



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, Feb.11, 2019
Work Session 1:00 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> X </u>
Rick Herring	<u> </u>
Deborah Freed	<u> X </u>
Armando Piña	<u> X </u>
Mike Holt	<u> X </u>
Billy Ray Daniels	<u> </u>
Paul Randall, Chair	<u> X </u>
Brandon Allen	<u> X </u>
Ebony Rose	<u> X </u>
Les Edmonds	<u> X </u>
Brad Lonberger	<u> X </u>

I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on today’s agenda.
- B. Commissioner Training (Secretary of the Interior’s Standards for Treatment of Historic Properties)

II. PUBLIC HEARING

City Council

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS** -Staff announced two new members who have been appointed to the Historic and Cultural Landmarks Commission (HCLC):
 - Brad Lonberger, who comes to us with a Bachelor of Architecture and a Master of Architecture in Suburb and Town Design from the University of Miami, Coral Gables, and
 - Les Edmonds, who comes to us with a Bachelor of Architecture from the University of Texas at Austin

C. APPROVAL OF THE NOV. 12TH AND DEC. 12TH MEETING MINUTES

Motion By: Deborah Freed
Motion: That the November 12th and Dec 12th meeting minutes be approved.
Seconded By: Ebony Rose

Questions: 9-0

D. CONTINUED CASES

1. HCLC-18-205 1012 E. Leuda St.; Zone A-5/HC *Terrell Heights*
Applicant: Cristo Rey Fort Worth Catholic High School Inc.

- a. Applicant requests a Certificate of Appropriateness (COA) to demolish a contributing primary structure.

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to demolish a contributing primary structure be continued to the HCLC meeting scheduled for April 08, 2019.

Seconded By: Brandon Allen

Questions: 9-0

2. HCLC-18-206 1024 E. Leuda St.; Zone A-5/HC *Terrell Heights*
Applicant: Cristo Rey Fort Worth Catholic High School Inc.

- a. Applicant requests a COA to demolish a contributing primary structure.

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to demolish a contributing primary structure be continued to the HCLC meeting scheduled for April 08, 2019.

Seconded By: Brandon Allen

Questions: 9-0

E. TRANSLATION CASES

1. HCLC-19-030 6024 Truman Dr.; Zoned A5/HC *Carver Heights*
Applicant: Miryam Hortua

- a. Applicant requests a COA to retain alterations to the driveway and curb cut.

Motion By: Brandon Allen

Motion: That the request for a Certificate of Appropriateness to retain alterations to the driveway and curb cut be denied.

Seconded By: Mike Holt

Questions: 9-0

2. HCLC-19-027 812 E. Lowden St.; Zoned A5/HC *Morningside*
Applicant: Albert Cano

- a. Applicant requests a COA to construct a single-story residence.

Motion By: Deborah Freed
Motion: That the request for a Certificate of Appropriateness to construct a single-story residence be approved subject to the following conditions:
<ol style="list-style-type: none"> 1. That the driveway width be reduced to 12' or less; 2. That the porch form, including the two gables on the front façade, be amended to reflect the predominant traditional porch patterns within the streetscape and neighborhood; 3. That the east and west elevations be modulated in their form so that their gable ends relate to offsets in the wall plane below the eaves; 4. That the building materials be consistent with the finish, texture, composition and scale of materials historically used within the streetscape and neighborhood; 5. That the windows be amended to have similar proportions, patterns, and transparency to the predominant traditional fenestration patterns along the streetscape; and 6. That the drawings be amended and submitted to Preservation Staff for review prior to the issuance of the Certificate of Appropriateness.
Seconded By: Brandon Allen
Questions: 9-0

3. HCLC-18-029 5501 Patton Dr.; Zoned A5/HC *Carver Heights*
Applicant: Sandra Espinosa
- a. Applicant requests a COA to construct a single-story residence.

Motion By: Ebony Rose
Motion: That the request for a Certificate of Appropriateness to construct a single-story residence be approved.
Seconded By: Deborah Freed
Questions: 9-0

F. WAIVER CASES

1. HCLC-19-025 2306 Park Place Ave.; Zoned C/HC *Individual*
Applicant: Forest Park Tower HOA
- a. Applicant requests a Certificate of Appropriateness for the installation of approximately 32 of 452 windows.

Motion By: Deborah Freed
Motion: That the request for a Certificate of Appropriateness for the installation of approximately 32 of 452 windows be approved
Seconded By: Brad Lonberger
Questions: 2-7 (Motion failed – request is denied)

- b. Applicant requests a waiver from the Secretary of the Interior's Standards for the replacement of approximately 32 windows.

Motion By: Mike Holt
Motion: That the request for a Certificate of Appropriateness for a waiver from the Secretary of the Interior's Standards for the replacement of approximately 32 windows be continued to the next scheduled HCLC meeting on March 11, 2019.
Seconded By: Brad Lonberger
Questions: 9-0

***Mike Holt leaves at 5:00 PM**

2. HCLC-19-026 1240 E. Ramsey Ave.; Zoned A5/HC *Morningside*
Applicant: Avery Woods

- a. Applicant requests a waiver from the Historic Morningside District Guidelines to retain recently-installed stone and plywood siding, wood porch columns, front door, and the painting of previously-unpainted masonry chimney.

Motion By: Ebony Rose
Motion: That the request for a Certificate of Appropriateness for a waiver from the Historic Carver Heights District Guidelines be denied.
Seconded By:
Questions: 8-0

G. NEW CASES

1. HCLC-19-001 121 E. Exchange Ave.; Zoned SY-HSH-40/HC *Stockyards*
Owner: City of Fort Worth
Applicant: Rodeo Plaza Inc.

- a. Applicant requests a COA to replace five sets of non-original doors on the front façade with compatible doors and to replace non-original doors on the east and west elevations with compatible doors

Motion By: Ebony Rose
Motion: That the request for a Certificate of Appropriateness to replace five sets of non-original doors on the front façade with compatible doors and to replace non-original doors on the east and west elevations with compatible doors be approved.
Seconded By: Deborah Freed
Questions: 8-0

2. HCLC-19-009 1921 Washington Ave.; Zoned PD/HC *Fairmount*
Applicant: Jason Binzer

- a. Applicant requests a COA to construct a two-story residence.

Motion By: Deborah Freed
Motion: That the request for a Certificate of Appropriateness to construct a two-story residence be approved.
Seconded By: Armando Piña
Questions: 8-0

H. DESIGNATION CASE

1. HCLC-19-033 2225 Yucca Ave.; Zoned A-10 *Individual*
 Applicants: Sherry L, Mitchell

- a. Applicant requests a recommendation to City Council to designate the property at 2225 Yucca Avenue as a Historic and Cultural Landmark (HC).

Motion By: Brandon Allen
Motion: That the HCLC recommend that City Council consider designating the property located at 2225 Yucca Avenue as a Historic and Cultural Landmark (HC).
Seconded By: Mike Holt
Questions: 8-0

I. TAX CASE

1. HCLC-19-024 2601 Hartwood Dr.; Zoned A-10 *Individual*
 Applicants: Chase Akin

- a. Applicant requests a recommendation to City Council for approval of a Historic Site Tax Exemption - Verification.

Motion By: Deborah Freed
Motion: That the HCLC recommends that City Council consider approving the request for a Historic Site Tax Exemption - Verification for the property located at 2601 Hartwood Drive.
Seconded By: Mike Holt
Questions: 8-0

I. III. ADJOURNMENT: 5:51PM

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 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 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 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.



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, April 08, 2019
Work Session 12:00 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> X </u>
Rick Herring	<u> X </u>
Deborah Freed	<u> </u>
Armando Piña	<u> </u>
Mike Holt	<u> </u>
Billy Ray Daniels	<u> </u>
Paul Randall, Chair	<u> X </u>
Brandon Allen	<u> X </u>
Ebony Rose	<u> X </u>
Les Edmonds	<u> X </u>
Brad Lonberger	<u> X </u>

I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training - Secretary of the Interior's Standards for Treatment of Historic Properties
- C. Commissioner Training - Roles and Responsibilities

II. PUBLIC HEARING

City Council

A. CALL TO ORDER: Statement of Open Meetings Act

B. APPROVAL OF THE FEBRUARY 11TH MEETING MINUTES

Motion By: Ebony Rose
Motion: That the February 11th meeting minutes be approved.
Seconded By: Brandon Allen
Questions: 7-0

C. ANNOUNCEMENTS

- HPO mentioned that On Wednesday, February 13, 2019, executive director of the African

American Cultural Heritage Action Fund Brent Leggs spoke as part of a Today Show panel about a new documentary from the Smithsonian Channel, The Green Book: Guide to Freedom. During the segment, Leggs and his co-panelists took a brief look at the history and legacy of the Green Book travel guide.

To learn more about the documentary and the National Trust's work to tell the full history of African American people and places, the HPO encouraged all to watch the video at following link <https://bit.ly/2Zr5fN5>

- The Friends of the Texas Historical Commission and the Eisenhower Birthplace State Historic Site Fundraising Advisory Committee Invite you to join us to learn more about the Eisenhower Birthplace and the Plans for Capital Improvements at the State Historic Site COCKTAILS AND CONVERSATION Wednesday, April 24, 2019, 6-8 P.M. Eisenhower Birthplace State Historic Site 609 S. Lamar Street, Denison. RSVP by April 15, 2019 | RSVP@thcfriends.org | (512) 936-2189.
- The month of May is Preservation Month – and this year’s theme is “See! Save! Celebrate!” HPO noted that we have a good number of applications that deal with windows and that we are continually looking for ways to contribute to an important part of any historic preservation program education and awareness. HPO unveiled a bilingual brochure and an invitation to property owners in historic districts where the matter of windows, whether that be for repair, replacement or alteration of existing, is a frequent occurrence. The announcement included an early invitation to everyone who has windows, who makes decisions about windows, who repairs windows, replaces windows and anyone else who just wants to take advantage of this WINDOW OF OPPORTUNITY to join us as we have Hull Historical host a series of community workshops on why it is so important that YOUR HISTORIC WINDOWS be retained.
- HPO announced that on February 8th, he participated in the inaugural virtual meeting involving Historic Preservation Officers who oversee a municipal preservation program in one of the 15 largest cities in the nation. Comparative data that summarized key takeaways from the discussion were posted in the form of charts and graphs.
- Jerre Tracy, Executive Director of Fort Worth Inc., announced that on May 1st at noon the 2019 Most Endangered Places List will be revealed, at Thistle Hill, 1509 Pennsylvania Avenue.

CONTINUED CASES

1. HCLC-18-205 1012 E. Leuda St.; Zone A-5/HC *Terrell Heights*
Applicant: Cristo Rey Fort Worth Catholic High School Inc.

- a. Applicant requests a Certificate of Appropriateness (COA) to demolish a contributing primary structure.

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness to demolish a contributing primary structure be denied without prejudice.
Seconded By: Brad Lonberger
Questions: 7-0

2. HCLC-18-206 1024 E. Leuda St.; Zone A-5/HC *Terrell Heights*
Applicant: Cristo Rey Fort Worth Catholic High School Inc.

- a. Applicant requests a COA to demolish a contributing primary structure.

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness to demolish a contributing primary structure be denied without prejudice.
Seconded By: Brad Lonberger
Questions: 7-0

D. TAX CASES

1. HCLC-19-099 **1328 5th Avenue** *Fairmount*
Applicants: Nancy Chávez

- a. Applicant requests a recommendation to City Council for approval of a Historic Site Tax Exemption - Verification.

Motion By: Brandon Allen
Motion: That the request for a recommendation to City Council for approval of a Historic Site Tax Exemption - Verification be approved
Seconded By: Michael Moore
Questions: 7-0

2. HCLC-19-112 **2004 Washington Avenue** *Fairmount*
Applicants: Wendy Pollock

- a. Applicant requests a recommendation to City Council for approval of a Historic Site Tax Exemption - Verification.

Motion By: Brandon Allen
Motion: That the request for a recommendation to City Council for approval of a Historic Site Tax Exemption - Verification be approved
Seconded By: Michael Moore
Questions: 7-0

E. DESIGNATION CASE

1. HCLC-19-100 **212 S. Main St.** *Individual*
Applicants: S. Main ABC, LLC/Dak Hatfield

- a. Applicant requests a recommendation to City Council to change the designation of the property at 212 South Main St. from Demolition Delay (DD) to Historic and Cultural Landmark (HC).

Motion By: Brandon Allen

Motion: That the request for a recommendation to City Council to change the designation of property at 212 S. Main St. from DD to HC be approved.

Seconded By: Rick Herring

Questions: 7-0

F. NEW CASES

1. HCLC-19-085 1011 Bessie St.; Zoned A-5/HC
Applicant: Keyla Alejandra Rivera

Terrell Heights

- a. Applicant requests a COA to construct a single-story residence.

Motion By: Michael Moore

Motion: That the Application for a Certificate of Appropriateness construct a single-story residence at 1011 Bessie Street be approved subject to the following conditions:

1. That the design be substantially different from 1005 Bessie Street and similar designs submitted recently for new residences in Terrell Heights and Morningside Historic Districts;
2. That the eaves be open and detailed/noted accordingly on the drawings;
3. That the windows be recessed and their associated details incorporate 2x projecting sills and reflect the traditional character of window details in the District;
4. That window details drawn at a scale of not less than ½ full scale be placed on the elevation drawings and cross-referenced to bold notes that describe the construction details;
5. That the side door be compatible with the predominant character of traditional doors;
6. That the relationship between top of slab and grade be accurately reflected in the drawings;
7. That the applicant provide the Preservation and Design Section with shop drawings of the front door prior to the issuance of a COA so that they may form part of the COA drawing set;
8. That the footprints of the four (4) flanking properties to the east and west be accurately shown on the site plan;
9. That the driveway width be shown on the drawings (max. 12'-0") and that the driveway be straight along the side yard unless otherwise restricted; and
10. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.

Seconded By: Les Edmonds

Questions: 7-0

2. HCLC-19-086 1128 Stella Street; Zoned A-5/HC
Applicant: Keyla Alejandra Rivera

Terrell Heights

- a. Applicant requests a COA to construct a single-story residence.

Motion By: Michael Moore

Motion: That the Application for a Certificate of Appropriateness construct a single-story residence at 1128 Stella Street be approved subject to the following conditions:

1. That the design be substantially different from 1005 Bessie Street and similar designs submitted recently for new residences in Terrell Heights and Morningside Historic Districts;
2. That the eaves be open and detailed/noted accordingly on the drawings;
3. That the windows be recessed and their associated details incorporate 2x projecting sills and reflect the traditional character of window details in the District;
4. That window details drawn at a scale of not less than ½ full scale be placed on the elevation drawings and cross-referenced to bold notes that describe the construction details;
5. That the side door be compatible with the predominant character of traditional doors;
6. That the relationship between top of slab and grade be accurately reflected in the drawings;
7. That the applicant provide the Preservation and Design Section with shop drawings of the front door prior to the issuance of a COA so that they may form part of the COA drawing set;
8. That the footprints of the four (4) flanking properties to the east and west be accurately shown on the site plan;
9. That the driveway width be shown on the drawings (max. 12'-0") and that the driveway be straight along the side yard unless otherwise restricted; and
10. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.

Seconded By: Les Edmonds

Questions: 7-0

**3. HCLC-19-008 720 Glen Garden Dr.; Zoned A-5/HC
Applicant: Rodrigo Armendáriz Jr.**

Morningside

- a. Applicant requests a COA to construct a single-story residence.

Motion By: Michael Moore

Motion: That the Application for a Certificate of Appropriateness construct a single-story residence at 720 Glen Garden be approved subject to the following conditions:

1. That all exterior materials be labeled on the drawings;
2. That windows be 1/1 and set into the wall at least 2" with projecting 2x wood window sills to reflect an important traditional characteristic of windows in the District;
3. That window details drawn at a scale of not less than ½ full scale be placed on the elevation drawings and cross-referenced to bold notes that describe the construction details;
4. That the shutters be omitted;
5. That consideration be given to including a window on the east elevation near the front of the house;
6. That the eaves be open and detailed/noted accordingly on the drawings;
7. That the applicant provide the Preservation and Design Section with shop drawings of the front door prior to the issuance of a COA so that they may form part of the COA drawing set; and
8. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.

Seconded By: Rick Herring

Questions: 7-0

4. HCLC-19-113 1101 E. Robert St.; Zoned A-5/HC
Applicant: Timothy Medina

Morningside

a. Applicant requests a COA to construct a single-story residence.

Motion By: Michael Moore
Motion: That the request for a Certificate of Appropriateness to construct a single-story residence be denied with prejudice.
Seconded By: Brad Lonberger
Questions: 7-0

5. HCLC-19-114 1300 Colvin Ave; Zoned A-5/HC
Applicant: Timothy Medina

Morningside

a. Applicant requests a COA to construct a single-story residence.

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness to construct a single-story residence be denied with prejudice.
Seconded By: Brad Lonberger
Questions: 7-0

6. HCLC-19-104 1109 Verbena Street; Zoned A-5/HC
Applicant: Omar Ruelas

Terrell Heights

Motion By: Brad Lonberger
Motion: That the request for a Certificate of Appropriateness to construct a single-story residence be denied with prejudice.
Seconded By: Michael Moore
Questions: 7-0

G. DETERMINATION CASES

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

Motion By: Michael Moore
Motion: That the primary structure located at 615 Loney Street in the Fairmount Historic District could be reasonably rehabilitated.
Seconded By: Brandon Allen

III. **ADJOURNMENT: 3:32PM**

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 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

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Accesibilidad de la Reunión

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HISTORIC AND CULTURAL LANDMARKS COMMISSION
 Monday, May 13, 2019
 Work Session 12:00 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> X </u>
Rick Herring	<u> </u>
Deborah Freed	<u> X </u>
Armando Piña	<u> X </u>
Mike Holt	<u> X </u>
Billy Ray Daniels	<u> </u>
Paul Randall, Chair	<u> </u>
Brandon Allen	<u> X </u>
Ebony Rose	<u> X </u>
Les Edmonds	<u> X </u>
Brad Lonberger	<u> </u>

I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training (Secretary of the Interior's Standards for Treatment of Historic Properties)

II. PUBLIC HEARING

City Council

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

B. APPROVAL OF THE APRIL 8TH MEETING MINUTES

Motion By: Ebony Rose
Motion: That the April 8th meeting minutes be approved.
Seconded By: Mike Holt
Questions: 7-0

C. ANNOUNCEMENTS

Commissioner Brandon Allen announced that on May 18th and 19th the American Institute of Architects Fort Worth Chapter is hosting its annual AIA Homes Tour. The tour showcases Fort Worth outstanding architecture designed by local licensed architects. The two days event is a self-guided tour of selected homes. It will featured a mix of projects including renovations, additions and

newly constructed homes. The tour's mission is to celebrate the process of design and educate the community on the benefit of working with an architect. The two day tour runs from noon to six each day and the tour is also part of a broader promoted weekend that would also include the historic Fort Worth Gardens tour and it's being promoted as the open doors, open gates weekend.

- Staff announced this month is Preservation Month and the theme is See! Save! Celebrate! Staff noted that we have a good number of applications that deal with windows and that we are continually looking for ways to contribute to an important part of any historic preservation program education and awareness.
- Staff presented some photos of the training held on 5-11-2019.
- Staff shared a bilingual brochure and an invitation to property owners in historic districts where the matter of windows, whether that be for repair, replacement or alteration of existing, is a frequent occurrence.
- The announcement included an invitation to everyone who has windows, who makes decisions about windows, who repairs windows, replaces windows and anyone else who just wants to take advantage of this WINDOW OF OPPORTUNITY to join us as we have Hull Historical host a series of community workshops on why it is so important that YOUR HISTORIC WINDOWS be retained

D. TAX CASES

1. HCLC-19-165 1414 Evans Ave.; Zone A-5/HC *Individual*
 Applicant: Raziq Brown

- a. Applicant requests a recommendation to City Council to verify and approve a historic site tax exemption.

Motion By: Deborah Freed
Motion: That the request for a recommendation to City Council be approved
Seconded By: Michael Moore
Questions: 7-0

2. HCLC-19-060 1926 Fairmount Ave; Zone A-5/HC *Fairmount*
 Applicant: Barry Grigsby

- a. Applicant requests a recommendation to City Council to verify and approve a historic site tax exemption.

Motion By: Deborah Freed
Motion: That the request for a recommendation to City Council be approved
Seconded By: Michael Moore
Questions: 7-0

E. NEW CASES

1. HCLC-19-141 122 E. Exchange Ave; Zone SY-HSH-40 *Stockyards*
 Applicant: Brie Carlson

- a. Applicant requests a Certificate of Appropriateness (COA) to (i) amend the construction details of the previously-approved west elevation, clerestory windows, and north wall; and (ii) construct an indoor/outdoor fireplace and a freestanding grain silo in association with Barns F and G (Partial).

Motion By: Les Edmonds
Motion: That the request for a COA to (i) amend the construction details of the previously-approved west elevation, clerestory windows, and north wall; and (ii) construct an indoor/outdoor fireplace and a freestanding grain silo in association with Barns F and G (Partial) be approved
Seconded By: Michael Moore
Questions: 6-1

**2. HCLC-19-167 1649 E. Cannon St; Zone A-5/HC
Applicant: Guadalupe Valerio**

Terrell Heights

- a. Applicant requests a COA to construct a single-story residence.

Motion By: Deborah Freed
Motion: That the request for a COA to construct a single-story residence be approved with the following conditions:
<ul style="list-style-type: none"> 1. That the design be substantially different from similar designs built on the adjacent property at 1645 E Cannon Street (Fig. 3) or submitted for 1109 Verbena, 1128 Stella and 1011 Bessie Streets; 2. That the width of the Hardie Board siding be compatible with the predominant character of horizontal siding in the area. 3. That the windows be recessed and their associated details incorporate 2x projecting sills and reflect the traditional character of window details in the District; 4. That window details drawn at a scale of not less than ½ full scale be placed on the elevation drawings and cross-referenced to bold notes that describe the construction details; 5. That all exterior materials be labeled on the elevations including doors and windows; 6. That paired windows be separated by at least 4” nominally and that the siding not be visible between paired windows 7. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.
Seconded By: Michael Moore
Questions: 7-0

**3. HCLC-19-127 1008 E. Broadway Ave; Zone A-5/HC
Applicant: Osvaldo Piña Lara**

Terrell Heights

- a. Applicant requests a COA to construct a single-story residence.

Motion By: Ebony Rose

Motion: That the request for a COA to construct a single-story residence be approved with the following conditions

1. That the design be substantially different from 1011 Bessie Street and similar designs submitted recently for new residences in Terrell Heights and Morningside Historic Districts;
2. That the eaves be open and detailed/noted accordingly on the drawings;
3. That the windows be 1/1 and reflect the traditional character of window details in the District;
4. That the location of the front entrance be compatible with the predominant character of traditional entrance locations;
5. That the relationship between top of slab and grade be accurately reflected in the drawings;
6. That the footprints of the four (4) flanking properties to the east and west be accurately shown on the site plan;
7. That the driveway width be shown on the drawings (max. 12'-0"); and
8. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.

Seconded By: Michael Holt

Questions: 7-0

F. WAIVER CASE

**1. HCLC-19-166 901 E. Morningside Dr; Zone A-5/HC
Applicant: Nelly Anderson**

Individual

- a. Applicant requests a COA for a waiver from the Historic Morningside District Guidelines for removal of original wood windows and replacement with vinyl windows.

Motion By: Michael Moore

Motion: That the request for a COA for a waiver from the Historic Morningside District Guidelines for removal of original wood windows and replacement with vinyl windows be denied.

Seconded By: Michael Holt

Questions: 7-0

III. ADJOURNMENT: 3:19 PM

Executive Session

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Meeting Accessibility

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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 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.



HISTORIC AND CULTURAL LANDMARKS COMMISSION
 Monday, June 10, 2019
 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	_____
Rick Herring	_____X_____
Deborah Freed	_____X_____
Armando Piña	_____
Mike Holt	_____
Billy Ray Daniels	_____X_____
Brandon Allen (Chair)	_____X_____
Ebony Rose	_____
Les Edmonds	_____X_____
Brad Lonberger	_____

I. WORK SESSION

City Council Conference Room 290

- A. Election of Historic and Cultural Landmarks Commission (HCLC) Chair
- B. Review of cases on today’s agenda.
- C. Commissioner Training (Secretary of the Interior’s Standards for Treatment of Historic Properties)

II. PUBLIC HEARING

City Council Chambers

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

By Staff:

Completed Workshops

- Last month, the City of Fort Worth held 4 separate workshops as in recognition of the need for education, awareness and community outreach. These workshops were titled: **Your Historic and Replacement WINDOWS Workshops** Brent Hull, host of the popular History Channel program - Lone Star Restoration conducted the 4 hands-on workshops on two Tuesdays and two Saturdays.

HPO reported that each of the four sessions were full.

Texas Historical Commission Work Session – Bryan, TX

- Staff announced that the Texas Historical Commission invites Commission members to **Bryan, TX**, on June 14, 2019, for a work session titled: *How to improve outreach and build a more diverse organization*. At this seminar, you will receive an introduction to the Texas Freedom Colonies project, with special presentations on Texas Green Book Sites. The session is free and lunch will be provided.

Texas Historical Commission Work Session – Tyler, TX

- On July 12, 2019 the Texas Historical Commission invites Commission members to Tyler, TX, for the first of the THCs Summer Regional Trainings to cover a diverse set of topics. There is a small registration fee and lunch is provided.
- **Texas Historical Commission Work Session – Seguin, TX**
- HPO noted that if Commissioners were unable to make it to the June or July training sessions, that they might consider marking their calendars for the second Summer Regional Training on August 16, 2019, in **Seguin**. HPO mentioned these training opportunities because it is expected that at least one Commissioner will attend at least one CLG workshop each year.

Texas Historical Commission Real Places Conference – Austin, TX

- Real Places 2020. The THC also extends an invitation to all for the Real Places conference to be held in Austin, January 29-31, 2020. Registration and the full schedule of workshops, tours, and educational sessions presented by nearly 60 speakers will be available in July. For more information, check it out online at <https://www.thcfriends.org/realplaces>
- **Emancipation Park Conservancy/UNESCO Panel Discussion – Houston, TX**
- In 1994, the United Nations Educational, Scientific and Cultural Organization (**UNESCO**) launched an international project to address the history sites of memory through the prism of intercultural dialogue, a culture of peace and reconciliation. It endeavors to improve the understanding and transmission of human tragedies by making better known its deep-seated causes, its consequences for societies today and the cultural interactions born of this history.
- Earlier this year, the HPO was invited by the Emancipation Park Conservancy, to participate on a discussion panel in celebration of UNESCOs recognition of seven sites of memory in Houston and the global publication launch of the Slave Route Project. The specific area of focus that the HPO was asked to comment on dealt with the management of sites of memory. At the University of Texas at Arlington, the HPO introduces students to the concept of “Sites of Challenging Social/Cultural Memory. The HPO noted that the Commission would have the opportunity to consider a site of challenging social/cultural memory in one of the items on the agenda.

C. APPROVAL OF THE MAY 13TH MEETING MINUTES

Motion By: Deborah Freed
Motion: That the May 13th meeting minutes be approved.
Seconded By: Billy Ray Daniels Jr.
Questions: 5-0

D. TAX CASES

1. **HCLC-19-194** **2717 Avenue B., Zone A-5/HC** *Individual*
Applicant: Phoenix I Restoration & Cons.

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

Motion By: Billy Ray Daniels Jr.
Motion: That the request for a recommendation to City Council be approved
Seconded By: Deborah Freed
Questions: 5-0

2. HCLC-19-195 1221 Clara St., Zone A-5/HC *Mistletoe Heights*
Applicant: Neyle Froh

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

Motion By: Billy Ray Daniels Jr.
Motion: That the request for a recommendation to City Council be approved
Seconded By: Deborah Freed
Questions: 5-0

E. TRANSLATION CASES

1. HCLC-19-196 5525 Capers Ave., Zone A-5/HC *Carver Heights*
Applicant: Alisia Garcia

- a. Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Historic Carver Heights Design Guidelines to retain 5 recently –installed vinyl windows.

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness (COA) for a waiver from the Historic Carver Heights Design Guidelines to retain 5 recently–installed vinyl windows be continued to the next scheduled HCLC meeting on 7-8-19.
Seconded By: Deborah Freed
Questions: 5-0

2. HCLC-19-198 1812 S. Adams St., Zone A-5/HC *Fairmount*
Applicant: Graciela Andrade

- a. Applicant requests a COA for a waiver from the Fairmount Historic District Standards and Guidelines to retain recently-installed faux-grain siding.

This case was administratively withdrawn

F. WAIVER CASE

1. HCLC-19-199 5628 Rickenbacker Place, Zone A-5/HC
Applicant: Nelly Anderson

Carver Heights

- a. Applicant requests a COA for a waiver from the Historic Carver Heights District Guidelines for the recent installation of windows and a front yard fence.

Motion By: Deborah Freed
Motion: That the request for a Certificate of Appropriateness (COA) for a waiver from the Historic Carver Heights Design Guidelines for the recent installation of windows and a front yard fence be denied.
Seconded By: Les Edmonds
Questions: 5-0

* Commissioner Herring left, resulting in a loss of quorum.

Motion By:
Motion: That the remaining unheard cases will be automatically continued to the next public hearing.
Seconded By:
Questions: 5-0

D. DEMOLITION CASES

1. HCLC-19-200 940 Glen Garden Drive., Zone A-5/HC *Carver Heights*

- a. Applicant requests a COA to demolish the primary structure.

2. HCLC-19-201 1012 N Main St., Zone K/PI-N-2/DD *Individual*

- a. Applicant requests a COA to demolish the primary structure.

E. NEW CASES

1. HCLC-19-203 1500 E Cannon St., Zone A-5/HC *Terrell Heights*

- a. Applicant requests a COA to construct a single-story residence.

2. HCLC-19-204 5521 Capers St., Zone A-5/HC *Carver Heights*

- a. Applicant requests a COA to construct a single-story residence.

III. ADJOURNMENT: 2:41 PM

**Executive
Session**

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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

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la Reunión**

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HISTORIC AND CULTURAL LANDMARKS COMMISSION
 Monday, July 8, 2019
 Work Session 1:00 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	_____
Rick Herring	_____X_____
Deborah Freed	_____
Armando Piña	_____
Mike Holt	_____X_____
Billy Ray Daniels	_____X_____
Brandon Allen	_____
Ebony Rose	_____X_____
Les Edmonds	_____X_____
Brad Lonberger	_____X_____

I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training (Secretary of the Interior's Standards for Treatment of Historic Properties)

PUBLIC HEARING

City Council Chambers

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

- HPO announced a new law that was enacted by the Texas Legislature relating to the designation of historic landmarks. In summary, it reads: A municipality that has established a process for designating places or areas of historical, cultural or architectural significance through the adoption of zoning regulations or zoning district boundaries may not designate a property as a local historic landmark unless the owner of the property consents to the designation or the designation is approved by a ¾ vote of the HCLC, Zoning Commission and City Council.
- As the HPO announced last month – the Texas Historical Commission invites commissioners and GLC representatives to the Regional Training CAMP in Seguin on August 16th. Registration closes August 9th
- HPO Announced the election of the new HCLC chair, Brandon Allen.

C. APPROVAL OF THE JUNE 10TH MEETING MINUTES

Motion By: Les Edmonds
Motion: That the June 10th meeting minutes be approved.
Seconded By: Mike Holt.
Questions: 6-0

D. TAX CASES

1. HCLC-19-214 **809 E. Mulkey St.; Zone A-5/HC** *Morningside*
Applicant: Jesus A. Bazaldua Martinez

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

Motion By: Rick Herring
Motion: That the request for a recommendation to City Council to consider approving the Historic Tax Site Exemption be approved
Seconded By: Mike Holt
Questions: 6-0

E. CONTINUED CASES

1. HCLC-19-196 **5525 Capers Ave.; Zone A-5/HC** *Carver Heights*
Applicant: Alisia Garcia

- a. Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Historic Carver Heights Design Guidelines to retain 5 recently –installed vinyl windows.

Motion By: Mike Holt
Motion: That the request for a Certificate of Appropriateness (COA) for a waiver from the Historic Carver Heights Design Guidelines to retain five recently-installed vinyl windows be denied.
Seconded By: Les Edmonds
Questions: 6-0

2. HCLC-19-203 **1500 E. Cannon St.; Zone A-5/HC** *Terrell Heights*
Applicant: Edgar Sustaita

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

Motion By: Mike Holt

Motion: That the request for a COA to construct a single-story residence be approved with the following conditions:

1. That the design be substantially different from similar designs submitted for 1109 Verbena, 1128 Stella and 1011 Bessie Streets;
2. That the windows be recessed and their associated details incorporate 2x projecting sills and reflect the traditional character of window details in the District;
3. That window details drawn at a scale of not less than ½ full scale be placed on the elevation drawings and cross-referenced to bold notes that describe the construction details;
4. That the applicant provide the Preservation and Design Section with shop drawings of the front door prior to the issuance of a COA so that they may form part of the COA drawing set;
5. That all exterior materials be labeled on the elevations including doors and windows;
6. That paired windows be separated by at least 4” nominally and that the siding not be visible between paired windows
7. .That the front door be compatible with the traditional character of front doors.
8. That the porch posts be compatible with the traditional character of porch posts in the area.
9. That the eaves be open/exposed rafters.
10. That the site plan be made more legible.
11. That the site plan show any existing or proposed curb cuts and driveway.
12. That the site plan show the footprint of the next two homes to the east, towards Loney Street.
13. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.

Seconded By: Les Edmonds

Questions: 6-0

**3. HCLC-19-200 940 Glen Garden Dr.; Zone A-5/HC
Applicant: Harrison & Emily Kirk FD**

Morningside

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

Motion By: Ebony Rose

Motion: That the request for a Certificate of Appropriateness (COA) to demolish the primary structure be denied.

Seconded By: Rick Herring

Questions: 6-0

**4. HCLC-19-204 5521 Capers St.; Zone A-5/HC
Applicant: Anna Vasquez**

Carver Heights

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

Motion By: Les Edmonds

Motion: That the request for a COA to construct a single-story residence be approved with the following conditions:

1. That a dimensioned site plan showing how parking would occur be accurately drawn and submitted with the complete drawing package;
2. That the site plan accurately show the footprint of the flanking properties to the east and west;
3. That the orientation of the structure and the primary ridge line be consistent with the orientation and ridges along the street;
4. That the design reflect the predominant contributing elements and patterns in the area;
5. That the roof pitch and roof form be consistent with the predominant character of roof pitches and forms in the area;
6. That the material proposed for all exterior doors be labeled;
7. That a shop drawings of the exterior front door be provided;
8. That large-scale window details (sections and elevations) of not less than ½ full scale be accurately shown on the elevations drawing sheet and clearly cross-referenced accordingly;
9. That the roof eave in the Typical Wall Section be coordinated with the elevation; and
10. That any adjustments to the drawings be submitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Ebony Rose

Questions: 6-0

5. HCLC-19-201 1012 N. Main St.; Zone K/PI-N-2(DD)
Applicant: Sugarplum Holdings LP

Individual

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

Motion By: Ebony Rose

Motion: That the request for a Certificate of Appropriateness (COA) to demolish the primary structure be approved subject to a 180-day delay from the approval date.

Seconded By: Rick Herring

Demolition: 6-0

Delay: 5-1

* Mike Holt leaves at 4:16 PM

F. WAIVER CASE

1. HCLC-19-217 917 E. Morningside Dr.; Zone A-5/HC
Applicant: Francisco Flores

Morningside

- a. Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Historic

Morningside District Guidelines to retain windows, siding and garage enclosure.

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness (COA) for a waiver from the Historic Morningside Design Guidelines to retain windows, siding, and a garage enclosure be denied.
Seconded By: Ebony Rose
Questions: 5-0

2. HCLC-19-218 5604 Rickenbacker Pl.; Zone A-5/HC *Carver Heights*
Applicant: Cindy Garcia

- a. Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Historic Carver Heights District Guidelines to retain windows, columns and siding.

Motion By: Les Lonberger
Motion: That the request for a Certificate of Appropriateness (COA) for a waiver from the Historic Morningside Design Guidelines to retain retain windows, columns and siding be denied.
Seconded By: Ebony Rose
Questions: 5-0

G. DETERMINATION CASES

- a. 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 contributing primary structure and the non-contributing accessory structure located at **817 E. Morningside Drive** can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion By: Ebony Rose
Motion: That the primary structure located at 817 E. Morningside Dr. in the Fairmount Historic District could be reasonably rehabilitated; and
That the accessory structure located at 817 E. Morningside Drive is acknowledged to be non-contributing and as a result, a determination is unnecessary.
Seconded By: Rick Herring
Questions: 5-0

H. NEW CASES

1. HCLC-19-219 121 E. Exchange Ave.; Zone SY-HSH-40 *Stockyards*
Applicant: Bennett Nenner Partners

- a. Applicant requests a Certificate of Appropriateness (COA) to erect a statue within the setting of the Cowtown Coliseum and E. Exchange Avenue.

Motion By: Brad Lonberger
Motion: That the request for a Certificate of Appropriateness (COA) to erect a statue within the setting of the Cowtown Coliseum and E. Exchange Ave. be approved.
Seconded By: Ebony Rose
Questions: 5-0

2. HCLC-19-220 3301 Yucca St.; Zone CF/HC *Individual*
 Applicant: Patrick Glenn (Glenn Partners)

- a. Applicant requests a Certificate of Appropriateness (COA) to demolish non-historic structures, rehabilitate the 1936 Administration Building and to construct new buildings within the setting of the historic campus.

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness to demolish non-historic and potentially historic structures, rehabilitate the 1936 Administration Building and to construct new buildings within the setting of the historic campus be approved, subject to the following conditions:
<ol style="list-style-type: none"> 1. That resources designed by Wyatt C. Hedrick and Burnett & Wharton be assessed by a preservation professional for their historical significance in accordance with the City of Fort Worth Historic Preservation Ordinance, having regard for the Texas Historical Commission Historic Resources Survey Manual and that the findings of the assessment be provided to the Planning & Development Department prior to the issuance of a Certificate of Appropriateness; 2. That should the above assessment find sufficient significance, that the applicant work with Staff to consider alternatives to demolition, mitigation of significant adverse effects, documentation in accordance with Historic American Buildings Survey (HABS) Guidelines, Recording Historic Structures and Sites with HABS Measured Drawings, U.S. Department of the Interior, NPS (2008), and to develop a salvage plan; 3. That a Temporary Protection Plan (TPP) be undertaken by the applicant in consultation with a construction professional and Staff and that a commensurate TPP be provided to the Planning & Development Department prior to the issuance of a Building Permit for any new construction on the property; 4. That the alteration proposed for the north elevation of the Wyatt C. Hedrick main building be designed to be the minimum intervention necessary to achieve rehabilitation objectives and that character-defining features such as original historic window openings <u>not</u> be destroyed in order to achieve symmetry along an axis; 5. That new doors and windows not replicate historic doors and windows, but that they be designed to be compatible with historic doors and windows; 6. That any proposed work on the existing masonry be specified in terms of materials and methods and be consistent with preservation standards for masonry; and 7. That any adjustments to revised drawings received July 3, 2019 be submitted to the Planning & Development Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Brad Lonberger
Questions: 5-0

3. HCLC-19-213 957 E. Humbolt St.; Zone A-5/HC
Applicant: Nikki Calton

Terrell Heights

- a. Applicant requests a Certificate of Appropriateness (COA) to construct a new single-story residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 957 E. Humbolt Street be approved, subject to the following conditions:

1. That the setback be compatible with the average traditional setback of structures on the block face;
2. That the rear yard fence be compatible with traditional rear fences in Terrell Heights;
3. That steps be added to the front porch for access;
4. That the height of the structure and roof pitch be confirmed on the elevations;
5. That the eave brackets be removed from the design;
6. That all elevations have exterior materials shown;
7. That the applicant clarify what type of windows will be used and how they will be installed on the plans;
8. That the window in the front gable be altered so that it is consistent with traditional window proportions in the district;
9. That paired windows be separated by at least 4" nominally;
10. That the masonry columns on the accessory structure be simplified; and
11. That the drawings be updated to address these concerns and submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Seconded By: Ebony Rose

Questions: 6-0

4. HCLC-19-221 1125 E. Humbolt St.; Zone A-5/HC
Applicant: MS Residential Holdings

Terrell Heights

- a. Applicant requests a Certificate of Appropriateness (COA) to construct a new single-story residence.

Motion By: Rick Herring

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1125 E. Humbolt Street be approved, subject to the following conditions:

1. That the design be substantially different from similar designs submitted recently for 1109 Verbena, 1128 Stella and 1011 Bessie Streets;
2. That the windows that are noted to be inset, incorporate 2x projecting sills that reflect a traditional characteristic of window details in the District;
3. That window details be drawn at a scale of not less than ½ full scale be placed on the elevation drawings and cross-referenced to notes that describe the construction details;
4. That the applicant provide shop drawings of the front door prior to the issuance of a COA so that it may form part of the COA drawing set;
5. That all exterior materials be labeled on the elevations including doors;
6. That paired windows be separated by at least 4” nominally; that the siding not be visible between paired windows and that the drawings be annotated accordingly;
7. That the eaves be open/exposed rafters.
8. That the site plan show the footprint of the two homes to the east and west; and
9. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA

Seconded By: Les Edmonds

Questions: 5-0

**5. HCLC-19-222 1009 E. Leuda St.; Zone A-5/HC
Applicant: MS Residential Holdings**

Terrell Heights

- a. Applicant requests a Certificate of Appropriateness (COA) to construct a new single-story residence.

Motion By: Rick Herring

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1009 E. Leuda Street be approved, subject to the following conditions:

1. That the design be substantially different from the previously approved design for 920 E Tucker Street;
2. That the windows that are noted to be inset, incorporate 2x projecting sills that reflect a traditional characteristic of window details in the District;
3. That window details be drawn at a scale of not less than ½ full scale be placed on the elevation drawings and cross-referenced to notes that describe the construction details;
4. That the applicant provides shop drawings of the front door prior to the issuance of a COA so that it may form part of the COA drawing set;
5. That all exterior materials be labeled on the elevations including doors;
6. That paired windows be separated by at least 4” nominally; that the siding not be visible between paired windows and that the drawings be annotated accordingly;
7. That the eaves be open/exposed rafters.
8. That the site plan shows the footprint of the next two homes to the east of the subject property; and
9. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.

Seconded By: Ebony Rose

Questions: 5-0

**6. HCLC-19-223 122 E. Exchange Ave., Mule Alley; Zone SY-HCO 40/HC
Applicant: Fort Worth Heritage MB, LLC**

Stockyards

- a. Applicant requests a Certificate of Appropriateness (COA) for streetscape improvements to Mule Alley.

Motion By: Ebony Rose
Motion: That the request for a Certificate of Appropriateness (COA) for streetscape improvements to Mule Alley be approved.
Seconded By: Rick Herring
Questions: 5-0

III. ADJOURNMENT: 6:43 PM

Executive Session

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HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, September 9, 2019

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290

2nd Floor City Hall

200 Texas Street, Fort Worth, Texas 76102

COMMISSIONERS:

Michael Moore	<u> X </u>
Rick Herring	<u> </u>
Deborah Freed	<u> X </u>
Armando Piña	<u> </u>
Mike Holt	<u> </u>
Billy Ray Daniels	<u> </u>
Brandon Allen	<u> X </u>
Ebony Rose	<u> </u>
Les Edmonds	<u> X </u>
Brad Lonberger	<u> X </u>

I. WORK SESSION City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training (Significance and Integrity – A Recent Case Study)
- C. Consideration of Revisions to the Historic and Cultural Landmark's Rules of Procedure
- D. Presentation about Parking and Historically Designated Structures.

II. PUBLIC HEARING City Council Chambers

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF THE JULY 8TH MEETING MINUTES

Motion By: Les Edmonds
Motion: That the July 8 th meeting minutes be approved.
Seconded By: Deborah Freed
Questions: 5-0

D. TAX CASE

1. HCLC-19-216 3000 Jennings Ave., Zone B/HC *Individual*
Applicant: Frank and Sue Laux

- a. Applicant requests a recommendation to City Council to verify and approve the historic site tax exemption.

Motion By: Deborah Freed
Motion: That the request for a recommendation to City Council to consider approving the Historic Tax Site Exemption be approved.
Seconded By: Brad Lonberger
Questions: 5-0

E. NR NOMINATION CASE

1. HCLC-19-252 100 S. Jones St., Zone NS-T5/HC *Individual*
Applicant: Texas Historical Commission

- a. Applicant requests a recommendation to the Texas Historical Commission regarding a nomination of the Katy Freight Depot to the National Register of Historic Places.

Motion By: Brad Lonberger
Motion: That the request for a recommendation to the Texas Historical Commission regarding a nomination of the Katy Freight Depot to the National Register of Historic Places be approved.
Seconded By: Deborah Freed
Questions: 5-0

F. DETERMINATION CASES

- 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 accessory structure located at **817 E. Morningside Drive** can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion By: Deborah Freed
1. Motion: That in relation to the Minimum Building Standards Code, the condition of the accessory structure located at 817 E. Morningside Drive can be repaired to meet minimum building standards;
2. That in relation to the Historic Preservation Ordinance, the non-contributing accessory structure does not contribute to the City of Fort Worth's historic heritage; and
3. That the Determination letter issued on July 15, 2019 be amended accordingly.
Seconded By: Michael Moore

Questions: 5-0

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

Motion By: Brad Lonberger

Motion: That the main structure located at 975 E. Pulaski 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.

Seconded By: Les Edmonds

Questions: 5-0

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 accessory structure located at **1104 Marion Street** can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion By: Deborah Freed

Motion: That the accessory structure located at 1104 Marion Street in the Morningside Historic District cannot be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Seconded By: Brad Lonberger

Questions: 5-0

G. NEW CASES

1. HCLC-19-253 501-503 Bryan Ave.; Zone NS-T5/HSE *Individual*
Applicant: Cantex Tika Capital, LLC/Ames Fender

- a. Applicant requests a Certificate of Appropriateness to construct a single-story restaurant on the northwest corner of a locally-designated vacant lot; connect the restaurant structure to the historic fire station with a two-story wrap-around atrium; and undertake alterations and additions to the historic fire station to facilitate its connection to a five-story 150-room hotel structure.

Motion By: Deborah Freed

That the request for a Certificate of Appropriateness (COA) to construct a single-story restaurant on the northwest corner of a locally-designated vacant lot; connect the restaurant structure to the historic fire station with a two-story atrium; and undertake alterations and additions to the historic fire station to facilitate its connection to a five-story 150-room hotel structure, be approved, subject to the following conditions:

CONDITION ASSESSMENTS/SCOPE OF EXTERIOR WORK

1. That a preservation professional undertake an examination of the historic masonry to identify the type of deterioration that warrants cleaning and to inform the preparation of a condition assessment and a repair schedule;
2. That the findings and recommendations arising from the above masonry condition assessment be converted to a scope of work that includes materials and methods statements and that the drawings be annotated and updated accordingly;
3. That a preservation professional undertake a door and window condition assessment for any historic doors and windows that are proposed to be replaced;
4. That the findings and recommendations arising from the above door and window condition assessment be converted to a scope of work and that the drawings be annotated and updated accordingly;

TRANSITION SPACE/EXTENDED HOTEL LOBBY AND LOUNGE

5. That the applicant consider whether the design of the “transition space” could function effectively as a “hyphen”¹, which would intervene *as much as necessary and as little as possible*; (see also the second recommendation from the Secretary of the Interior’s Standards for the Treatment of Historic Properties on page 6 of this report, under the heading: New Exterior Additions to Historic Buildings and Related New Construction)

TEMPORARY PROTECTION PLAN

6. That a Temporary Protection Plan² (TPP) be undertaken by the applicant in consultation with a construction professional and Staff and that a commensurate TPP be provided to the Planning & Development Department prior to the issuance of a Building Permit for any new construction on the property;

EXISTING AND PROPOSED DRAWINGS

7. That an existing site plan/survey of the development site showing the boundaries of each parcel be provided;
8. That a proposed dimensioned site plan that includes annotations pertaining to the scope of proposed work be provided;
9. That all existing plans and elevations accurately represent the existing conditions of the former fire station and that existing and proposed grades be shown on the appropriate plans and elevations;
10. That each plan, elevation and axonometric include drawings that show the historic fire station in its full context (i.e. in relation to the entire proposed development);
11. That the East Elevation drawing be completed so that it is clear how the proposed exiting will minimize any impacts on the historic structure;
12. That the west elevation titled “Existing and Demolition” which indicates “No Demolition to this Façade” be accurately drawn so as to align with the annotations;
13. That detail plans and elevations of the existing and proposed front entrances be provided;
14. That all proposed plans and elevations be updated to reflect the above condition; and
15. That, except for the TPP, any adjustments to the drawings and supporting documents be submitted to the Planning & Development Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Michael Moore

Questions: 5-0

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2. HCLC-19-233 1021 E. Hattie St.; Zone A-5/HC Terrell Heights
Applicant: Omar Ruelas

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

Motion By: Les Edmonds
Motion: That the request for a Certificate of Appropriateness to construct a single story residence be continued to the next scheduled HCLC meeting on October 14, 2019
Seconded By: Deborah Freed
Questions: 5-0

3. HCLC-19-284 1224 Stella St.; Zone A-5/HC Terrell Heights
Applicant: Gilberto Avila

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

Motion By: Brad Lonberger
Motion: That the request for a Certificate of Appropriateness to construct a single story residence be approved
Seconded By: Michael Moore
Questions: 5-0

4. HCLC-19-290 1029 E. Cannon St.; Zone A-5/HC Terrell Heights
Applicant: Baluch Holdings LLC

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

Motion By: Deborah Freed
Motion: That the request for a Certificate of Appropriateness to construct a single story residence be approved
Seconded By: Michael Moore
Questions: 5-0

5. HCLC-19-285 1028 W. Arlington Ave.; Zone A-5/HC Fairmount
Applicant: Jose Villalobos

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

Motion By: Deborah Freed

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1028 W. Arlington Avenue and rehabilitate the existing accessory structure at 1951 Washington Avenue be approved, subject to the following conditions:

- 1. Show the existing two-story structure in its context with the existing flanking properties and the proposed new residence;**
- 2. That the window on the west elevation be 1/1 rather than a horizontal slider;**
- 3. That the eaves be open;**
- 4. That original windows on the accessory structure be retained and repaired. If repair is infeasible, the unit shall be replaced in-kind and shall match the dimensions of the original windows, subject to a condition assessment; and**
- 5. That the drawings be updated to address the above conditions and submitted to staff for review prior to the issuance of a Certificate of Appropriateness.**

Seconded By: Michael Moore

Questions: 5-0

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H. DESIGNATION CASE

1. HCLC-19-191 3033 Hemphill St.; Zone A-5/HC *Individual*
Applicant: Berry Theater LLC.

- a. Applicant requests that the HCLC recommend that the City Council consider designating the property located at 3033 Hemphill St. as a Historic and Cultural Landmark.

Motion By: Deborah Freed

Motion: That the request for a recommendation to the City Council to consider designating the property located at 3033 Hemphill St. be continued in-for 90 days.

Seconded By: Michael Moore

Questions: 5-0

III. ADJOURNMENT:

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 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 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 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.



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, October 14, 2019

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

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

COMMISSIONERS :

Michael Moore	<u> X </u>
Rick Herring	<u> </u>
Deborah Freed	<u> </u>
Armando Piña	<u> </u>
Mike Holt	<u> X </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> X </u>
Ebony Rose	<u> </u>
Les Edmonds	<u> X </u>
Brad Lonberger	<u> X </u>
Cory Malone	<u> X </u>

I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training (Significance and Integrity – A Recent Case Study)
- C. Year-End Report HCLC FY 2018-19

II. PUBLIC HEARING

City Council Chambers Room 200

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

B. ANNOUNCEMENTS

- HPO announced that for case number HCLC-19-256 for the property located at 1030 E. Annie, that the first paragraph of recommended conditions, should read “that the request for a Certificate of Appropriateness to construct a new residence at 1030 E. Annie be approved subject to the following conditions.”

-HCLC Chair, Brandon Allen, welcomed new commissioner, Cory Malone.

C. APPROVAL OF THE SEPTEMBER 9TH MEETING MINUTES

Motion By: Mike Holt
Motion: That the September 9th meeting minutes be approved.
Seconded By: Les Edmonds
Questions: 6-0

D. TRANSLATION CASES

1. HCLC-19-233 1021 E. Hattie St.; Zone A-5/HC *Terrell Heights*
Applicant: Omar Ruelas

a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Mike Holt
Motion: That the request for a Certificate of Appropriateness to construct a new residence <u>be approved</u>, subject to the following conditions: 1. The windows be set in at least 2” nominally and that the window section on p.3 of the plans be updated to reflect this change; and 2. That the revised plans be submitted to staff prior to the issuance of a Certificate of Appropriateness.
Seconded By: Michael Moore
Questions: 6-0

2. HCLC-19-309 1604 E. Hattie St.; Zone A-5/HC *Terrell Heights*
Applicant: Lucia Gomez

a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Michael Moore
Motion: That the request for a Certificate of Appropriateness to construct a new residence <u>be approved</u>, subject to the following conditions: 1. That a window sill detail at a scale not less than ½ Full be provided and that the detail be compatible with the predominant traditional window sill details in the area; 2. That the paired windows be annotated to ensure that the siding is not visible between the paired windows; and 3. That any adjustments to the drawings be submitted to the Planning and Development Department prior to the issuance of the COA
Seconded By: Les Edmonds
Questions: 6-0

E. TAX CASE

1. HCLC-19-305 1831 Fairmount Ave.; Zone B/HC *Fairmount*
Applicant: Michael S. McDermott

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

Motion By: Brad Lonberger
Motion: That the request for a recommendation to City Council to consider approving the Historic Tax Site Exemption be approved.
Seconded By: Michael Moore
Questions: 6-0

F. NEW CASES

1. **HCLC-19-256** **1030 E. Annie St.; Zone A-5/HC** *Terrell Heights*
Applicant: Isaac Molina

a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Michael Moore
Motion: That the request for a Certificate of Appropriateness to construct a new residence <u>be approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the roof forms and the front gable roof overhangs be designed to reflect the predominant character of traditional roof forms and overhangs along the street/area; 2. That the roof pitch, size of front entrance wood columns and siding exposure (width of siding) be shown on the drawings; 3. That the drawings be annotated and graphically delineated to confirm that windows will be inset (as suggested by the windows that show a shadow line at the opening) and not flush-mounted (as suggested in those windows that do not show a shadow line); and 4. That any adjustments to the drawings be submitted to the Planning and Development Department prior to the issuance of the COA
Seconded By: Mike Holt
Questions: 6-0

2. **HCLC-19-281** **1316 Verbena St.; Zone NS-T4R/HC** *Terrell Heights*
Applicant Isaac Molina

a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Michael Moore

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

- 1. That the roof forms and the front gable roof overhangs be designed to reflect the predominant character of traditional roof forms and overhangs along the street/area;**
- 2. That the roof pitch, size of front entrance wood columns and siding exposure (width of siding) be shown on the drawings;**
- 3. That the drawings be annotated and graphically delineated to confirm that windows will be inset (as suggested by the windows that show a shadow line at the opening) and not flush-mounted (as suggested in those windows that do not show a shadow line); and**
- 4. That any adjustments to the drawings be submitted to the Planning and Development Department prior to the issuance of the COA**

Seconded By: Mike Holt

Questions: 6-0

G. WAIVER CASE

**1. HCLC-19-307 925 Marion Ave.; Zone A-5/HC
Applicant: Wayne Jackson**

Morningside

- a. Applicant requests a Certificate of Appropriateness for a waiver from the Morningside Historic District Guidelines for the replacement of original wood windows with vinyl windows.

Motion By: Michael Moore

Motion: That the request for a Certificate of Appropriateness for a waiver from the Morningside Historic District Guidelines for the replacement of original wood windows with vinyl windows be denied.

Seconded By: Deborah Freed

Questions: 6-0

III. ADJOURNMENT: 3:21pm

**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 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**

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**Accesibilidad de
la Reunión**

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HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, November 11, 2019

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

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

COMMISSIONERS :

Michael Moore	_____
Rick Herring	____X____
Deborah Freed	_____
Armando Piña	_____
Mike Holt	_____
Billy Ray Daniels	_____
Brandon Allen (Chair)	____X____
Ebony Rose	_____
Les Edmonds	____X____
Brad Lonberger	____X____
Cory Malone	____X____

I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training (Secretary of the Interior's Standards for Treatment of Historic Properties)

II. PUBLIC HEARING

City Council Chambers Room 200

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
 - HPO announced the Fort Worth Art Commission Special Meeting for input on the Will Rogers Murals to be held at the Hazel Harvey Peace Center on November 21, 2019.

C. APPROVAL OF THE OCTOBER 14TH MEETING MINUTES

D. TAX CASE

Motion By: Brad Lonberger
Motion: That the October 14th meeting minutes be approved.
Seconded By: Les Edmonds
Questions: 5-0

1. HCLC-19-341 3 Chase Court; Zone A-5/HC Chase Place
Applicant: Paul and Janna Randall

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

Case administratively withdrawn

2. HCLC-19-342 1419 Hurley Ave; Zone C/HC Fairmount
Applicant: Drew Jones/Bethany Real Estate Services

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

Motion By: Rick Herring
Motion: That the request for a recommendation to City Council to consider approving the Historic Tax Site Exemption be approved.
Seconded By: Les Edmonds
Questions: 5-0

3. HCLC-19-343 2260 5th Avenue; Zone B/HC Fairmount
Applicant: Drew Jones

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

Motion By: Rick Herring
Motion: That the request for a recommendation to City Council to consider approving the Historic Tax Site Exemption be approved.
Seconded By: Les Edmonds
Questions: 5-0

4. HCLC-19-344 2944 Hemphill St.; Zone B/HC Individual
Applicant: Drew Jones/Bethany Real Estate Services

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

Case administratively withdrawn

E. TRANSLATION CASES

1. HCLC-19-308 1115 E. CanteySt.; Zone A-5/HC *Morningside*
Applicant: Lucía García

- a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Rick Herring

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

1. That a dimensioned site plan showing curb cuts, driveway and parking be provided;
2. That the site plan show the footprints of neighboring structures;
3. That the side elevations incorporate an offset in the wall plane that corresponds with the gable end so that it produces an identifiable projection;
4. That the front door be compatible with the predominant character of traditional front doors along the street;
5. That the front entrance design and porch detailing take into account the traditional character of front entrances and porch detailing, including roof overhang, post base and cap, and eave shape; and
6. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.

Seconded By: Les Edmonds

Questions: 5-0

F. NEW CASES

1. HCLC-19-330 937 E. Annie Street.; Zone A-5/HC *Terrell Heights*
Applicant: Emilio Cantú

- a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Rick Herring

Motion: That the request for a Certificate of Appropriateness to construct a new residence be continued in 30 days.

Seconded By: Les Edmonds

Questions: 5-0

2. HCLC-19-331 1306 E. Cannon St.; Zone A-5/HC *Terrell Heights*
Applicant: Emilio Cantú

a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Brad Lonberger
Motion: That the request for a Certificate of Appropriateness to construct a new residence be continued in 30 days.
Seconded By: Les Edmonds
Questions: 5-0

**3. HCLC-19-311 1027 E. Broadway Street; Zone A-5/HC
Applicant: Sonja Texada**

Terrell Heights

a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness to construct a new residence <u>be approved</u>, subject to the following conditions: <ol style="list-style-type: none">1. That the driveway width be a maximum 12'-0" in front of the main structure's front facade and that the parking area be designed to be compatible with the predominant character of traditional driveway and parking in the District;2. That the roof form at the front of the house with multiple offset hips be simplified to be more compatible with the predominant character of traditional roof forms in the area;3. That the elevations and eave detail incorporate open rafters;4. That a functional front porch compatible with the predominant character of traditional porches in the area be incorporated into the design;5. That a window head/jamb/sill detail at a scale not less than 1/2 Full be provided and that the detail be compatible with the predominant traditional window sill details in the area and cross-referenced on the elevations;6. That windows be one-over-one;7. That paired windows be drawn and annotated to clarify that two separate units will be installed with 4-6" between them and that the exterior will be finished with window casing;8. That any adjustments to the drawings be submitted to the Planning and Development Department prior to the issuance of the COA
Seconded By: Les Edmonds
Questions: 5-0

**4. HCLC-19-345 1011 Bessie St.; Zone A-5/HC
Applicant: Messiah J. Valentine**

Terrell Heights

a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Rick Herring

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

- 1. That the scale of the contextual elevation in comparison to neighboring properties be clarified on the plans;**
- 2. That window sash and sill details be clarified in the plans; and**
- 3. That the revised plans be submitted to staff prior to the issuance of a Certificate of Appropriateness.**

Seconded By: Les Edmonds

Questions: 5-0

III. ADJOURNMENT:

Executive Session

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HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, December 9, 2019

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 City Council Chambers Room 200

2nd Floor City Hall

200 Texas Street, Fort Worth, Texas 76102

COMMISSIONERS :

Michael Moore	_____
Rick Herring	____X____
Deborah Freed	_____
Armando Piña	_____
Mike Holt	____X____
Billy Ray Daniels	_____
Brandon Allen (Chair)	____X____
Ebony Rose	_____
Les Edmonds	____X____
Brad Lonberger	____X____
Cory Malone	____X____

I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on today's agenda.
- B. Commissioner Training (Secretary of the Interior's Standards for Treatment of Historic Properties)

II. PUBLIC HEARING

City Council Chambers Room 200

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

B. ANNOUNCEMENTS

C. APPROVAL OF THE NOVEMBER 11TH MEETING MINUTES

Motion By: Brad Lonberger
Motion: That the minutes for the November 11 th meeting be approved.
Seconded By: Rick Herring
Questions: 6-0

D. NOMINATION CASE

1. HCLC-19-371 307 W. 7TH St. Zone H/DD

Individual

Applicant: Texas Historic Commission

- a. Applicant requests a recommendation to Texas Historical Commission regarding a nomination of the Fair Building to the National Register of Historic Places.

Motion By: Rick Herring
Motion: That the request for a recommendation to the Texas Historical Commission regarding a nomination of the Fair Building to the National Register of Historic Places be approved.
Seconded By: Brad Lonberger
Questions: 6-0

E. CONTINUED CASES

- 1. HCLC-19-330 937 E. Annie St.; Zone A-5/HC *Terrell Heights*
Applicant: Emilio Cantú

- a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Les Edmonds
Motion: That the request for a Certificate of Appropriateness to construct a new residence <u>be approved</u> subject to the following conditions
<ul style="list-style-type: none">1. That the site plan accurately show the footprint of the proposed house to be located at 937 E Annie Street in relation to the footprints of the house at 925 E Annie Street, the vacant lots at 931 and 933 E Annie Streets, and the footprint of the new house at 510 New York Avenue with their respective curb cuts.2. That a streetscape elevation reflecting item 1 above be provided.3. That a window section detail compatible with the predominant character of traditional windows at ½ Full scale be provided and that the elevations be noted to reference the window detail accordingly.4. That the front porch be raised and that steps be incorporated to the porch; and5. That any adjustments to the drawings be submitted to the Planning and Development Department prior to the issuance of the COA
Seconded By: Brad Lonberger
Questions: 6-0

- 2. HCLC-19-331 1306 E. Cannon St.; Zone A-5/HC *Terrell Heights*
Applicant: Emilio Cantú

- a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to construct a new residence be approved subject to the following conditions
Site Plan

1. That the footprint of the proposed house to be located at 1306 E Cannon Street be accurately shown in relation to the footprints of the house at 1300 S Virginia Avenue, the vacant lot at 1310 E Cannon Street, and the footprint of the existing two-story multi-unit structure located at 1312 E Cannon Streets, with their respective curb cuts.
2. That a window section detail compatible with the predominant character of traditional windows at ½ Full scale be provided and that the elevations be referenced accordingly.
3. That the roof forms, features and details be coordinated between elevations.
4. That the front porch be raised and that steps be incorporated to the porch; and
5. That any adjustments to the drawings be submitted to the Planning and Development Department prior to the issuance of the COA

Seconded By: Rick Herring

Questions: 6-0

F. NEW CASES

1. HCLC-19-373 1029 Leuda Street.; Zone A-5/HC
Applicant: Avocet Adventures, LP

Terrell Heights

- a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Rick Herring

Motion: That the request for a Certificate of Appropriateness to construct a new residence be approved subject to the following conditions

1. That the front yard setback of the structure be adjusted so as to reflect the average of setbacks of contributing structures along the block face;
2. That the width of the driveway be clarified on the plans;
3. That the porch columns reflect traditional column details in Terrell Heights;
4. That the siding material be clarified on the elevations;
5. That window sills be added to the elevation drawings and annotated accordingly; and
6. That the revised plans be submitted to staff prior to the issuance of a Certificate of Appropriateness.

Seconded By: Brad Lonberger

Questions: 6-0

2. HCLC-19-363 1028 Glen Garden Dr.; Zone A-5/HC
Applicant: Carlos Pérez/Jim Sobczack (The Plan Factory)

Morningside

- a. Applicant requests a Certificate of Appropriateness to construct a new residence

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness to construct a new residence be approved subject to the following conditions

1. That the existing curb cut width be retained and that the driveway extend along the side of the house so that parking is located behind the front plane of the proposed residence;
2. That the window detail be completed;
3. That the column closest to the exterior wall be omitted and that the roof be supported at the exterior wall;
4. That the streetscape drawing reflect the footprints shown on the site plan and if a photograph is used to represent an elevation, that it be an accurate depiction in relation to surrounding structures; and
5. That any revised drawings be submitted to the Planning and Development Department prior to the issuance of a COA.

Seconded By: Rick Herring

Questions: 6-0

3. HCLC-19-374 3 Chase Court; Zone A-5/HC
Applicant: Paul and Janna Randall

Chase Place

- a. Applicant requests a COA to retain previously-undertaken paving of a portion of the street and driveway.

Case administratively withdrawn

G. INFORMATION REPORT

1. HCLC-19-201 1012 N. Main Street (Ellis Pecan Co. Building).; Zone K/DD *Individual*
Applicant: Timothy German/Sugarplum Holdings LP

- a. In partial fulfillment of the conditions associated with the HCLC's consideration of a request for a Certificate of Appropriateness to demolish the primary structure, this item is an Information Report summarizing the progress made in the search for alternatives prior to the expiry of the 180-day delay period.

- Mike Holt leaves at 3:37 PM

H. REFERRAL CASE

1. HCLC-19-375 3401 W. Lancaster Avenue (Will Rogers Memorial Center); Zone K/DD
Applicant: N/A

- a. Recommendation to the Fort Worth Art Commission and the City Council on the tile murals

located at the frieze of the Auditorium

Motion By: Rick Herring
Motion: That the recommendations to the Fort Worth Art Commission and the City Council on the tile murals located at the frieze of the Auditorium be approved.
Seconded By: Brad Lonberger
Questions: 5-0

III. **ADJOURNMENT: 3:49 PM**

**Executive
Session**

The Historic and Cultural Landmarks Commission may 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 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 are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations

**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 Discapitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.