



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, January 13, 2020

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**

C. APPROVAL OF THE DECEMBER 9TH MEETING MINUTES

Motion By: Rick Herring
Motion: That the minutes for the December 9 th meeting be approved.
Seconded By: Brad Lonberger
Questions: 5-0

D. NEW CASES

1. HCLC-19-353

1001 East Leuda St.; Zone A-5/HC

Terrell Heights

Applicant: Marcer Construction Co./ Mariela Estrada

- 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 streetscape elevation be accurately drawn to scale;
2. That a window section detail compatible with the predominant character of traditional windows at ½ Full scale with projecting sill be provided and that the elevations be noted to reference the window detail accordingly.
3. That the front porch be raised and that steps be incorporated to the porch with a section detail through the foundation to depict the relationship between the slab, steps and finished grade;
4. That the design of the front door be confirmed by way of a detailed elevation or a shop drawing that confirms that the door shown on the elevation is accurate; 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: Brad Lonberger

Questions: 5-0

1. HCLC-19-354 1005 E. Leuda Street.; Zone A-5/HC
Applicant: Marcer Construction Co./ Mariela Estrada

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 site plan accurately depict the footprint of 1013 E Leuda Street;
2. That the streetscape elevation be accurately drawn to scale;
3. That a window section detail compatible with the predominant character of traditional windows at ½ Full scale with projecting sill 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 with a section detail through the foundation to depict the relationship between the slab, steps and finished grade;
5. That the design of the front door be confirmed by way of a detailed elevation or a shop drawing that confirms that the door shown on the elevation is accurate; and
6. 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: 5-0

E. APPEAL CASE

1. HCLC-20-001 2125 Weatherbee Street; Zone B/HC
Applicant: Michael Jennings

Mistletoe Heights

- a. Applicant appeals the decision of Historic Preservation Staff to deny a request to retain a fence located in the front yard

Motion By: Rick Herring

Motion: That the appeal to the decision of Historic Preservation Staff to deny a request to retain a fence located in the front yard be denied.

Seconded By: Brad Lonberger

Questions: 5-0

III. ADJOURNMENT:

**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.



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, February 10, 2020

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
Vacant
Armando Pina
Mike Holt
Billy Ray Daniels, Vice Chair
Brandon Allen, Chair
Vacant
Les Edmonds
Brad Lonberger
Cory Malone

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 JANUARY 13TH MEETING MINUTES

D. TAX CASES

1. HCLC-20-036 125 S. Main Street; Zone A-5/HC W.A. Powers Co
Applicant: Soma District Dev/Lori Henderson

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

Table with 2 columns: Motion, Approved

E. DEMOLITION CASE

1. HCLC-20-037 **966 E. Pulaski Street; Zone NS-T4NR/HC** *Terrell Heights*
Applicant: **Marcer Construction Co./ Mariela Estrada**

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

Motion	Withdrawn
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F. WAIVER CASE

1. HCLC-20-038 **2205 Flemming Drive; Zone A-5/HC** *Carver Heights*
Applicant: **Javier Hernandez**

a. Applicant requests a COA for a waiver from the Historic Carver Heights Design Guidelines to retain recently painted masonry on the primary residence

Motion	Approved
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G. NEW CASES

1. HCLC-19-360 **1004 E. Leuda Street; Zone A-5/HC** *Terrell Heights*
Applicant: **Marcer Construction Co/Mariela Estrada**

a. Applicant requests a COA to construct a new residence.

Motion	Approved subject to conditions
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2. HCLC-19-361 **1008 E. Leuda Street; Zone A-5/HC** *Terrell Heights*
Applicant: **Marcer Construction Co/Mariela Estrada**

a. Applicant requests a COA to construct a new residence.

Motion	Approved subject to conditions
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3. HCLC-19-358 **1016 E. Leuda Street; Zone A-5/HC** *Terrell Heights*
Applicant: **Marcer Construction Co/Mariela Estrada**

a. Applicant requests a COA to construct a new residence.

Motion	Approved subject to conditions
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4. HCLC-19-357 **1020 E. Leuda Street; Zone A-5/HC** *Terrell Heights*
Applicant: **Marcer Construction Co/Mariela Estrada**

a. Applicant requests a COA to construct a new residence.

Motion	Approved
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5. HCLC-19-359 **1025 E. Leuda Street; Zone A-5/HC** *Terrell Heights*
Applicant: **Marcer Construction Co/Mariela Estrada**

a. Applicant requests a COA to construct a new residence.

Motion	Denied
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6. HCLC-20-016 1028 E. Leuda Street; Zone A-5/HC *Terrell Heights*
Applicant: Marcer Construction Co/Mariela Estrada

a. Applicant requests a COA to construct a new residence.

Motion	Approved subject to conditions
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7. HCLC-20-015 1032 E. Leuda Street; Zone A-5/HC *Terrell Heights*
Applicant: Marcer Construction Co/Mariela Estrada

a. Applicant requests a COA to construct a new residence.

Motion	Approved subject to conditions
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8. HCLC-19-362 1504 E. Leuda Street; Zone A-5/HC *Terrell Heights*
Applicant: Marcer Construction Co/Mariela Estrada

a. Applicant requests a COA to construct a new residence.

Motion	Approved subject to conditions
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9. HCLC-19-332 1612 5th Avenue; Zone F/HC *Fairmount*
Applicant: John Verdier/Mitchell Young

a. Applicant requests a COA to construct a new residence.

Motion	Approved subject to conditions
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III. ADJOURNMENT:

Executive Session

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Accesibilidad de la Reunión

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HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, March 9, 2020

Work Session 12:15 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>
Vacant	<u> </u>
Armando Piña	<u> </u>
Mike Holt	<u> X </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> X </u>
Vacant	<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 (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 provided a summary of illustrations being developed to depict the most frequent issues arising from applications for Certificates of Appropriateness, which formed the basis for his presentation at the Real Places Conference in Austin titled *Real Challenges Informing Historic District Guidelines*.
- HPO introduced the National Alliance of Preservation Commissions FORUM as the only national conference focusing on the issues facing local historic preservation commissions and historic districts.
- HPO noted that FORUM 2020 will be held in Tacoma Washington from July 22-26, 2020, which related to the Texas Historical Commission's special call for scholarship opportunities for this years' Forum. The scholarship being offered is a travel stipend available to CLGs and those who play an active role in historic preservation; this includes HPOs and commission members. As the Certified Local Government representative to the THC, HPO applied for several scholarships and was advised at the THC Annual Conference on January 29th, that the city's application had been approved. There will be three or four spaces available for Commissioners. The HPO noted that in the coming weeks, the Commissioners with the highest attendance records will be approached to see if they are able to attend the conference in Tacoma, in July. HPO provided a link to the webpage with more information about the conference:
<https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government/clg-grants/apply-clg-grant>

C. NEW CASES

1. **HCLC-19-360** **1004 E. Leuda Street; Zone A-5/HC**
Applicant: Marcer Construction Co/Mariela Estrada

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1004 E Leuda Street be approved subject to the following conditions:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and That the proposed setback be the average of the actual setbacks of at least two historic properties along the block face or streetscape and that the contextual site plan be so dimensioned;
2. That the width of the existing curb cut to the subject property be confirmed and that the contextual site plan be reconciled as appropriate;
3. That the side elevations depicting a slope in the land from back to front be confirmed in relation to existing conditions;
4. That the main gable continue to its downward slope and terminate in a manner that is consistent with the predominant character of traditional gable eaves and that the eaves incorporate a roof overhang that is consistent at both ends of the gable;
5. That the wall plane on the Left Elevation be offset so that the roof form and gable end correspond to the wall in a way that supports the predominant character of traditional gable walls;
6. That the siding be continued down to approximately 6” above finished grade excluding the raised porch;
7. That the window sill detail be more closely aligned with the profile and character of traditional window sills;
8. That the shutters be omitted;
9. That the porch riser and treads be confirmed and coordinated with the structural drawings; and
10. That any adjustments to the drawings be submitted to the Development Services Department prior to the issuance of the COA

Seconded By: Michael Moore

Questions: 6-0

**2. HCLC-19-361 1008 E. Leuda Street; Zone A-5/HC
Applicant: Marcer Construction Co/Mariela Estrada**

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1008 E Leuda Street be approved subject to the following conditions:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and That the proposed setback be the average of the actual setbacks of at least two historic properties along the block face or streetscape and that the contextual site plan be so dimensioned;
2. That the width and detail of the existing curb cut to the subject property be confirmed and that the contextual site plan be reconciled as appropriate;
3. That the side elevations depicting a slope in the land from back to front be confirmed in relation to existing conditions;
4. That the main gable continue to its downward slope and terminate in a manner that is consistent with the predominant character of traditional gable eaves and that the eaves incorporate a roof overhang that is consistent at both ends of the gable;
5. That the wall plane on the Left Elevation be offset so that the roof form and gable end correspond to the wall in a way that supports the predominant character of traditional gable walls;
6. That the siding be continued down to approximately 6” above finished grade excluding the raised porch;
7. That the walk-in closet associated with Bedroom 3 be incorporated in a manner than does not detract from the character and prominence of the front porch and streetscape;
8. That the window sill detail be more closely aligned with the profile and character of traditional window sills;
9. That the front door offer a design that contributes to the predominant character of traditional front doors in the area while imparting a level of distinguishability from the proposed front door design at 1004 E Leuda Street;
10. That the shutters be omitted;
11. That the porch riser and treads be confirmed and coordinated with the structural drawings; and
12. That any adjustments to the drawings be submitted to the Development Services Department prior to the issuance of the COA

Seconded By: Michael Moore

Questions: 6-0

**3. HCLC-19-358 1016 E. Leuda Street; Zone A-5/HC
Applicant: Marcer Construction Co/Mariela Estrada**

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1016 E Leuda Street be approved subject to the following conditions:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and That the proposed setback be the average of the actual setbacks of at least two historic properties along the block face or streetscape and that the contextual site plan be so dimensioned;
2. That the proposed curb cut respond to the predominance of single-car width driveways in the area;
3. That the side elevations depicting a slope in the land from back to front be confirmed in relation to existing conditions;
4. That the walk-in closet associated with Bedroom 3 be incorporated in a manner than does not detract from the character and prominence of the front porch and streetscape;
5. That the siding be continued down to approximately 6” above finished grade excluding the raised porch;
6. That the window associated with Bedroom 3 be aligned with the head and sill heights of the window on the left side of the front elevation (in the Living Room);
7. That the sill detail be more closely aligned with the profile and character of traditional window sills;
8. That the porch riser and treads be confirmed and coordinated with the structural drawings; and
9. That any adjustments to the drawings be submitted to the Development Services Department prior to the issuance of the COA

Seconded By: Michael Moore

Questions: 6-0

**4. HCLC-19-357 1020 E. Leuda Street; Zone A-5/HC
Applicant: Marcer Construction Co/Mariela Estrada**

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1020 E Leuda Street be continued to afford the applicant an opportunity to revisit the design because of its similarity with the proposed design for 1004 E Leuda Street and also to address the following matters:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and That the proposed setback be the average of the actual setbacks of at least two historic properties along the block face or streetscape and that the contextual site plan be so dimensioned;
2. That the proposed curb cut respond to the predominance of single-car width driveways in the area and be coordinated with the contextual site plan for 1016 E Leuda Street;
3. That the side elevations depicting a slope in the land from back to front be confirmed in relation to existing conditions;
4. That the main gable continue to its downward slope and terminate in a manner that is consistent with the predominant character of traditional gable eaves and that the eaves incorporate a roof overhang that is consistent at both ends of the gable;
5. That the wall plane on the Left Elevation be offset so that the roof form and gable end correspond to the wall in a way that supports the predominant character of traditional gable walls;
6. That the siding be continued down to approximately 6” above finished grade excluding the raised porch;
7. That the window sill detail be more closely aligned with the profile and character of traditional window sills;
8. That the front door offer a design that contributes to the predominant character of traditional front doors in the area while imparting a level of distinguishability from the proposed front door design at 1004 E Leuda Street;
9. That the gable trim be omitted;
10. That the porch riser and treads be confirmed and coordinated with the structural drawings; and
11. That any adjustments to the drawings be submitted to the Development Services Department on or before February 17, 2020, should the applicant wish the case to be considered by the HCLC at its regularly-scheduled meeting in April.

Seconded By: Michael Moore

Questions: 6-0

**5. HCLC-19-359 1025 E. Leuda Street; Zone A-5/HC
Applicant: Marcer Construction Co/Mariela Estrada**

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 10025 E Leuda Street be continued to afford the applicant an opportunity to revisit the design because of its similarity with the proposed design for 1016 E Leuda Street and also to address the following matters:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and That the proposed setback be the average of the actual setbacks of at least two historic properties along the block face or streetscape and that the contextual site plan be so dimensioned;
2. That the side elevations depicting a slope in the land from back to front be confirmed in relation to existing conditions;
3. That the walk-in closet associated with Bedroom 3 be incorporated in a manner than does not detract from the character and prominence of the front porch and streetscape;
4. That the siding be continued down to approximately 6” above finished grade excluding the raised porch;
5. That the window associated with Bedroom 3 be aligned with the head and sill heights of the window on the left side of the front elevation (in the Living Room);
6. That the sill detail be more closely aligned with the profile and character of traditional window sills;
7. That the pediment over the porch entry be omitted;
8. That the porch riser and treads be confirmed and coordinated with the structural drawings; and
9. That any adjustments to the drawings be submitted to the Development Services Department on or before February 17, 2020, should the applicant wish the case to be considered by the HCLC at its regularly-scheduled meeting in March.

Seconded By: Brad Lonberger

Questions: 6-0

**6. HCLC-20-016 1028 E. Leuda Street; Zone A-5/HC
Applicant: Marcer Construction Co/Mariela Estrada**

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 10028 E Leuda Street be approved subject to the following conditions:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and That the proposed setback be the average of the actual setbacks of at least two historic properties along the block face or streetscape and that the contextual site plan be so dimensioned;
2. That the existing curb cut be drawn accurately and that the proposed curb cut respond to the predominance of single-car width driveways in the area;
3. That the side elevations depicting a slope in the land from back to front be confirmed in relation to existing conditions;
4. That the siding be continued down to approximately 6” above finished grade excluding the raised porch;
5. That the window head and sill heights be consistent on the front elevation;
6. That the sill detail be more closely aligned with the profile and character of traditional window sills;
7. That the front door offer a design that contributes to the predominant character of traditional front doors in the area while imparting a level of distinguishability from the proposed front door design at 1004 E Leuda Street;
8. That the porch riser and treads be confirmed and coordinated with the structural drawings; and
9. That any adjustments to the drawings be submitted to the Development Services Department prior to the issuance of the COA

Seconded By: Les Edmonds

Questions: 6-0

**7. HCLC-20-015 1032 E. Leuda Street; Zone A-5/HC
Applicant: Marcer Construction Co/Mariela Estrada**

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1032 E Leuda Street be approved subject to the following conditions:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and That the proposed setback be the average of the actual setbacks of at least two historic properties along the block face or streetscape and that the contextual site plan be so dimensioned;
2. That the side elevations depicting a slope in the land from back to front be confirmed in relation to existing conditions;
3. That the siding be continued down to approximately 6” above finished grade excluding the raised porch;
4. That the main gable continue to its downward slope and terminate in a manner that is consistent with the predominant character of traditional gable eaves and that the eaves incorporate a roof overhang that is consistent at both ends of the gable;
5. That the wall plane on the Left Elevation be offset so that the roof form and gable end correspond to the wall in a way that supports the predominant character of traditional gable walls;
6. That the sill detail be more closely aligned with the profile and character of traditional window sills;
7. That the porch riser and treads be confirmed and coordinated with the structural drawings; and
8. That any adjustments to the drawings be submitted to the Development Services Department prior to the issuance of the COA

Seconded By: Les Edmonds

Questions: 6-0

**8. HCLC-19-362 1504 E. Leuda Street; Zone A-5/HC
Applicant: Marcer Construction Co/Mariela Estrada**

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1504 E Leuda Street be approved subject to the following conditions:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and That the proposed setback be the average of the actual setbacks of at least two historic properties along the block face or streetscape and that the contextual site plan be so dimensioned;
2. That the side elevations depicting a slope in the land from back to front be confirmed in relation to existing conditions;
3. That the walk-in closet associated with Bedroom 3 be incorporated in a manner than does not detract from the character and prominence of the front porch and streetscape;
4. That the paired windows in the front gable be omitted;
5. That the siding be continued down to approximately 6” above finished grade excluding the raised porch;
6. That the sill detail be more closely aligned with the profile and character of traditional window sills;
7. That the porch riser and treads be confirmed and coordinated with the structural drawings; and
8. That any adjustments to the drawings be submitted to the Development Services Department prior to the issuance of the COA

Seconded By: Michael Moore

Questions: 6-0

**9. HCLC-19-332 1612 5th Avenue; Zone F/HC
Applicant: John Verdier/Mitchell Young**

Fairmount

- a. Applicant requests a COA to construct a new residence.

Motion By: Mike Holt

Motion:

That the request for a Certificate of Appropriateness to construct a new residence at 1612 5th Avenue be continued to afford the applicant an opportunity to address the following items:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and that the proposed setback be the average of the actual setbacks of the flanking properties and that the contextual site plan be so dimensioned;
2. That the grade elevation, main floor level, floor to floor height and overall height be shown on the front elevation;
3. That the massing of the proposed design be accurately depicted (from a viewpoint that incorporates the most illustrative aspects of the immediate context) as it would be experienced from the public right-of-way, showing the flanking houses as immediate context and that the applicant be encouraged to work with staff to sufficiently reduce the “effects” of the mass of the proposed upper floor on streetscape character;
4. That the area of wall on the Left Elevation: Upper Floor, closest to the street be revisited with a view towards decreasing the ratio of solid wall to window area as experienced from the public right-of-way;
5. That the area of wall on the Right Elevation: Upper Floor Wall and Lower Floor Wall be revisited with a view towards decreasing the ratio of solid wall to window area as experienced from the public right-of-way;
6. That the interface between the front porch and its immediate setting included existing verified grades and proposed finished grades be resolved and clarified on the elevations;
7. That the front entry driveway be no wider than one car width or ten (10) feet maximum;
8. That consideration be given to reducing the area devoted to parking;
9. That the existing curb cut on the south side of the property be rehabilitated if practical and if not practical, that it be accurately shown on the Plot Plan as “existing curb cut to be removed and landscaping reinstated to City specifications” or similar notation;
10. That the drawings be adjusted to address the following:
 - a. All materials and products to be labeled on the elevations;
 - b. The Typical Window Detail and Wall Sections to be provided at a scale that is appropriate for such details;
 - c. The proposed head and sill details to be reflected in the elevation drawings’;
 - d. Cross muntin bars are shown in the detail drawing but are appropriately omitted from the elevations’;
 - e. The Roof Plan to be legible, preferably at a scale that corresponds to the floor plan;
 - f. A Contextual Site Plan should correspond to the Contextual Streetscape Elevation;
 - g. If the lot slopes or is to be regraded, this condition should be shown on the streetscape elevation and front elevation; and
 - h. The Typical Wall Section and Porch Beam Section show a closed soffit, whereas the elevations show a sloped/open soffit.
11. That information regarding fencing be shown on the Plot Plan and respective Elevations as applicable; and

12. That any adjustments to the drawings be submitted to the Development Services Department prior to March 16th if an April 13th re-hearing is preferred.

Seconded By: Michael Moore

Questions: 6-0

10. HCLC-19-380 5604 Wainwright Dr; Zone A-5/HC
Applicant: Alfonso Marquez/Hacienda Home Builders

Carver Heights

a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 5604 Wainwright Drive be approved subject to the following conditions:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and that the contextual site plan be so dimensioned;
2. That the depth of the roof overhang be increased to be more reflective of the predominant character of tradition roof overhangs in the area;
3. That the front elevation be annotated to show materials and products to be used;
4. That the driveway not extend beyond the width of the garage and into areas that would have been traditionally landscaped and that the site plan be amended accordingly; and
5. That any adjustments to the drawings be submitted to the Development Services Department prior to the issuance of the COA

Seconded By: Michael Moore

Questions: 6-0

D. WAIVER CASES

1. HCLC-20-038 2205 Flemming Drive; Zone A-5/HC
Applicant: Javier Hernandez

Carver Heights

a. Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Historic Carver Heights Design Guidelines to retain recently painted masonry on the primary residence.

Motion By: Michael Moore

Motion:

1. That the Application for a Certificate of Appropriateness for a waiver from the Carver Heights Historic District Guidelines to retain recently painted masonry be denied; and
2. That the applicant be encouraged to work with staff on a mitigation strategy to correct the work on the front façade that would allow the end result to comply with the Guidelines.

Seconded By: Les Edmonds

Questions: 6-0

**2. HCLC-20-056 932 Marion Ave; Zone A-5/HC
Applicant: Jesús Aguirre**

Morningside

- a. Applicant requests a COA for a waiver from the Historic Carver Heights Design Guidelines to retain recently installed vinyl windows and the removal of historic features on the primary contributing residence.

Motion By: Brad Lonberger

Motion:

1. That the request for a Certificate of Appropriateness for a waiver from the Historic Morningside District Guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to retain recently installed clad windows on the primary contributing residence be denied; and
2. That the applicant be encouraged to work with Historic Preservation staff to enter into a Compliance Agreement within ten (10) days from the date of this public hearing that would have corrective work undertaken where it is most visible from the public right-of-way.

Seconded By: Les Edmonds

Questions: 6-0

**3. HCLC-20-057 1012 E. Robert St; Zone A-5/HC
Applicant: Joe Jaramillo**

Morningside

- a. Applicant requests a COA for a waiver from the Morningside District Design Guidelines to retain recently installed vinyl windows and the removal of historic features on the primary contributing residence.

Motion By: Michael Moore

Motion:

1. That the request for a Certificate of Appropriateness for a waiver from the Historic Morningside District Guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to retain recently installed vinyl windows on the primary contributing residence be denied; and
2. That the applicant work with Historic Preservation staff to enter into a Compliance Agreement within ten (10) days from the date of this public hearing that would have corrective work undertaken where it is most visible from the public right-of-way.

Seconded By: Brad Lonberger

Questions: 6-0

**4. HCLC-20-059 5517 Capers Ave; Zone A-5/HC
Applicant: José Martínez**

Carver Heights

- a. Applicant requests a COA for a waiver from the Morningside District Design Guidelines to retain recently installed vinyl windows and the removal of historic features on the primary contributing residence.

Motion By: Mike Holt
Motion: <ul style="list-style-type: none">1. That the request for a Certificate of Appropriateness for a waiver from the Historic Carver Heights District Guidelines and the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> to retain recently installed vinyl windows on the primary contributing residence <u>be denied</u>; and2. That the applicant work with Historic Preservation staff to enter into a Compliance Agreement within ten (10) days from the date of this public hearing that would have corrective work undertaken for all windows installed without a COA that are most visible from the public right-of-way.
Seconded By: Michael Moore
Questions: 6-0

**5. HCLC-20-060 825 E. Morningside Ave; Zone A-5/HC
Applicant: Vannie Malone**

Morningside

- a. Applicant requests a COA for a waiver from the Morningside District Design Guidelines to retain recently installed vinyl windows on the primary contributing residence.

Motion By: Michael Moore
Motion: <ul style="list-style-type: none">1. That the request for a Certificate of Appropriateness for a waiver from the Historic Morningside District Guidelines and the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> to retain recently installed vinyl windows on the primary contributing residence <u>be denied</u>; and2. That the applicant work with Historic Preservation staff to enter into a Compliance Agreement within ten (10) days from the date of this public hearing that would have corrective work undertaken where it is most visible from the public right-of-way.
Seconded By: Brad Lonberger
Questions: 6-0

III. ADJOURNMENT:

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.



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, May 11, 2020

Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e8322453b87d26de0f98c52ea649ca69b>

Meeting/ Access Code: 620 728 912

Teleconference

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

Meeting/ Access Code: 620 728 912

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

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To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

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

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on May 8, 2020. To sign up, either contact Sevanne Steiner at Sevanne.Steiner@fortworthtexas.gov or 817-392-8012 or register through WebEx per the directions on the City's website above.**

COMMISSIONERS :

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

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

Staff announced May is National Preservation Month. The National Trust for Historic Preservation is offering a plethora of online educational courses and other preservation events. If you'd like to participate or learn more, please visit their website www.savingplaces.org

C. APPROVAL OF THE FEBRUARY 10 AND MARCH 9TH MEETING MINUTES

Motion By: Mike Holt
Motion: That the minutes for the February and March meetings be approved.
Seconded By: Brad Lonberger
Questions: 6-0

D. CONTINUED CASES

1. HCLC-19-357 1020 E. Leuda Street; Zone A-5/HC *Terrell Heights*
Applicant: Marcer Construction Co/Mariela Estrada

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

Motion By: Les Edmonds
Motion: That the request for a COA to construct a new residence be denied without prejudice.
Seconded By: Mike Holt
Questions: 7-0

2. HCLC-19-359 1025 E. Leuda Street; Zone A-5/HC *Terrell Heights*
Applicant: Marcer Construction Co/Mariela Estrada

a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger
Motion: That the request for a COA to construct a new residence be denied without prejudice.
Seconded By: Michael Holt
Questions: 7-0

3. HCLC-19-332 1612 5th Avenue; Zone F/HC
Applicant: John Verdier/Mitchell Young

Fairmount

- a. Applicant requests a COA to construct a new residence.

Motion By: Rick Herring
Motion: That the request for a COA to construct a new residence be denied without prejudice.
Seconded By: Michael Moore
Questions: 7-0

E. TAX CASES

1. HCLC-20-036 125 S. Main St; Zone NST-5/HC
Applicant: Soma District Dev/Lori Henderson

Fairmount

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

Motion By: Mike Holt
Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption case be continued
Seconded By: Les Edmonds
Questions: 7-0

2. HCLC-20-106 1623 College Avenue; Zone C/HC
Applicant: Benjamin Mace

Fairmount

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

Motion By: Mike Holt
Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption case be continued
Seconded By: Rick Herring
Questions: 7-0

F. DETERMINATION CASE

1. HCLC-18-235 1009 Fabons St.; Zone A-5/HC

Morningside

Applicant: Alfonso Marquez/Hacienda Home Builders

- 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 located at **1009 Fabons St.** can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.

Motion By: Mike Holt
Motion: That the contributing primary structure located at 1009 Fabons St. can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.
Seconded By: Michael Moore
Questions: 7-0

G. NOMINATION CASE

- 1. **HCLC-20-103 3111 Race Street; Zone PD1250/D** *Individual*
Applicant: Texas Historical Commission

- a. Applicant requests a recommendation to Texas Historical Commission regarding the nomination of the Riverside Baptist Church to the National Register of Historic Places.

Motion By: Rick Herring
Motion: To approve a recommendation to the Texas Historical Commission regarding the nomination of the Riverside Baptist Church to the National Register of Historic Places.
Seconded By: Michael Moore
Questions: 7-0

H. NEW CASES

- 1. **HCLC-20-089 701 W Magnolia Ave; Zone NS-T4/HC** *Individual*
Applicant: Alfonso Marquez/Hacienda Home Builders

- a. Applicant requests a COA to construct a mixed use development on the designated property that includes the 1927 La Cava Building and four others built in the 1920s.

Motion By: Rick Herring

Motion: That the request for a COA to construct a mixed use development on the designated property that includes the 1927 La Cava Building and four others built in the 1920's be approved subject to the following conditions:

1. That the drawings be coordinated to reflect the same scope of work and treatment;
2. That the interface between the Proposed Pedestrian Mall and the La Cava Buildings be clarified in plan, elevation and detail and that any renderings depicting this interface be revised accordingly;
3. That a Temporary Protection Plan be undertaken by the applicant in consultation with a construction professional and that a commensurate TPP be submitted to the Development Services Department prior to the issuance of a Building Permit for any development on the property; and
4. That any adjustments to the drawings for items 1 and 2 above be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Mike Holt

Questions: 7-0

2. HCLC-19-365 1633 E Leuda Street; Zone A-5/HC *Terrell Heights*
Applicant: Fort Worth Trinity Homes LLC/Lucia Garcia

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

Motion: That the request for a COA to construct a new residence be approved.

Seconded By: Les Edmonds

Questions: 7-0

3. HCLC-19-366 1635 E Leuda Street; Zone A-5/HC *Terrell Heights*
Applicant: Fort Worth Trinity Homes LLC/Lucia Garcia

- a. Applicant requests a COA to construct a new residence.

Motion By: Rick Herring

Motion: That the request for a COA to construct a new residence be approved.

Seconded By: Les Edmonds

Questions: 7-0

4. HCLC-20-081 1308 Washington Avenue; Zone NS-T4/HC *Fairmount*
Applicant: Cross Partners Investments LLC/Ross Short

- a. Applicant requests a COA to construct a new parking lot.

Motion By: Rick Herring
Motion: That the request for a COA to construct a new parking lot be denied without prejudice.
Seconded By: Brad Lonberger
Questions: 7-0

**5. HCLC-19-028 1040 Glen Garden Drive; Zone A-5/HC
Applicant: James Sobczak/The Plan Factory**

Morningside

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger
Motion: That the request for a COA to construct a new residence at 1040 Glen Garden Drive be approved subject to the following conditions:
<ul style="list-style-type: none"> 1. That the windows be simplified and shown as one-over-one; 2. That the thickness of the window trim be sized so as to be more compatible with the predominant thickness of traditional window trim in the district; 3. That the constructability of the window sill be confirmed; and 4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a COA
Seconded By: Les Edmonds
Questions: 7-0

**6. HCLC-20-101 1101 E Robert Street; Zone A-5/HC
Applicant: CABBHOMES LLC/Chad Conwell**

Morningside

- a. Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds
Motion: That the request for a COA to construct a new residence be approved.
Seconded By: Mike Holt
Questions: 7-0

III. ADJOURNMENT: 3:46

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



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, June 8, 2020

Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e087b19dfd09ff265fc866a1a9d3f762c>

Meeting/ Access Code: 126 625 9359

Teleconference

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

Meeting/ Access Code: 126 625 9359

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

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on June 5, 2020. To sign up, either contact Sevanne Steiner at Sevanne.Steiner@fortworthtexas.gov or 817-392-8012 or register through WebEx per the directions on the City’s website above.**

COMMISSIONERS :

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

I. PUBLIC HEARING

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

B. **ANNOUNCEMENTS**

C. **APPROVAL OF THE MAY 11TH MEETING MINUTES**

Motion By: Les Edmonds
Motion: That the minutes for the May 11 meetings be approved.
Seconded By: Mike Holt
Questions: 6-0

D. **TAX CASES**

1. **HCLC-19-215** **2109 6TH Avenue; Zone A-5/HC** *Fairmount*
Applicant: Austin Minor

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

Motion By: Mike Holt
Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be approved.
Seconded By: Brad Lonberger
Questions: 6-0

2. **HCLC-20-120** **2315 Mistletoe Avenue; Zone A-5/HC** *Mistletoe Heights*
Applicant: Dave and Mary Anna Bliss

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

Motion By: Mike Holt
Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be approved.
Seconded By: Rick Herring
Questions: 6-0

E. **DETERMINATION CASES**

1. **HCLC-20-116** **1005 Stella Street; Zone A-5/HC**
Historic and Cultural Landmarks Commission
Updated 5 May 2020

Terrell Heights
Page 2 of 6

Applicant: City of Fort Worth

- a. The City of Fort Worth 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 contributing primary structure located at 1005 Stella St. can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.

Motion By: Mike Holt
Motion: That contributing primary structure located at 1005 Stella St. cannot be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.
Seconded By: Rick Herring
Questions: 6-0

F. DESIGNATION CASES

- 1. HCLC-20-107 **2811 Simondale Drive; Zone A-5/HC** *Individual*
Applicant: Robert W. Tesch III

- a. Applicant requests a recommendation to the City Council to consider designating the property located at 2811 Simondale Drive as a Historic and Cultural Landmark.

Motion By: Les Edmonds
Motion: That a recommendation to the City Council to consider designating the property located at 2811 Simondale Drive as a Historic and Cultural Landmark be approved.
Seconded By: Rick Herring
Questions: 6-0

- 2. HCLC-20-126 **901 W. Vickery Blvd.; Zone NS-T4/HC** *Individual*
Applicant: FW 901 Vickery Investments LP

- a. Applicant requests a recommendation to the City Council to consider designating the property located at 901 W. Vickery Blvd. as a Historic and Cultural Landmark.

Motion By: Mike Holt
Motion: That a recommendation to the City Council to consider designating the property located at 901 W. Vickery Blvd. as a Historic and Cultural Landmark be approved.
Seconded By: Rick Herring
Questions: 6-0

G. NEW CASES

- 1. HCLC-20-125 **6025 Truman Drive; Zone A-5/HC** *Carver Heights*
Applicant: City of Fort Worth/Code Compliance Department

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

Motion By: Rick Herring
Motion: That a request for a COA to demolish the non-contributing primary structure be approved.
Seconded By: Brad Longbeger
Questions: 6-0

2. **HCLC-20-076** **924 E. Annie Street; Zone A-5/HC** *Terrell Heights*
Applicant: New Block Investments/Rontae Alexander

- a. Applicant requests a COA to construct a new residence.

Motion By: Rick Herring
Motion: That a request for a COA to construct a new residence be approved.
Seconded By: Les Edmonds
Questions: 6-0

3. **HCLC-20-114** **908 E. Cannon Street; Zone A-5/HC** *Terrell Heights*
Applicant: Avocet Ventures L.P./Jacob Asay

- a. Applicant requests a COA to construct a new residence.

Motion By: Mike Holt
Motion: That a request for a COA to construct a new residence be approved subject to the following conditions:
<ol style="list-style-type: none"> 1. That a raised porch be incorporated with at least two appropriately-sized steps from grade to the top of the porch floor and that it be shown on the relevant plans, elevations and sections; 2. That a foundation section through the porch and front steps be provided; 3. That the junction of gable roofs depicted in the roof plan be simplified and that their three-dimensional form be made subordinate when visible from the public right-of-way; 4. That the amount of blank wall depicted in the Right Elevation be reduced so that the ratio of solid-to-void is commensurate with its high-profile location near the front of the house; 5. That the watermark throughout the drawings that state: "Preliminary Not for Construction" be removed and that the font size/color/placement on the elevations be made more legible; 6. That all materials and products to be used on the exterior be labelled on the elevations (i.e. material and size of front post, front door material, window material, etc.); and 7. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA
Seconded By: Rick Herring

Questions: 6-0

4. HCLC-20-115 909 E Hattie Street; Zone A-5/HC
Applicant: Avocet Ventures L.P./Jacob Asay

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Longberger

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

1. That a raised porch be incorporated with at least two appropriately-sized steps from grade to the top of the porch floor and that it be shown on the relevant plans, elevations and sections;
2. That a foundation section through the porch and front steps be provided;
3. That the watermark throughout the drawings that state: "Preliminary Not for Construction" be removed and that the font size/color/placement on the elevations be made more legible;
4. That the front door material be labeled on the elevation drawing; and
5. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Les Edmonds

Questions: 6-0

5. HCLC-20-117 1032 E Cannon Street; Zone A-5/HC
Applicant: Avocet Ventures L.P./Jacob Asay

Terrell Heights

- a. Applicant requests a COA to construct a new residence.

Motion By: Rick Herring

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

1. That a raised porch be incorporated with at least two appropriately-sized steps from grade to the top of the porch floor and that it be shown on the relevant plans, elevations and sections;
2. That a foundation section through the porch and front steps be provided;
3. That the watermark throughout the drawings that state: "Preliminary Not for Construction" be removed and that the font size/color/placement on the elevations be made more legible;
4. That the front door design be confirmed and that its material be labeled on the elevation drawing; and
5. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Mike Holt

Questions: 6-0

6. HCLC-20-118 1110 E Cannon Street; Zone A-5/HC
Applicant: Avocet Ventures L.P./Jacob Asay

Terrell Heights

a. Applicant requests a COA to construct a new residence.

Motion By: Brad Longberger

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

1. That a raised porch be incorporated with at least two appropriately-sized steps from grade to the top of the porch floor and that it be shown on the relevant plans, elevations and sections;
2. That a foundation section through the porch and front steps be provided;
3. That the amount of blank wall depicted in the Right Elevation be reduced so that the ratio of solid-to-void is commensurate with its high-profile location near the front of the house;
4. That the watermark throughout the drawings that state: "Preliminary Not for Construction" be removed and that the font size/color/placement on the elevations be made more legible;
5. That the front door design be confirmed and that its material be labeled on the elevation drawing; and
6. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Les Edmonds

Questions: 6-0

III. ADJOURNMENT: 3:21 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



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, July 13, 2020
Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e25b537234f9efa107a10b0f50b6fcd5>

Meeting/ Access Code: 126 668 2925

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 126 668 2925

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**** Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on July 10, 2020. To sign up, either contact Sevanne Steiner at Sevanne.Steiner@fortworthtexas.gov or 817-392-8012 or register through WebEx per the directions on the City's website above.**

COMMISSIONERS :

Michael Moore	<u> X </u>
Rick Herring	<u> </u>
Vacant	<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. PUBLIC HEARING

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

B. **ANNOUNCEMENTS**

C. **APPROVAL OF THE JUNE 8TH MEETING MINUTES**

Motion By: Brad Lonberger
Motion: That the minutes for the June 8 th meeting be approved.
Seconded By: Les Edmonds
Questions: 5-0

D. **NEW CASES**

1. HCLC-20-150 2933 Farmhouse Way (Van Zandt Cottage); Zone A-5/HC *Individual*
Applicant: City of Fort Worth

a. Applicant requests a Certificate of Appropriateness (COA) to erect a fence.

Motion By: Holt
Motion: That the case be continued on the HCLC meeting scheduled for October 12, 2020
Seconded By: Brad Lonberger
Questions: 6-0

2. HCLC-20-152 925 E. Cannon Street; Zone A-5/HC *Terrell Heights*
Applicant: The Plan Factory/Meghan Bailey

a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger
Motion: That the request for a Certificate of Appropriateness to construct a new residence at 925 E Cannon Street be approved subject to the following conditions: 1. That the roof material be labelled on the front elevation; and 2. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA
Seconded By: Michael Moore
Questions: 6-0

III. **ADJOURNMENT: 2:15 PM**

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

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HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, August 10, 2020
Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ed0e287511a6e7493cd3480e9913af236>

Meeting/ Access Code: 126 502 3676

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 126 502 3676

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

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

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on August 7th, 2020. To sign up, either contact Sevanne Steiner at Sevanne.Steiner@fortworthtexas.gov or 817-392-8012 or register through WebEx per the directions on the City’s website above.**

COMMISSIONERS :

Michael Moore	_____
Rick Herring	_____X_____
Vacant	_____
Armando Piña	_____
Mike Holt	_____X_____
Billy Ray Daniels	_____
Brandon Allen (Chair)	_____X_____
Dimitria Campbell	_____X_____
Les Edmonds	_____
Brad Lonberger	_____X_____
Cory Malone	_____X_____

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

Staff announced a new internal signage policy to ensure that construction is consistent with approved plans by HCLC or Staff.

C. APPROVAL OF THE JULY 13TH, 2020 MEETING MINUTES

Motion By: Rick Herring
Motion: That the minutes for the July 13th meeting be approved.
Seconded By: Cory Malone
Questions: 5-0

D. TAX CASES

1. HCLC-20-109 1725 Fairmount Avenue; Zone A-5/HC *Fairmount*
Applicant/Owner: Jess and Nicole Price

- 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 site tax exemption be approved.
Seconded By: Dimitria Campbell
Questions: 5-0

2. HCLC-20-067 1826 College Avenue; Zone B/HC *Fairmount*
Applicant/Owner: Christine Zeiler

- 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 site tax exemption be approved.
Seconded By: Dimitria Campbell
Questions: 5-0

3. HCLC-18-141 2236 Alston Avenue; Zone B/HC *Fairmount*
Applicant/Owner: 2020 LLC/Eric Robb

- 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 site tax exemption be approved.
Seconded By: Dimitria Campbell
Questions: 5-0

4. HCLC-20-188 **1908 S. Henderson St.; Zone B/HC** *Fairmount*
Applicant/Owner: Stephanie Ladner

- 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 site tax exemption be approved.
Seconded By: Dimitria Campbell
Questions: 5-0

E. NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES

1. HCLC-20-189 **600 Samuels Avenue (Pioneers Rest Cemetery)** *Individual*
Applicant: Texas Historical Commission

- a. Applicant requests a recommendation to Texas Historical Commission regarding the nomination of the Pioneers Rest Cemetery to the National Register of Historic Places.

Motion By: Brad Lonberger
Motion: To approve a recommendation to the Texas Historical Commission regarding the nomination of the Pioneers Rest Cemetery to the National Register of Historic Places.
Seconded By: Rick Herring
Questions: 6-0

F. DESIGNATION CASE

1. HCLC-20-192 **4730 Pershing Avenue; Zone A-5** *Individual*
Applicant: Gail Landreth/Susan Allen Kline

- a. Applicant requests a recommendation to for City Council to consider designating the property located at 4730 Pershing Avenue as Highly Significant/Endangered.

Motion By: Brad Lonberger
Motion: That a recommendation to the City Council to consider designating the property located at 4730 Pershing Ave. as a Highly Significant Endangered be approved.
Seconded By: Mike Holt
Questions: 6-0

G. NEW CASES

2. HCLC-20-186 620 Luxton Street; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Deborah Hard

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

Motion By:
Motion: That a request for a COA to construct a new residence be approved subject to the following conditions:
<ol style="list-style-type: none"> 1. That a contextual site plan that shows the relationship between the proposed structure and the two existing homes to the south be provided; 2. That a streetscape elevation that corresponds to the contextual site plan showing the relationship between the proposed structure and the two existing homes to the south be provided; 3. That the Right and Left Elevation drawings depicting the porch steps be coordinated to reflect finished grades; 4. That the elevations show windows casings that are compatible with the predominant character of traditional window casings in the area; 5. That the drawings indicate Hardi siding to be approximately 4”-6” and that the drawings specify a “smooth” finish; 6. That the Right and Left Elevations enable the gable fascia to extend down to the eaves in a manner that completes the gable with the appropriate overhang; 7. That the wall plane at the point where the gable would rest upon a wall or structural support be offset; and 8. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA
Seconded By:
Questions: 6-0

3. HCLC-20-191 1316 Bessie Street; Zone A-5/HC *Terrell Heights*
Applicant: Alpha Family Group LLC

- a. Applicant requests a COA to construct a new residence.

Motion By: Brad Lonberger

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

1. That the window detail be drawn at ½ Full scale and depict the traditional relationship of the window to the wall assembly (recessed) complete with 2x projecting/sloping wood sill;
2. That the front door and window materials be labelled on the front elevation; and
3. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Rick Herring

Questions: 6-0

4. HCLC-20-193 1237 E Leuda Street; Zone A-5/HC *Terrell Heights*
Applicant: Dijla Investments LLC/Ahmad Knich (Alliance Homes)

- a. Applicant requests a COA to construct a new residence

Motion By: Brad Lonberger

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

1. Consider making adjustments to the front elevation to make the design more symmetrical.

Seconded By: Mike Holt

Questions: 6-0

5. HCLC-20-179 1320 Mistletoe Drive; Zone A-5/HC *Mistletoe Heights*
Applicant: Grace and Kent Mitchell

- a. Applicant requests a COA to construct a new residence

Motion By: Brad Lonberger

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

Spacing

1. That the proposed footprint be adjusted so that the side yard setbacks are within 15% of the average side yard setbacks of the adjacent structures; or
2. That the applicant provide a verified survey of the side yard setbacks for the properties on the block to confirm that the average setbacks arising from the survey supports the proposed side yard setbacks;

Garages and Storage Buildings

3. That the garage be detached and that it be located at the rear and to the side of the property at the lot lines;

Massing and Scale

4. That scale and mass of the proposed residence respect the scale and mass of existing buildings on the block by aligning the proposed ground floor level with the average existing floor levels of the flanking houses;

Design

5. That the design demonstrate evidence of being informed by its historic context, where two-story Bungalow/Craftsman, Minimal Traditional, Tudor Revival, Eclectic or Prairie styles comprise the predominant style and character of existing buildings on the block, while being distinguishable as new work;

Parking and Paving

6. That the paving of the front yard areas as depicted on the Illustrative Site Plan dated July 20, 2020 that allows for parking and back-up be designed so as to occur behind the front plane of the primary residence;

Drawings

7. That the existing and finished grades be shown on the elevations; and
8. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Rick Herring

Questions: 6-0

III. ADJOURNMENT:

**Executive
Session**

A closed Executive Session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmarks Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, September 14, 2020

Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e6931f644502de4945e9a3d52ac4e6409>

Meeting/ Access Code: 126 502 3676

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COMMISSIONERS :

Michael Moore	<u> X </u>
Rick Herring	<u> </u>
Vacant	<u> </u>
Armando Piña	<u> </u>
Mike Holt	<u> </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> </u>
Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Brad Lonberger	<u> X </u>
Cory Malone	<u> X </u>

I. PUBLIC HEARING

Questions: 5-0

2. HCLC-20-216 2100 Ransom Terrace; Zone A-5/HC *Carver Heights*
Applicant: Miguel Alvarez

- a. Applicant requests a waiver from the Historic Carver Heights Design Guidelines to retain a fence constructed in the front yard.

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness for a waiver from the Carver Heights District Guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to retain the recently installed front yard fence at the contributing property be continued to the meeting scheduled for October 12, 2020

Seconded By: Michael Moore

Questions: 5-0

F. APPEAL CASE

1. HCLC-20-227 1020 Glen Garden Drive; Zone A-5/HC *Morningside*
Applicant: Juan Chavarria

- a. Applicant appeals the decision of the Historic Preservation Officer to deny a request for a Certificate of Appropriateness to retain a widened driveway.

Motion By: Michael Moore

Motion: That the request for a Certificate of Appropriateness to retain a widened driveway be denied.

Seconded By: Les Edmonds

Questions: 5-0

G. NEW CASES

1. HCLC-20-175 1101 E Broadway Avenue; Zone A-5/HC *Terrell Heights*
Applicant: Habitat for Humanity/Christine Panagopoulos

- 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 at 1101 E. Broadway Avenue be approved subject to the following conditions:

1. That the front steps be shown on the floor plan.
2. That window proportions reflect the predominant character of traditional window proportions in the area on the front and left elevations;
3. That the porch column design reflect the predominant character of traditional porch columns in the area;
4. That the area that encloses the porch beam be altered to appear less deep and disproportionate to the elevation;
5. That additional fenestration be added to the right and rear elevations;
6. That the door material and specifications be clarified on the plans; and
7. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA.

Seconded By: Les Edmonds

Questions: 5-0

2. HCLC-20-174 1034 E Broadway Avenue; Zone A-5/HC
Applicant: Habitat for Humanity/Christine Panagopoulos

Terrell Heights

- 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 at 1034 E. Broadway Avenue be approved subject to the following conditions:

1. That the setback be the average of the front yard setbacks of the flanking homes, measured to the forward wall plane of habitable space;
2. That the front steps be shown on the floor plan;
3. That the front porch design reflect the predominant character of traditional front porches in the area;
4. That the porch column design reflect the predominant character of traditional porch columns in the area;
5. That window proportions reflect the predominant character of traditional window proportions in the area on the front and left elevations;
6. That additional fenestration be added to the left, right and rear elevations;
7. That the door material and specifications be clarified on the plans;
8. That the siding material for the garage be clarified on the plans; and
9. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA.

Seconded By: Michael Moore

Questions: 5-0

3. HCLC-20-176 1117 E. Annie Street; Zone A-5/HC
Applicant: Habitat for Humanity/Christine Panagopoulos

Terrell Heights

- 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 at 1117 E. Annie St. be approved subject to the following conditions:

1. That the design be substantially differentiated from the design 1101 E. Broadway Avenue;
2. That the setback be the average of the front yard setbacks of the flanking homes, measured to the forward wall plane of habitable space;
3. That the front steps be shown on the floor plan;
4. That the front porch design reflect the predominant character of traditional front porches in the area;
5. That the porch column design reflect the predominant character of traditional porch columns in the area;
6. That window proportions reflect the predominant character of traditional window proportions in the area on the front and left elevations;
7. That additional fenestration be added to the left and rear elevations;
8. That the door material and specifications be clarified on the plans;
9. That the siding material for the garage be clarified on the plans; and
10. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA.

Seconded By: Les Edmonds

Questions: 5-0

4. HCLC-20-177 1132 Stella Street; Zone A-5/HC
Applicant: Habitat for Humanity/Christine Panagopoulos

Terrell Heights

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 at 1132 Stella Street be approved subject to the following conditions:

1. That the setback be the average of the front yard setbacks of the flanking homes, measured to the forward wall plane of habitable space;
2. That the front steps be shown on the floor plan;
3. That window proportions reflect the predominant character of traditional window proportions in the area on the front and left elevations;
4. That additional fenestration be added to the left, right and rear elevations;
5. That the door material and specifications be clarified on the plans;
6. That the siding material for the garage be clarified on the plans;
7. That the gable on the right elevation be defined by offsets in the wall plane; and
8. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA.

Seconded By: Les Edmonds

Questions: 5-0

5. HCLC-20-219 1033 E Lowden Street; Zone A-5/HC
Applicant: Eusebio Assis/CABBHOMES LLC

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 at 1033 E Lowden Street be approved.

Seconded By: Michael Moore

Questions: 5-0

5. HCLC-20-185 618 Luxton Street; Zone A-5/HC
Applicant/Owner: The Plan Factory (Jim Sobczak)/Hossein Tavakoli

Terrell Heights

- 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 at 618 Luxton Street be approved subject to the following conditions:

1. That the roof plan and elevations be coordinated;
2. That the detail drawing titled Exterior Window Trim Plan retains the 1 ½” dimension shown from the outside face of the sheathing, but that this dimension be noted as being to the outside face of the window unit rather than to the nailing flange; and

That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Michael Moore

Questions: 5-0

6. HCLC-20-211 1013 E Hattie Street; Zone A-5/HC
Applicant: Ali Khalil/Alliance Homes (Ahmad Knich)

Terrell Heights

- 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 at 1013 E Hattie Street be approved.

Seconded By: Michael Moore

Questions: 5-0

7. HCLC-20-210 1019 E Hattie Street; Zone A-5/HC
Applicant: Ali Khalil/Alliance Homes (Ahmad Knich)

Terrell Heights

- 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 at 1013 E Hattie Street be approved.

Seconded By: Michael Moore

Questions: 5-0

8. HCLC-20-228 916 E Tucker Street; Zone A-5/HC
Applicant: Baluch Holdings, LLC/Kamran Baluch

Terrell Heights

- 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 at 916 E Tucker Street be approved subject to the following conditions:

1. That the provision for parking be consistent with the predominant character of tradition parking in the district, where a single-loaded driveway extends from the curb along the side yard, incorporating parking for two vehicles behind the front face of the structure;
2. That the relationship between the porch columns and the roof structure depicted in the front elevation be clarified with a detail elevation;
3. That the Left Right Elevation reduce the extent of blank wall towards the front of the house;
4. That the proportion of the proposed one-over-one windows be 2:1 (height to width);
5. That the applicant confirm in the window sill detail that the profile of the vinyl window unit to be used has been incorporated; and
6. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Les Edmonds

Questions: 5-0

9. HCLC-20-229 1120 E Pulaski Street; Zone A-5/HC
Applicant: Baluch Holdings, LLC/Kamran Baluch

Terrell Heights

- 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 at 1120 E Pulaski Street be approved subject to the following conditions:

1. That the proportion of the proposed one-over-one windows be 2:1 (height to width);
2. That the applicant confirm in the window sill detail that the profile of the vinyl window unit to be used has been incorporated; and
3. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Cory Malone

Questions: 5-0

10. HCLC-20-230

1315 E Leuda Street; Zone A-5/HC
Applicant: Baluch Holdings, LLC/Kamran Baluch

Terrell Heights

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

Motion By: Les Edmonds
<p>Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1315 E Leuda Street be approved subject to the following conditions:</p> <ol style="list-style-type: none"> 1. That the proportion of the proposed one-over-one windows be 2:1 (height to width); 2. That the applicant confirm in the window sill detail that the profile of the vinyl window unit to be used has been incorporated; 3. That the applicant confirm the appearance of the front door; and <p>That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA</p>
Seconded By: Michael Moore
Questions: 5-0

11. HCLC-20-231

1320 E Leuda Street; Zone A-5/HC
Applicant: Baluch Holdings, LLC/Kamran Baluch

Terrell Heights

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

Motion By: Les Edmonds
<p>Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1320 E Leuda Street be <u>approved</u> subject to the following conditions:</p> <ol style="list-style-type: none"> 1. That the proportion of the proposed one-over-one windows be 2:1 (height to width); 2. That the applicant confirm in the window sill detail that the profile of the vinyl window unit to be used has been incorporated; and 3. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA
Seconded By: Michael Moore
Questions: 5-0

12. HCLC-20-233

408 S Virginia Avenue; Zone A-5/HC
Applicant: Onalaja Tolulope/Revolution Plus Property DevCo LCC/
Soji Ojerinde

Terrell Heights

- 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 at 408 S Virginia Avenue be approved subject to the following conditions:

1. That the parking be consistent with the predominant character of tradition parking in the district, where a single-loaded driveway extends along the side yard, incorporating parking for two vehicles behind the front face of the structure, within the property boundary;
2. The proposed raised recessed “entrance” be designed in a manner that is consistent with the predominant character of front porches in the district;
3. That a raised front porch with at least two steps having raisers of approximately 7” each be incorporated on the elevations and section in a manner that is consistent with the predominant character of front porches in the district;
4. That a section through the foundation that cuts across the front steps be provided;
5. That the porch column, railing height, and relationship between the top of column and any supporting porch beam reflect the predominant character and materials of traditional porch columns and elements in the area;
6. That the windows be integrated into the wall and depicted in a manner that is compatible with the predominant character of traditional windows in the district with the outside face of the window unit being set back from the outside face of the sheathing approximately 1 ½” with one-over-one windows with projecting 2x wood sills or similar be detailed in a manner that reflects the traditional character of windows in the district;
7. That head/jamb/sill details of the windows depicting the profiles of the window unit to be used be provided at ½ full scale;
8. That paired windows be labeled as being separated by approximately 4” and noted as such on the elevations;
9. That the proportion and design of the windows be made consistent with the predominant character of traditional window proportions and designs in the district;
10. That the trim, fascia and siding materials be consistent with the predominant character of traditional materials in the district;
11. That the front door be of a design that is consistent with the predominant character of traditional front doors in the district;
12. That the size and material for the fascia be compatible with the predominant size and character of fascias in the area; and

That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Les Edmonds

Questions: 5-0

H. DEMOLITION CASE

1. HCLC-20-212 823 Samuels Avenue; Zone A-5/DD
Applicant: John C. Shiflet

Individual

- a. Applicant requests a Certificate of Appropriateness for the demolition of the primary structure located at 823 Samuels Avenue.

This case has been administratively withdrawn.

III. ADJOURNMENT: 4:05 PM

**Executive
Session**

A closed Executive Session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmarks Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, October 12, 2020
Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ee789b6f8411d455b9275f8fedc7b9556>

Meeting/ Access Code: 126 439 6103

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**** Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on October 9th, 2020. To sign up, either contact [Alondra Threats](mailto:Alondra.Threats@fortworthtexas.gov) at Alondra.Threats@fortworthtexas.gov or [817-392-8000](tel:817-392-8000) or register through WebEx per the directions on the City’s website above.**

Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.

COMMISSIONERS :

Michael Moore	<u> X </u>
Rick Herring	<u> </u>
Vacant	<u> </u>
Armando Piña	<u> </u>
Mike Holt	<u> </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> </u>
Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Brad Lonberger	<u> X </u>
Cory Malone	<u> X </u>

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF THE SEPTEMBER 14, 2020 MEETING MINUTES

Motion By: Les Edmonds
Motion: That the minutes for the August 10th meeting be approved.
Seconded By: Michael Moore
Questions: 5-0

D. CONTINUED WAIVER CASE

**1. HCLC-20-216 2100 Ransom Terrace; Zone A-5/HC
Applicant: Miguel Alvarez**

Carver Heights

Applicant requests a waiver from the Historic Morningside District Guidelines to retain a fence constructed in the front yard.

Motion By: Les Edmonds
Motion That the request for a Certificate of Appropriateness for a waiver from the Historic Morningside District Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Property to retain the recently installed front yard fence at the contributing property be denied.
Seconded By: Michael Moore
Questions: 5-0

E. TAX CASES

**1. HCLC-20-106 1623 College Avenue; Zone C/HC
Applicant/Owner: Benjamin Mace**

Fairmount

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

Motion By: Les Edmonds
Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be approved.
Seconded By: Michael Moore

Questions: 5-0

2. HCLC-20-263 1731 Hurley Avenue; Zone C/HC
Applicant/Owner: Hyan OK Lee and James Lunsford

Fairmount

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

Motion By: Les Edmonds

Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be approved.

Seconded By: Michael Moore

Questions: 5-0

F. APPEAL CASE

1. HCLC-20-257 1101 Verbena St; Zone A-5/HC
Applicant: Ariel Soberanis

Terrell Heights

Applicant appeals the decision of the Historic Preservation Staff to deny a request for a Certificate of Appropriateness to retain replacement windows and siding.

Motion By: Michael Moore

Motion: That the appeal to the decision of the Historic Preservation Staff be denied

Seconded By: Les Edmonds

Questions: 5-0

G. DESIGNATION CASES

1. HCLC-20-263 1308 Lincoln Avenue; Zone A-5/HC
Applicant: Alyssa Banta

Individual

Applicant requests a recommendation to City Council to consider designating the property located at 1308 Lincoln Avenue as a Historic and Cultural Landmark

Motion By: Michael Moore

Motion: That a recommendation to the City Council to consider designating the property located at 1308 Lincoln Ave. as a Historic and Cultural Landmark be approved.

Seconded By: Les Edmonds

Questions: 5-0

2. HCLC-20-254 1320 Lincoln Avenue; Zone A-5/HC *Individual*
 Applicant: Alyssa Banta

Applicant requests a recommendation to City Council to consider designating the property located at 1320 Lincoln Avenue as a Historic and Cultural Landmark

Motion By: Michael Moore
Motion: That a recommendation to the City Council to consider designating the property located at 1320 Lincoln Ave. as a Historic and Cultural Landmark be approved.
Seconded By: Les Edmonds
Questions: 5-0

3. HCLC-20-255 1326 Lincoln Avenue; Zone A-5/HC *Individual*
 Applicant: Alyssa Banta

Applicant requests a recommendation to City Council to consider designating the property located at 1326 Lincoln Avenue as a Historic and Cultural Landmark

Motion By: Michael Moore
Motion: That a recommendation to the City Council to consider designating the property located at 1326 Lincoln Ave. as a Historic and Cultural Landmark be approved.
Seconded By: Les Edmonds
Questions: 5-0

4. HCLC-20-256 1328 Lincoln Avenue; Zone A-5/HC *Individual*
 Applicant: Alyssa Banta

Applicant requests a recommendation to City Council to consider designating the property located at 1328 Lincoln Avenue as a Historic and Cultural Landmark

Motion By: Michael Moore
Motion: That a recommendation to the City Council to consider designating the property located at 1326 Lincoln Ave. as a Historic and Cultural Landmark be approved.
Seconded By: Les Edmonds
Questions: 5-0

H. NEW CASES

1. HCLC-20-264 3 Chase Court; Zone A-5/HC *Chase Place*
 Applicant/Owner: Paul Randall

Applicant requests a Certificate of Appropriateness (COA) for repair/replacement of a portion of the street and driveway previously undertaken and to construct two accessory structures on an adjacent lot at 4 Chase Ct.

Motion By: Les Edmonds

1. Motion: That the request for a Certificate of Appropriateness (COA) to retain previously-undertaken paving of a portion of the street and driveway be approved and that the applicant be encouraged to work with the district's property owners and Historic Preservation Staff prior to any future paving initiatives in recognition of the required design review process that is aimed at achieving desirable outcomes and neighborhood objectives while meeting historic preservation standards;
2. That the request for a Certificate of Appropriateness (COA) to construct a garage be continued so that the proposed design can be amended so that it is informed by the predominant traditional character of accessory structures within the district to address the following items:
 - a. That the garage be dimensioned on the site plan as it relates to the property boundaries
 - b. That all four elevations be included;
 - c. That the stair shown on the garage floor plan correspond with the stair shown on the storage floor level;
 - d. That the garage elevations be shown in relation to their context;
 - e. That the height of the existing main house and the height of the proposed garage be annotated on the site plan;
 - f. That the placement structures on the adjacent lot be confirmed;
 - g. That the massing and scale of the garage reflect the traditional massing of accessory structures within the district;
 - h. That the design of the structure reflect traditional designs of accessory structures within the district;
 - i. That materials and specifications be clarified on the garage plans and that they reflect traditional materials found on accessory structures within the district; and
3. That the request for a Certificate of Appropriateness (COA) to construct a gazebo be approved subject to the following condition:
 - a. That the location of the gazebo be behind the front wall of neighboring structures at 3 Chase Court and 6 Chase Court and that this be shown on the site plan; and
4. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Cory Malone

Questions: 5-0

**2. HCLC-20-266 130 E Exchange Avenue; Zone SY-HCO-40 *Stockyards*
Applicant/Owner: Kayla Wilkie/Fort Worth Heritage MB LLC**

Applicant requests a COA to suspend three signs from the entrance portal of Mule Alley

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness to suspend three signs from the entrance portal of Mule Alley be approved.

Seconded By: Michael Moore

Questions: 5-0

3. HCLC-20-265 913 E Annie Street; Zone A-5/HC
Applicant/Owner: The Plan Factory (Jim Sobczak)

Terrell Heights

Applicant requests a COA to construct a new residence

Motion By: Les Edmonds
Motion: That the request for a Certificate of Appropriateness to construct a new residence at 913 E Annie Street be <u>approved</u> subject to the following conditions: 1. That the depth of the porch be reduced in the order of 3'-10"; and 2. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA
Seconded By: Michael Moore
Questions: 5-0

4. HCLC-20-246 1023 E Tucker Street; Zone A-5/HC
Applicant: Ali Khalil/Alliance Homes (Ahmad Knich)

Terrell Heights

Applicant requests a COA to construct a new residence

Motion By: Michael Moore
Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1023 E Tucker Street be <u>approved</u> subject to the following conditions: 1. That the proportion of the proposed one-over-one windows be 2:1 (height to width); and 2. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA
Seconded By: Les Edmonds
Questions: 5-0

5. HCLC-20-247 1025 E Tucker Street; Zone A-5/HC
Applicant: Ali Khalil/Alliance Homes (Ahmad Knich)

Terrell Heights

Applicant requests a COA to construct a new residence

Motion By: Michael Moore

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1025 E Tucker Street be approved subject to the following conditions:

- 1. That the proportion of the proposed one-over-one windows be 2:1 (height to width); and**
- 2. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA**

Seconded By: Les Edmonds

Questions: 5-0

**6. HCLC-20-245 1016 E Cannon Street; Zone A-5/HC
Applicant: Ali Khalil/Alliance Homes (Ahmad Knich)**

Terrell Heights

Applicant requests a COA to construct a new residence

Motion By: Michael Moore

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1016 E Cannon Street be approved subject to the following conditions:

- 1. That the proportion of the proposed one-over-one windows be 2:1 (height to width); and**
- 2. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA**

Seconded By: Les Edmonds

Questions: 5-0

**7. HCLC-20-061 1607 E Terrell Avenue; Zone A-5/HC
Applicant: Keith Horton**

Terrell Heights

Applicant requests a COA to construct a new residence

Motion By: Michael Moore

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1607 E Terrell Avenue be approved subject to the following conditions:

1. That the labeling of the elevations incorporate a larger font size and that the text be position in a way that facilitates legibility;
2. That the driveway width be shown on the site plan;
3. That the porch section on drawing sheet A-3 be made consistent with the proposed design depicted in elevation;
4. That the Window Section Detail show the actual vinyl window profile as it relates to the wall assembly and that the outside face of the sash be recessed and dimensioned in relation to the outside face of the sheathing; and
5. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Les Edmonds

Questions: 5-0

**8. HCLC-20-252 1609 E Terrell Avenue; Zone A-5/HC
Applicant: Keith Horton**

Terrell Heights

Applicant requests a COA to construct a new residence

Motion By: Michael Moore

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1609 E Terrell Avenue be approved subject to the following conditions:

1. That the labeling of the elevations incorporate a larger font size and that the text be position in a way that facilitates legibility;
2. That the driveway width be shown on the site plan;
3. That the porch section on drawing sheet A-3 be made consistent with the proposed design depicted in elevation;
4. That the Window Section Detail show the actual vinyl window profile as it relates to the wall assembly and that the outside face of the sash be recessed and dimensioned in relation to the outside face of the sheathing; and

That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Les Edmonds

Questions: 5-0

III. ADJOURNMENT: 4:04 PM

**Executive
Session**

A closed Executive Session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmarks Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, November 09, 2020
Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ebf3a088e38f11a498b7c4977ad3ffea6>

Meeting/ Access Code: 126 645 2061

Teleconference

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

Meeting/ Access Code: 126 645 2061

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

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

**** Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on November 6th 2020. To sign up, either contact [Alondra Threats at Alondra.Threats@fortworthtexas.gov](mailto:Alondra.Threats@fortworthtexas.gov) or [817-392-8000](tel:817-392-8000) or register through WebEx per the directions on the City’s website above.**

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COMMISSIONERS:

Michael Moore	_____
Rick Herring	_____X_____
Vacant	_____
Armando Piña	_____
Mike Holt	_____X_____
Billy Ray Daniels	_____
Brandon Allen (Chair)	_____X_____
Dimitria Campbell	_____X_____
Les Edmonds	_____
Brad Lonberger	_____X_____
Cory Malone	_____X_____

A. TAX CASES

1. HCLC-20-297 111 NW 24th Street; Zone SY-HSH-40 *Stockyards*
Applicant/Owner: Ft. Worth Main St. Partners LLC/Bennett Benner Partners

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 site tax exemption be approved.
Seconded By: Mike Holt
Questions: 5-0

2. HCLC-19-344 2944 Hemphill Street; Zone A-5/HC *Individual*
Applicant/Owner: Drew Jones/Bethany Real Estate

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 site tax exemption be approved.
Seconded By: Mike Holt
Questions: 5-0

3. HCLC-20-036 125 S Main Street; Zone NS-T5/HC *W. A. Powers Co.*
Applicant/Owner: SOMA District Development

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 site tax exemption be approved.
Seconded By: Mike Holt
Questions: 5-0

B. WAIVER CASES

1. HCLC-20-283 1121 E Morningside Drive; Zone A-5/HC
Applicant: Miguel Rodriguez

Morningside

Applicant requests a waiver from the Historic Morningside District Guidelines to retain recently installed aluminum windows, enclosed original openings, enclosed front porch columns, replaced front door and cementitious siding/faux brick siding.

Motion By: Mike Holt
Motion: That the request for a Certificate of Appropriateness for a waiver from the Morningside District Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties to retain the recently installed aluminum windows, enclosed original openings, enclosed front porch columns, replaced front door and cementitious siding/faux brick siding be denied.
Seconded By: Rick Herring
Questions: 5-0

C. DESIGNATION CASES

1. HCLC-20-287 3040 Lipscomb Street; Zone A-5
Applicant: Jeff and Rachel Marek

Individual

Applicant requests a recommendation to City Council to consider designating the property located at 3040 Lipscomb Street as a Historic and Cultural Landmark.

Motion By: Rick Herring
Motion: That a recommendation to the City Council to consider designating the property located at 3040 Lipscomb St. as a Historic and Cultural Landmark be approved.
Seconded By: Mike Holt
Questions: 5-0

D. NEW CASES

1. HCLC-20-238 1612 5th Avenue; Zone A-5/HC
Applicant/Owner: Charold Homes LLC/Dr. Mark Scott

Fairmount

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

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1612 5th Avenue be continued to afford the applicant an opportunity to address the following items:

1. That setbacks be measured from the property line to the forward plane of habitable space of the main structure, which excludes porches and that the proposed setback be the average of the actual setbacks of the flanking properties and that the contextual site plan be so dimensioned;
2. That the grade elevation, main floor level, floor to floor height and overall height be shown on the front elevation;
3. That the proposed design address massing, which includes the building footprint, height and width as well as distinguishability and compatibility;
4. That the interface between the front porch and its immediate setting included existing verified grades and proposed finished grades be resolved and clarified on the elevations;
5. That a front entry driveway be no wider than one car width or ten (10) feet maximum;
6. That consideration be given to reducing the area devoted to parking;
7. That the existing curb cut on the south side of the property be rehabilitated if practical and if not practical, that it be accurately shown on the Plot Plan as “existing curb cut to be removed and landscaping reinstated to City specifications” or similar notation;
8. That the drawings be adjusted to address the following:
 - a. The Typical Window Detail and Wall Sections need to be provided at a scale that is appropriate for such details;
 - b. The proposed head and sill details need to be reflected in the elevation drawings’
 - c. Cross muntin bars are shown in the detail drawing but are appropriately omitted from the elevations’
 - d. The Roof Plan needs to be legible, preferably at a scale that corresponds to the floor plan;
 - e. If the lot slopes or is to be regraded, this condition should be shown on the streetscape elevation and front elevation; and
 - f. The Typical Wall Section and Porch Beam Section show a closed soffit, whereas the elevations show a sloped/open soffit.
9. That information regarding fencing be shown on the Plot Plan and respective Elevations as applicable; and
10. That any adjustments to the drawings be submitted to the Development Services Department prior to November 16th if a December 14th re-hearing is preferred or December 21st if a January 11th re-hearing is preferred, and so on.

Seconded By: Michael Moore

Questions: 5-0

2. HCLC-20-299

931 E Annie Street; Zone A-5/HC

Terrell Heights

Applicant/Owner: The Plan Factory (Jim Sobczak)/Delise Chavers

Applicant requests a COA to construct a new residence.

Motion By: Rick Herring

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 931 E Annie Street be approved subject to the following conditions:

- 1. That the proportion of windows visible from the public right-of-way depict a 2:1 (height to width) ratio and be labeled accordingly on the plans and elevations;**
- 2. That the window design incorporate an upper and lower sash unit with a meeting rail that casts a shadow and that it be depicted in the window details accordingly;**
- 3. That window head/jamb/sill details be drawn at a scale of 1/2 Full and incorporates the actual window unit that is intended to be used on the structure and that the outside face of the upper sash be shown to be set into the wall approximately 1 1/2" from the outside face of the sheathing;**
- 4. That a projecting window sill be compatible with the predominant character of traditional window sills in the area and that it be incorporated into the above-reference window sill detail accordingly; and**
- 5. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA**

Seconded By: Cory Malone

Questions: 5-0

**3. HCLC-20-269 1605 E Leuda Street; Zone A-5/HC
Applicant/Owner: Keith Marshall**

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1605 E Leuda Street be approved subject to the following conditions:

1. That a streetscape elevation corresponding to the contextual site plan be provided;
2. That the front steps incorporate risers that are approximately 7” and that they be dimensioned on the drawings accordingly;
3. That a plan detail/sketch of the cementitious column clarify the construction intent and that the cap and base detailing be simplified;
4. That the proportion of the proposed one-over-one windows be 2:1 (height to width) and that the window schedule and elevations be coordinated accordingly;
5. That window head/jamb/sill details drawn at a scale of ½ Full be provided and that the outside face of the upper sash be shown to be set into the wall approximately 1 ½” from the outside face of the sheathing;
6. That a projecting window sill be compatible with the predominant character of traditional window sills in the area and that it be incorporated into the above-reference window sill detail accordingly; and
7. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Rick Herring

Questions: 5-0

4. HCLC-20-300 1211 E Cannon Street; Zone A-5/HC
Applicant/Owner: Rodolfo Preciado

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Rick Herring

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1211 E Cannon Street be approved subject to the following conditions:

1. That the front half of the Right Elevation incorporate windows to reduce the area of blank wall;
2. That the detailing of the window sill confirm that the profile of the bottom sash reflects the profile that will be used and that the window sill assembly be revisited to explore the type of window unit to be used to avoid the appearance of a double sill;
3. That the proportion of windows visible from the public right-of-way depict a 2:1 (height to width) ratio and be labeled accordingly on the plans and elevations;
4. That the horizontal positioning of the upper sash within the wall assembly be dimensioned to be approximately 1 – 1 ½” from the outside face of the sheathing to the outside face of the upper sash; and
5. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Mike Holt

Questions: 5-0

5. HCLC-20-301 1224 E Humbolt Street; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Andrew Fiero/Fiero Real Estate Investments LLC

Applicant requests a COA to construct a new residence.

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1224 E Humbolt Street be approved subject to the following conditions:

1. That a smooth lap siding as drawn and labelled on the elevation drawings be used;
2. That the window closest to the street on the West Elevation be positioned further away from the corner, comparable to the window that is closest to the street as drawn on the East Elevation;
3. That no grilles are to be used within the one-over-one window units;
4. That window head/jamb/sill details be drawn at a scale of 1/2 Full and incorporates the actual window unit that is intended to be used on the structure and that the outside face of the upper sash be shown to be set into the wall approximately 1 1/2" from the outside face of the sheathing;
5. That a projecting window sill be compatible with the predominant character of traditional window sills in the area and that it be incorporated into the above-reference window sill detail accordingly; and
6. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Rick Herring

Questions: 5-0

6. HCLC-20-303 925 E Humbolt Street; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Peak Construction (Trine Owens)/Matthew Jones

Applicant requests a COA to construct a new residence.

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 925 E Humbolt Street be approved subject to the following conditions:

1. That the projecting L-shaped footprint and corresponding gable entry emphasis around the front steps of the front porch be omitted;
2. That the long narrow horizontal fixed window on the Left Elevation be designed to be more compatible with the predominant character of traditional windows in the district;
3. That the front half of the Right Elevation incorporate windows to reduce the area of blank wall;
4. That window head/jamb/sill details that are compatible with the predominant character of traditional window details be provided at a scale of 1/2 Full;
5. That a minimum 6" offset in the wall plane be incorporated on the Left and Right Elevations corresponding to the gable ends in a manner so as to be more compatible with the predominant character of traditional massing in the district;
6. That the eave detail shown on the "Standard Details" sheet be made consistent with the eaves as depicted in the elevations;
7. That details that do not apply to this project (stairway, brick wall section, fireplace insert, etc) be omitted;
8. That a section detail cutting through the front porch and steps, showing approximately 7" risers be provided; and
9. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Rick Herring

Questions: 5-0

7. HCLC-20-304 1036 Bessie Street; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Peak Construction (Trine Owens)/Matthew Jones

Applicant requests a COA to construct a new residence.

Motion By: Mike Holt

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1036 Bessie Street be approved subject to the following conditions:

- 1. That the site plan depict a driveway width not to exceed 12'-0" in width west of the wall plane closest to Illinois Avenue elevation;**
- 2. That the streetscape elevation correspond to the contextual site plan in relation to the spatial relationship of structures and scale;**
- 3. That the projecting L-shaped footprint and corresponding gable entry emphasis around the front steps of the front porch be omitted;**
- 4. That the long narrow horizontal fixed window on the Right Elevation be designed to be more compatible with the predominant character of traditional windows in the district;**
- 5. That the portion of the rear and the left elevation that faces Illinois Avenue be revisited to reduce the area of blank wall;**
- 6. That window head/jamb/sill details that are compatible with the predominant character of traditional window details be provided at a scale of ½ Full;**
- 7. That the proportion of windows visible from the public right-of-way depict a 2:1 (height to width) ratio and be labeled accordingly on the plans and elevations;**
- 8. That the eave detail shown on the "Standard Details" sheet be made consistent with the eaves as depicted in the front elevation;**
- 9. That details that do not apply to this project (stairway, brick wall section, fireplace insert, etc) be omitted;**
- 10. That a section detail cutting through the front porch and steps, showing approximately 7" risers be provided; and**
- 11. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA**

Seconded By: Rick Herring

Questions: 5-0

E. ADJOURNMENT

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 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.



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, December 14, 2020
Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ec748fd7835d061de32380228ed169d45>

Meeting/ Access Code: 126 645 2061

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 126 645 2061

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

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COMMISSIONERS:

Michael Moore	_____
Rick Herring	_____X_____
Vacant	_____
Armando Piña	_____
Mike Holt	_____
Billy Ray Daniels	_____
Brandon Allen (Chair)	_____X_____
Dimitria Campbell	_____X_____
Les Edmonds	_____X_____
Brad Lonberger	_____
Cory Malone	_____X_____

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF THE OCTOBER 12 AND NOVEMBER 9, 2020 MEETING MINUTES

Motion By: Rick Herring
Motion: That the minutes for the October 12th and November 9th meetings be approved.
Seconded By: Les Edmonds
Questions: 5-0

D. WAIVER CASES

1. HCLC-20-325 **910 E Tucker Street; Zone A-5/HC** *Terrell Heights*
Applicant: Rose Neilson/Don Harris

- a. Applicant requests a Certificate of Appropriateness (COA) for a waiver from the Terrell Heights Historic District Guidelines to install vinyl windows.

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness for a waiver from the Terrell Heights Historic District to retain the recently installed vinyl windows be continued to the next HCLC meeting scheduled for January 11, 2021.
Seconded By: Les Edmonds
Questions: 5-0

1. HCLC-20-251 **2851 Evans Avenue; Zone A-5/HC** *Morningside*
Applicant: Calvin Miller

- a. Applicant requests a COA for a waiver from the Historic Morningside District Guidelines to retain the painting of previously unpainted masonry and alterations to original windows.

Motion By: Rick Herring
Motion: That the request for a Certificate of Appropriateness for a waiver from the Historic Morningside District Guidelines to retain the painting of previously unpainted masonry and alterations to original windows be denied.
Seconded By: Les Edmonds

Questions: 5-0

E. APPEAL CASE

1. HCLC-20-335 2212 Mistletoe Boulevard; Zone B/HC *Mistletoe Heights*
Applicant/Owner: Claudia Camp and David Gunn

- a. Applicant appeals the decision of Historic Preservation Staff to deny a request for a COA to install solar panels.

Motion By: Rick Herring

Motion: That the request for a Certificate of Appropriateness to install additional solar panels be denied

Seconded By: Les Edmonds

Questions: 5-0

F. DESIGNATION REMOVAL

1. HCLC-20-341 915 Samuels Avenue; Zone PD1097/DD *Individual*
Applicant: Domain at Bluff View, LLC (John Kirk)/Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP

- a. Applicant requests recommendation for the removal of "DD" designation

Motion By: Rick Herring

Motion: That a recommendation to the City Council for the removal of DD designation be approved.

Seconded By: Mike Holt

Questions: 5-0

2. HCLC-20-337 901 Bennet Street; Zone PD1097/DD *Individual*
Applicant: Domain at Bluff View, LLC (John Kirk)/Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP

- a. Applicant requests recommendation for the removal of "DD" designation

Motion By: Rick Herring

Motion: That a recommendation to the City Council for the removal of DD designation be approved.

Seconded By: Mike Holt

Questions: 5-0

G. NEW CASES

2. HCLC-20-340 **122 E Exchange Avenue; Zone SY-HSH-40** *Stockyards*
Applicant/Owner: Fort Worth Heritage Development/Marie Byrum

- a. Applicant requests a COA to apply a painted logo and erect a neon cowboy with articulating arm

Motion By: Les Edmonds
Motion: <ul style="list-style-type: none">1. That the request for a Certificate of Appropriateness to apply a painted logo be <u>approved</u> because it meets standard 7.4.13 of the Code.2. That the request to erect a neon cowboy with articulating arm be <u>denied</u> because it does not meet Section 2.4.3(J) of the Stockyards Form-Based Code and Design Guidelines or the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> – standard 9 and the standards for New Additions.
Seconded By: Rick Herring
Questions: 5-0

3. HCLC-20-336 **1125 Colvin Avenue; Zone A-5/HC** *Morningside*
Applicant/Owner: Gerardo Sanchez

- a. Applicant requests a COA to construct a new residence

Motion By: Les Edmonds
Motion: <ul style="list-style-type: none">1. That the request for a Certificate of Appropriateness to construct a new residence at 1125 Colvin Avenue in the Morningside Historic District be <u>approved</u> subject to the following conditions:2. That the size of the windows as depicted in the detail elevation be verified on the elevations by indicating the respective sill and head heights; and3. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA
Seconded By: Rick Herring
Questions: 5-0

4. HCLC-20-321 **1108 E Leuda Street; Zone A-5/HC** *Terrell Heights*
Applicant/Owner: Claudio Frias

- a. Applicant requests a COA to construct a new residence

Motion By: Les Edmonds

Motion:

1. That the request for a Certificate of Appropriateness to construct a new residence at 1108 E Leuda Street be approved subject to the following conditions:
2. That the size of the windows as depicted in the detail elevation be verified on the elevations by indicating the respective sill and head heights; and
3. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA

Seconded By: Rick Herring

Questions: 5-0

II. ADJOURNMENT: 4:46PM

**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