitted to the Planning and Development Department prior to the issuance of a COA.

Stephen Mears (5033 Lovell Avenue) spoke in support of the request. Mr. Mears indicated that the plans were preliminary and that he was open to Staff’s recommendations.

Mike McDermott (1710 Fairmount Avenue) spoke in support of the request. Mr. McDermott made a comment regarding the strict requirements from staff for differentiation. He stated that they like the detailing and feel that is made of cement siding.

Per the Fairmount Neighborhood letter in support:

“Approve w/ stipulations--

1. Do not change front door or porch to simplify as staff suggested, or the clipped gables of the two story portion. HP committee and Fairmount neighborhood appreciate the attention to detail on this and all new houses. We feel the siding, which is concrete Masonite type siding, is differentiation enough.
2. The "reveal" of the siding should mimic that of similar wood lap siding in the district. That reveal is 4-4.5" on the existing homes.
3. We would like the large chimney pipe to be covered in a brick veneer or other treatment so that it not be obvious and blend in with other structures. These types of exit shafts for chimneys do not currently exist on old or new homes in the district.
4. Corner boards and other trim are okay at 4" width, but door and window trim should be at least 5" as found throughout Fairmount. Agree with staff that all windows should have sills and not boxed trim.
5. Approve garage as submitted, although HP committee appreciates the use carriage style garage doors in the district.”

Terre Trimble (1800 Washington Avenue) spoke neither in support nor in opposition, and commented that he was not sure how the detached garage would look or fit on the property.

Discussion ensued regarding the recommendations made per staff.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the request for a Certificate of Appropriateness to construct a two-story residence with a single-story detached garage with advice from the Fairmount Neighborhood Association; and subject to working with Staff on the final details.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 6-0</b>

**Randle Howard left the meeting.**

**6. COA17-07                      2108 Fairmount Avenue; Zoned B / HC                      *Fairmount***  
**Applicant/Agent: James and Mara Davidson / James Eggenbutger**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story rear addition to the existing residence.

The case was read. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a single-story addition to the main residence be approved subject to the following conditions:

1. That the three-dimensional characteristics of the historic southwest corner be retained and that the drawings be amended to reflect the conditions of approval and resubmitted to the Planning and Development Department prior to the issuance of a COA.

Mara Davidson (2108 Fairmount Avenue) spoke in support of the request. She indicated that the intent was to extend the bedroom back and expand the bathroom. She was open to other options.

Chairman Gries commented that he understood the intent from Staff’s recommendations.

Mike McDermott (1710 Fairmount Avenue) spoke in support of the request. He conveyed what was included in the Fairmount Neighborhood Association letter and agreed with the commission. He expressed appreciation for Staff's suggestions.

Discussion ensued regarding retention of the windows and Staff's recommendations. Commissioner Randall commented that retaining the windows was very important.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motioned To: Approve as submitted.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

**Randle Howard returned to the meeting.**

**7. COA17-08                      2261 Washington Avenue; Zoned B / HC                      *Fairmount***  
**Applicant/Agent: Marc and Cathy Harrienger**

- a. Applicant requests a Certificate of Appropriateness to construct a one-and-one-half-story residence with a detached, two-story two-car garage.

The case was read. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a one-and-one-half-story residence with a two-story detached garage be approved subject to the following conditions:

- 1. That the north shed dormer on the main house be revised and that the applicant work with Staff to develop a dormer that is compatible with the predominant historic character, scale, fenestration pattern, and detail of dormers traditionally found within the District;
- 2. That the entrance door be simplified; and
- 3. That the drawings be amended to reflect the conditions of approval and resubmitted to the Planning and Development Department prior to the issuance of a COA.

Jason Eggenburger (2104 Fairmount Avenue) spoke in support of the request. He mentioned that the requested floor plan for the second floor was per the couple that would like to purchase the property.

Chairman Gries asked Staff what the goal was for the different size of the dormers. Staff responded that reduce size of the dormers or equal size dormers and working with Staff.

Mike McDermott (1710 Fairmount Avenue) spoke in support of the request.

"Approve w/ stipulations—

- 1. Porch is too small for front of house both length and depth in proportion to the facade which seems to overwhelm it.
- 2. Add a decorative window or knee braces or shingles, or any combination of those, to the front gable which is continuous siding as on main structure and lacks articulation similar to most other houses in the district.
- 3. Keep detail of front porch and front door as presented. We appreciate that detail.
- 4. The committee would like to know the width of the reveal of the siding and make sure it is not wider than 4.5".
- 5. Door and window trim should be at least 5" in width.

6. The committee appreciates the design of the rear window as drawn and would like to see that design in front as well, or those windows designs flipped from back to front.
7. Approve garage as submitted but the committee always appreciates the use of carriage style doors in the district.”

Jason Eggenburger spoke regarding the previous comments and was agreeable to certain suggestions. He indicated that he was willing to work with Staff.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motioned To: Approve the Certificate of Appropriateness to construct a one-and-one-half-story residence with a two-story detached garage be approved subject to the applicant working with the Fairmount Neighborhood Association and Staff and that the drawings be amended to reflect the conditions of approval and resubmitted to the Planning and Development Department prior to the issuance of a COA.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 6-0</b>

**8. COA17-09                      1515 Elizabeth Boulevard.; Zoned A-5 / HC                      *Elizabeth Boulevard***  
**Applicant/Agent: Carmel Helsley**

- a. Applicant requests a Certificate of Appropriateness to replace an asphalt/fiberglass roof with a clay tile roof.

The case was read. Sevanne Steiner presented the staff report and recommended denial of the application for a Certificate of Appropriateness.

No one spoke in support or in opposition.

<b>Motion By: Paul Randall</b>
<b>Motioned To: Deny the request</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 5-1 (Mitchell Moses abstained)</b>

**9. COA17-10                      2123 6th Avenue; Zoned B / HC                      *Fairmount***  
**Applicant/Agent: Caylee Copeland**

- a. Applicant requests a Certificate of Appropriateness to construct a carport with storage space.

The case was read. Sevanne Steiner presented the staff report and recommended a motion to approve the Certificate of Appropriateness as submitted.

Fairmount Neighborhood Association letter in support recommending approval as submitted.

<b>Motion By: Paul Randall</b>
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12. COA17-13

1951 College Avenue; Zoned B / HC  
Applicant/Agent: Jake Robinson / C P Funding

Fairmount

- a. Applicant requests a Certificate of Appropriateness to retain historic replica eave brackets.

The case was read. Murray Miller presented the staff report and recommended that the Staff denial of the Application for a Certificate of Appropriateness to retain historic replica eave brackets that were installed in locations where they did not exist historically be upheld.

Mike McDermott (1710 Fairmount Avenue) spoke regarding the case. He indicated that the brackets have since been removed. Per the Fairmount Neighborhood Association letter: "HP Committee has noted the brackets in question have been removed from the house and therefore not an issue."

<b>Motion By: Edith Jones</b>
<b>Motioned To: Deny the Certificate of Appropriateness to retain historic replica eave brackets.</b>
<b>Seconded By: Randle Howard</b>
<b>Questions: 6-0</b>

13. COA17-14

1315 S Adams Street; Zoned NS-T4 / HC  
Owner: Maverick Dog Holdings, LLC  
Agent: Tom Carr - S4S Design+Build

Fairmount

- a. Applicant requests a Certificate of Appropriateness to construct a two-story residence and a trellis structure.

The case was read. Murray Miller presented the Staff report and recommended that the Application for a Certificate of Appropriateness to construct a two-story residence be continued to the next regularly-scheduled meeting of the Historic and Cultural Landmarks Commission, to allow the applicant the opportunity to work with staff to address the design issues and resubmit the relevant drawings prior to January 16, 2017.

Tom Carr (3037 Voyce Drive) spoke in support of the request. Mr. Carr mentioned that they added several different features to break up the massing. They are willing to work with Staff and input from the Fairmount Neighborhood Association.

Angela Gaither (1319 South Adams Street) spoke in support of the request. She commented that she lived west of the property and that the lot was zoned for mixed-use. She feels that the request is appropriate and fits in very well for the block.

Mike McDermott (1710 Fairmount Avenue) spoke in support of the request. He conveyed the information on the Fairmount Neighborhood Association letter in agreement with Staff's recommendation to continue the case. "HP agrees with staff on a continuation of this case. We would also like further clarification whether this project falls under the district's guidelines for commercial property or residential, considering the zoning and use of the structure.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the request for a Certificate of Appropriateness to construct a two-story residence and trellis structure as submitted.</b>

<b>Seconded By: Brenda Sanders-wise</b>
<b>Questions: 6-0</b>

**14. COA17-15                    1401 Lipscomb Street; Zoned D / HC                    *Fairmount***  
**Applicant/Agent: Casey and Brian Call / Steve Halliclay**

- a. Applicant requests a Certificate of Appropriateness to construct a second-story addition to the existing non-contributing garage.

The case was read. Murray Miller stated that the Application for a Certificate of Appropriateness to construct a second-story addition to the existing non-contributing garage be approved.

Brandon Call (1401 Lipscomb Street) spoke in support of the request.

Fairmount Neighborhood Association letter in support recommending approval as submitted. Note from the FNA: "Thank you all very much for your consideration and your valuable time serving on this commission. It's is greatly appreciated by all of us."

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motioned To: Approve as submitted.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 6-0</b>

**15. COA17-16                    1121 W Magnolia Avenue; Zoned NS-T4 / HSE                    *Fairmount***  
**Owner: Jun Crown Properties**  
**Agent: Ray Boothe**

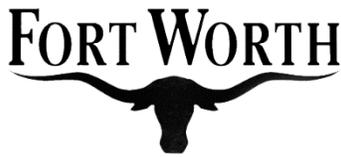
- a. Applicant requests a Certificate of Appropriateness to rehabilitate the storefronts, construct an exit door in the west storefront, add a canopy over the west storefront, and convert an existing door opening on the west elevation to a window.

The case was read. Murray Miller stated that the Certificate of Appropriateness application was continued to the Special Meeting of the Historic and Landmarks Commission to be held January 17, 2017 at 9 a.m.

No one spoke in support or opposition.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Continue to the Special Meeting of the Historic and Landmarks Commission to be held January 17, 2017 at 9 a.m.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 6-0</b>

**III. ADJOURNMENT: 4:39 P.M.**



**SPECIAL MEETING ANNOTATED AGENDA**  
HISTORIC AND CULTURAL LANDMARKS COMMISSION  
Tuesday, January 17, 2017  
Public Hearing: 9:00 A.M.  
Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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**COMMISSIONERS:**

Gannon Gries, Chair	X
Robert Gutierrez	-
Mitchell Moses	X
Brenda Sanders-Wise	X
Randle Howard	X
Edith S. Jones, Vice Chair	-
Mike Holt	-
Billy Ray Daniels	-
Paul Randall	X

**I. PUBLIC HEARING**

Council Chambers

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

**B. CONTINUED CASE**

**1. COA17-16      1109 W Magnolia Avenue (1121 W Magnolia Avenue)      *Fairmount***  
**Zoned NS-T4 / HSE**  
**Owner: Jun Crown Properties**  
**Agent: Ray Boothe**

Applicant requests a Certificate of Appropriateness to rehabilitate the storefronts, construct an exit door in the west storefront, add a canopy over the west storefront, and convert an existing door opening on the west elevation to a window.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to rehabilitate the storefronts, construct an exit door within the rehabilitated west storefront, erect a canopy over the west storefront, and convert the existing door on the west elevation to a window be approved subject to the following conditions:

1. That the applicant provide anchoring details for the canopy supports, based on on-site conditions, confirming that new holes will be made into the mortar joint and that the masonry units will be protected during the works; and
2. That the applicant submits the anchoring details to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness.

Ray Boothe (1116 South Henderson) spoke in support of the request. Mr. Boothe commented that they designed the storefront to mimic other properties in the district. The owners are more than glad to do that and protect the historic integrity. He indicated that the ramp was required per the ADA. The reason the door is located on the side was due to functionality and were

unable to provide accessibility to the second floor. He mentioned that they have not been able to acquire any photos prior to the renovations done in the 80's. He mentioned that the awning was in keeping with the styling and does not believe someone would mistake it to be original to the building. He continued to address Staff's concerns.

Chairman Gries asked questions regarding materials for the ramp, pavement, proposed manufactured windows, cladding of the dividing rails, and of the canopy. Mr. Boothe responded cast concrete, concrete pavers, wood windows with aluminum-clad, same for the dividing rails, and stainless steel for the flat section, respectively.

Questions followed by Commissioner Howard and Randall regarding concerns addressed in the Staff report regarding the mortar joints and materials of the cement siding, respectively.

Susan Harper (2248 5<sup>th</sup> Avenue), Director of Preservation for the Fairmount Historic District, spoke in support and in opposition. Ms. Harper presented a letter to the HCLC:  
"The Fairmount Historic Committee met last evening, January 15<sup>th</sup> in regard to the COA requested for 1121 W. Magnolia. After complete review and discussion, we have the following concerns and questions:

1. Past practice for any case considered incomplete for inclusion on the current month's agenda has been to refer that case to the following month. We feel that calling a special meeting sets an unrealistic precedent for both your department and our committee.
2. In regard to the building itself, we question the use of windows with aluminum exteriors.
3. We question how the awning will be attached, considering the age of both the brick and the mortar.
4. We are concerned about the ramp location vis a vis pedestrians walking west on Magnolia and question whether the city has issued an encroachment agreement for the same.
5. Finally, we would like a current list of materials allowed under historic guidelines in commercial rehab and new construction."

**Motion By: Brenda Sanders-Wise**

**Motioned To: Approve the application for a Certificate of Appropriateness to rehabilitate the storefronts, construct an exit door within the rehabilitated west storefront, erect a canopy over the west storefront, and convert the existing door on the west elevation to a window subject to the following conditions:**

1. That the applicant provide anchoring details for the canopy supports, based on on-site conditions, confirming that new holes will be made into the mortar joint and that the masonry units will be protected during the works; and
2. That the applicant submits the anchoring details to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness.

**Seconded By: Randle Howard**

**Questions: 5-0**

### III. ADJOURNMENT: 9:51 a.m.



## MINUTES

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, February 13, 2017

Work Session 11:00 A.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS:

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	—	—
Suzanne Hoff	—	—
Vacant	—	—
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	<u>X</u>
Billy Ray Daniels	<u>X</u>	<u>X</u>
Paul Randall	<u>X</u>	<u>X</u>

#### I. WORK SESSION

City Council Conference Room 290

- A. Presentation - Proposed Stockyards Form Based Code and Historic Standards and Guidelines
- B. Review of cases on Today's Agenda

#### II. PUBLIC HEARING

City Council Chamber

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

#### B. ANNOUNCEMENTS

Jerre Tracy, Historic Fort Worth, Inc., invited the audience to Thistle Hill, February 23-26<sup>th</sup>, for the needle point exhibit and antique show.

Chairman Gries invited the audience to visit a fantastic story of restoration of a structure at Avenue B and Tennessee. He also announced that Lily B. Clayton had been added to the National Register of Historic Places and invited the audience to the AIA Design Awards on Saturday, February 18<sup>th</sup>.

#### C. APPROVAL OF THE JANUARY 9<sup>TH</sup> AND JANUARY 17<sup>TH</sup> MEETING MINUTES

**Motion By:** Edith Jones

<b>Motioned To: Approve the January 9<sup>th</sup> and January 17<sup>th</sup> meeting minutes</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

**D. TAX CASES**

1. **TAX17-03**                      **1921 Hurley Avenue; Zoned B/HC**    *Fairmount*  
**Applicant/Agent: Laura Pham/Jason Bineer**

a. Historic Site Tax Exemption – Partial

The tax case was read. Murray Miller advised the commission that the application had been withdrawn.

No one spoke in support or in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motioned To: Deny without prejudice</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 6-0</b>

**E. CONTINUED REQUESTS FOR DETERMINATION**

a. Determination of the main structure. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the property located at **401 W. Lancaster Avenue (T&P Warehouse)** can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Murray Miller requested that the requests be continued until the April 10<sup>th</sup>, 2017 Regular Meeting of the Historic and Cultural Landmarks Commission.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Continue the request for determination until the April 10<sup>th</sup>, 2017 Historic and Cultural Landmarks Commission Public Hearing.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 6-</b>

- b. Determination of the main structure. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the property located at **1604 East Hattie Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Justin Newhart presented the staff report and stated that Staff believed that the structure could still be reasonably rehabilitated, per the Terrell Heights Historic District Guidelines and the Secretary of the Interior's Standards for Rehabilitation. Based on the information provided by the applicant, Staff does believe that the main structure, at 1604 E. Hattie Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

No one spoke in support.

Discussion ensued regarding the deteriorated state of the structure and further deterioration if effort is not demonstrated by the owner to rehabilitate the structure. Commissioner's Daniels and Jones shared the opinion that this structure may end up being another demolition-by-neglect if appropriate restoration does not take place.

No one spoke in opposition.

<b>Motion By: Mike Holt</b>
<b>Motioned To: The HCLC determined that the main structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 6-0</b>

## F. NEW REQUESTS FOR DETERMINATION

- a. Determination of the accessory structure. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **928 East Mulkey Street** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Justin Newhart presented the staff report and stated that Staff believed that the structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

No one spoke in support or in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motioned To: The HCLC determined that the accessory structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage due its extensively deteriorated and damaged condition and as a result, that its historic significance had been adversely affected by the loss of integrity.</b>

**Seconded By: Mike Holt**

**Questions: 6-0**

- b. Determination of the accessory structure. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission (HCLC), in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **1009 East Humbolt Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Justin Newhart presented the staff report and stated that Staff believed that the structure could still be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Dean Owen (5632 Havanna Drive, North Richland Hills, Texas 76180) spoke in support. Mr. Owen indicated that he was the agent for the owner. He mentioned that the owner inherited the property from his grandmother. The garage was originally a single story and at about 1951, there was a second story added along with a fake stone front. The building is falling in on itself. He indicated that the owner did not have the means to rehab the garage. He indicated that they would like to concentrate on restoring the home and request permission to demolish the garage. At the very least they would like to rehab the single story, which is the original structure and perhaps incorporate it in the sale of the property. Dialogue ensued regarding the type of application that was before the commission. Chairman Gries clarified that the application for determination was brought to the commission by the Code Compliance Department; if the owner wanted to request demolition that would be a separate application and would require additional information for the commission to review.

Michael Lewis (8109 Foxfire Lane #B, Fort Worth, Texas 76108) spoke in support. Mr. Lewis indicated that he inherited the property from his grandmother. He commented that he loved the home and was determined to rehab the front home. He added that he could get help for the front home, but not for the garage. Chairman Gries noted that he would still need to follow the application process. Commissioner Randall concurred and added that Staff could assist with the application process and the next steps.

HCLC Discussion ensued regarding the type of application that the owner could submit. Staff clarified and indicated that the two types of applications that the owner could submit depended on the property owner's decision to restore the structure to its original state or demolish the entire structure.

No one spoke in opposition.

**Motion By: Mike Holt**

**Motioned To: The HCLC determined that the accessory structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.**

**Seconded By: Edith Jones**

**Questions: 5-1 (Robert Gutierrez dissented.)**

## G. NEW CASES

1. **COA17-17**                      **2262 Washington Avenue; Zoned B/HC**                      *Fairmount*  
**Applicant/Agent: Daniel Lopez**

- a. The Applicant requests a Certificate of Appropriateness for the recent demolition of the existing rear detached garage.

The case was called. Justin Newhart presented the staff report and recommended approval based on that the structure had already been demolished and was not original, and therefore did not contribute to the character of the Fairmount Historic District.

Chairman Gries noted that they received a letter from the Fairmount Neighborhood Association in support.

Susan Harper, 2248 5<sup>th</sup> Avenue, spoke in support. She urged the owner to contact the neighborhood association when they are ready to build something in its place.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-1 (Robert Gutierrez dissented.)</b>

2. **COA17-18**                      **1121 Broadway Avenue; Zoned A-5/HC**                      *Terrell Heights*  
**Applicant/Agent: Michael Green / Tiffany Pittman**

- a. The Applicant requests a Certificate of Appropriateness for the recent installation of 29 solar panels to the existing roof.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness for the recent installation of 29 roof-mounted solar panels on the west and east-facing roof slope of the main house and garage be approved.

No one spoke in support or in opposition.

Discussion ensued between Staff and commissioners regarding language in the guidelines pertaining to the location of the solar panels. Staff clarified that there was no clear guidance in this district in this regard.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted the request for a Certificate of Appropriateness for the recent installation of 29 solar panels to the existing roof.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

3. **COA17-19**                      **1921 Hurley Avenue; Zoned B/HC**                      *Fairmount*  
**Applicant/Agent: Laura Pham / Jason Binzer**

- a. The Applicant requests a Certificate of Appropriateness to construct a detached single-story two-car garage.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a detached single-story two-car garage be approved subject to the following conditions:

- That the exterior of the addition be simplified so as not to replicate historic details found on the main structure; and
- That the drawings be amended to reflect the conditions of approval prior to the issuance of a COA.

Chairman Gries noted that they received a letter from the Fairmount Neighborhood Association in support.

Susan Harper, 2248 5<sup>th</sup> Avenue, spoke in support. Transcript as noted in the letter: “Approve as presented. We considered staff recommendation to simplify the design but feel the simple hip roof and shortened rafter tails sufficient simplification. The main house is extensively detailed with multiple gables and decorative brackets making the minimal garage door detail appropriate in our opinion.”

Jason Binzer, 1643 S Henderson, spoke in support. Mr. Binzer mentioned that he was the agent for the property owner and asked Staff for clarification regarding the request for simplification. Staff spoke and said the use of 105 siding instead of the siding to match the house and other details.

No one spoke in opposition.

Chairman Gries commented that both recommendations are appropriate and added that he personally felt that new material and being built in the current time is differentiation. Commissioner Randall concurred.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted the request for a Certificate of Appropriateness to construct a detached single-story two-car garage.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

**4. COA17-20                      2346 Harrison Avenue; Zoned A-5/HC                      *Mistletoe Heights***  
**Applicant/Agent: Michael and Bonnie Mrstik**

- a. The Applicant requests a Certificate of Appropriateness for a waiver from the Mistletoe Heights Historic & Cultural District Guidelines for the recent replacement of original French-style terra cotta roof tiles on the main house with a slate-style composition shingle roof.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness for a waiver for the recent replacement of the original roof tiles with a slate-style composition shingle roof be continued to allow the owner the opportunity to provide the following:

- a. Proof by a preponderance of the evidence, that no reasonable opportunity exists to recover the cost of the proposed work if such work is required to be in accordance with the design guidelines;
- b. A copy of the original quotations of costs from Landstar Restoration for the performance of all the roof work recently undertaken;
- c. A quotation of costs from Landstar Restoration for undertaking the roof tile replacement if the original materials were still on the roof and the work was to be carried out in compliance with the District Guidelines;
- d. A quotation of costs from an independent roofing contractor for undertaking the roof tile replacement if the original materials were still on the roof and the work was to be carried out in compliance with the District Guidelines;
- e. A quotation of costs from Landstar Restoration for the removal of the recently-applied slate-style composition shingle roof from the entire roof and the installation of in-kind roof tiles on the entire roof.
- f. Independent quotations of costs from appropriately-skilled contractors for the removal of the recently-applied slate-style composition shingle roof from the entire roof and the installation of in-kind roof tiles on the entire roof.

Chairman Gries noted that they received a letter recommending a continuance for the case from the Mistletoe Heights Historic District.

Sarah Powers (801 Cherry Street #46, Fort Worth, Texas 76102) spoke in support. Ms. Powers represented the property owners and provided a brief background and timeline of the event where the damaged took place. She added that the owners were not aware that the property was in a historic district until after they received notice and stopped the work immediately. She stated the reasoning behind the compatibility of the roof tile and used examples of other homes.

Mike Mrstik, 2346 Harrison Avenue, spoke in support. Mr. Mrstik addressed his concerns using a PowerPoint presentation. He commented that composite roof was a compatible roof material in the district. Additionally, it greatly decreased the financial burden as the tile could only be bought in bulk. The property suffered infestation which caused other issues inside the house. In summary, he requested to keep the composite roof shingles as they are compatible and they do not detract from the historic district.

Questions by the commission followed that pertained to length of ownership of the home, knowledge of the historic district, and original roof material.

Tyler Wallach noted that if the application was not for a waiver, the application would need to be properly noticed as a Certificate of Appropriateness.

Kathy McReynolds, 2312 Irwin Street, spoke in opposition. Ms. McReynolds commented that she was the previous Chair of the Mistletoe Heights Preservation Committee and requested that the tiles be put back in place. She indicated that the guidelines state that existing roofing materials shall be replaced with the same type of roofing materials. She stated that the tiles were carefully removed and placed on a flatbed truck. She added that she had the data for the house and the original roof was the tile roof dated in 1926.

Commissioner Randall commented that he could see both sides and asked Ms. Reynolds if there was some form of outreach for new property owners in the district to inform them of the historic district. Ms. McReynolds stated that opening a new water account triggers a letter from the City of Fort Worth informing them of the historic designation. She also noted a few other forms of outreach within Mistletoe Heights.

Jerre Tracy, Historic Fort Worth Inc, 1110 Penn Street, spoke in opposition. Transcript submitted: 'It is heart-breaking to discover that a key character-defining feature covering the entire footprint of this Tudor-styled home within the Mistletoe Heights Local and National

Register Historic District has been replaced. It should come as no surprise to anyone who lives in this beloved neighborhood that design guidelines were developed by the neighbors when the district was established. The new composition roof reduces the distinction of 2346 Harrison Avenue and undermines the prestige and unique historic identity of the entire district.

Historic districts add value to all of the houses within the district, so long as all of the neighbors play by the rules they established. Where are the green barrel-vault terra cotta roof tiles? Did the insurance company pay for the replacement of the broken tiles? Did they all need to be replaced?

HFW owns and stewards our city's first and second landmarks. One has a slate roof and the other has a green terracotta tile roof. We store both types of tiles for replacements for damaged ones, should that occur. We could have recommended reasonable craftsman to evaluate the roof damage to this property. In light of this radical roof change that impacts the entire neighborhood, it may be reasonable for the owners to reroof the house with barrel-vaulted, French-styled green terra cotta tiles."

Gary Mutes (801 Cherry Street #46, Fort Worth, Texas 76102) spoke in rebuttal. Mr. Mutes clarified that their position was not that they have complied but that they were requesting a waiver due to substantial consistency the neighborhood. Chairman Gries clarified that they can grant a waiver but need to see the evidence as outlined in the preservation ordinance. Mr. Mutes commented that they were not opposed to a continuance.

The commission commented that staff did a good job at outlining the requirements.

<b>Motion By: Paul Randall</b>
<b>Motioned To: Continue the request until the next regular meeting pending the submittal and review of the following requests by Staff:</b> <ul style="list-style-type: none"><li>a. <b>Proof by a preponderance of the evidence, that no reasonable opportunity exists to recover the cost of the proposed work if such work is required to be in accordance with the design guidelines;</b></li><li>b. <b>A copy of the original quotations of costs from Landstar Restoration for the performance of <u>all</u> the roof work recently undertaken;</b></li><li>c. <b>A quotation of costs from Landstar Restoration for undertaking the roof tile replacement if the original materials were still on the roof and the work was to be carried out in compliance with the District Guidelines;</b></li><li>d. <b>A quotation of costs from an independent roofing contractor for undertaking the roof tile replacement if the original materials were still on the roof and the work was to be carried out in compliance with the District Guidelines;</b></li><li>e. <b>A quotation of costs from Landstar Restoration for the removal of the recently-applied slate-style composition shingle roof from the entire roof and the installation of in-kind roof tiles on the entire roof.</b></li><li>f. <b>Independent quotations of costs from appropriately-skilled contractors for the removal of the recently-applied slate-style composition shingle roof from the entire roof and the installation of in-kind roof tiles on the entire roof.</b></li></ul>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 6-0</b>

**Paul Randall recused himself.**

**5. COA17-21                      9 Chase Court; Zoned B/HC  
Applicant/Agent: Jack Todd Camp**

*Chase Place*

- a. The Applicant requests a Certificate of Appropriateness to retain a solid wood fence recently rebuilt within the front yard.

The case was called. Murray Miller presented the staff report and recommended that the request to retain a 6 foot + high solid wood fence in the front yard be denied.

Doug Hopkins, 9 Chase Court, spoke in support. Mr. Hopkins deferred his time to Mr. Todd Camp. Todd Camp, 9 Chase Court, also spoke in support. Mr. Camp stated that they had been living in Chase Court for 23 years and was working on a book regarding the history of Chase Court. He provided a brief description for each slide presented. Mr. Camp mentioned that if the original home remained, it would be reasonable to construct a shorter fence. However, the original home was no longer there and the present structure was located 150 yards deep within the lot. Mr. Camp noted the frequent break-ins and influx of crime during the 90's. Recent development in the area has caused a similar increase in crime. Mr. Camp indicated that he had reached out to staff, Liz Casso, the Historic Preservation Officer, at that time to ensure that replacement of the fence would be possible. He mentioned several neighbors had made comments on the improvement of the new fence.

Andy Van Way (11 Chase Court) spoke in support. Mr. Van Way expressed appreciation for the commission and all that they do. He spoke regarding the crime rate in the 90's and the similar increase. Mr. Van Way mentioned that he was a rookie police officer when he first moved in and acknowledged that the area was a target location for crime due to the nearby hospital. He noted that the previous fence was dilapidated and deteriorating. He mentioned that the fence was old and did not know anything about when anything became historic, but noted that from a pragmatic standpoint, it needed replacement. It was not bothering anyone. He concurred with Mr. Camp's comments regarding Liz Casso during their neighborhood meetings.

Chairman Gries clarified that the fence had to have been built within the period of significance.

Jerre Tracy, Historic Fort Worth Inc, spoke in opposition. She indicated that the fence did not comply with the Zoning Ordinance requirements. The zoning regulation must be recognized and commented that this would not be allowed anywhere else in the city.

Todd Camp spoke in rebuttal. Mr. Camp reiterated some of his comments regarding the depth of the lot and the location of the house. He mentioned that, on several occasions, there would be people sleeping on the property as if it were a park. He urged the commission to allow the fence to stay.

Mr. Camp commented that it was the biggest front yard in Fort Worth. He indicated the safety concerns and that it was cost prohibitive.

Discussion ensued between the applicant and the commission regarding conversations with the former Preservation Officer and Zoning Regulations.

Tyler Wallach, Assistant City Attorney, clarified that the request would need to go before the Residential Board of Adjustment for further approval as it exceeded the maximum height allowed in the front yard. Chairman Gries added, if the request passed at the HCLC, it would have to go before the Residential Board of Adjustment.

Tiffany Taylor, Code Compliance Department, added further clarification and stated that the fence, if approved, the zoning regulations do not permit a solid screen fence. The requirement is 50% open.

Commissioner Holt commented that this case was an incredibly unique situation and that had to do more with safety.

**Motion By: Mike Holt**

<b>Motioned To: Approve as submitted for the Certificate of Appropriateness to retain a solid wood fence recently rebuilt within the front yard</b>
<b>Seconded By: Robert Gutierrez</b>
<b>Questions: 3-2 (Motion Failed due to a lack of majority votes, resulting in the denial of the request; Gannon Gries and Edith Jones dissented)</b>

Paul Randall returned to the hearing. Billy Ray Daniels left the meeting.

**6. COA17-22                      2201 Edwin Street; Zoned A-5/HC                      *Mistletoe Heights***  
**Applicant/Agent: Mark Pittman**

- a. The Applicant requests a Certificate of Appropriateness to replace the existing concrete flat tile roof with a Double Roman (High Barrel) concrete tile

The case was called. Murray Miller informed the commission that the applicant withdrew the application in favor of compatible roof tile.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Deny without prejudice</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 5-0</b>

**7. COA17-23                      111 NW 24th Street; Zoned MU-2/HC                      *Stockyards***  
**Applicant/Agent: Tommy Bennett**

- a. The Applicant requests a Certificate of Appropriateness for the application of ConFlex XL elastomeric waterproofing membrane already undertaken on the south and west walls.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness for waterproofing the south and west walls be denied.

Commissioner Gutierrez asked how it would be removed and damage would the building incur. Staff responded that it depended on the application of the paint; how long had it been since the building was painted; and what type of paint was used, among many other unknowns. Staff informed the commission that only two sides had been painted.

Discussion ensued regarding water infiltration and methods to mitigate these issues.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Deny because the work undertaken is considered to be inconsistent with Secretary of the Interior's Standards for Rehabilitation in relation to the Rehabilitation of Building Exteriors</b>
<b>Seconded By: Paul Randall</b>

**Questions: 5-0**

**8. COA17-24**                      **1065 E. Pulaski; Zoned A-5/HC**                      *Terrell Heights*  
**Applicant: Baker Chapel A.M.E. Church**  
**Agent: Johnny Bennett**

- a. The Applicant requests a Certificate of Appropriateness to demolish the main structure.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness to demolish the main structure be approved.

Johnny Bennett (6301 Pierce Arrow Drive) spoke in support. Mr. Bennett state that he was a trustee of the church and in favor of the demolition. He concurred with staff's report.

Eric S. Baker (3936 Wedgway Drive) spoke in support. Mr. Baker indicated that he was the contractor/inspector and concurred with both Staff and Mr. Bennett. He mentioned that he had arrived at the property the morning of the meeting and noticed that even the burglar bars had been stolen.

Walter McDonald, (7501 Sagehill Court) spoke in support. Mr. McDonald thanked the commission for their work and noted that Baker Chapel was a part history of the City of Fort Worth since 1908.

No one psoke in opposition.

Commissioner Randall thanked them for their diligence in keeping the structure secured.

**Motion By: Paul Randall**

**Motioned To: Approve as submitted**

**Seconded By: Edith Jones**

**Questions: 5-0**

**9. COA17-25**                      **769 Samuels Ave; Zoned PD-1097/DD**                      *Individual*  
**Applicant/Agent: Embrey Development / Ames Fender**

- a. The Applicant requests a Certificate of Appropriateness to alter the design of a previously-approved rear addition to the Garvey House, construct a two-story exit stair, and rehabilitate the exterior of the Garvey House.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to alter the design of a previously-approved rear addition to the Garvey House, construct a two-story exit stair, and rehabilitate the exterior of the Garvey House be approved subject to the following conditions:

1. That original siding, trim, shingles and plank siding on curved walls only be replaced where it is too deteriorated to be repaired and that where it is necessary to replace extensively deteriorated siding, that it be replaced in-kind;
2. That the roof ridge of the proposed addition be set down from the historic roof ridge not less than that which is depicted in the previously-approved drawings of May 2016;

3. That the annotations and scope of work depicted on the elevation drawings be informed by a preservation-based condition assessment and that the drawings be so amended as to make clear the extent to which the historic fabric will be retained, repaired, and where necessary, replaced in-kind;
4. That a Temporary Protection Plan, which identifies potential risks to the Garvey House and sets out specific mitigation measures to be undertaken to mitigate each risk, be provided, addressing such matters as:
  - protection of the Garvey House from accelerated deterioration
  - unauthorized access
  - potential damage to the Garvey House during preparatory works related to the demolition of the rear addition and the accessory structures
  - potential damage to the Garvey House during preparatory works related to its rehabilitation and any new construction on the site
5. That amended drawings and a Temporary Protection Plan reflecting the above conditions be submitted to the Planning and Development Department prior to the issuance of the Certificate of Appropriateness.

Ames Fender, 201 S. Calhoun Street, spoke in support. Mr. Fender indicated that the application had been approved in May and that at that time, they did not have a program. The necessity of the stairs was due to an internal function. He stated that they would still need to forward the item to the State Historic Preservation Office (SHPO) as it is a National Register Landmark. He emphasized the rate at which the budget had increased for the potential buyers. These were grounds for their wanting to walk away entirely from the project. He mentioned several issues that arose with the Core of Engineers. He appreciated staff's report, but requested approval without the additional requirements as stated in the report.

Extensive discussion ensued regarding each line item per Staff's report, by the applicant, Staff and the commission.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the request for a Certificate of Appropriateness with the conditions that the assessment of the existing material be conducted as part of Conditions #1, 3 and 5 in the staff report, that the roof ridge of the proposed addition be set down from the historic roof ridge not less than that which was approved in May 2016 (Condition #2), the applicant meet with staff for the preparation of a Temporary Protection Plan to be submitted prior to the issuance of the building permit (modified timing of submission that was noted in Condition #5 of the staff report).</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 5-0</b>

**10. COA17-26**

**2808 Hemphill Street; Zoned MU-1/HC  
Applicant/Agent: CEMS Texas Real Estate**

*Individual*

- a. The Applicant requests a Certificate of Appropriateness to complete the construction of a dual ramp to link two historic properties.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to complete the construction of a dual ramp to link two historic properties be approved subject to the following mitigating conditions:

1. That dense landscaping of a sufficient to mitigate the visibility of the ramp as seen from Hemphill Street be installed along the east side of the ramp; and
2. That the drawings be amended and resubmitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness

Calvin East, 4704 Melrose Park Ct, Colleyville, Texas 76034, spoke in support. Mr. East was in agreement with staff's stipulations.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted to complete the construction of a dual ramp to link two historic properties subject to the following mitigating conditions:</b>
<ol style="list-style-type: none"> <li>1. That dense landscaping of a sufficient to mitigate the visibility of the ramp as seen from Hemphill Street be installed along the east side of the ramp; and</li> <li>2. That the drawings be amended and resubmitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness</li> </ol>
<b>Seconded By: Mike Holt</b>
<b>Questions: 5-0</b>

### III. ADJOURNMENT: 5:04 P.M.

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**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

**Meeting Accessibility**

The Fort Worth City Hall and City Council Conference Room 290, 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](mailto: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

**Accesibilidad de la Reunión**

El Ayuntamiento y Cuarto de Conferencias 290 de Consejo son accesibles 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](mailto: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.

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## MINUTES

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, March 13, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS:

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	<u>X</u>	<u>X</u>
Suzanne Hoff	—	—
Rafael McDonnell	—	—
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	—
Billy Ray Daniels	<u>X</u>	<u>X</u>
Paul Randall	—	—

#### I. WORK SESSION

City Council Conference Room 290

- A. Briefing on the Stockyards Form Based Code and Historic District Standards and Guidelines
- B. Review of cases on Today's Agenda

#### II. PUBLIC HEARING

City Council Chamber

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF THE FEBRUARY 13<sup>TH</sup> AND FEBRUARY 27<sup>TH</sup> MEETING MINUTES**

Motion By: Edith Jones
Motioned To: Approve
Seconded By: Billy Ray Daniels
Questions: 5-0

#### D. **CONSIDERATION OF STOCKYARDS FORM BASED CODE AND HISTORIC DISTRICT STANDARDS AND GUIDELINES**

The item to consider the Stockyards Form Based Code and Historic District Standards and Guidelines was called. Laura Voltmann presented slides outlining several meetings that took place with Stakeholders, Staff, and the public.

(Majestic letter on file.)

Josh Wheeler (131 E Exchange Ave) spoke in support. Mr. Wheeler noted that two years have passed and without change. He commented that it was the most restrictive code in the City of Fort Worth, as it should be. He was pleased overall and requested that it move forward.

Jerre Tracy (1110 Penn Street) spoke in support. (Transcript submitted) "Everyone associated with HFW appreciates the dedication of hundreds of citizens, city staff and consultants who were enabled by the City Council to develop form based codes, a local historic district and design guidelines for new construction in Fort Worth's iconic and enviable stockyards. The investment of time and talent on these standards and guidelines will enhance the protection of our city's leading asset, the stockyards.

One missing planning component is a parking and traffic study, something that is vital to the success of all stockyards business owners and a repeated request by numerous citizens since the Council approved the 380 agreement with Majestic of California in 2015. Everyone wins if there is adequate parking for visitors throughout the week and for the horse and cattle trailers necessary on Friday nights for the rodeo. HFW encourages that this study commence as soon as possible."

Mike Constanza (9366 Tranquill Aches) spoke in opposition. Mr. Constanza mentioned that he owned several lots in the Stockyards and putting restrictions reduces their value. He expressed concern over the lack of communication by City Staff and commented that he did not think that they have the right to go in and change things without asking property owners. Chairman Gries asked Mr. Constanza what his concerns were. Mr. Constanza responded that they were regarding street pavement on his lot, the lack of returned phone calls or answering questions. Mr. Constanza stated that he did not trust the City. He indicated that he had supported the initial changes but later received no communication.

Chairman Gries commented that several workshops and meetings were held. He appreciated all of the work done by Staff and the effort that it took to address the second draft of the code. Several items such as height, setbacks, landscaping, and screening were addressed.

Commissioner Jones commented that she appreciated all of those involved.

Commissioner Moses commented that he would not support specific districts, but agreed on others. His comments regarding HCO-68 were that he was not comfortable with possible restrictions for property owners. He indicated a dislike for burdening a property owner with new guidelines when a building was constructed on older guidelines. Elaborate discussion followed.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the recommendation with the note to include "HCO-40, just at the south side of E. Exchange, West of Packers. Keep 68 for the existing hotel."</b>
<b>Seconded By: Mitchel Moses</b>
<b>Questions: 5-0</b>

## E. TAX CASES

1. TAX17-04                      1512 Hurley Avenue; Zoned C/HC

*Fairmount*

**Applicant/Agent: Troy Evans**

- a. Historic Site Tax Exemption - Verification

**2. TAX17-06                    1618 Lipscomb Street; Zoned C/HC                    *Fairmount***  
**Applicant/Agent: Ethnic Estates LLC / Lori Gallagher**

- a. Historic Site Tax Exemption - Partial

The tax cases were read. Justin Newhart presented the staff reports and stated that the requests met the requirements of the City of Fort Worth Zoning Ordinance and recommended approval of the Historic Site Tax Exemption – Partial and Verification.

No one spoke in support or in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motioned To: Approve TAX17-04 and TAX17-06 as they meet the requirements of the Zoning Ordinance.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

**3. TAX17-07                    201 South Calhoun Street; Zoned NS-T5/HSE                    *Individual***  
**Applicant/Agent: Eddie Vanston**

- a. Historic Site Tax Exemption - Partial

The tax case was read. Justin Newhart presented the staff report and recommended a continuance until the next meeting.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Continue until the next regular meeting</b>
<b>Seconded By: Mitchel Moses</b>
<b>Questions: 5-0</b>

**F. REQUESTS FOR DETERMINATION**

- 1. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary and accessory structures located at **1124 East Terrell Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Justin Newhart presented the staff report and stated that based on the information provided by the applicant, Staff did believe that the main structure, at 1124 E. Terrell Avenue could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage. Staff did not believe that the accessory structures could be reasonably rehabilitated. However, unless routine maintenance was performed to address the fire damage, rehabilitate the foundation, and secure the structure against the elements, this structure would continue to decline in condition.

Chairman Gries asked regarding an approximation of the extent of the fire damage to the structure.

Officer Taylor, Code Compliance, commented that the City was the owner and concurred with Staff's assessment that it could be rehabilitated.

No one spoke in support.

<b>Motion By: Billy Ray Daniels</b>
<b>Motioned To: The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage, but that the accessory structures could not.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

2. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **1116 East Ramsey Street** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Justin Newhart presented the staff report and stated that based on the information provided by the applicant, Staff did believe that the main structure, at 1116 E. Ramsey Avenue could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage. However, unless routine maintenance was performed to address the fire damage, rehabilitate the foundation, and secure the structure against the elements, this structure would continue to decline in condition.

No one spoke in support or in opposition.

Commissioner Daniels asked regarding the ownership of the property. Officer Taylor, Code Compliance, responded that the owners were in California. Discussion ensued regarding communication of Staff with the owners and the extent of fire damage.

<b>Motion By: Billy Ray Daniels</b>
<b>Motioned To: The HCLC determined that the accessory structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Motion Failed due to the lack of 2<sup>nd</sup></b>

<b>Alternate Motion By: Edith Jones</b>
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**Motioned To: The HCLC determined that the primary structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage due its extensively deteriorated and damaged condition and as a result, that its historic significance had been adversely affected by the loss of integrity.**

**Seconded By: Robert Gutierrez**

**Questions: 5-0**

3. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **956 Marion Avenue** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Justin Newhart presented the staff report and stated that based on the information provided by the applicant, Staff did not believe that the accessory structure, at 956 Marion Avenue could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Chairman Gries asked if the primary structure was inhabited. Officer Taylor, Code Compliance, responded that the owner was deceased, but that the daughter was living in the primary structure.

No one spoke in support.

**Motion By: Mitchell Moses**

**Motioned To: The HCLC determined that the primary structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage due its extensively deteriorated and damaged condition and as a result, that its historic significance had been adversely affected by the loss of integrity.**

**Seconded By: Billy Ray Daniels**

**Questions: 5-0**

4. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the main structure located at **1008 East Mulkey Street** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Justin Newhart presented the staff report and stated that based on the information provided by the applicant, Staff does believe that the main structure, at 1008 East Mulkey Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage. However, unless routine maintenance is performed to address the fire damage, rehabilitate the foundation, and secure the structure against the elements, this structure will continue to decline in condition.

Theo Bray (7353 Waterwell Trail, Forest Hill, Texas 76140) spoke in opposition to the case. Mr. Bray commented that he was the last of six remaining heirs. He indicated to the commission that his intent was to try to rehabilitate the structure and that he had been in touch with investors. He added that, in the event that they are not able to acquire an investor, he would seek assistance with the City because his mother would take people in and it was a refuge for them. He mentioned that the fire had been ruled an intentional fire.

No one spoke in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motioned To: The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

## G. CONTINUED CASE

1. **COA17-20**                      **2346 Harrison Avenue; Zoned A-5/HC**                      *Mistletoe Heights*  
**Applicant/Agent: Michael and Bonnie Mrstik**

- a. The applicant requests a Certificate of Appropriateness for a waiver from the Mistletoe Heights Historic & Cultural District Guidelines for the recent replacement original barrel-vault terra cotta roof tiles on the main house with a slate-style composition shingle roof.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness for a waiver for the recent replacement of the original roof tiles with a slate-style composition shingle roof be continued to allow the owner the opportunity to provide the following:

- a. Proof by a preponderance of the evidence, that no reasonable opportunity exists to recover the cost of the proposed work if such work is required to be in accordance with the design guidelines;
- b. A copy of the original quotations of costs from Landstar Restoration for the performance of all the roof work recently undertaken;
- c. A quotation of costs from Landstar Restoration for undertaking the roof tile replacement if the original materials were still on the roof and the work was to be carried out in compliance with the District Guidelines;
- d. A quotation of costs from an independent roofing contractor for undertaking the roof tile replacement if the original materials were still on the roof and the work was to be carried out in compliance with the District Guidelines;
- e. A quotation of costs from Landstar Restoration for the removal of the recently-applied slate-style composition shingle roof from the entire roof and the installation of in-kind roof tiles on the entire roof.
- f. Independent quotations of costs from appropriately-skilled contractors for the removal of the recently-applied slate-style composition shingle roof from the entire roof and the installation of in-kind roof tiles on the entire roof.

Michael Mrstik, 2346 Harrison Avenue, spoke in support of the case and noted that he had requested the update provided by Staff, but did not receive it. Mr. Mrstik provided a presentation before the commission regarding the request for a waiver as it was a deviation from the Mistletoe Heights Design Guidelines. The presentation consisted of the history of houses with

terra cotta tile roofs and slate-style composite shingle roofs. Questions of the commission followed Mr. Mrstik's presentation regarding the application submittal.

Jerre Tracy, 1110 Penn Street, spoke in opposition to the case. (Transcript submitted) "It is heart-breaking to discover that a key character-defining feature covering the entire footprint of this Tudor-styled home within the Mistletoe Heights Local and National Register Historic District has been replaced. It should come as no surprise to anyone who lives in this beloved neighborhood that design guidelines were developed by the neighbors when the district was established. The new composition roof reduces the distinction of 2346 Harrison Avenue and undermines the prestige and unique historic identity of the entire district.

Historic districts add value to all of the houses within the district, so long as all of the neighbors play by the rules they established. Where are the French-style, green, terra cotta roof tiles? Did the insurance company pay for the replacement of the broken tiles? Did they all need to be replaced?

HFW owns and stewards our city's first and second landmarks. One has a slate roof and the other has a green terracotta tile roof. We store hundreds of both types of tiles for replacements for damaged ones, should that occur. We could have recommended a reasonable craftsman to evaluate the roof damage to this property. In light of this radical roof change that impacts the entire neighborhood, it may be reasonable for the owners to reroof the house with barrel-vaulted, French-styled green terra cotta tiles."

Martin Herring, 2336 Irwin Street, spoke in opposition to this case. Mr. Herring commented that he was the former Mistletoe Heights Preservation Committee member. He commented that at the time of construction of homes with original tile roof, composite shingles were not available. He mentioned that impact the change would have on the value of the property.

Chairman Gries asked Mr. Mrstik if the original tile had been salvaged and sold. Mr. Mrstik responded that it had been and added that he could not find the tile and then that it could only be bought in bulk. He indicated the reason he salvaged the tile roofing material was so that other people could use them. Mr. Mrstik outlined his reasons for economic hardship. He commented that he appreciated the commission's time and request that they refer to the rules as stated in the guidelines. He stated that the new roof blended in perfectly.

Commissioner Daniels commented that he had a lovely home; but, the commission is required to review requests before work is done and not after the fact. Mr. Mrstik responded that he understood and apologized again. Further discussion ensued regarding the research performed in order to locate the original tile.

Discussion followed regarding the slide in Staff's presentation denoting various cost scenarios. The commission entered into a brief discussion to allow the applicant to explore an alternative compatible material and work with Staff.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Deny without prejudice because the application does not follow the Mistletoe Heights Design Guidelines and the applicant has not provided a preponderance of evidence for the conditions of requesting a waiver.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-0</b>

## H. NEW CASES

**1. COA17-27                    2014 6th Avenue; Zoned B/HC  
Applicant/Agent: Kathy Whitaker**

*Fairmount*

- a. Applicant requests a Certificate of Appropriateness for the installation of 16 roof-mounted solar panels on the south-facing roof slope of the main house.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness for the installation of 16 roof-mounted solar panels on the south-facing roof slope of the main house be approved subject to the applicant repositioning 6 of the panels that are now proposed to be located closest to 6th Avenue to the rear portion of the roof.

Susan Harper, 2248 5<sup>th</sup> Avenue, spoke in support of the case. Mrs. Harper concurred with Staff.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the Application for a Certificate of Appropriateness for the installation of 16 roof-mounted solar panels on the south-facing roof slope of the main house subject to the applicant repositioning 8 of the panels that are now proposed to be located closest to 6th Avenue to the rear portion of the roof.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-0</b>

**2. COA17-28                    1507 Fairmount Avenue; Zoned C/HC  
Applicant/Agent: Somerik Realty LLC**

*Fairmount*

- a. The applicant requests a Certificate of Appropriateness to install new siding, install new doors and windows, raise the roof 12" and add a dormer on the north roof slope.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to install new siding, install new doors and windows, raise the roof 12" and add a dormer on the north roof slope be approved subject to the applicant working with Staff to address the following conditions:

1. That any new replacement wood windows be based on the design and detailing of original windows, and therefore, be in-kind;
2. That the original gable shingles and 117 wood siding under the non-original siding be retained and repaired;
3. That any new replacement shingles and siding be based on the design and detailing of the original materials on the house, and therefore, be in-kind; and
4. That the drawings be amended to reflect the above conditions and resubmitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness

Mickey Patterson, 8805 Random Road, spoke in support of the case. He indicated that he would retain as much of the material as possible.

Chairman Gries noted that the commission received a letter from the Fairmount Neighborhood Association in support.

Susan Harper, 2248 5<sup>th</sup> Avenue, spoke in support of the case. Mrs. Harper commented that they would love to recommend their window people.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the Application for a Certificate of Appropriateness to install new siding, install new doors and windows, raise the roof 12" and add a dormer on the north roof slope subject to the applicant working with Staff to address the following conditions:</b>
<b>1. That any new replacement wood windows be based on the design and detailing of original windows, and therefore, be in-kind;</b>
<b>2. That the original gable shingles and 117 wood siding under the non-original siding be retained and repaired;</b>
<b>3. That any new replacement shingles and siding be based on the design and detailing of the original materials on the house, and therefore, be in-kind; and</b>
<b>4. That the drawings be amended to reflect the above conditions and resubmitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-0</b>

**3. COA17-29                      2241 West Magnolia Avenue; Zoned A-5/HC                      *Mistletoe Heights***  
**Applicant/Agent: Lee Reeves**

- a. Applicant requests a Certificate of Appropriateness to demolish the original detached garage and construct a new one-story detached garage in its place.

The case was called. Justin Newhart presented the staff report and recommended that all of the requested items be approved as submitted.

Lee Reeves, 2241 W Magnolia Avenue, spoke in support of the case.

Chairman Gries noted that the commission received a letter from the Mistletoe Heights Neighborhood Association in support. He asked a question of the applicant regarding header heights. Mr. Reeves indicated that the drawings were off but the intention is to reuse the existing windows.

No one spoke in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motioned To: Approve as submitted.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

**4. COA17-30                      1638 S Adams Street; Zoned C/HC                      *Fairmount***

**Applicant: Dhruva Musunuru**  
**Agent: Jason Binzer**

- a. Applicant requests a Certificate of Appropriateness to construct a two-story residence.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness for the construct a two-story residence be approved subject to the applicant adjusting the front door to be consistent with the Fairmount Standards and Guidelines (Standard10, Standards and Guidelines for New Construction, Additions, Demolitions and Relocation).

Susan Harper, 2248 5<sup>th</sup> Avenue, spoke in support of the case. Mrs. Harper concurred with Staff's recommendation and recommended approval as submitted for the door.

Jason Binzer, 1643 S Henderson, spoke in support of the case. He indicated that he would be happy to work with Staff on the doors and columns.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the Application for a Certificate of Appropriateness for the construct a two-story residence be approved subject to the applicant adjusting the front door to be consistent with the Fairmount Standards and Guidelines (Standard10, Standards and Guidelines for New Construction, Additions, Demolitions and Relocation) and working other details out with staff; such as windows and columns.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-0</b>

**5. COA17-31                      1221 Clara Street; Zoned A-5/HC                      *Mistletoe Heights***  
**Applicant: Neyle Froh**  
**Agent: Philip Newburn Architecture**

- a. Applicant requests a Certificate of Appropriateness to construct a second-story addition; extend the front porch; construct a rear porch; extend the Porte Cochere; alter the south elevation to provide a new entrance; and alter the fenestration at the rear of the house.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness for the construct a two-story residence be continued and that the applicant be encouraged to work with staff to achieve greater alignment with the Mistletoe Heights Historic and Cultural District Guidelines and the Secretary of the Interior's Standards for Rehabilitation by satisfying at least the following conditions:

1. That the horizontal distance between the west wall of the existing house (at the existing front porch, ground floor) and the entire proposed west wall along proposed Bedrooms 2 and 3 (second floor), be increased by not less than 10 feet.
2. That the detailing of the proposed addition be visually compatible with the Craftsman style but not duplicate the exact detailing of the historic residence.
3. That the proposed footprint of the addition be reduced or repositioned so that the removal of a major portion of the roof is mitigated.

4. That the existing projecting gable roof along with its functional and decorative features (south elevation) that characterize the house be retained in its three-dimensional form.
5. That the design of the addition mitigates the effects of top heaviness by addressing the west elevation fenestration, the areas of solid-to-void, and the predominance of new stucco as depicted in the west elevation and the tangential views of the north and south elevation highly visible from the street.

Chairman Gries noted that the commission received a letter from the Mistletoe Heights Neighborhood Association in support and recommending approval.

Phillip Newburn, 2345 W Magnolia Avenue, spoke in support of the case. Mr. Newburn presented several examples on the block that provided supporting evidence for the request.

Mrs. Froh, 1221 Clara Street, spoke in support. Mrs. Froh provided pictures of homes that had second story additions added.

Commissioner Jones commented that she appreciated that the applicants worked with the neighborhood and Staff. She asked the applicants if they accepted Staff's recommendations. Mr. Newburn responded, not all items but would be willing to work with Staff to clarify some of the recommendations. Staff noted that there were several inefficiencies on the second floor. Staff clarified the recommendations. Discussion ensued with the applicants and Staff regarding Staff's recommendations pertaining to the first recommendation concerning the second floor setback.

Extensive discussion ensued regarding mass and scale of the second floor addition.

No one spoke in opposition.

<b>Motion By: Mitchell Moses</b>
<b>Motioned To: Continue to the next regular meeting to meet with staff and explore alternative options.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-0</b>

**6. COA17-32                      2205 Tremont Avenue; Zoned A-5/HC                      *Historic Hillcrest***  
**Applicant/Agent: Blue Jar LLC / Stephen Mears**

- a. Applicant requests a Certificate of Appropriateness for recently-painted brick and trim.

**COA17-32 was not heard due to a lack of quorum and is automatically continued until the next public hearing.**

**7. COA17-33                      2319 West Rosedale Street; Zoned A-5/HC                      *Mistletoe Heights***  
**Applicant/Agent: Tim Knabe**

- a. Applicant requests a Certificate of Appropriateness to demolish an addition on the original detached garage, rehabilitate the garage, construct an addition on the rear of the main structure, and replace the roofs on the main structure and garage in-kind.

**COA17-33 was not heard due to a lack of quorum and is automatically continued until the next public hearing.**

8. COA17-34

1633 Washington Avenue; Zoned C/HC  
Applicant/Agent: Prasai Persis

*Fairmount*

- a. Applicant requests a Certificate of Appropriateness to replace concrete porch with wood decking and install a new wood railing on the front of the porch.

**COA17-34 was not heard due to a lack of quorum and is automatically continued until the next public hearing.**

III. **ADJOURNMENT**: 5:05 P.M.



## MINUTES

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, April 10, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS :

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	-	-
Mitchell Moses	-	-
Suzanne Hoff	<u>X</u>	<u>X</u>
Rafael McDonnell	<u>X</u>	<u>X</u>
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	<u>X</u>
Billy Ray Daniels	-	-
Paul Randall	<u>X</u>	<u>X</u>

#### I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on Today's Agenda

#### II. PUBLIC HEARING

City Council Chamber

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

#### **B. ANNOUNCEMENTS**

Jerre Tracy made an announcement regarding the Most Endangered Places list, noon at Thistle Hill on May 3<sup>rd</sup>, 2017.

Chairman Gries welcomed two new commissioners and made an announcement regarding adherence to the time allotted per item on the agenda as it was a full agenda.

#### **C. APPROVAL OF THE MARCH 13<sup>TH</sup> MEETING MINUTES**

<b>Motion By: Edith Jones</b>
<b>Motion To: Move the March 13<sup>th</sup> Meeting minutes to the next regular meeting.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

## D. CONTINUED CASES

1. **COA17-32**                      **2205 Tremont Avenue; Zoned A-5/HC**                      *Historic Hillcrest*  
**Applicant/Agent: Blue Jar LLC Stephen Mears**

- a. Applicant requests a Certificate of Appropriateness for recently-painted brick and trim.

The case was called. Murray Miller recommended that the case be continued to the May 8<sup>th</sup> regular meeting to afford the applicant an opportunity to conduct further research.

Ran Ojeski, 201 Main Street, Ste 2500, spoke in support of the case. Mr. Ojeski requested a continuance as the attorney representing the applicant.

No one spoke in opposition.

<b>Motion By: Mike Holt</b>
<b>Motioned To: Continue the request for a Certificate of Appropriateness for recently-painted brick and trim to the next regularly scheduled meeting.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 6-0</b>

2. **COA17-31**                      **1221 Clara Street; Zoned A-5/HC**                      *Mistletoe Heights*  
**Applicant/Agent: Neyle Froh / Philip Newburn Architecture**

- a. Applicant requests a Certificate of Appropriateness to construct a second-story addition; extend the front porch; construct a rear porch; extend the Porte Cochere; alter the south elevation to provide a new entrance; and alter the fenestration at the rear of the house.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness for the construct a two-story residence be approved.

Phillip Newburn, 2345 W Magnolia Avenue, spoke in support of the case. Mr. Newburn indicated that some of Staff's recommendations were worked out, but not all. The items he indicated they were saving were, the south facing gable, shifted and reoriented other items and were able to reduce the scale in the rear. He feels they have gone a long way.

Mrs. Froh, 1221 Clara Street, spoke in support. Mrs. Froh thanked the commission and stated that they were willing to work with suggestions of Staff. She commented that their house was the smallest house on the block.

Discussion ensued regarding features that were not retained and technical specifications of the roofline.

Chairman Gries noted that the commission received a letter from the Mistletoe Heights Neighborhood Association in support and several letters from the neighbors in support.

Commissioner Randall noted that the request did not meet the Mistletoe Heights Design Guidelines but understood that the request had support by the Neighborhood Association and neighbors.

Staff commented that the applicant made substantial revisions to the original application and the applicant's willingness to respond to many of the suggestions.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve all of the requested items EXCEPT the extension of the front porch.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

<b>2<sup>nd</sup> Motion By: Edith Jones</b>
<b>Motioned To: Approve the extension of the front porch.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 1-5 (Commissioners Gries, Randall, Jones, Hoff, and McDonnell dissented. The motion failed due to a lack of 5 affirmative votes.)</b>

**3. COA17-33                      2319 West Rosedale Street; Zoned A-5/HC                      *Mistletoe Heights***  
**Applicant/Agent: Tim Knabe**

- a. Applicant requests a Certificate of Appropriateness to demolish an addition on the original detached garage, rehabilitate the garage, construct an addition on the rear of the primary structure, and replace the roofs on the primary structure and garage in-kind.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness to demolish an 8' x 8' non-original addition on the rear of the accessory garage; remove the original 117 wood siding and replace it with Hardiplank wood siding; replace the existing two garage doors with one large garage door; replace the composition shingle roofs on both the garage and the main structure in-kind; and construct a 200 sq. ft. addition on the rear of the main structure be approved subject to the following conditions:

1. That the new addition and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and openings on the rear façade would be unimpaired;
2. That the original 117 wood siding on the garage be replaced in-kind; and
3. That the original double garage doors be repaired or replaced in-kind.

Chairman Gries noted that the commission received a letter on file from the Mistletoe Heights Neighborhood Association in support.

Tim Knabe (3513 London Lane, Richland Hills, Texas) spoke in support of the case. Mr. Knabe addressed the recommendation to retain the rear façade and indicated that that was the intent with a caveat. He indicated that he was adding a master bath and laundry room. He provided specifications to the commission.

Chairman Gries asked regarding the retention of the fascia board feature and salvaging the brick. Mr. Knabe responded in agreement.

No one spoke in opposition.

<b>Motion By: Mike Holt</b>
<b>Motioned To: Approve the request with the following conditions:</b> 4. That 117 or 105 wood siding be used; 5. That the brick be salvaged and remain on premises; 6. That the fascia board of the new structure in the rear be similar to the primary structures' 7. That the original double garage doors be repaired or replaced in-kind.
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 6-0</b>

**Chairman Gries requested that COA17-34 and COA17-46 be called together.**

**4. COA17-34                      1633 Washington Avenue; Zoned C/HC                      *Fairmount***  
**Applicant/Agent: Prasai Persis**

- a. Applicant requests a Certificate of Appropriateness to replace concrete porch with wood decking and install a new wood railing on the front of the porch.

**COA17-46                      1633 Washington Avenue; Zoned C/HC                      *Fairmount***  
**Applicant/Agent: Prasai Persis**

- a. Applicant requests a Certificate of Appropriateness to retain recent alterations to the front porch.

COA17-34 and COA17-46 were called together. Justin Newhart presented the staff reports and recommended approval for COA17-34, and recommended denial of COA17-46.

Thomas Jones, 1639 Washington Avenue, spoke in support of the case. Mr. Jones commented that he joined the conversation the the property was bought by the new owner. He indicated that the insurance company and the City mandated that improvements be made to the property. He requested that the commission approve the requested items.

Chairman Gries commented that specific details should be retained and not borrowed from other properties because the period of significance varies per property.

Susan Harper, 2248 5<sup>th</sup> Avenue, spoke in opposition. Mrs. Harper commented that she was delighted that the house changed owners and repairs were underway, however, it is the commissions' duty to uphold the guidelines. She commented that she feels strongly that the original columns need to be replaced. (Text from the Fairmount Neighborhood Association letter) "The battened columns of the porch at 1633 Washington are unique and rare in Fairmount. For that reason alone, removal of the columns is a great loss to the historic fabric of our neighborhood. For that reason and because work undertaken does not conform to our Standards and Guidelines, we ask the Commission to deny the COA."

Commissioner Randall asked if anyone had reached out to the property owner. Mrs. Harper responded that she had met with the new owner and with staff and looked at the inside of the structure, but not prior to the work being done. Chairman Gries asked if the Fairmount Neighborhood Committee would be open to a phased mitigation plan to ensure some of the repairs. Mrs. Harper stressed the importance of the replacement of the columns.

Prasai Persis, 1633 Washington Avenue, spoke in rebuttal. Ms. Persis indicated that she would be willing to work with Staff with everything except the decking. She explained the reasoning for

the decking and the issues they encountered with tongue and groove decking. Chairman Gries urged the applicant to reconsider the decking. Both the applicant and the Neighborhood were open to a phased mitigation plan.

Extensive discussion by the commission ensued regarding the mitigation plan. Suggestions were made by commissioners for the length of time that they would allow for the applicant to make necessary replacements and to work with Staff.

<b>Motion By: Paul Randall</b>
<b>Motioned To: Allow the retention of the work that has been completed on the porch and the columns pending a plan for the railing, porch, and columns to be in compliance with the Fairmount Historic District Standards and Guidelines and approved by Historic Preservation Staff within two (2) months; and that the work for the approved plan be completed within one (1) year.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

## E. CONTINUED REQUEST FOR DETERMINATION

1. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the property located at 401 W. Lancaster Avenue can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was read. Murray Miller provided the commission with a verbal update of the progress made regarding securing the property and water mitigation and other issues.

No one spoke in support or in opposition.

Commissioner Jones commented that it was pleasing to see the progress that is being made and hopes it continues.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Continue the Request for Determination to the August regular meeting.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

## F. TAX CASES

1. **TAX17-08**                      **201 South Calhoun Street; Zoned NS-T5/HSE**                      *Individual*  
   **Applicant/Agent: Eddie Vanston**
  - a. Historic Site Tax Exemption - Partial



David Gabehart-Weuste, 1709 S Adams Street, spoke in support of the case TAX17-12. Mr. Gabehart-Weuste requested clarification of the application and historic site tax exemption process.

The commission indicated that Staff would provide an explanation of the incentive.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve TAX17-10, TAX17-11, and TAX17-12 as they meet the requirements of the Zoning Ordinance.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 6-0</b>

## F. NEW CASES

1. **COA17-35**                      **2317 Carverly Drive; Zoned A-5/HC**                      *Carver Heights*  
**Applicant/Agent: Kenneth R. Haliburton**

- a. Applicant requests a Certificate of Appropriateness to rehabilitate the exterior of the primary house and to alter the roof pitch of the primary house.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to undertake exterior rehabilitation and alter the roof pitch be approved.

Kenneth Haliburton, 2317 Carverly Drive, spoke in support of the case and requested approval.

Burt Williams, 1700 Ellington Drive, spoke in support of the case. Mr. Williams commented that he thought what the commission has done was great. He mentioned that real estate companies are not informing potential property owners that these properties are in historic districts. He commented that cooperation is great with staff.

Chairman Gries thanked Mr. Williams for representing the Carver Heights Historic District and speaking.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the request for a Certificate of Appropriateness to undertake exterior rehabilitation and alter the roof pitch.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 6-0</b>

2. **COA17-36**                      **401 Samuels Avenue; Zoned D/HC**                      *Individual*  
**Applicant/Agent: Fort Worth Independent School District**  
**Agent: B. Kenneth Jay**

- a. Applicant requests a Certificate of Appropriateness to construct a 700 sq. ft. addition to the southwest corner of the Charles E. Nash Elementary School.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a 700 sq. ft. addition to the southwest corner of the Charles E. Nash Elementary School be approved.

Gary Griffith and B. Kenneth Jay spoke in support of the case. Mr. Jay indicated that it would be possible to do paired windows one on either side. Discussion ensued regarding the proposed addition.

Jerre Tracy, 1110 Penn Street, spoke in support. (Transcript submitted) "The 1927 Charles E. Nash Elementary School is an historic jewel on Samuels Avenue. Designed by Wiley G. Clarkson, an important architect, Nash Elementary is part of a collection of iconic Clarkson-designed buildings that includes the Sinclair Building (1929), the Masonic Temple (1930), the U.S. Courthouse (1933) and the North Side Senior High School (1937). The proposed addition illustrates the Fort Worth Independent School Districts' understanding of its role as the steward of Nash Elementary and HFW is pleased to support the project."

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the request for a Certificate of Appropriateness to construct a 700 sq. ft. addition to the southwest corner of the Charles E. Nash Elementary School with details to be worked out with Staff.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 6-0</b>

### **Rafael McDonnell left the meeting**

**3. COA17-37                      908 Pennsylvania Avenue; Zoned NS-T4/HC                      *Individual***  
**Applicant/Agent: Celebration Community Church**

- a. Applicant requests a Certificate of Appropriateness to rehabilitate the existing rose garden courtyard and construct a columbarium at St. John's Evangelical and Reformed Church.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness to renovate the existing rose garden courtyard and landscaping be approved subject to the following condition:

- 1. That the original wall along the southern boundary of the garden be retained and incorporated into the rose garden rehabilitation.

Jim Cooper (901 N Alamo Road, Rockwall, Texas) spoke in support of the case. Mr. Cooper indicated to the commission that he would retain the stonewall and rehabilitate as needed.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motioned To: Approve the request for a Certificate of Appropriateness to renovate the existing rose garden courtyard and landscaping be approved subject to the following condition:</b> <b>1. That the original wall along the southern boundary of the garden be retained and incorporated into the rose garden rehabilitation.</b>
<b>Seconded By: Edith Jones</b>

**Questions: 5-0**

**4. COA17-38                      937 East Pulaski Street; Zoned NS-T4NR/HC                      *Terrell Heights***  
**Applicant/Agent: Yasmin Alonzo Marquez**

- a. Applicant requests a Certificate of Appropriateness to retain previously-installed vinyl windows.

The case was called. Justin Newhart presented the staff report and recommended denial of the request.

No one spoke in support.

Jerre Tracy, 1110 Penn Street, spoke in denial. (Transcript submitted) “The residences that contribute to the Terrell Heights Local Historic District were selected by professionals who conducted a survey of each house within the district boundaries. The craftsman-styled bungalow at 937 East Pulaski Street clearly has contributed to this historic neighborhood, and the Terrell Heights design guidelines do not support the replacement of wooden windows with vinyl windows. What one home owner does to his house plays out for better or worse on the entire historic district. In this case the removal of the original windows is a negative impact for all. As a result, HFW supports the staff recommendation to deny the request for a certificate of appropriateness.”

**Motion By: Edith Jones**

**Motioned To: Deny the request a Certificate of Appropriateness to retain previously-installed vinyl windows.**

**Seconded By: Paul Randall**

**Questions: 5-0**

**5. COA17-39                      1102 East Terrell Avenue; Zoned A-5/HC                      *Terrell Heights***  
**Applicant/Agent: Johnny Jenkins**

- a. Applicant requests a Certificate of Appropriateness to retain recently-removed original wood window and its replacement with a modern door.

The case was called. Justin Newhart presented the staff report and recommended denial of the request because it does not meet the Terrell Heights Design Standards and Guidelines.

No one spoke in support or in opposition.

**Motion By: Edith Jones**

**Motioned To: Deny the request for a Certificate of Appropriateness to retain recently-removed original wood window and its replacement with a modern door because it does not meet the Terrell Heights Design Standards and Guidelines.**

**Seconded By: Suzanne Hoff**

**Questions: 5-0**

**Rafael McDonnell returned to the meeting**

6. COA17-40

1071 East Humbolt Street; Zoned A-5/HC

Terrell Heights

Applicant/Agent: City of Fort Worth – Code Compliance Department

Owner: Jackson Sharlamar Lenaye

- a. Applicant requests a Certificate of Appropriateness to demolish the primary structure.

The case was called. Murray Miller presented the staff report and recommended that the request be denied and that the new owner should be commended for entering into an agreement to rehabilitate the property.

Sharlamar Jackson (1205 Slaughter Lane, Austin, Texas) spoke in support of the case. She indicated she recently purchased the property and had been in contact with a couple of contractors and engineers, but has not done anything to the property as of yet. She requested some time as she is entering in the endeavor all by herself.

Staff indicated that they were open to amending the dates in the compliance agreement already signed by Ms. Jackson.

Questions by the commission to the applicant followed. Ms. Jackson responded that she was aware of the historic designation and indicated that her intent was to restore the structure.

Jerre Tracy, 1110 Penn Street, spoke in support of the new owner’s intentions to restore the structure. She read from a transcript submitted for the original request: “The 2,830 square foot William Coleman House was set on fire twice in 2008. The City cleaned out the debris and boarded up and fenced the property. Historic Fort Worth, Inc. engaged a structural engineer to determine the feasibility of restoring the property and the engineer determined that the restoration of the main house would cost between \$100,000 and \$125,000.

The Coleman house is a late example of a Prairie School-inspired residence. This two-story tan brick house stands out in a neighborhood largely composed of one-story wood-framed dwellings. It had a prominent hipped roof and a lower hipped-roof porch supported by massive brick piers. The arched brick porte cochere on the east side of the house is also notable.

The house was constructed for William Coleman, vice president of the Fraternal Bank and Trust, the bank established by prominent African-American William Madison McDonald. It is our understanding that the current owner is not making improvements and that he will not sell the house at a reasonable price to an award-winning restoration expert. The Coleman House is an important, contributing resource in the Terrell Heights Historic District.

We are delighted that the Coleman House has been purchased by someone who plans to restore it and we support the staff report for denial of its demolition.”

<b>Motion By: Edith Jones</b>
<b>Motioned To: Deny the request for a Certificate of Appropriateness to demolish the primary structure and recommend that the new owner submit a compliance plan within 30 days.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 6-0</b>

7. COA17-41

1111 W Arlington Avenue; Zoned B/HC

Fairmount

Applicant/Agent: Terry and Victoria Wills

- a. Applicant requests a Certificate of Appropriateness to alter the existing second story rear addition and construct a two-story garage.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to alter the existing second story rear addition and construct a two-story garage be approved.

Victoria and Terry Wills, 1111 W Arlington Avenue, spoke in support.

Chairman Gries noted that the commission received a letter on file from the Fairmount Neighborhood Association in support.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted the request for a Certificate of Appropriateness to alter the existing second story rear addition and construct a two-story garage.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 6-0</b>

**8. COA17-42                      1209 East Leuda Street; Zoned A-5/HC                      *Terrell Heights***  
**Applicant/Agent: Nikki Calton / Carl Holmes**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story residence and a single-car garage.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a single-story residence and a single-car garage be continued, to afford the applicant the opportunity to achieve greater alignment with the Guidelines by addressing the following:

1. The steeply-pitched roof form;
2. The detailing of the eaves;
3. The size, design, and use of oculi on three gables;
4. The application of brick as a skirt and its use on the front plane only;
5. The design and location of the garage;
6. The proportion and design of the doors and windows; and
7. Inconsistencies in the drawings

Carl Holmes, 600 Canyon Clark Trail, spoke in support of the case. He indicated that he would be willing to meet with Staff to make necessary adjustments.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motioned To: Continue the request for a Certificate of Appropriateness to construct a single-story residence and a single-car garage to allow the applicant to work with Staff.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 6-0</b>

9. COA17-43

1301 Bessie Street; Zoned A-5/HC  
Applicant/Agent: Jarye Rodriguez

Terrell Heights

- a. Applicant requests a Certificate of Appropriateness to replace original 117 wood siding with Hardi Siding.

The case was called. Justin Newhart presented the staff report and recommended denial because the request does not meet the Terrell Heights Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

No one spoke in opposition.

<b>Motion By: Mike Holt</b>
<b>Motioned To: Deny the request for a Certificate of Appropriateness to replace original 117 wood siding with Hardi Siding because it does not meet the Terrell Heights Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 6-0</b>

10. COA17-44

1504 East Leuda Street; Zoned A-5/HC  
Applicant: City of Fort Worth - Code Compliance Department  
Owner: DC2 Holdings

Terrell Heights

- a. Applicant requests a Certificate of Appropriateness to demolish the primary and accessory structures.

The case was called. Justin Newhart presented the staff report and stated that based on the information provided by the applicant and the previous determination by the HCLC, the request to demolish the main structure and accessory structure be approved.

Theresa Miller, DC2 Holdings, spoke in support of the case.

Officer Taylor, Code Compliance, commented that she was in contact with the previous representative and would get with Ms. Miller.

Opal Lee, 417 S Jenkins Street, spoke in opposition to the case. She commented that they were losing too many houses and expressed her concern over this matter.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Deny without prejudice the request for a Certificate of Appropriateness to demolish the primary structure; but, Approve the request for a Certificate of Appropriateness to demolish the accessory structure.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 6-0</b>

11. COA17-45

1517 East Leuda Street; Zoned A-5/HC  
Applicant/Agent: Delisia Beffs

Terrell Heights

- a. Applicant requests a Certificate of Appropriateness to demolish the primary structure and construct a single-story residence.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness to demolish the existing contributing structure and construct a new residence be continued to the next regularly-scheduled meeting of the Historic and Cultural Landmarks Commission, to allow the applicant the opportunity to work with staff to address the design issues and resubmit the relevant drawings prior to April 17th, 2017.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Continue the request for a Certificate of Appropriateness to demolish the primary structure and construct a single-story residence so that the applicant has the opportunity to work with Staff.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 6-0</b>

13. COA17-47

5504 Lester Granger; Zoned A-5/HC  
Applicant/Agent: Adonis Lockett / Renovation Gurus, LLC

Carver Heights

- a. Applicant requests a Certificate of Appropriateness to construct a second-story addition on the front of the house and install 8" Smartside siding and vinyl windows.

The case was called. Justin Newhart presented the staff report and recommended approval as submitted with the following condition:

- That the applicant use 105 lap wood siding instead of Smartside siding.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the request for a Certificate of Appropriateness with the condition that the applicant use 105 lap wood siding instead of Smartside siding.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 6-0</b>

14. COA17-48

2104 5th Avenue; Zoned B/HC  
Applicant: City of Fort Worth - Code Compliance Department  
Owner: Harvey and Maria Esquivel

Fairmount

- a. Applicant requests a Certificate of Appropriateness to demolish the accessory structure.

The case was called. Justin Newhart presented the staff report and recommended approval.

Chairman Gries noted that the commission received a letter on file from the Fairmount Neighborhood Association in support of the demolition of the accessory structure.



<b>Alternate Motion By: Paul Randall</b>
<b>Motioned To: Deny without prejudice</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 6-0</b>

**16. COA17-50**

**3912 Monticello Drive; Zoned A-10/HC  
Applicant/Agent: Fred Reynolds / Jim Travis**

*Individual*

- a. Applicant requests a Certificate of Appropriateness to demolish an existing garage/pool house and construct a pool cabana.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to demolish an existing garage/pool house and construct a pool cabana be approved.

Jim Travis, Fred and Michelle Reynolds spoke in support of the case.

No one spoke in opposition.

<b>Motion By: Mike Holt</b>
<b>Motioned To: Approve the Certificate of Appropriateness to demolish an existing garage/pool house and construct a pool cabana.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 6-0</b>

**III. ADJOURNMENT: 5:03 P.M.**



## MINUTES

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, May 8, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS:

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	<u>X</u>	<u>X</u>
Suzanne Hoff	<u>X</u>	<u>X</u>
Rafael McDonnell	<u>X</u>	<u>X</u>
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	<u>X</u>
Billy Ray Daniels	<u>X</u>	<u>X</u>
Paul Randall	<u>X</u>	<u>X</u>

#### I. WORK SESSION

City Council Conference Room 290

- A. Commissioner Training – The Secretary of the Interior’s Standards for the Treatment of Historic Properties
- B. Review of cases on Today’s Agenda

#### II. PUBLIC HEARING

City Council Chamber

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

#### **B. ANNOUNCEMENTS**

Jerre Tracy, Executive Director of Historic Fort Worth, announced two events:

- Garden Tour of Berkeley in honor of a former Historic and Landmarks Commission Chairman, Bob Adams and his wife, LeeAnn on May 21<sup>st</sup> with details on purchasing tickets.
- Meissner Brown Building – Membership Tour

Susan Harper, Director of Preservation for the Fairmount Southside Historic District, announced that the Fairmount Historic District in Fort Worth, Texas will host the 35th annual Fairmount Tour of Historic Homes, May 13-14 this year.

Murray Miller, Historic Preservation Officer, announced the National Trust for Historic Preservation’s, “This Place Matters” theme celebrating National Preservation Month.

### C. APPROVAL OF THE MARCH 13<sup>TH</sup> AND APRIL 10<sup>TH</sup> MEETING MINUTES

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve the March 13<sup>th</sup> and April 10<sup>th</sup> Meeting minutes.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 8-0</b>

### D. RESOLUTION

#### 1. No.2017-03

- a. AUTHORIZING THE HISTORIC PRESERVATION OFFICER TO SUBMIT A LETTER TO THE TEXAS HISTORICAL COMMISSION EXPRESSING THE DESIRE OF THE HISTORIC AND CULTURAL LANDMARKS COMMISSION THAT THE FOUNTAIN G. AND MARY OXSHEER HOUSE LOCATED AT 1119 PENNSYLVANIA AVENUE, FORT WORTH, TEXAS BE ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES

The resolution was called. Murray Miller read the resolution into the record.

Jerre Tracy (1110 Penn Street) spoke in support of the resolution. Transcript submitted: "Historic Fort Worth, Inc. is delighted to support the submission of a letter to the Texas Historical Commission for the Oxsheer House at 1119 Pennsylvania Avenue to be considered for the National Register of Historic Places. The Law Office of Steven C. Laird, PC is a great steward of this 1916 cattle baron-connected property."

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion To: Authorize the Historic Preservation Officer to submit a letter to the Texas Historical Commission expressing the desire of the Historic and Cultural Landmarks Commission that the Fountain G. and Mary Oxsheer house located at 1119 Pennsylvania Avenue, Fort Worth, Texas be added to the National Register of Historic Places.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

### E. DESIGNATION

1. **HD17-01**                      **2420 College Ave; Zoned A-5/DD**                      *Individual*  
**Applicant/Agent: Stephen & Judy Robinson**

- a. The Applicant requests a recommendation to City Council to consider upgrading the existing Demolition Delay (DD) designation status of the Sandadge-Walker House to Historic and Cultural Landmark (HC) status.

The case was called. Justin Newhart presented the staff report and recommended a motion to approve a recommendation to City Council to consider upgrading the existing Demolition Delay (DD) designation status of the Sandadge-Walker House to Historic and Cultural Landmark (HC)

and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.

Judy Robinson (2420 College Avenue) spoke in support.

Jerre Tracy (1110 Penn Street) spoke in support. Ms. Tracy commented that it was wonderful to see an upgraded designation before the HCLC and mentioned that the property was an excellent example of Willie G. Clark.

No one spoke in opposition.

<b>Motion By: Mitchell Moses</b>
<b>Motion To: Approve a recommendation to City Council to consider upgrading the existing Demolition Delay (DD) designation status of the Sandidge-Walker House to Historic and Cultural Landmark (HC) and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 8-0</b>

## F. CONTINUED CASES

1. **COA17-32**                      **2205 Tremont Avenue; Zoned A-5/HC**                      *Historic Hillcrest*  
**Applicant/Agent: Blue Jar LLC / Stephen Mears**

- a. The Applicant requests a Certificate of Appropriateness to retain recently-painted brick and trim.

The case was called. Murray Miller presented the staff report and recommended the following motion:

1. consult with a masonry preservation contractor for the removal of the paint within 10 days from the date of written notice of the decision of the Commission;
2. coordinate the attendance of the masonry preservation contractor and Staff to conduct paint removal tests in an inconspicuous area of the exterior of the house within 14 days of the date of the written notice of the decision of the HCLC;
3. cause the masonry preservation contractor to provide a description of the pros and cons of each option to mitigate the adverse effects of painting of the unpainted brick and include the recommendation of the masonry preservation contractor to the Planning and Development Department within 21 days of the date of the written notice of the decision of the HCLC;
4. provide a description of measures to be undertaken that are deemed appropriate and commensurate forms of mitigation by the HPO, within 30 days of the date of the written notice of the decision of the HCLC;
5. execute the mitigation measures to completion within 45 days of the date of the written notice of the decision of the HCLC.

Ray Ojeski (201 Main Street, Ste 2500) spoke in support of the request as the applicant's representative. Mr. Ojeski noted that his client did not see the verification of designation in the file. BlueJar purchased the home and some 13 other homes that were painted.

Mr. Ojeski commented that color was not something that the City regulated and that the Secretary of the Interiors guidelines noted not to remove paint from brick for painted brick. He commented that he could not find a method that would not harm the brick if removal was attempted. Mr. Ojeski noted that the contractor that was contacted, visited the property on May 5<sup>th</sup> and inspected the house. He was informed that the removal of the paint from the brick would be virtually impossible due to the grooves on the brick.

Commissioner Jones asked if the commission was provided a report of the inspection. Mr. Ojeski responded that the contractor did not have the time to submit a written report.

Discussion ensued with the applicant and the commission regarding additional time to allow the applicant to provide multiple quotes.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion To: Continue for two (2) months to allow the applicant to address the following five (5) items as outlined in Staff's verbal update:</b>
<ol style="list-style-type: none"><li>1. <b>consult with a masonry preservation contractor for the removal of the paint within 10 days from the date of written notice of the decision of the Commission;</b></li><li>2. <b>coordinate the attendance of the masonry preservation contractor and Staff to conduct paint removal tests in an inconspicuous area of the exterior of the house within 14 days of the date of the written notice of the decision of the HCLC;</b></li><li>3. <b>cause the masonry preservation contractor to provide a description of the pros and cons of each option to mitigate the adverse effects of painting of the unpainted brick and include the recommendation of the masonry preservation contractor to the Planning and Development Department within 21 days of the date of the written notice of the decision of the HCLC;</b></li><li>4. <b>provide a description of measures to be undertaken that are deemed appropriate and commensurate forms of mitigation by the HPO, within 30 days of the date of the written notice of the decision of the HCLC; and</b></li><li>5. <b>execute the mitigation measures to completion within 45 days of the date of the written notice of the decision of the HCLC.</b></li></ol>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

**2. COA17-42                      1209 East Leuda St; Zoned A-5/HC                      Terrell Heights**  
**Applicant/Agent: Nikki Calton / Carl Holmes**

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence and a detached single-car garage.

The case was called. Murray Miller presented the staff report and recommended approval of the request.

Carl Holmes (600 Canyon Creek Trail) spoke in support of the request.

No one spoke in opposition.

Commissioner Randall expressed appreciation for Staff's work to the commission and the applicants.

<b>Motion By: Mitchell Moses</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a single-story residence and a detached single-car garage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

**3. COA17-45                      1517 East Leuda St; Zoned A-5/HC    Terrell Heights**  
**Applicant/Agent: Delisia Beffs**

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence.

The case was called. Justin Newhart presented the staff report and recommended approval of the request.

No one spoke in support or in opposition.

<b>Motion By: Mike Holt</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to demolish the existing structure and construct a single-story residence.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 8-0</b>

**G. TAX CASES**

**Chairman Gries requested that tax cases TAX17-13, TAX17-14, and TAX17-16 be called together.**

**1. TAX17-13                      921 E Terrell Ave; Zoned A-5/HC    Terrell Heights**  
**Applicant/Agent: Kevin Khorrami**

- a. Historic Site Tax Exemption - Partial

**2. TAX17-14                      1145 Mistletoe; Zoned A-5/HC    Individual**  
**Applicant/Agent: William and Elizabeth Northern**

- a. Historic Site Tax Exemption - Partial

**3. TAX17-16                      2227 5th Ave; Zoned B/HC    Fairmount**  
**Applicant/Agent: Gwendolyn Webb**

- a. Historic Site Tax Exemption - Partial

Tax cases TAX17-13, TAX17-14, and TAX17-16 were called together. Justin Newhart presented the staff report and recommended approval as they meet the requirements of the Zoning Ordinance.



Questions: 8-0

**Chairman Gries moved case TAX17-15 to the end of the agenda, following COA17-63.**

## H. REQUESTS FOR DETERMINATION

1. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **1067 East Humbolt Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Justin Newhart presented the staff report and stated that based on the information provided by the applicant, Staff did not believe that the accessory structure, at 1067 E. Humbolt St. could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

No one spoke in support.

Allen Tucker (1067 E Humbolt Street) spoke in opposition. Mr. Tucker informed the commission that he planned on rebuilding the structure and had recently acquired a building permit to begin work.

**Motion By: Edith Jones**

**Motion To: The HCLC determined that the accessory structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.**

**Seconded By: Mike Holt**

Questions: 8-0

**Rafael McDonnell left the meeting.**

2. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **1132 East Humbolt Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Justin Newhart presented the staff report and stated that based on the information provided by the applicant, Staff did believe that the main structure, at 1132 E. Humbolt St. could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Jerre Tracy (1110 Penn Street) spoke regarding the request for determination. (Transcript submitted) "It would be wonderful to set the folk Victorian house at 1132 Humbolt purchased out of the estate that currently owns it and for a new owner to restore it to its original condition, which was altered so much as to categorize the house as "non-contributing" to the district.

Should a new owner not emerge, quickly, the trustees of this estate need to “mothball” their asset by filling in the holes in the roof and investing in reapers to the foundation. HFW is for giving this house more time to see if a positive intervention can happen for 1132 East Humbolt.”

<b>Motion By: Edith Jones</b>
<b>Motion To: The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 7-0</b>

## I. NEW CASES

1. **COA17-51**                      **5553 Bong Dr; Zoned B/HC**    *Carver Heights*  
**Applicant/Agent: Charles E Martin**

- a. The Applicant requests a Certificate of Appropriateness to construct a 20’x40’ carport with metal roof.

The case was called. Murray Miller presented the staff report and recommended denial of the request.

No one spoke in support or in opposition.

Commissioner Randall asked if it would be possible to work with the applicant to reach a middle ground. Staff mentioned that they attempted to reach out, but did not receive a welcome response.

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny without prejudice the Certificate of Appropriateness to construct a 20’x40’ carport with metal roof because it does not meet the Carver Heights Historic District Design Guidelines.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 7-0</b>

2. **COA17-52**                      **1104 East Leuda St; Zoned A-5/HC**    *Terrell Heights*  
**Applicant/Agent: Deborah Hard**

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence and a 12’x12’ accessory structure.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a single-story residence and a 12’x12’ accessory structure be approved subject to the following conditions:

- 1. That the oculus be replaced by a rectangular vent, consistent with the predominant character of gable vents in the neighborhood; and
- 2. That windows be recessed, 1/1 with sills

Deborah Hard (1530 E Leuda Street) spoke in support and agreed to Staff's specifications.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a single-story residence and a 12'x12' accessory structure subject to the following conditions, as agreed upon by the applicant:</b> <b>1. That the oculus be replaced by a rectangular vent, consistent with the predominant character of gable vents in the neighborhood; and</b> <b>2. That windows be recessed, 1/1 with sills</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 7-0</b>

**3. COA17-53                      1516 East Cannon St; Zoned A-5/HC    Terrell Heights**  
**Applicant/Agent: Deborah Hard**

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence and a 12'x12' accessory structure.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a single-story residence and a 12'x12' accessory structure be approved subject to the following conditions:

- 1. That the oculus be replaced by a rectangular vent, consistent with the predominant character of gable vents in the neighborhood; and
- 2. That windows be recessed, 1/1 with sills

Deborah Hard (1530 E Leuda Street) spoke in support and agreed to Staff's specifications.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a single-story residence and a 12'x12' accessory structure subject to the following conditions, as agreed upon by the applicant:</b> <b>1. That the oculus be replaced by a rectangular vent, consistent with the predominant character of gable vents in the neighborhood; and</b> <b>2. That windows be recessed, 1/1 with sills</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 7-0</b>

**Rafael McDonnell returned to the meeting.**

**4. COA17-54                      2208 Mistletoe Ave; Zoned B/HC    Mistletoe Heights**  
**Applicant/Agent: Greg and Nancy Shoup**

- a. The Applicant requests a Certificate of Appropriateness to construct a 375 square foot second-story extension to the rear of an existing second-story addition and alter six existing openings.

The case was called. Murray Miller presented the staff report and recommended that the request for a Certificate of Appropriateness to construct a 375 square foot second-story extension to the rear of an existing second-story addition and alter six existing openings be approved.

Nancy and Greg Shoup (604 Main Street) spoke in support and accepted the recommendations of Staff.

Chairman Gries noted that the Commission received a letter from the Mistletoe Heights Neighborhood Association in support.

No one spoke in opposition.

<b>Motion By: Mitchell Moses</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a 375 square foot second-story extension to the rear of an existing second-story addition and alter six existing openings subject to any in-filling of the existing front door opening be recessed from the exterior not less than 1 ½ inches.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 8-0</b>

**5. COA17-55                      2339 West Rosedale St; Zoned A-5/HC                      *Mistletoe Heights***  
**Applicant/Agent: GLP LLC / George Hull**

- a. The Applicant requests a Certificate of Appropriateness to demolish an existing garage and construct a two-car garage.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a detached single-story single-car garage be approved subject to the following conditions:

- 1. That the applicant use 117-wood siding to match the siding on the original garage on all elevations and the gable end; and
- 2. That the applicant remove the decorative brackets and truss from the front elevation so as to distinguish the new garage from the main structure.

Chairman Gries concurred with Staff's recommendations.

George Hull (no registration form submitted) commented that he appreciated Staff's comments and recommendations. He indicated that he was concerned with the type of siding recommended as it did not weather well.

Commissioner Randall noted that the letter from the Mistletoe Heights Neighborhood Association recommended either Hardie Plank or 117 siding.

<b>Motion By: Paul Randall</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a detached single-story two-car garage be approved subject to the following:</b> <ul style="list-style-type: none"><li><b>1. That the applicant be allowed to use smooth Hardie Plank on all elevations and the gable end; and</b></li><li><b>2. That the applicant remove the decorative brackets and truss from the front elevation so as to distinguish the new garage from the main structure.</b></li></ul>



Jerre Tracy (1119 Penn Street) spoke in opposition to the case. Ms. Tracy supports Staff's recommendation and stated that she preferred to see the guidelines upheld.

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny without prejudice the request for a Certificate of Appropriateness to retain recently-installed hardiplank siding.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 8-0</b>

**8. COA17-58                      2217 Mistletoe Blvd; Zoned B/HC                      *Mistletoe Heights***  
**Applicant/Agent: John Marcum Jansing III**

- a. The Applicant requests a Certificate of Appropriateness to construct an 18'x18' steel-structure covered carport at the southeast corner of the property with a sheet metal roof.

The case was called. Justin Newhart presented the staff report and recommended the request for a Certificate of Appropriateness to construct an 18'x18' steel-structure covered carport at the southeast corner of the property with a sheet metal roof be approved subject to the following conditions:

- 1. That the applicant use a gable roof form; and
- 2. That the applicant use composite roof shingles.

John Jansing (2217 Mistletoe Blvd) spoke in support of the case. Mr. Jansing explained that there was limited feasibility for a two-car garage with the recommended material. Additionally, the character of the neighborhood was in question as there were sixteen other structures like the proposed structure. He believes that it is compatible.

Extensive discussion ensued regarding feasibility and materials, such as wood.

Commissioner Holt asked if the property fence on the left belonged to the applicant. Mr. Jansing responded that it was the back of the fence.

Extensive discussion followed regarding the placement and material of the proposed carport with the applicant and the commission. Chairman Gries commented that he did not see how the proposed carport complied with the guidelines. Mr. Jansing noted that Roger Ross had a verbal commitment indicated that he had no issue with the carport. Chairman Gries noted that the letter on file from the Mistletoe Heights Neighborhood Association Committee was in support of Staff's recommendation.

Melissa Konur (2242 Mistletoe Blvd) spoke in opposition and supported staff's recommendation. She indicated that a lot of the carports were built in the 70's and she has one before the designation. She hopes that the applicant can work with Staff.

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny without prejudice the request for a Certificate of Appropriateness to construct an 18'x18' steel-structure covered carport at the southeast corner of the property with a sheet metal roof as it does not meet the Mistletoe Heights Historic District Design Guidelines.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

9. COA17-59

1638 South Adams St; Zoned A-5/HC

Fairmount

Applicant/Agent: Dhruva and Stacy Musunuru / Jason Binzer

- a. The Applicant requests a Certificate of Appropriateness to construct a 12'x20' single-car garage.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a 12'x20' single-car garage be approved.

Chairman Gries noted that the commission had a letter on file in support of staff's recommendations.

No one spoke in support or in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a 12'x20' single-car garage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

10. COA17-60

1414 Lipscomb St; Zoned D/HC

Fairmount

Applicant/Agent: Seth and Brooke Burt / Jason Binzer

- a. The Applicant requests a Certificate of Appropriateness to remove a non-original rear addition, siding, and details; construct a front porch; alter window openings; and undertake exterior alterations to the roof.

The case was called. Justin Newhart presented the staff report and recommended that the Application for a Certificate of Appropriateness to remove the non-original additions and repair or replace (in-kind) the underlying original material; replace deteriorated wood windows (in-kind); remove non-original siding; and undertake exterior rehabilitation of the house of the contributing property at 1414 Lipscomb Street be approved subject to the following conditions:

1. That the applicant leave the windows on the south elevation in their original locations; and
2. That that the style of columns be changed to either a simple box profile or a tapered column on a larger raised

Jason Binzer (1643 S Henderson Street) spoke in support of the case. Mr. Binzer mentioned that they did not have an issue with all of the recommendations except for the window size changes. He explained the reasons for the exceptions where due to the second story. He added that they would salvage the windows.

Commissioner Gries noted that the commission received a letter from the Fairmount Neighborhood Association requesting a continuance.

Susan Harper (2248 5<sup>th</sup> Avenue) spoke in opposition of the request. Ms. Harper indicated that the Fairmount Committee had not received the plans that were presented and did not have an opportunity to review them with detail. She mentioned that some of the discussion among Fairmount Committee members was that the structure was not a craftsman, but a Folk-



- a. The Applicant requests a Certificate of Appropriateness to construct a two-story residence and detached two-car garage.

The case was called. Murray Miller presented the staff report and recommended approval if the request for a Certificate of Appropriateness to construct a two-story residence and detached two-car garage with the ratio of solid-to-void, details of the windows, and exterior materials be considered by staff prior to the issuance of the COA.

Paul Jenkins (3908 Bishop Flower Rd) spoke in support of the case. Mr. Jenkins indicated that he would be willing to work with staff and added additional requests. He asked if he could be allowed some flexibility with the siding material and the use of hardy siding.

Staff commented that there were certain portions of the guidelines for new construction that allowed the use of certain materials, however, in terms of the porch floor, it states the material is to be wood.

Commissioner Gries commented that the commission had a letter on file from the Fairmount Neighborhood Association concurring with staff's recommendations.

<b>Motion By: Paul Randall</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a two-story residence and detached two-car garage with the ratio of solid-to-void, details of the windows, and exterior materials be considered by staff prior to the issuance of the COA.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 8-0</b>

**13. COA17-63**

**2111 Hurley Ave; Zoned B/HC  
Applicant/Agent: Anna Martin**

*Fairmount*

- a. The applicant requests a Certificate of Appropriateness to change the front porch columns, replace the concrete steps and brick base; and construct a single-story hipped-roof addition to the rear of the main house.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to change the front porch columns, replace the concrete steps and brick base; and construct a single-story hipped-roof addition to the rear of the main house be approved subject to the porch flooring being 3 ½" wood tongue.

Susan Harper (2248 5<sup>th</sup> Avenue) spoke in support of the case. Ms. Harper indicated that the committee concurs with staff's recommendations with the exception of the removal of the chimney. The plans indicate that the chimney would be removed and they are in favor of retaining the feature.

Anna Martin (13716 Southern Oaks Dr.) spoke in support of the case. She commented that they were not going to do anything to the chimney; that may have just been left off of the drawing. She mentioned that they would be retaining the concrete and making repairs to the deteriorated steps. Staff clarified that they could repair the steps without needing to replace the porch. Further discussion ensued regarding the windows.





## MINUTES

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, June 12, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS:

Gannon Gries, Chair	X	X
Robert Gutierrez	X	X
Mitchell Moses	-	-
Suzanne Hoff	-	-
Rafael McDonnell	X	X
Edith S. Jones, Vice Chair	-	-
Mike Holt	X	X
Billy Ray Daniels	X	X
Paul Randall	-	-

#### I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on Today's Agenda

#### II. PUBLIC HEARING

City Council Chamber

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

#### B. ANNOUNCEMENTS

Chairman Gries announced that the HCLC would be losing a quorum at 3:30 p.m. and asked if any applicant would like to request a continuance of their case, to do so at the appropriate time.

Chairman Gries reordered the following cases: COA17- 69, COA17-74, and COA17-75, to be called once all parties have arrived; and new cases, COA17-67 and COA17-70 to be called at the end of the agenda as they are complex cases.

#### C. APPROVAL OF THE MAY 8<sup>TH</sup> MEETING MINUTES

Chairman Gries continued the item until the next regular meeting.

#### D. DESIGNATION

1. HD17-02

1598 Sunset Terrace; Zoned A-5/DD

*Individual*

Applicant/Agent: Bell Creek Realty, LLC Hull Homes



No one spoke in support or in opposition.

<b>Motion By: Mike Holt</b>
<b>Motion To: Approve TAX17-20, TAX17-21, TAX17-22, and TAX17-23 as they meet the requirements of the Zoning Ordinance.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-0</b>

## F. DETERMINATION

1. City of Fort Worth Planning and Development and Code Compliance Departments request a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **955 East Humbolt Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Justin Newhart presented the staff report and stated that staff did believe that the primary structure, at 955 E. Humbolt St. could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Danna Tabor (1901 Foxborough Trail, Flower Mound, TX 75028) spoke in support. Ms. Tabor mentioned that she had purchased the property in April of 2016 at a tax sale. There were several violations with the property. She spoke with Code Officer Taylor on February 20<sup>th</sup> and informed her of the tax redemption note. Ms. Tabor mentioned additional communications she sent to Officer Taylor that were not responded to. She indicated that she reached out to Officer Taylor to let her know about an issue with the property that did not enable work to be done on the property.

Further discussion followed with Officer Taylor and Ms. Tabor.

Jerre Tracy (1110 Penn Street) spoke regarding the request for determination. Ms. Tracy commented that she was glad to see an investor for the property and offered to assist the new owner with locating an architecture firm.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

2. City of Fort Worth Planning and Development and Code Compliance Departments request a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **932 East Mulkey Street** in the Morningside Historic

District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Justin Newhart presented the staff report and stated that staff did believe that the accessory structure, at 932 E. Mulkey St. could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Jerre Tracy (1110 Penn Street) spoke regarding the request for determination. (Transcript submitted) "The Craftsman-influenced ancillary structure behind the Tudor Revival house at 932 east Mulkey Street deserves some time. However, what is troubling is that this house is not owner-occupied. The owner actually lives at 910 Sam Hill Street in Irving. Perhaps it is time for the new owner to sell this house to someone who cares more about it so that the house and the ancillary structure can continue to contribute to the city of FW's historic heritage."

<b>Motion By: Mike Holt</b>
<b>Motion To: The HCLC determined that the accessory structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Robert Gutierrez</b>
<b>Questions: 5-0</b>

3. City of Fort Worth Planning and Development and Code Compliance Departments request a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **1510 East Terrell Avenue** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Justin Newhart presented the staff report and stated that staff did believe that the primary structure, at 1510 E. Terrell Avenue could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Jerre Tracy (1110 Penn Street) spoke regarding the request for determination. (Transcript submitted) "The residence at 1510 East Terrell Avenue contributes to the Terrell Heights Historic District and is in serious need of work. The house is held in an estate, which may create an opportunity for a new owner to purchase this property. We hope whatever is in the way of rehabilitation for 1510 East Terrell Avenue is cleared so this property can continue to contribute to the city of FW's historic heritage."

<b>Motion By: Mike Holt</b>
<b>Motion To: The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

## G. NEW CASES

1. **COA17-64**                      **956 Marion Avenue; Zoned A-5/HC**                      *Morningside*  
**Applicant: City of Fort Worth - Code Compliance Department**  
**Owner: Lillie Mellinese Estate**

- a. The Applicant requests a Certificate of Appropriateness for the demolition of the accessory structure.

The case was called. Justin Newhart presented the staff report and recommended, based on the information provided by the applicant, the condition of the building, and the loss of integrity and as a result, significance, due to the condition of the building, that the request to demolish the accessory structure be approved.

No one spoke in support or in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Approve the Certificate of Appropriateness for demolition based on loss of significance due to fire damage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

2. **COA17-65**                      **1116 East Ramsey Avenue; Zoned A-5/HC**                      *Morningside*  
**Applicant: City of Fort Worth - Code Compliance Department**  
**Owner: Mildred McCoy**

- a. The Applicant requests a Certificate of Appropriateness for the demolition of the primary structure.

The case was called. Justin Newhart presented the staff report and recommended that the request to demolish the main structure be denied.

Officer Taylor indicated that the fire began in the rear of the structure. Discussion regarding the location of the current owners and sale of the property followed. Officer Taylor informed the commission that the owner's daughter was the caretaker and that the property was not under the daughter's name. Further discussion followed regarding loss of significance.

No one spoke in support or in opposition.

<b>Motion By: Mike Holt</b>
<b>Motion To: Approve the Certificate of Appropriateness for demolition based on loss of significance and that the structure is over 50% deteriorated.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-0</b>

**Chairman Gries requested that new cases, COA17-69, COA17-74, and COA17-75 be called directly following new case, COA17-65.**

3. **COA17-69**                      **2400 Cass Street; Zoned A-5/HC**                      *Carver Heights*

**Applicant/Agent: Pascual Lozano**

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a single-story residence be continued to the July 12th meeting of the HCLC and that the applicant be encouraged to work with staff to address the following:

1. That the area of windows facing Cass Street and Rickenbacker Place be increased to be more consistent with the predominant area of windows facing a front and flanking street respectively;
2. That the garage be incorporated in a manner that is more consistent with the predominant character of Cass Street by reducing the driveway width and the overwhelming effect of the garage;
3. That the roof pitch be reduced to be more consistent with the predominant roof pitches along Cass Street;
4. That the proportion of horizontal siding facing Cass Street and Rickenbacker Place be increased to be more consistent with the predominant use of materials along Cass Street;
5. That the recommended revisions be reflected in the plans and elevations and that they be submitted to the Planning and Development Department on or before the deadline for applications to be submitted for the HCLC's July meeting.

Pascual Lozano (3241 Indio Street) spoke in support of the case. Mr. Lozano stated that he would revise the plans to accommodate the recommendations and agreed to return next month.

No one spoke in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Approve a continuance until the next regularly scheduled meeting to provide the applicant with an opportunity to meet with Staff and address Staff's recommendations in order to comply with the Historic Carver Heights Design Guidelines.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**4. COA17-74                      1016 East Cantey Street; Zoned A-5/HC                      *Morningside***  
**Applicant/Agent: Gerardo Mauricio**

- a. The Applicant requests a Certificate of Appropriateness to raise the roof of the main structure and construct a carport.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to raise and extend the roof of the main non-contributing structure and construct a carport be approved.

Gerardo Mauricio (1016 E Cantey Street) spoke in support of the case. Chairman Gries asked Mr. Mauricio what was the purpose for the addition. Mr. Mauricio responded that the roof was

damaged and water would leak in through the roof. Chairman Gries asked if it was possible to reduce the height. Mr. Mauricio responded yes.

<b>Motion By:</b>
<b>Motion To: Approve the Certificate of Appropriateness to raise and extend the roof of the main non-contributing structure and construct a carport with the understanding that the applicant will work with Staff on minimizing the roof pitch.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-0</b>

**5. COA17-75                      1236 East Ramsey Avenue; Zoned A-5/HC                      *Morningside***  
**Applicant/Agent: Efrain Fernandez**

- a. The Applicant requests a Certificate of Appropriateness to retain recently painted brick.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness for recently-painted brick and trim be denied and that the applicant work with staff to determine which avenue will be used to address the unauthorized work.

Efrain Fernandez, spoke in support of the case. Mr. Fernandez informed the commission that he was not aware that the property was a historic when he purchased it, and would not have purchased it if he had. Discussion ensued regarding the process for informing new owners of the designation status ensued.

Chairman Gries clarified what staff was recommending. Staff could provide the information for other paint removal cases.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Deny the request for a Certificate of Appropriateness to retain recently painted brick because it does not meet the Morningside Historic District Design Guidelines.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**Chairman Gries requested that new case COA17-76 be called.**

**6. COA17-76                      2234 Lipscomb Street; Zoned B/HC                      *Fairmount***  
**Applicant/Agent: John Spray / William Stern**

- a. The Applicant requests a Certificate of Appropriateness to install 15 solar panels on the south roof slope of the primary residence.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness for the installation of 15 roof-mounted solar panels on the south-facing roof slope of the main house be approved subject to the applicant repositioning the panels so that the largest number of panels are located towards the rear of the south roof slope, in the "appropriate" zone.

John Spray (2234 Lipscomb Street) spoke in support of the case and indicated that he would be willing to move the panels to the recommended location. Discussion ensued regarding water meter location and feasibility of moving some panels.

Susan Harper (2248 5<sup>th</sup> Avenue) spoke in support of the case with a suggestion to consider moving them to the south facing façade.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Approve the Certificate of Appropriateness to install 15 solar panels on the south-facing roof slope of the main house subject to the applicant repositioning the panels so that the largest number of panels are located towards the rear of the south roof slope, in the “appropriate” zone.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 5-0</b>

**Chairman Gries requested to call new case COA17-66 as listed on the agenda.**

**7. COA17-66                      1505 S Henderson Street; Zoned C/HC    *Fairmount***  
**Applicant/Agent: Heather Williamson / Jason Binzer**

- a. The Applicant requests a Certificate of Appropriateness to construct a two-story, two-car garage.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to construct a 21’x21’ two-story two-car garage be approved.

Susan Harper (2248 5<sup>th</sup> Avenue) spoke in support with the caveat that the inappropriate gull-wing design of the roof be changed to a straight Craftsman design.

Jason Binzer (1643 S Henderson Street) spoke in support of the case. Mr. Binzer indicated the purpose of the design was due to the owners not wanting to use a split-system. Discussion ensued with the commission and the applicant regarding living space.

Commissioner Daniels asked the applicant if he was willing to work with staff on the design details.

No one spoke in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a two-story, two-car garage subject to the applicant working with Staff to make the roof more compatible.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 5-0</b>

**8. COA17-68                      2111 Alston Avenue; Zoned B/HC    *Fairmount***  
**Applicant/Agent: Jessica Appel / Jason Binzer**

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story, single car garage.

**COA17-68 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

**9. COA17-71                    1210 W Richmond Avenue; Zoned B/HC                    *Fairmount***  
**Applicant/Agent: Telly Gonzalez**

- a. The Applicant requests a Certificate of Appropriateness from the Fairmount Historic District Design Guidelines to retain a recently installed concrete front yard, add a 6 foot walkway, and a 2'-0" x 4'-0" flowerbed in the front yard.

**COA17-71 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

**10. COA17-72                    805 W Baltimore Avenue; Zoned B/HC                    *Fairmount***  
**Applicant/Agent: Pathway Properties LD**

- a. The Applicant requests a Certificate of Appropriateness to construct a second story addition and rehabilitate the exterior of the primary structure.

**COA17-72 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

**11. COA17-73                    921 East Terrell Avenue; Zoned A-5/HC                    *Terrell Heights***  
**Applicant/Agent: Kevin Khorrami / Mike Arreguin**

- a. The Applicant requests a Certificate of Appropriateness to convert an existing garage to a bedroom and construct a single-story, two-car garage.

**COA17-73 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

**Chairman Gries requested that new cases, COA17-67 and COA17-70 be moved to the end of the agenda.**

**12. COA17-67                    1622 College Avenue; Zoned C/HC                    *Fairmount***  
**Applicant/Agent: Priscilla Gish / Dustin Collett**

- a. The Applicant requests a Certificate of Appropriateness for a previously-constructed second-story addition.

**COA17-67 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

**13. COA17-70                    2346 Harrison Avenue; Zoned A-5/HC                    *Mistletoe Heights***  
**Applicant/Agent: Michael and Bonnie Mrstik**

- a. The Applicant requests a Certificate of Appropriateness for the recent replacement of original barrel-vault terra cotta roof tiles on the main house with a composition shingle roof and, if not granted, the applicant requests a waiver from the Mistletoe Heights Historic and Cultural District Guidelines based on economic hardship.

**COA17-70 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

**III. ADJOURNMENT: 3:30 P.M.**



## MINUTES

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, July 10, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS :

Gannon Gries, Chair	X	X
Robert Gutierrez	X	X
Mitchell Moses	X	X
Suzanne Hoff	X	X
Rafael McDonnell	X	X
Edith S. Jones, Vice Chair	X	X
Mike Holt	-	-
Billy Ray Daniels	X	X
Paul Randall	X	X

#### I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on Today's Agenda

#### II. PUBLIC HEARING

City Council Conference Room 290

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

#### B. ANNOUNCEMENTS

#### C. APPROVAL OF THE MAY 8<sup>TH</sup> AND JUNE 12<sup>TH</sup> MEETING MINUTES

Motion By: Edith Jones
Motion To: Approve the May 8 <sup>th</sup> and June 12 <sup>th</sup> Meeting Minutes.
Seconded By: Billy Ray Daniels
Questions: 8-0

## D. CONTINUED CASES

1. **COA17-32**                      **2205 Tremont Avenue; Zoned A-5/HC**                      *Historic Hillcrest*  
**Applicant/Agent: Blue Jar LLC / Stephen Mears**

- a. Applicant requests a Certificate of Appropriateness for recently-painted brick and trim.

The case was called. Murray Miller presented the staff report and recommended that the application for a Certificate of Appropriateness for recently-painted brick and trim be denied with prejudice.

John Hixson (715 W Harris, Arlington, Texas 76001) spoke in support of the request. Mr. Hixson indicated that he was familiar with the painted brick issue when purchasing the property. He indicated that he had researched the neighborhood and thought it fit within the character; he recommended leaving it as is. Chairman Gries asked the applicant if he was aware that the request did not meet the guidelines. Mr. Hixson responded that he understood but that he had 7 other properties that were also painted. Chairman Gries commented that the request would be evaluated per the district standards and guidelines. Mr. Hixson requested that the brick remain as is and added that he would request to add an addition the following month. Chairman Gries commented that there were different ways to address the addition versus the recently painted brick. It was also his understanding that when the property was sold, a discount was given on the sale price to accommodate for the painted brick. Mr. Hixson responded yes. Mr. Hixson asked if the case were denied; would they request an action plan for the removal of the paint. Chairman Gries confirmed that it would be a part of the motion.

Jerre Tracy (1110 Penn Street) spoke in opposition to the request. Ms. Tracy commented that it was unfortunate that the previous investors painted the brick without researching the guidelines. She mentioned that it was important not to go in the wrong direction and supported Staff's recommendation to deny the request.

Discussion ensued by the Commission and Staff regarding enforcement procedures. Staff clarified that it enforcement would begin after 10 days if there were indication of non-compliance.

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny with prejudice the request for a Certificate of Appropriateness for recently-painted brick and trim.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

2. **COA17-67**                      **1622 College Avenue; Zoned C/HC**                      *Fairmount*  
**Applicant/Agent: Priscilla Gish / Dustin Collett**

- a. Applicant requests a Certificate of Appropriateness for a previously-constructed second-story addition.

The case was called. Murray Miller presented the staff report and recommended that the Application for a Certificate of Appropriateness to retain a previously-constructed second-story addition be approved, subject to and in accordance with the following mitigation measures:

### Mitigation of Adverse Effects

1. That the as-built addition be set back to facilitate the reinstatement of not less than 1'-0" of the primary historic roof ridge, the complete reinstatement of the front (north) facing roof slope, and the corresponding portion of the east roof slope, to their respective August 2013 forms;
2. That a Temporary Protection Plan identifying the potential risks associated with the execution of the mitigation measures and detailing how those risks will be mitigated to ensure that the historic structure is protected from any damage, be submitted to the Planning and Development Department along with the final plans depicting the mitigation measures;

#### Process

3. That the applicant work with Staff to immediately schedule an on-site HCLC Public Hearing to review the as built conditions, with particular emphasis on the recommended mitigation measures;
4. That accurate drawings depicting the as-built and proposed mitigation accompanied by a detailed construction schedule that is commensurate with the scope of work for the above mitigation measures be submitted to the Planning and Development Department within 30 days of the decision of the HCLC and prior to the issuance of a Certificate of Appropriateness;
5. That the applicant consider reviewing the proposed plans with the Fairmount Neighborhood Association prior to their submission to the Planning and Development Department;
6. That Staff return to the HCLC in August with the revised plans, should the final plans depicting the mitigation measures materially differ from the intent of the mitigation;

#### Time is of the Essence

7. That the mitigation measures be substantially complete in accordance with the construction schedule and amended plans; and

#### Monitoring and Follow up

8. That Staff report back to the HCLC.

Dustin Collett (2208 5<sup>th</sup> Avenue) spoke in support of the request. He mentioned that they did not find out that the building dimensions provided by the former architect were incorrect. The other thing they did not figure out during the construction phase was that the inspector, at the time, had the builder shift, thereby altering the dimensions. The new owner is not able to remove the entire addition as it is not financially feasible. Chairman Gries asked if the applicant understood the mitigation measures requested by Staff. Mr. Collett responded yes, however, it would not be financially feasible for the new owner.

Extensive discussion ensued regarding the case history and timeline concerning construction. The commission expressed their concerns regarding the non-compliance of the addition to the guidelines of the district.

Chairman Gries noted a letter on file received from the Fairmount NA in support of Staff's recommendation.

Further discussion followed by the commission regarding mitigation measures and processes.



<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a 13'x24' single-story single-car garage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

**4. COA17-69                      2400 Cass Street; Zoned A-5/HC    Carver Heights**  
**Applicant/Agent: Pascual Lozano**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story residence.

The case was called. Murray Miller presented the staff report and recommended approval subject to working with staff on the conditions.

No one spoke in support or in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Continue until the next regularly scheduled meeting to provide the applicant with an opportunity to meet with Staff and address Staff's recommendations in order to comply with the Historic Carver Heights Design Guidelines.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

**5. COA17-70                      2346 Harrison Avenue; Zoned A-5/HC    Mistletoe Heights**  
**Applicant/Agent: Michael and Bonnie Mrstik**

- a. Applicant requests a Certificate of Appropriateness for a waiver from the Mistletoe Heights Historic & Cultural District Guidelines for the recent replacement original barrel-vault terra cotta roof tiles on the main house with a composition shingle roof and if not granted, the applicant requests a waiver from the District Guidelines based on economic hardship.

The case was called. Justin Newhart presented the staff report and recommended the following:

1. In relation to the waiver; that it be denied with prejudice because the work is inconsistent with the Mistletoe Heights Design Guidelines.
2. In relation to the waiver based on economic hardship; that the request denied with prejudice because the applicant did not provide beyond a preponderance of evidence.

Mike Mrstik (2346 Harrison Avenue) spoke in support. Mr. Mrstik indicated that he had not received a welcome packet or water account letter informing him that the property was a historic property. He began detailing his presentation slides and providing specific details to the commission.

Sanjay Konur (2342 Harrison Avenue) spoke in opposition. (Letter submitted along with several others in opposition.)

Melissa Kohout (2242 Mistletoe Boulevard) spoke in opposition.

Jerre Tracy (1110 Penn Street) spoke in opposition.

Mike Mrstik rebutted.

Sanjay Konur rebutted.

Commission discussion:

Commissioner Randall commented the work was not consistent with the Mistletoe Heights Design Guidelines and reference the portions that addressed replacement only when needed and after a conditions assessment.

<b>1<sup>st</sup> Motion By: Paul Randall</b>
<b>Motion To: Deny the request for a COA for the recent replacement of original French-style terra cotta roof tiles on the main house with a slate-style composition shingle roof because the work is inconsistent with the Mistletoe Heights District Guidelines.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 8-0</b>

<b>2<sup>nd</sup> Motion By: Edith Jones</b>
<b>Motion To: Deny the request for a waiver from the Mistletoe Historic and Cultural District Guidelines for the recent replacement of original French-style terra cotta roof tiles on the main house with a slate-style composition shingle roof because the applicant has not proved by a preponderance of the evidence that no reasonable opportunity exists to recover the cost of the proposed work if such work is required to be in accordance with the design guidelines.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

**6. COA17-71                      1210 W Richmond Avenue; Zoned B/HC                      *Fairmount***  
**Applicant/Agent: Telly Gonzalez**

- a. Applicant requests a Certificate of Appropriateness for a waiver from the Fairmount Historic District Design Guidelines to retain a recently installed concrete front yard.

The case was called. Justin Newhart presented the staff report and recommended denial of the Application for a Certificate of Appropriateness to retain a recently installed concrete front yard, add a 6-ft. walkway, and add a 2'-0" x 4'-0" flowerbed to the subject area.

No one spoke in support.

Chairman Gries noted a letter on file in support of Staff's recommendation from the Fairmount NA.

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny the request for a Certificate of Appropriateness to retain a recently installed concrete front yard, add a 6-ft. walkway, and add a 2'-0" x 4'-0" flowerbed to the subject area.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

7. COA17-72

805 W Baltimore Avenue; Zoned B/HC  
Applicant/Agent: Pathway Properties LD

Fairmount

- a. Applicant requests a Certificate of Appropriateness to construct a second story addition and rehabilitate the exterior of the primary structure.

The case was called. Justin Newhart presented the staff report and recommended that the request for a Certificate of Appropriateness to construct a second-story addition and rehabilitate the exterior of the primary structure be approved, subject to the following conditions:

1. That the applicant set back the east and west walls of the proposed addition at least 1' on each side from the existing wall plane of the original structure; and
2. That a preservation-based window condition assessment be provided and that the applicant depict fenestration patterns on all facades consistent with the Fairmount Design Standards and Guidelines; and
3. That the window condition assessment and updated annotated drawings that are informed by the assessment be submitted to staff prior to the issuance of a Certificate of Appropriateness.

Phil Leresh (12124 Angel Ford Lane) spoke in support. Mr. Leresh addressed the items requested by staff.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a second-story addition and rehabilitate the exterior of the primary structure, subject to the following conditions:</b>
<ol style="list-style-type: none"> <li>1. That the applicant set back the east and west walls of the proposed addition at least 1' on each side from the existing wall plane of the original structure; and</li> <li>2. That a preservation-based window condition assessment be provided and that the applicant depict fenestration patterns on all facades consistent with the Fairmount Design Standards and Guidelines; and</li> <li>3. That the window condition assessment and updated annotated drawings that are informed by the assessment be submitted to staff prior to the issuance of a Certificate of Appropriateness.</li> </ol>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

8. COA17-73

921 East Terrell Avenue; Zoned A-5/HC  
Applicant/Agent: Kevin Khorrami / Mike Arreguin

Terrell Heights

- a. Applicant requests a Certificate of Appropriateness to convert an existing garage to a bedroom and constructing a single-story two-car garage.

The case was called. Justin Newhart presented the staff report and recommended approval as submitted.

Kevin Khorrami spoke in support. Mr. Khorrami indicated that the rear addition had collapsed due to termite damage. Discussion regarding the side yard and guidelines followed.

No one spoke in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Approve</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

## F. DESIGNATION

1. **1102 Samuels Avenue; Zoned D** *Individual*  
**Applicant/Agent: David Burshears**

- a. Applicant requests a recommendation to City Council to designate the Talbott-Wall House as Highly Significant Endangered (HSE).

The case was called. Justin Newhart presented the staff report and recommended approval of the following recommendations to City Council regarding the Talbott-Wall House:

1. A recommendation from the HCLC that City Council designate the Talbott-Wall House as a Historic and Cultural Landmark (HC);
2. A recommendation from the HCLC that the City Council determine that the Talbot-Wall House is no longer threatened by deterioration, damage or irretrievable, irreplaceable loss due to neglect, disuse, disrepair, instability, lack of financial resources and/or impending demolition; and
3. A recommendation from the HCLC that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating any future change.

David Brushears (4605 Cloudview Rd) spoke in support.

Jerre Tracy (1110 Penn Street) spoke in support.

<b>Motion By:</b>
<b>Motion To: Approve the following recommendations to City Council regarding the Talbott-Wall House:</b> <b>1. A recommendation from the HCLC that City Council designate the Talbott-Wall House as a Historic and Cultural Landmark (HC);</b> <b>2. A recommendation from the HCLC that the City Council determine that the Talbot-Wall House is no longer threatened by deterioration, damage or irretrievable, irreplaceable loss due to neglect, disuse, disrepair, instability, lack of financial resources and/or impending demolition; and</b> <b>3. A recommendation from the HCLC that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating any future change.</b>
<b>Seconded By:</b>
<b>Questions: 8-0</b>

## G. TAX CASES

1. **TAX17-24**                      **1908 S Henderson Street; Zoned B/HC**                      *Fairmount*  
**Applicant/Agent: Stephanie Ladner**

a. Historic Site Tax Exemption - Partial

2. **TAX17-25**                      **2217 Fairmount Avenue; Zoned B/HC**                      *Fairmount*  
**Applicant/Agent: Elizabeth Lunday**

a. Historic Site Tax Exemption - Verification

Tax cases TAX17-24 and TAX17-25 were called together. Justin Newhart presented the staff report and recommended approval of the requests as they both meet the requirements of the Zoning Ordinance.

Stephanie Ladner (1908 S Henderson) spoke in support of 1908 S Henderson.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve TAX17-24 and TAX17-25 as they both meet the requirements of the Zoning Ordinance.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

## J. NEW CASES

1. **COA17-77**                      **1228 E Tucker Street; Zoned A-5/HC**                      *Terrell Heights*  
**Applicant/Agent: Juan E. Corres / Maria E. Moroa**

a. Applicant requests a Certificate of Appropriateness to construct a single-story dwelling and accessory structure.

The case was called. Murray Miller presented the staff report and recommended that the request for a Certificate of Appropriateness to construct a single-story residence and an 8'x8' accessory structure be approved, subject to the following conditions:

1. That windows be recessed with sills and that the drawings be revised and annotated accordingly and sub mitted to the Planning and Development Department prior to the issuance of a COA.

No one spoke in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a single-story residence and an 8'x8' accessory structure subject to the following conditions:</b>
<b>1. That windows be recessed with sills and that the drawings be revised and annotated accordingly and sub mitted to the Planning and Development Department prior to the issuance of a COA.</b>

**Seconded By: Paul Randall**

**Questions: 8-0**

**2. COA17-78                      1405 S Lake Street; Zoned C/HC                      *Fairmount***  
**Applicant: 6th Avenue Homes**  
**Agent: Jason Binzer - DEE Construction**

- a. Applicant requests a Certificate of Appropriateness to extend the original hipped roof, construct a rear addition and rehabilitate the exterior.

The case was called. Murray Miller presented the staff report and recommended that the request for a Certificate of Appropriateness to extend the original hipped roof, construct a rear addition and rehabilitate the exterior be approved, subject to the following conditions:

- 1. That the roof extension over the lean-to be designed so as to maintain the original roof shape of the primary hipped roof and that the drawings be amended to satisfy Standard 1, Section 7 – Standards and Guidelines for Roofing, Fairmount Historic District Standards and Guidelines, and submitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness

Jason Binzer (1643 S Henderson) spoke in support. Mr. Binzer indicated that the understood staff's recommendations.

**Motion By: Paul Randall**

**Motion To: Approve the request for a Certificate of Appropriateness to extend the original hipped roof, construct a rear addition and rehabilitate the exterior subject to the following conditions:**

- 1. That the roof extension over the lean-to be designed so as to maintain the original roof shape of the primary hipped roof and that the drawings be amended to satisfy Standard 1, Section 7 – Standards and Guidelines for Roofing, Fairmount Historic District Standards and Guidelines, and submitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness.**

**Seconded By: Edith Jones**

**Questions: 8-0**

**3. COA17-79                      1410 S Lake Street; Zoned C/HC                      *Fairmount***  
**Applicant: 6th Avenue Homes**  
**Agent: Jason Binzer - DEE Construction**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story guest house.

The case was called. Murray Miller presented the staff report and recommended approval.

Jason Binzer (1643 S Henderson) spoke in support.

Susan Harper (2248 5<sup>th</sup> Avenue) recommended lap siding because it still differentiated.

Discussion regarding siding material ensued.

**Motion By: Edith Jones**





## MINUTES

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, August 14, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS:

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	—	—
Suzanne Hoff	—	—
Rafael McDonnell	<u>X</u>	<u>X</u>
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	—	—
Billy Ray Daniels	—	—
Paul Randall	<u>X</u>	<u>X</u>

#### I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on Today's Agenda
- B. Introduction to the Certified Local Government Program – Texas Historical Commission

#### II. PUBLIC HEARING

City Council Chamber

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

#### **B. ANNOUNCEMENTS**

Special presentation by the Texas Historical Commission

Murray Miller, HPO, introduced a presentation of a certificate received by the United States Department of the Interior, National Park Service. The presentation was made by Madeline Clites, Certified Local Government Coordinator, Texas Historical Commission, to the City of Fort Worth, for its dedication to the preservation of Texas history and its accomplishments as a Certified Local Government. Council Member Ann Zadeh and Chairman Gannon Gries received the certificate on behalf of the City.

Jerre Tracy, Historic Fort Worth, Inc. Executive Director, made an announcement for the event, "Preservation is the Art of the City."



No one spoke in support or in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That City Council consider approving TAX17-27 as it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**3. TAX17-28                      2420 College Avenue; Zoned A-5/DD                      *Fairmount***  
**Applicant/Agent: Stephen R & Judy A Robinson**

a. Historic Site Tax Exemption - Partial

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Partial as the it meets the requirements of Section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance.

No one spoke in support or in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That City Council consider approving TAX17-28 as it meets the requirements of Section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

## **E. DETERMINATION**

1. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission (HCLC), in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at 940 East Ramsey Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Justin Newhart presented the staff report and stated that staff does not believe that the accessory structure, at 940 E. Ramsey Ave. can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Kenyana Woods/Kathy Anderson (940 E. Ramsey) spoke in favor. Ms. Woods commented that she did not want anything to happen to her property. Members of the Commission asked if Code Staff could clarify the reason for the determination.

Officer Tiffany Taylor commented that the property was vacant and that notices had been left on-site. She indicated that there was significant deterioration of the structure; she estimated about 80% of the structure was deteriorated. Discussion ensued regarding the necessary items to submit to commence repairs to the structure.

Chairman Gries asked if the property could be continued for 30 days being a CAT I. Extensive discussion ensued.

<b>Motion By: Rafael McDonnell</b>
<b>Motion: That the public hearing be reopened.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

Chairman Gries asked if the owner currently had a protection plan in place to prevent the structure from further deterioration. The owner responded that there was none.

<b>Motion By: Edith Jones</b>
<b>Motion: That the accessory structure located at 940 E Ramsey Street could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Robert Gutierrez</b>
<b>Questions: 5-0</b>

- City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission (HCLC), in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at 1204 East Leuda Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Justin Newhart presented the staff report and stated that staff does believe that the accessory structure at 1204 E. Leuda St. can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Agenell Oden (no speaker form was submitted) spoke in favor. Ms. Oden requested additional time to gather the funds to restore the accessory structure. Extensive discussion ensued regarding a timeline for repairs.

Officer Taylor mentioned that there would be a neighborhood meeting held in the evening, and that there may be a possibility to acquire funds. (Inaudible discussion ensued as the applicant was not at the speaker's lectern microphone.)

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion: That the accessory structure located at 1204 E Leuda Street could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 5-0</b>

- City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission (HCLC), in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary

structure located at 5625 Bong Drive can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Justin Newhart presented the staff report and stated that staff does believe that the primary structure at 5625 Bong Dr. can be reasonably rehabilitated.

Jerre Tracy (1110 Penn Street) spoke in favor. (Transcript submitted) "While this is a slightly unusual situation because the house at 5625 Bong Avenue is considered to be non-contributing to the Historic Carver Heights Historic District because it was constructed two years after the period of significance, the style of this house actually contributes to the district. It appears that this house is held in an estate and needs a new owner to reinvest in it. Therefore, we would support the staff position that this house contributes to Fort Worth's historic heritage and deserves an opportunity for the future."

Chairman Gries asked questions concerning the different categories as used by Code Compliance to classify the stages of deterioration. Officer Taylor explained that there were three categories. Discussion of the details of the categories followed.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That the primary structure located at 5625 Bong Drive could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**Chairman Gries reordered COA17-69 to proceed after the Determination Cases.**

## **F. CHANGE OF STATUS CASE**

**1. CS17-01                      1920 Washington Avenue; Zoned B/HC                      *Fairmount***  
**Applicant/Agent: Ernesto & Gloria Cantu**

- a. The Fairmount Historic District Neighborhood Association requests that the HCLC recommend that City Council consider changing the non-contributing status of the property to contributing.

The case was called. Justin Newhart read the staff report and recommended the following motion:

That the HCLC recommend that City Council consider amending the list of contributing structures within the Fairmount/Southside Historic District by changing the non-contributing status of the property located at 1920 Washington Avenue to contributing.

Susan Harper (2248 5<sup>th</sup> Avenue) spoke in favor. Ms. Harper commented that he older residents smile when passing by this structure.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That City Council consider amending the list of contributing structures within the Fairmount/Southside Historic District by changing the non-contributing status of the property located at 1920 Washington Avenue to contributing.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**G. REMANDED CASE**

1. **COA17-21**                      **9 Chase Court; Zoned B/HC**    *Chase Place*  
**Applicant/Agent: Jack Todd Camp**

- a. Application to retain a solid wood fence recently rebuilt within the front yard, remanded to the HCLC by the Board of Adjustment-Residential.

**COA17-21 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

**H. CONTINUED CASE**

1. **COA17-69**                      **2400 Cass Street; Zoned A-5/HC**    *Carver Heights*  
**Applicant/Agent: Pascual Lozano**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story residence.

The case was called. Murray Miller presented the staff report and recommended the following motion:

That the Application for a Certificate of Appropriateness to construct a single-story residence be approved subject to the following:

1. That the garage be pushed deeper into the house; and
2. That the recommended revision be reflected in the plans and elevations and that they be submitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness.

Pascual Lozano (2400 Cass Street) spoke in favor. Mr. Lozano requested that the Commission approve the plan for his home.

Chairman Gries asked if the applicant understood Staff’s recommendations. Mr. Lozano responded yes.

No one spoke in opposition.

<b>Motion By: Edith Jones</b>
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**Motion: That the request for a Certificate of Appropriateness to construct a single-story residence at 2400 Cass Street be approved subject to the following:**

3. That the garage be pushed deeper into the house; and
4. That the recommended revision be reflected in the plans and elevations and that they be submitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness.

**Seconded By: Paul Randall**

**Questions: 5-0**

**Chairman Gries reordered New Cases, COA17-82 through COA17-87, and COA17-90 to be called following Continued Case, COA17-69.**

**1. COA17-82                      901 Glen Garden Drive; Zoned A-5/HC                      *Morningside***  
**Applicant/Agent: Gerardo Leal**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story dwelling.

The case was called. Murray Miller presented the staff report and recommended the following motion:

That the request for a Certificate of Appropriateness to construct a single-story dwelling at 901 Glen Garden Drive be approved subject to the following:

- a. That the front door be simplified to be similar to the proposed front door for 905 Glen Garden Drive and that the sidelight be omitted;
- b. That the number of windows on the Left Elevation (facing Evans Avenue) be increased in a manner similar to the Right Elevation shown for 917 Glen Garden Drive;
- c. That the gable vent be rectangular; and
- d. That the drawings be adjusted accordingly prior to the issuance of a Certificate of Appropriateness

Gerardo Leal (5609 Wichita St, Forest Hill, TX 76119) spoke in favor and commented that he understood staff's recommendations. He indicated that he would make the necessary revisions.

**Motion By: Edith Jones**

**Motion: That the request for a Certificate of Appropriateness to construct a single-story dwelling at 901 Glen Garden Drive be approved subject to the following:**

- a. That the front door be simplified to be similar to the proposed front door for 905 Glen Garden Drive and that the sidelight be omitted;
- b. That the number of windows on the Left Elevation (facing Evans Avenue) be increased in a manner similar to the Right Elevation shown for 917 Glen Garden Drive;
- c. That the gable vent be rectangular; and
- d. That the drawings be adjusted accordingly prior to the issuance of a Certificate of Appropriateness

**Seconded By: Rafael McDonnell**

**Questions: 5-0**

**2. COA17-83                      905 Glen Garden Drive; Zoned A-5/HC                      *Morningside***  
**Applicant/Agent: Gerardo Leal**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story dwelling.

The case was called. Murray Miller presented the staff report and recommended the following motion:

That the request for a Certificate of Appropriateness to construct a single-story dwelling at 905 Glen Garden Drive be approved subject to the following:

- a. That the front door be as shown in the Front Elevation rather than the rendering;
- b. That the gable vent be rectangular; and
- c. That the drawings be adjusted accordingly prior to the issuance of a Certificate of Appropriateness

Gerardo Leal (5609 Wichita St, Forest Hill, TX 76119) spoke in favor and commented that he understood staff's recommendations. He indicated that he would make the necessary revisions.

<b>Motion By: Edith Jones</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a single-story dwelling at 905 Glen Garden Drive be approved subject to the following:</b> <ul style="list-style-type: none"><li><b>a. That the front door be as shown in the Front Elevation rather than the rendering;</b></li><li><b>b. That the gable vent be rectangular; and</b></li><li><b>c. That the drawings be adjusted accordingly prior to the issuance of a Certificate of Appropriateness</b></li></ul>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**3. COA17-84                      909 Glen Garden Drive; Zoned A-5/HC                      *Morningside***  
**Applicant/Agent: Gerardo Leal**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story dwelling.

The case was called. Murray Miller presented the staff report and recommended the following motion:

That the request for a Certificate of Appropriateness to construct a single-story dwelling at 909 Glen Garden Drive be approved subject to the following:

- a. That the front door be simplified to be similar to the proposed front door for 905 Glen Garden Drive;
- b. That the gable window be simplified to be a single sash;
- c. That the rear window on the Right Elevation be compatible with the other windows on the same elevation;
- d. That the head heights of the windows on the Left Elevation be consistent and
- e. That the drawings be adjusted accordingly prior to the issuance of a Certificate of Appropriateness

Gerardo Leal (5609 Wichita St, Forest Hill, TX 76119) spoke in favor and commented that he understood staff's recommendations. He indicated that he would make the necessary revisions.

<b>Motion By: Edith Jones</b>
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That the request for a Certificate of Appropriateness to construct a single-story dwelling at 901 Glen Garden Drive be approved subject to the following:

- a. That the front door be simplified to be similar to the proposed front door for 905 Glen Garden Drive;
- b. That the gable vent be rectangular; and
- c. That the drawings be adjusted accordingly prior to the issuance of a Certificate of Appropriateness

Gerardo Leal (5609 Wichita St, Forest Hill, TX 76119) spoke in favor and commented that he understood staff's recommendations. He indicated that he would make the necessary revisions.

<b>Motion By: Edith Jones</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a single-story dwelling at 901 Glen Garden Drive be approved subject to the following:</b>
<ul style="list-style-type: none"><li>a. That the front door be simplified to be similar to the proposed front door for 905 Glen Garden Drive;</li><li>b. That the gable vent be rectangular; and</li><li>c. That the drawings be adjusted accordingly prior to the issuance of a Certificate of Appropriateness</li></ul>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**6. COA17-87                      1236 E Ramsey Avenue; Zoned A-5/HC                      *Morningside***  
**Applicant/Agent: Efrain Fernandez**

- a. Applicant requests a Certificate of Appropriateness for a waiver from the Historic Morningside District Guidelines to retain recently-painted brick based on economic hardship.

The case was called. Murray Miller presented the staff report and recommended that the request for a Certificate of Appropriateness for a waiver from the Historic Morningside District Guidelines to retain recently-painted brick be approved on the basis of financial hardship.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion: That the request for a Certificate of Appropriateness for a waiver from the Historic Morningside District Guidelines to retain recently-painted brick be approved on the basis of financial hardship.</b>
<b>Seconded By: Robert Gutierrez</b>
<b>Questions: 5-0</b>

**7. COA17-90                      1634 E Leuda Street; Zoned A-5/HC                      *Terrell Heights***  
**Applicant/Agent: Alejandra Lopez**

- a. Applicant requests a Certificate of Appropriateness to alter the front porch of the contributing main house.

The case was called. Justin Newhart read the staff report and recommended the following motion that the Application for a Certificate of Appropriateness for work already undertaken to the character-defining front façade and porch columns be approved subject to the following conditions:

1. That the applicant remove the stone masonry from the front façade of the building and porch support beam; and
2. That the applicant provide a protection plan to staff for the historic wood features beneath the stone masonry prior to undertaking any work.
3. That the work be completed within 45 days.

Alejandra Lopez Alvarado (1634 E. Leuda Street) spoke in favor.

Chairman Gries asked the applicant if they understood Staff's recommendations. Ms. Alvarado responded that the work was completed due to deterioration and in an effort to prevent further deterioration of the siding and columns. Chairman Gries commented that the work that was done was not consistent with the design guidelines for the district. Ms. Alvarado asked what steps followed. Chairman Gries responded that Staff indicated in their report that removal of the masonry from the front façade, protection plan, and work be completed within 45 days. Ms. Alvarado expressed that it would be difficult for the work to be completed within such a short amount of time. Further discussion ensued.

Jerre Tracy (1110 Penn Street) spoke in opposition. (Transcript submitted) "It is as if the owners and neighbors surrounding 1634 East Leuda did not understand that this house is in a historic district. To correct the issues, HFW supports the staff recommendations."

Commissioner Randall commented that perhaps getting Fairmount NA, Mistletoe Heights NA, and information of the grant program to educate these historic districts and what they do could benefit everyone.

<b>Motion By: Paul Randall</b>
<b>Motion: That the request for a Certificate of Appropriateness to alter the front porch of the contributing main house located at 1634 E Leuda Street be continued for 30 days.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

**Resume cases as listed on the agenda, beginning with the Continued Request for Determination.**

## **I. CONTINUED REQUEST FOR DETERMINATION**

1. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission (HCLC), in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the property located at 401 W. Lancaster Avenue can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The request for determination was called. Murray Miller provided a verbal update of the status of the request for determination for 401 W. Lancaster Avenue. The following was staff's recommendation:

That the Owner's Consultant work with Staff to provide a best-practice construction schedule to address the January 25, 2017 scope of deficiencies that were identified in correspondence to the Owner and all of the remaining code compliance matters within 30 days of the 14th August hearing date.

Ray Boothe (2621 Hartwood Drive) spoke in favor. Mr. Boothe indicated that securing the building was almost complete. Extensive discussion regarding drainage plans, water mitigation measures, and other details followed.

Jerre Tracy (1110 Penn Street) spoke in favor. Ms. Tracy said she was very pleased to hear that there was progress being made on the building. She hopes that the renovations are a part of or towards a larger project.

<b>1<sup>st</sup> Motion By: Edith Jones</b>
<b>Motion: That the Owner's Consultant work with Staff to provide a best-practice construction schedule to address the January 25, 2017 scope of deficiencies that were identified in correspondence to the Owner and all of the remaining code compliance matters within 30 days of the 14th August hearing date.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

<b>2<sup>nd</sup> Motion By: Edith Jones</b>
<b>Motion: That the application be continued to the October HCLC meeting and that Staff update the HCLC on progress in meeting the agreed-upon construction schedule.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**J. NEW CASES**

**8. COA17-81                      2205 Tremont Avenue; Zoned A-5/HC                      *Hillcrest***  
**Applicant/Agent: Tarrant Properties / Jose Villalobos**

- a. Applicant requests a Certificate of Appropriateness to construct a two-story addition, clad the garage in brick, and remove the paint from the recently-painted brick

The case was called. Murray Miller presented the staff report and recommended that the request for a Certificate of Appropriateness to construct a two-story addition and remove of the recent application of paint from the brick on the main house located at 2205 Tremont Avenue be approved subject to the following conditions:

1. That the applicant work with Staff to reduce the impact of the addition on existing roof features;
2. That the applicant submit a "methods statement" for the paint removal;
3. That the applicant have written confirmation provided to Staff, that the on-site paint removal procedure will be reviewed by a Sure Clean representative or a comparable specialist with considerable experience using the proposed product and methods in the removal of paint from historic masonry; and
4. That conditions 1-3 above be met/submitted to the Planning and Development Department prior to the issuance of Certificate of Appropriateness.

Jose Villalobos (1711 Hurley Avenue) spoke in favor. Mr. Villalobos commented that they were willing to work with staff on what they think is necessary.

Chairman Gries commented that there were concerns regarding the size of the structure. Discussion ensued regarding making two separate motions or one motion with two parts.

No one spoke in opposition.

<b>1<sup>st</sup> Motion By: Edith Jones</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a two-story addition and remove of the recent application of paint from the brick on the main house located at 2205 Tremont Avenue be approved subject to the following conditions:</b>
<b>1. That the applicant work with Staff to reduce the impact of the addition on existing roof features;</b>
<b>2. That the applicant submit a “methods statement” for the paint removal;</b>
<b>3. That the applicant have written confirmation provided to Staff, that the on-site paint removal procedure will be reviewed by a Sure Clean representative or a comparable specialist with considerable experience using the proposed product and methods in the removal of paint from historic masonry; and</b>
<b>4. That conditions 1-3 above be met/submitted to the Planning and Development Department prior to the issuance of Certificate of Appropriateness.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

<b>2<sup>nd</sup> Motion By: Edith Jones</b>
<b>Motion: That the request for a Certificate of Appropriateness to clad the garage located at 2205 Tremont Avenue in brick be denied without prejudice;</b>
<b>- that the applicant be encouraged to work with staff to explore a treatment for the exterior cladding that would be consistent with the Design Guidelines; and</b>
<b>- that the approach be depicted in existing and proposed elevations shown in relation to the existing house/proposed addition.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**9. COA17-88                      2265 Washington Avenue; Zoned B/HC                      *Fairmount***  
**Applicant/Agent: Tarrant Properties / Jose Villalobos**

- a. Applicant requests a Certificate of Appropriateness to construct a 10'x20' single-story single-car garage.

The case was called. Justin Newhart presented that staff report and recommended that the request for a Certificate of Appropriateness to construct a 10' x 20' detached single-story single-car garage at 2265 Washington Avenue be approved.

Chairman Gries noted that the Commission received a letter from the Fairmount Southside NA in support of the request.

No one spoke in opposition.



Susan Harper (2248 5<sup>th</sup> Avenue) spoke in both support and opposition. She indicated the Fairmount Preservation Committee supported 2/3<sup>rd</sup> of the application, but were concerned about the Porte cochere because it was a feature that did not exist before.

Extensive discussion ensued between all parties regarding the design elements and how the design guidelines addressed such features. Further discussion followed regarding building code issues.

<b>1<sup>st</sup> Motion By: Paul Randall</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a single-story addition and a 10' x 24' detached single-story detached garage at 2004 Washington Avenue be approved subject to the following conditions:</b>
<b>1. That the drawings indicate existing windows to be reused in the new addition;</b> <b>2. That the garage door be shown as described in the application (carriage-style door); and</b> <b>3. That the above be submitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

<b>2<sup>nd</sup> Motion By: Paul Randall</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a 12' x 22' porte-cochere at 2004 Washington Avenue be continued for 30-days and that the applicant work with Staff and the Neighborhood Association to address the appropriateness of the porte cochere and how it would be differentiated from the main house after confirming the side yard setback that would be required for such an addition.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

**12. COA17-93**

**1916 Hurley Avenue; Zoned B/HC**

*Fairmount*

**Applicant/Agent: Amanda Blackman / William Smith**

- a. Applicant requests a Certificate of Appropriateness to construct an 18' x 43' two-story detached garage/pool house with an apartment on the second floor.

The case was called. Murray Miller presented the staff report and recommended the Application for a Certificate of Appropriateness to construct an 18' x 43' two-story detached garage/pool house with an apartment on the second floor be continued to afford the applicant an opportunity to address the following matters:

1. The size of the proposed accessory structure;
2. The large ground floor openings to be designed so as not to exceed two bays;
3. The design and materials of all doors and windows to be depicted/annotated on the drawings;
4. The simplification of the windows to 1/1 sash;
5. The recessing of windows into the wall with window sills;
6. Confirmation of the height of the existing roof edge of the main house and the proposed roof ridge of the accessory structure by means of a survey or other verifiable means;

7. The elevation of the existing single-story bungalow in relation to the proposed accessory structure to be drawn accurately and to scale; and
8. Showing the proposed accessory structure as it relates to the existing single story bungalow on each elevation.

William Smith (2713 Travis Avenue) spoke in favor. Mr. Smith indicated that the drawings were to scale and requested that the commission approve with the conditions and that he be allowed to work with staff on the details.

Chairman Gries noted that the Commission received a letter from the Fairmount Southside NA requesting a continuance.

Susan Harper (2248 5<sup>th</sup> Avenue) expressed concerns over the mass and scale of the proposed two-story detached garage/pool house. She indicated that the Preservation Committee would like to see a reduction in scale and would be happy to work with the applicant.

Chairman Gries expressed concern over massing and scale. Discussion ensued with the applicant and the commission.

<b>Motion By: Paul Randall</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct an 18' x 43' two-story detached Porte cochere/pool house with an apartment on the second floor at 1916 Hurley Avenue be continued to afford the applicant an opportunity to work with Staff to address the items set out in the Staff report.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

**III. ADJOURNMENT: 4:56 P.M.**



**MINUTES**

**HISTORIC AND CULTURAL LANDMARKS COMMISSION**

Monday, September 11, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

**COMMISSIONERS :**

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	—	—
Suzanne Hoff	—	—
Rafael McDonnell	<u>X</u>	<u>X</u>
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	<u>X</u>
Billy Ray Daniels	<u>X</u>	<u>X</u>
Paul Randall	<u>X</u>	<u>X</u>

**I. WORK SESSION**

City Council Conference Room 290

- A. Presentation of the HP Draft Ordinance (Revisions)
- B. Review of cases on Today's Agenda

**II. PUBLIC HEARING**

City Council Chamber

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

Special presentation of Resolution Plaque to Gannon Gries, presented by Edith Jones

**A RESOLUTION**

**NO. 2017-09**

**THANKING GANNON GRIES FOR HIS DEDICATION TO AND PARTICIPATION IN THE  
HISTORIC AND CULTURAL LANDMARKS COMMISSION**

**WHEREAS** Gannon Gries was appointed in 2011 by Mayor Price as the Mayor's representative on the Historic and Cultural Landmarks Commission;

**WHEREAS** Gannon served as Chairperson for five of his six years on the Historic and Cultural Landmarks Commission from November 2012 until September 2017 facilitating monthly meetings and directing the flow of deliberations;

**WHEREAS** Gannon leaves the Historic and Cultural Landmarks Commission after a maximum time of service and will continue to serve in a leadership capacity at Bennett Benner Partners Architects + Planners and will also begin to serve on the Downtown Fort Worth Inc. Design Review Board;

**NOW, THEREFORE BE IT RESOLVED BY THE HISTORIC AND CULTURAL LANDMARKS COMMISSION:**

The members of the Historic and Cultural Landmarks Commission thank Gannon for his leadership role on the Historic and Cultural Landmarks Commission and his dedication to the preservation of historic buildings, sites and districts within the City of Fort Worth, Texas.

Approved this 11<sup>th</sup> day of September 2017.

Commissioner Gannon Gries stated that this is his last meeting. He mentions the proposed preservation ordinance updates that are in draft form which will be presented to the public next month. He spoke on the importance of preservation. The National Preservation Act which was established in 1966 making it over 50 years old, he felt was important for all of us as a community and to look at those mid-century buildings and recognize their importance in the development of our country and the development of our state. It is important to recognize which ones are significant and which ones should be preserved. He shared some thoughts on some of the local historic districts, noting that there have been a number of cases where the community has not been as in-touch with the guidelines and regulations as they could be in the areas where the Neighborhood Organizations could be the leaders to work with the preservation staff on that outreach to make sure that everyone is fully aware of what the guidelines represent, and also he believes there is a responsibility for the Neighborhood Organizations to keep the guidelines updated. He mentioned how Fairmount did an excellent job recently in updating their guidelines to make them much more current with the preservation standards. He stated that guidelines are a tool and not a restriction. There is a lot to be proud of in the historical district and recognizing the quality of life that we have here in Fort Worth is very important. He encourages the City Council to become engaged with their Neighborhood Organizations to strengthen that relationship with their communities and to look for opportunities for new districts. He also expresses his hopes that the preservation plan be updated, it was last updated in 2003. He also encouraged the neighborhoods to be very cautious of over-development stating that there is a lot of development in these neighborhoods but over development is a very slippery slope and as neighborhoods get overbuilt the character of that neighborhood is lost. He encouraged the neighborhoods to be diligent and understand and nurture the spirit of what the neighborhood was and why it is important to know what those significant features are. Property owners are the inheritors to this cultural heritage and they have a responsibility to bring it to the next generation in a better state than what they found it. There has been a lot of discussion on the compatible but differentiated line that the Secretary of Interiors has in their guidelines, he believes that as long and the additions and modifications are designed with respect and that they understand what the design intent was of the neighborhood and the structure that they can have a successful project. He shares the many different organizations and resources that are available and encouraged all to use to reach out

to these organizations and resources. He suggested that we engage local crafts people and believes that the most sustainable thing we could do is to reuse the buildings we currently have and to enhance them for future use because it is the most energy conscience way to move forward. And he also encouraged everyone to take advantage of the fantastic tax incentive programs. He closed with thanking the Commission for his time served.

### C. APPROVAL OF THE AUGUST 14<sup>TH</sup> MEETING MINUTES

<b>Motion By: Edith Jones</b>
<b>Motion : That the July 10<sup>th</sup> meeting minutes be approved</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 5-0</b>

### D. REMANDED CASE

1. **COA17-21**                      **9 Chase Court; Zoned B/HC**    *Chase Place*  
**Applicant/Agent: Jack Todd Camp**

- a. Application to retain a solid wood fence recently rebuilt within the front yard, remanded to the HCLC by the Board of Adjustment.

The case was called. Murray G. Miller presented the staff report with new information and recommends the case be denied with prejudice.

Jack Todd Camp speaks in support of the case

Karen Jones speaks in support of the case

Jerri Tracy speaks in opposition of the case

Commissioners were all in agreement of the retention of the fence, COA was approved.

**Commissioners Randall and McDonnell recused themselves.**

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the application for a Certificate of Appropriateness to retain a solid wood fence recently rebuilt within the front yard be approved.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 5-0</b>

## E. TAX CASES

1. **TAX17-29**                      **1001 Bryan Avenue; Zoned NS-T5**                      *Individual*  
**Applicant/Agent: 1KS Main, LLC / Ryan, LLC**

a. Historic Site Tax Exemption - Verification

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Verification as it meets the requirements of section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance.

Commissioners were all in agreement for the approval of the Historic Site Tax Exemption – Verification, pending approval mentioned in the previous motion of conditions.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion: That City Council consider approving TAX17-29 as it meets the requirements of Section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance subject to the following condition:</b>
<b>That the applicant receive approval from the Near Southside Tax Increment Financing District and all participatory taxing entities prior to sending this recommendation to Council.</b>
<b>Seconded By: Rafael McDonell</b>
<b>Questions: 6-0</b>

2. **TAX17-30**                      **1119 Pennsylvania Avenue; Zoned NS-T4**                      *Individual*  
**Applicant/Agent: Steven C. Laird / Only Good Buys, Ltd.**

a. Historic Site Tax Exemption - Partial

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Partial as the it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance.

Commissioners were all in agreement for the approval of the Historic Site Tax Exemption – Partial, pending approval mentioned in the previous motion of conditions.

No one spoke in support or in opposition.

<b>Motion By: Edith</b>
<b>Motion: That City Council consider approving TAX17-30 as it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance subject to the following condition:</b>
<b>That the applicant receive approval from the Near Southside Tax Increment Financing District and all participatory taxing entities prior to sending this recommendation to Council.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 6-0</b>

3. TAX17-31

1145 Mistletoe Drive; Zoned A-5/HC  
Applicant/Agent: William and Elizabeth Northern

Individual

a. Historic Site Tax Exemption - Verification

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Verification as the it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance.

Jerri Tracy spoke in support.

Commissioners were all in agreement for the approval of the Historic Site Tax Exemption – Verification as submitted.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That City Council consider approving TAX17-31 as it meets the requirements of Section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 6-0</b>

4. TAX17-32

1414 Lipscomb Street; Zoned D/HC  
Applicant/Agent: Seth and Brooke Burt

Fairmount

a. Historic Site Tax Exemption - Partial

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Partial as the it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance.

Commissioners were all in agreement for the denial of the Historic Site Tax Exemption – Partial without prejudice.

No one spoke in support or in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That the application for the Historic Site Tax Exemption – Partial for 1414 Lipscomb St. be denied without prejudice because the building is considered a non-contributing structure to the Fairmount Historic District.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 6-0</b>

5. TAX17-33

1616 Washington Avenue; Zoned D/HC  
Applicant/Agent: Rx4 Investments, LLC

Fairmount

a. Historic Site Tax Exemption - Verification

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Verification as the it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance.

Jerri Tracy spoke in support.

Commissioners were all in agreement for the approval of the Historic Site Tax Exemption – Verification as submitted.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That City Council consider approving TAX17-33 as it meets the requirements of Section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 6-0</b>

6. TAX17-34

1921 5<sup>th</sup> Avenue; Zoned A-5/HC  
Applicant/Agent: Robin Fueling / Chase Jones

Fairmount

a. Historic Site Tax Exemption - Verification

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Verification as the it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance.

Jerri Tracy spoke in support.

Commissioners were all in agreement for the approval of the Historic Site Tax Exemption – Verification as submitted.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That City Council consider approving TAX17-34 as it meets the requirements of Section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 7-0</b>

7. TAX17-35

2001 College Avenue; Zoned B/HC

Fairmount

Applicant/Agent: William Charles Karashin Jr. and Sara Karashin

a. Historic Site Tax Exemption - Partial

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Partial as the it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance.

Jerri Tracy spoke in support.

Commissioners were all in agreement for the approval of the Historic Site Tax Exemption – Partial as submitted.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That City Council consider approving TAX17-35 as it meets the requirements of Section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 6-0</b>

8. TAX17-36

2115 Weatherbee Street; Zoned B/HC

Mistletoe Heights

Applicant/Agent: Brad Shuffield

b. Historic Site Tax Exemption - Verification

The tax case was called. Justin Newhart presented the staff report and recommended approval of the Historic Site Tax Exemption –Verification as the it meets the requirements of Section 4.401(i)(3)(6) of the City of Fort Worth Zoning Ordinance.

Jerri Tracy spoke in support.

Commissioners were all in agreement for the approval of the Historic Site Tax Exemption – Verification as submitted.

No one spoke in opposition.

<b>Motion By: Paul Randall</b>
<b>Motion: That City Council consider approving TAX17-36 as it meets the requirements of Section 4.401(i)(4) of the City of Fort Worth Zoning Ordinance.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 6-0</b>

## F. DETERMINATION

1. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission (HCLC), in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **1208 Verbena Street** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

The case was called. Justin Newhart presented the staff report.

Earnest Hedgcoth spoke in opposition of rehabilitation, stating that the structure in his professional opinion is not suitable for rehabilitation for renovation. He feels that this is a health hazard that contributes to rodents, migrants and homeless people. He is requesting that the home be demolished.

Jerri Tracy spoke in support of rehabilitation.

Sherri Kubala Watkins, who was representing the property owner, spoke in opposition of rehabilitation.

Chairman Gries spoke in support of rehabilitation, stating that there have been many structures in worst shape that have been rehabilitated. He seems to think that it could be repaired or moved to another area.

Commissioners were all in agreement that the structure can be rehabilitated.

<b>Motion By: Paul Randall</b>
<b>Motion: That the primary structure located at 1208 Verbena St. can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 6-0</b>

## G. CONTINUED CASE

1. **COA17-90**                      **1634 E Leuda Street; Zoned A-5/HC**                      *Terrell Heights*  
**Applicant/Agent: Alejandra Lopez**

- a. Applicant requests a Certificate of Appropriateness to alter the front porch of the contributing main house.

The case was called. Justin Newhart presented the staff report. Suggest that home owner apply for economic hardship and that the historical status be changed to Non-Contributing.

The Commissioners denied the Certificate of Appropriateness.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
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## H. NEW CASES

1. **COA17-89**                      **1014 W Arlington Avenue; Zoned B/HC**                      *Fairmount*  
**Applicant/Agent: Brian Tucker / Jason Binzer**

- a. Applicant requests a Certificate of Appropriateness to alter the rear portion of the existing single-story bungalow and construct a two-story addition.

The case was called. Murray Miller presented the staff report.

The Commission approved the Certificate of Appropriateness application as submitted.

No one spoke in support or in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a Certificate of Appropriateness to alter the rear portion of the existing single-story bungalow and construct a two-story addition be approved.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 6-0</b>

2. **COA17-95**                      **1133 E Cannon Street; Zoned A-5/HC**                      *Terrell Heights*  
**Applicant/Agent: Martha Viera**

- a. Applicant requests a Certificate of Appropriateness for a waiver from the Terrell Heights Historic District Guidelines to retain a previously-constructed carport.

The case was called. Murray Miller presented the staff report.

The Commission approved the Certificate of Appropriateness application based on financial hardship.

No one spoke in support or in opposition.

<b>Motion By: Edith Jones</b>
<b>Motion: That the request for a Certificate of Appropriateness for a waiver from the Terrell Heights Historic District Guidelines to retain a previously-constructed carport be approved on the basis of economic hardship.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 6-0</b>

3. **COA17-97**                      **1926 Fairmount Avenue; Zoned B/HC**                      *Fairmount*  
**Applicant: 6<sup>th</sup> Avenue Homes - Meg Waldrop**  
**Agent: Trinity Design & Build**

- a. Applicant requests a Certificate of Appropriateness to construct a two-story residence towards the rear of the existing single-story bungalow.

The case was called. Justin Newhart presented the staff report.







8. COA17-102

2012 Hurley Avenue; Zoned B/HC

Fairmount

Applicant/Agent: Virginia and Lisa Aguilar / Susan Harper

- d. Applicant requests a Certificate of Appropriateness to construct a 12' x 20' storage building with a 24" x 24" covered patio.

The case was called. Murray Miller presented the staff report.

Virginia Aguilar spoke in support

The Commission approved the Certificate of Appropriateness subject to staffs recommendation.

No one spoke in opposition.

**Motion By: Paul Randall**

**Motion: That the request for a Certificate of Appropriateness to construct a 12' x 20' storage building with a 24" x 24" covered patio be approved subject to the following condition:**

- 1. That the applicant confirm siding material to be used with staff prior to the issuance of a Certificate of Appropriateness.**

**Seconded By: Rafael McDonnell**

**Questions: 6-0**

**III. ADJOURNMENT: 4:57 P.M.**



**MINUTES**

**HISTORIC AND CULTURAL LANDMARKS COMMISSION**

Monday, October 9<sup>th</sup>, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

**COMMISSIONERS :**

Gannon Gries, Chair

Robert Gutierrez

Deborah Freed

Suzanne Hoff

Rafael McDonell

Edith S. Jones, Vice Chair

Mike Holt

Billy Ray Daniels

Paul Randall

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**I. WORK SESSION**

City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training – Standards & Guidelines

**II. PUBLIC HEARING**

City Council Chamber

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

**B. ANNOUNCEMENTS**

Newly elected chairman Paul Randall welcomed new Commissioner Deborah Freed, thanking her for her public service and speaks on Commissioner Gries departure and great conduct as Chairperson.

**C. APPROVAL OF THE SEPTEMBER 11<sup>th</sup> MEETING MINUTES**

**Minutes were not part of the packet and therefore were continued to the next meeting.**

**D. TAX CASES**

1. TAX17-37

1412 S. Lake Street; Zoned C/HC

*Fairmount*

**Applicant/Agent: AJ and Crystal Hamilton**

- a. Historic Site Tax Exemption – Partial





Susan Harper spoke in support, stating that the home should be rehabilitated and not demolished.

Commissioners were all in agreement with Staff to continue the case until the next scheduled meeting.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request be continued to next meeting so that the property owner and applicant have the opportunity to be present.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 5-0</b>

## H. NEW CASES

1. **COA17-103**      **5648 Rickenbacker Place; Zoned A-5/HC**      *Carver Heights*  
**Applicant/Agent: Francisco Medina**

- a. Applicant requests a Certificate of Appropriateness for a waiver from the Historic Carver Heights Design Guidelines for the prior replacement of all of the windows and the front door.

The case was called. Murray Miller presented the Staff report

Jerri Tracy spoke in support of Staff motion for denial of waiver.

Francisco Medina spoke in opposition of Staff motion for denial of waiver.

Commissioners were all in agreement that the waiver be denied and that the applicant be encouraged to mitigate the most visible adverse effects of the installation with the Staff.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a waiver be denied, as the application does not meet the District's Design Guidelines and that the applicant should meet with Staff to discuss the implementation of a practical approach that would mitigate the most visible adverse effects.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 5-0</b>

2. **COA17-104**      **2225 Fairmount Avenue; Zoned B/HC**      *Fairmount*  
**Applicant/Agent: Susan Rowland**

- a. Applicant requests a Certificate of Appropriateness to repair and selectively replace portions of the roof and roof elements, remove the non-original fabric from the porch, extend the house on the south side, alter original windows, construct new openings, repair the stucco finish, and construct an addition to the rear.

The case was called. Murray Miller presented the Staff report.

Susan Harper spoke in support.

Commissioners were all in agreement that the Certificate of Appropriateness be approved subject to the

following conditions presented by Staff and that Staff and Applicant work together to come to a reasonable conclusion as related to the changes proposed that fit within the District guidelines and Secretary of the Interior's Standards for the Treatment of Historic Properties.

No one spoke in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a COA be approved subject to the following conditions:</b>
<ol style="list-style-type: none"> <li>1. That the proposed bathroom be reconfigured to increase the area desired without having to expand the original house at this particular character-defining corner;</li> <li>2. That the historic window on the south wall of the living room be retained in its place;</li> <li>3. That new windows be designed and detailed so as to be compatible with the historic windows but that they avoid the replication of historic details;</li> <li>4. That the applicant consider offsetting the north wall of the proposed master bedroom and the corresponding roof addition by at least 6" to the south;</li> <li>5. That the front entrance door awning be detailed at a scale that clarifies the nature, materials, and support requirements for the proposed awning;</li> <li>6. That the drawings depicting the exterior be updated to reflect accurate existing and proposed conditions; and</li> <li>7. That the above be submitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
<b>Seconded By: Deborah Freed</b>
<b>Questions: 5-0</b>

3. **COA17-105**                      **817 E. Mulkey Street; Zoned A-5/HC**    *Morningside*  
**Applicant: Walter Zisman**

- a. Applicant requests a Certificate of Appropriateness for the recent installation of a metal roof and a solid fence.

The case was called. Justin Newhart presented the Staff report

Jerri Tracy spoke in support of the Staff motion.

Commissioners were all in agreement that the Certificate of Appropriateness be denied on the basis that the fence design and roof materials did not comply with the District standards, the Zoning ordinances, nor the Secretary of the Interior's Standards for the Treatment of Historic Properties. Chairman Randall suggested that the Applicant reach out to Staff and to Jerri Tracy for assistance.

Walter Zisman spoke in opposition of the staff motion for denial of the Certificate of Appropriateness.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a COA be denied, as the application does not meet the District's Design Guidelines and that the owner be encouraged to work with Staff to address the non-compliant fence and roof material.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 5-0</b>

4. **COA17-106**      **2012 Fairmount Avenue; Zoned B/HC**      *Fairmount*  
**Applicant/Agent: Cosmos & Caroline Krejci**

- a. Applicant requests a Certificate of Appropriateness to remove a non-contributing accessory structure and construct a 12' x 24' single-story, single-car garage.

The case was called. Justin Newhart presented the Staff report

Commissioners were all in agreement that the Certificate of Appropriateness be denied without prejudice because the applicant withdrew their request.

No one spoke in support or in opposition.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request be denied without prejudice because the application had been withdrawn by the applicant.</b>
<b>Seconded By: Deborah Freed</b>
<b>Questions: 5-0</b>

5. **COA17-107**      **1415 S. Henderson Street; Zoned C/HC**      *Fairmount*  
**Applicant/Agent: Sheven Poole**

- a. Applicant requests a Certificate of Appropriateness to construct a 10' x 14' accessory structure at the end of the existing driveway.

The case was called. Justin Newhart presented the Staff report.

Sheven Poole spoke in support.

Commissioners were all in agreement that the Certificate of Appropriateness be approved as submitted.

Susan Harper spoke in opposition to the positioning of the proposed accessory structure in the rear yard.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a COA be approved because it meets the District Guidelines regarding Accessory Structures.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 5-0</b>

6. **COA17-108**      **1721 Bunch Dr; Zoned A-5/HC**      *Carver Heights*  
**Applicant/Agent: Charles McLaughlin**

- a. Applicant requests a Certificate of Appropriateness for previously-undertaken alterations to the roof form of the non-contributing main house, replacement of non-original windows, replacement of roof on carport, and replacement of non-original exterior materials.

The case was called. Justin Newhart presented the Staff report.

Randy Daniels spoke in support.

Commissioners were all in agreement that the Certificate of Appropriateness be approved subject to the conditions recommended by Staff.

No one spoke in opposition.

**Motion By: Billy Ray Daniels**

**Motion: That the request for a COA be approved subject to the following conditions:**

1. That additional fenestration be introduced on the front, left, and right elevations; and
2. The updated annotated elevations be submitted to staff prior to the issuance of a Certificate of Appropriateness.

**Seconded By: Suzanne Hoff**

**Questions: 5-0**

**7. COA17-109**

**1916 Hurley Avenue; Zoned B/HC  
Applicant/Agent: Amanda Blackman / Bill Smith**

*Fairmount*

- a. Applicant requests a Certificate of Appropriateness to construct a two-story, detached garage/pool house with an apartment on the second floor.

The case was called. Murray Miller presented the Staff report.

Bill Smith spoke in support.

Amanda Blackman spoke in support.

Linda Blackman spoke in support.

Commissioners were all in agreement that the Certificate of Appropriateness be approved subject to the conditions recommended by Staff.

No one spoke in opposition.

**Motion By: Billy Ray Daniels**

**Motion: That the request for a COA be approved subject to:**

1. That design of the garage door be depicted so as to match the description on the drawings;
2. That windows be recessed and include window sills;
3. That the drawings be so amended to reflect the above and submitted to the Planning & Development Department prior to the issuance of a Certificate of Appropriateness.

**Seconded By: Deborah Freed**

### III. **ADJOURNMENT: 4:29 P.M.**

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#### **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

#### **Meeting Accessibility**

The Fort Worth City Hall and City Council Conference Room 290, 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](mailto: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

#### **Accesibilidad de la Reunión**

El Ayuntamiento y Cuarto de Conferencias 290 de Consejo son accesibles 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](mailto: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.

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**ANNOTATED AGENDA**

**HISTORIC AND CULTURAL LANDMARKS COMMISSION**

Monday, November 13<sup>th</sup>, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

**COMMISSIONERS :**

Michael Moore	<u>    P    </u>
Robert Gutierrez	<u>    P    </u>
Deborah Freed	<u>    P    </u>
Suzanne Hoff	<u>    A    </u>
Mike Holt	<u>    P    </u>
Billy Ray Daniels	<u>    P    </u>
Paul Randall	<u>    P    </u>
Vacant	<u>          </u>
Vacant	<u>          </u>

**I. WORK SESSION**

City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training – Standards & Guidelines

**II. PUBLIC HEARING**

City Council Chamber

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF THE SEPTEMBER 11<sup>th</sup> and October 9<sup>th</sup> MEETING MINUTES**

<b>Motion By: Deborah Freed</b>
<b>Motion : That the September 11<sup>th</sup> and October 9<sup>th</sup> meeting minutes be approved.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 5-0</b>

**D. TRANSLATION CASES**

<b>1. COA17-90</b>	<b>1634 E. Leuda Street; Zoned A-5/HC</b>	<i>Terrell Heights</i>
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**Applicant/Agent: Alejandra Lopez**

- a. Applicant requests a Certificate of Appropriateness for a waiver from the Terrell Heights Historic District Guidelines for the alterations undertaken to the frontporch columns and front façade.

<b>Motion By: Mike Holt</b>
<b>Motion: That the application for a Certificate of Appropriateness for a waiver from the Terrell Heights Historic District Guidelines to retain previously installed masonry on the front façade and porch columns on the basis of a financial hardship be continued to the next meeting to afford the applicant an opportunity to work with staff in the consideration of mitigation measures including those that may reduce the potential financial hardship.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 6-0</b>

- 2. **COA17-110**      **1105 E. Robert Street; Zoned A-5/HC**      *Morningside*  
**Applicant/Agent: Lionel Sanchez & Laura Ramirez**

- a. Applicant requests a Certificate of Appropriateness for recently-installed windows.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request to retain recently installed vinyl windows be denied because the work undertaken is inconsistent with the Morningside Design Guidelines and the Secretary of the interior's Standards regarding the replacement of original windows.</b>
<b>Seconded By: Deborah Freed</b>
<b>Questions: 6-0</b>

**E. TAX CASES**

- 3. **TAX17-42**      **1221 S. Clara Street; Zoned A-5/HC**      *Mistletoe Heights*  
**Applicant/Agent: Neyle and Ryan Froh**

- a. Historic Site Tax Exemption - Partial

- 4. **TAX17-43**      **1431 Lipscomb Street; Zoned D/HC**      *Fairmount*  
**Applicant/Agent: Daniel Mak**

- a. Historic Site Tax Exemption - Partial

- 5. **TAX17-44**      **1501 W. Morphy Street; Zoned C/HC**      *Mistletoe Heights*  
**Applicant/Agent: Drew and Sarah Jones**

- a. Historic Site Tax Exemption - Partial

- 6. **TAX17-45**      **1501 W. Myrtle Street; Zoned C/HC**      *Fairmount*  
**Applicant/Agent: Bethany Real Estate**



<b>Motion By: Mike Holt</b>
<b>Motion: To continue TAX17-51, TAX17-52, and TAX17-53 until Council has considered their Historic Site Tax Exemptions-Partial applications.</b>
<b>Seconded By: Michael Moore</b>
<b>Questions: 6-0</b>

**F. DETERMINATION**

1. Fort Worth Planning and Development and Code Compliance Departments request a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **2236 Alston Avenue** in the Fairmount Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the property located at 2236 Alston Avenue can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.</b>
<b>Seconded By: Deborah Freed</b>
<b>Questions: 6-0</b>

2. City of Fort Worth Planning and Development and Code Compliance Departments request a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **401 W. Lancaster** (an individually designated structure) can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage. (Continued from the April 10<sup>th</sup>, 2017 Historic and Cultural Landmarks meeting)

<b>Motion By: Billy Ray Daniels</b>
<b>Motion:</b> <ol style="list-style-type: none"> <li>1. That the construction schedule provided in August 2017 be strictly adhered to and that staff return to HCLC with a final update on compliance with the schedule to the end of January 2018.</li> <li>2. That staff update the HCLC on Certificate of Appropriateness applications as appropriate.</li> <li>3. That the request for determination be continued until the February 2018 meeting.</li> </ol>
<b>Seconded By: Michael Moore</b>
<b>Questions: 6-0</b>

**G . CONTINUED CASES**

1. **COA17-92 2004 Washington Avenue; Zoned A-5/HC** *Fairmount*  
**Applicant: Tarrant Properties**  
**Agent: Jose Villalobos**

- a. Applicant requests a Certificate of Appropriateness to construct a single-story addition and a 10' x 24' single-story detached garage.
- b.

<b>Motion By: Deborah Freed</b>
<b>Motion: That the Certificate of Appropriateness be approved with the recommendation to consider adding eaves.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

**H. NEW CASES**

- 1. **COA17-111 1130 E. Terrell Avenue; Zoned A-5/HC** *Terrell Heights*  
**Applicant: George Murray Munchus**

- a. Applicant requests a Certificate of Appropriateness for recently-installed windows.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a waiver be denied, as the application does not meet the Terrell Heights Design Guidelines and that the applicant should meet with Staff to discuss the implementation of a practical approach that would mitigate the most visible adverse effects.</b>
<b>Seconded By: Michael Moore</b>
<b>Questions: 6-0</b>

- 2. **COA17-112 1212 E. Mulkey Street; Zoned A-5/HC** *Morningside*  
**Applicant: Chuweeka Jones**

- a. Applicant requests a Certificate of Appropriateness for the recent removal of original wood windows and vinyl windows in order to install vinyl windows of a different size than the original openings; replace door with fiberglass door; and repair wood siding and trim.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: To approve the certificate of appropriateness for recent removal of vinyl windows and repair wood siding and trim but deny the certificate of appropriateness to install vinyl windows of a different size than the original opening and replace the front door with fiberglass door.</b>
<b>Seconded By: Michael Moore</b>
<b>Questions: 6-0</b>

- 3. **COA17-113 1414 Lipscomb Street; Zoned A-5/HC** *Fairmount*  
**Applicant: Seth and Brook Burt**  
**Agent: Susan Harper/Fairmount**

- a. Applicant requests a recommendation to City Council to change the non-contributing status of the property to contributing.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: 1. That the case be continued to allow staff an opportunity to review the exterior rehabilitation, upon substantial completion followed by an update to the HCLC Commission at the appropriate regularly scheduled hearing.</b> <b>2. That following the Staff update to the HCLC, should Staff recommend that the request be approved, that the HCLC recommend that City Council consider amending the list of contributing structures within the Fairmount/Southside Historic District by changing the non-contributing status of the property located at 1414 Lipscomb Street to contributing.</b>
<b>Seconded By: Deborah Freed</b>
<b>Questions: 5-0</b>

**4. COA17-114 1414 S. Lake Street; Zoned A-5/HC** *Fairmount*  
**Applicant: AJ Hamilton**  
**Agent: Jason Binzer**

- a. Applicant requests a Certificate of Appropriateness to construct a new garage with a second story apartment.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a Certificate of Appropriateness to construct a new garage with second story apartment be approved as submitted.</b>
<b>Seconded By: Michael Moore</b>
<b>Questions: 5-0</b>

**5. COA17-115 1944 6<sup>th</sup> Avenue; Zoned A-5/HC** *Fairmount*  
**Applicant: Joe Jyun**  
**Agent: Jason Binzer**

- a. Applicant requests a Certificate of Appropriateness to add a second story to an existing contributing garage.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a Certificate of Appropriateness be continued so that the applicant can work with Staff to address the following items of concern:</b> <b>1. Designing the new that makes clear what is historic and what is new and</b> <b>2. Set the addition back from the front façade so that the addition is as inconspicuous as possible and</b> <b>3. Set the addition back at least 1' from the existing side walls on the ground floor; and</b> <b>4. Amend the design so that the historic, character defining features and materials (particularly the roof) are not destroyed.</b>
<b>Seconded By: Deborah Freed</b>
<b>Questions: 5-0</b>

**6. COA17-116 2222 W. Magnolia Avenue; Zoned A-5/HC  
Applicant/Agent: Jason and Kate Lovelady**

*Mistletoe Heights*

- a. Applicant requests a Certificate of Appropriateness to remove existing driveway strips and replace with a wider solid driveway.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a Certificate of Appropriateness to remove existing driveway strips and construct a wider driveway be continued to afford the applicant an opportunity to work with staff on reducing the adverse effects of the proposed work.</b>
<b>Seconded By: Michael Moore</b>
<b>Questions: 5-0</b>

**7. COA17-118 5709 Eisenhower Drive; Zoned A-5/HC  
Applicant: Nikkia Parish  
Agent: Advanced Solar & Electric, LLC**

*Carver Heights*

- a. Applicant requests a Certificate of Appropriateness for the installation of PV Solar Panels.

<b>Motion By: Billy Ray Daniels</b>
<b>Motion: That the request for a Certificate of Appropriateness to install 27 roof-mounted solar PV panels be approved as submitted.</b>
<b>Seconded By: Michael Moore</b>
<b>Questions: 5-0</b>

**III. ADJOURNMENT: 5:25 P.M.**

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**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

**Meeting Accessibility**

The Fort Worth City Hall and City Council Conference Room 290, 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](mailto: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

**Accesibilidad de la Reunión**

El Ayuntamiento y Cuarto de Conferencias 290 de Consejo son accesibles 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](mailto: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.

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