



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, January 11, 2021
Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e8d633692fef9bf31e1c443a09537bbcf>

Meeting/ Access Code: 126 530 3702

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 126 530 3702

Viewing Only

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

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

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 January 8th 2021. To sign up, either contact Alondra Threats at Alondra.Threats@fortworthtexas.gov or 817-392-8000 or register through WebEx per the directions on the City's website above.**

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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>
Dimitria Campbell	<u> </u>
Les Edmonds	<u> X </u>
Vacant	<u> </u>
Cory Malone	<u> X </u>

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF THE DECEMBER 14, 2020 MEETING MINUTES

Case was not called

D. CONTINUED CASE

1. HCLC-20-264 4 Chase Court; Zone A-5/HC *Chase Place*
Applicant/Owner: Paul Randall

Applicant requests a Certificate of Appropriateness (COA) to construct an accessory structure on the adjacent lot at 4 Chase Ct.

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness to construct an accessory structure on the adjacent lot at 4 Chase Ct. be approved subject to the following conditions

- a. That the massing of the garage be reduced to be consistent with the massing of traditional accessory structures within Chase Court;
- b. 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

E. TAX CASE

1. HCLC-20-371 4036 Linden Ave; Zone A-5/HC *Linden Avenue*
Applicant/Owner:

Applicant requests a recommendation to City Council to consider approving the Historic Site Tax Exemption (verification)

Motion By: Rick Herring

Motion: That the request for recommendation to City Council to consider approving the Historic Site Tax Exemption (verification) be approved.

Seconded By: Michael Moore

Questions: 6-0

F. NOMINATION CASE

1. HCLC-20-377 **2811 Simondale Drive; Zone A-5/HC** *Individual*
Elizabeth and Jack Knight House

The Texas Historical Commission requests an opinion of the Historic and Cultural Landmarks Commission regarding the nomination of the Elizabeth and Jack Knight House to the National Register of Historic Places.

Motion By: Rick Herring
Motion: That the Historic Preservation Officer shall submit a letter to the Texas Historical Commission expressing the desire of the Historic and Cultural Landmarks Commission that Elizabeth and Jack Knight House be listed in the National Register of Historic Places.
Seconded By: Les Edmonds
Questions: 6-0

G. WAIVER CASE

1. HCLC-20-237 **948 E Morningside Dr; Zone A-5/HC** *Morningside*
Applicant/Owner: Hector Flores

Applicant requests a COA for a waiver from the Historic Morningside District Guidelines to retain a metal fence and painted masonry.

Motion By: Rick Herring
Motion: That the request for a COA for a waiver from the Historic Morningside District Guidelines to retain a metal fence and painted masonry be denied.
Seconded By: Les Edmonds
Questions: 6-0

H. APPEAL CASES

1. HCLC-20-338 **2306 Park Place Ave; Zone C/HC** *Individual*
Applicant/Owner: Gannon Gries

Applicant appeals the decision of the Historic Preservation Officer to deny a request for a COA to install metal-clad windows.

<ul style="list-style-type: none">Administratively withdrawn.
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2. HCLC-20-372 5924 Maceo Lane; Zone A-5/HC
Applicant/Owner: Donovan Morant

Carver Heights

Applicant appeals the decision of Historic Preservation Staff to deny a request for a COA to replace original brick, alter window locations, construct a brick fence and construct a free-standing mail box.

Motion By: Mike Holt
Motion: That the appeal to the decision of Historic Preservation Staff to deny a request for a COA to replace original brick, alter window locations, construct a brick fence and construct a free-standing mail box be denied.
Seconded By: Les Edmonds
Questions: 6-0

I. NEW CASES

1. HCLC-20-363 2217 Mistletoe Avenue; Zone A-5/HC
Applicant/Owner: Seth Kelly

Mistletoe Heights

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 subject to the following conditions: <ol style="list-style-type: none">1. That the front yard setbacks shown on the Site Plan Showing Adjacent Properties for the proposed structure and the flanking structures be measured from the property boundary to the forward wall plane that encloses habitable space.2. That the front wall projection associated with Bedroom #3 as it relates to the front porch be designed to be more compatible with the predominant character of traditional porches and the window within the projection be repositioned to avoid the incongruous relationship with the bearing wall above;3. That the design incorporate a raised porch that is compatible with the predominant character of traditional porches in the area;4. That the material proposed for the roof and the front door be shown on the front elevation;5. That the outside face of the upper sash be set back approximately 1 ½” from the outside face of the exterior wall sheathing and that it be so dimensioned and noted in the window details;6. That the upper sash be proud of the bottom sash and that this be depicted by aligning the window head and sill details accordingly;7. That the window sill applicable to the wood-frame wall installation reflect a projecting 2x wood sill detail that is consistent with the predominant character of traditional window sills in the District;8. The area of blank wall in the front half of the side elevations be adjusted by reducing the ratio of solid-to-void (blank wall to openings);9. That the drawings be adjusted to confirm that brick will not be visible between multiple windows;10. That the windows be simplified by omitting simulated muntins; and11. That any adjustments made to the drawing set be submitted to Development Services Department prior to the issuance of a COA the decision of Historic Preservation Staff to deny a request for a COA to replace original brick, alter window locations, construct a brick fence and construct a free-standing mail box be denied.

Seconded By: Rick Herring

Questions: 6-0

**2. HCLC-20-283 1305 Verbena Street; Zone A-5/HC
Applicant/Owner: Luis Pardo**

Terrell Heights

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: Michael Moore

Questions: 6-0

II. ADJOURNMENT: 5:11 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, February 8, 2021
Public Hearing 2:00 P.M.

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Rick Herring	<u> X </u>
Steve McCune	<u> </u>
Armando Piña	<u> </u>
Mike Holt	<u> X </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> </u>
Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Paris Sánchez	<u> </u>
Cory Malone	<u> X </u>

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. Staff recognized two new HCLC Commissioners, Steve McCune and Paris Sánchez.

- Steve McCune, is a developer with many years of experience in the construction industry, he also serves in the Urban Design Commission.
- Paris Sánchez is a landscape architect and has a background in planning

D. APPROVAL OF THE JANUARY 11, 2021 MEETING MINUTES

Motion By: Les Edmonds
Motion: That the minutes for the January 11, 2021 be approved
Seconded By: Steve McCune
Questions: 7-0

E. CONTINUED CASE

1. HCLC-20-238

**1612 5TH Ave; Zone A-5/HC
Applicant/Owner: John Verdier**

Fairmount

Applicant requests a Certificate of Appropriateness (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 1612 5th Avenue be approved subject to the following conditions:

1. That a section through the floor at the front door and across the porch be provided, showing the front steps be provided, that it correspond to the finished grades, and that the risers for front steps be approximately 7”;
2. That additional fenestration be added on the north elevation closer to the front of the house so that the fenestration pattern is consistent with traditional fenestration patterns found within Fairmount;
3. That the window proportions visible from the public right-of-way approximate a 2:1 (height to width) ratio and that the window sizes be shown on the elevations;
4. That consideration be given to reducing the area devoted to parking;
5. That the commercial and residential spaces be delineated on the floor plans;
6. That the cross muntin bars that are shown in the detail drawing but are appropriately omitted from the elevations be coordinated;
7. That all materials and products be labeled on the front elevation; and

That any adjustments to the drawings be submitted to the Development Services Department for review prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rick Herring

Questions: 7-0

F. DEMOLITION CASE

1. HCLC-21-036 956 Glen Garden Dr; Zone A-5/HC *Morningside*
Applicant/Owner: City of Fort Worth

The City of Fort Worth Development Services Department requests a COA to demolish a non-contributing primary structure.

Motion By: Steve McCune

Motion: That the request for a Certificate of Appropriateness to demolish the non-contributing primary residence at 956 Glen Garden Drive be approved.

Seconded By: Rick Herring

Questions: 7-0

G. WAIVER CASE

1. HCLC-21-034 5924 Maceo Lane; Zone A-5/HC *Carver Heights*
Applicant/Owner: Donovan Morant

Applicant requests a waiver from the Historic Carver Heights Design Guidelines for a COA to replace original brick, alter window locations, construct a brick

retaining wall and construct a free-standing mailbox.

Motion By: Michael Holt

1. **Motion: That the request for a Certificate of Appropriateness for a waiver from the Historic Carver Heights Design Guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to replace original brick, alter window locations, construct a brick retaining wall and construct a free-standing mail box be approved, and that staff undertake the necessary steps to determine the property's ability to contribute to the Carver Heights Historic District and that such an assessment be included in the packet for next meeting of the HCLC, for information.**

Seconded By: Rick Herring

Questions: 7-0-1 (Cory Malone Abstained)

H. NEW CASES

1. **HCLC-21-012 1119 E Leuda Street; Zone A-5/HC
Applicant/Owner: Kamran Baluch**

Terrell Heights

Applicant requests a COA to construct a new residence

Motion By: Steve McCune

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1119 E Leuda Street be approved subject to the following conditions:

1. That the meeting rail detail be provided between the Sill and Head Detail to confirm that the upper sash will be proud of the lower sash;
2. That the labeling of the windows on the elevations be made consistent with the Sill Detail;
3. That the size of the window unit be noted on the elevations;
4. That the exposed rafter tails be shown on the Left and Right Elevations; and
5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Les Edmonds

Questions: 6-0

2. **HCLC-20-318 1121 Verbena Street; Zone A-5/HC
Applicant/Owner: Luis Acosta Jr/Sergio Cepeda**

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 1121 Verbena Street be approved subject to the following conditions:

1. That the window sill be more integrated into the wall assembly and shown as such in the Window Sill Section;
2. That the size of the window unit be noted on the elevations;
3. That the header above the porch be a “smooth” finish; and
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Steve McCune

Questions: 6-0

3. HCLC-20-319 1132 E Cannon Street; Zone A-5/HC
Applicant/Owner: Luis Acosta Jr/Mario Guido

Terrell Heights

Applicant requests a COA to construct a new residence

Motion By: Steve McCune

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1132 E Cannon Street be approved subject to the following conditions:

1. That the window sill be more integrated into the wall assembly and shown as such in the Window Sill Section;
2. That the size of the window unit be noted on the elevations;
3. That the header above the porch be a “smooth” finish; and
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Les Edmonds

Questions: 6-0

4. HCLC-20-327 1223 Bessie Street; Zone A-5/HC
Applicant/Owner: Luis Acosta Jr/Jorge Rodriguez

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 1132 E Cannon Street be approved subject to the following conditions:

1. That the window sill be more integrated into the wall assembly and shown as such in the Window Sill Section;
2. That the size of the window unit be noted on the elevations;
3. That the header above the porch be a “smooth” finish; and
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Steve McCune

Questions: 6-0

I. APPEAL CASE

**1. HCLC-20-338 2306 Park Place Ave; Zone C/HC
Applicant/Owner: Gannon Gries**

Individual

Applicant appeals the decision of the Historic Preservation Officer denying a request for a COA to install metal-clad windows.

Motion By: Steve McCune

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1132 E Cannon Street be approved subject to the following conditions:

- 1. That the window sill be more integrated into the wall assembly and shown as such in the Window Sill Section;**
- 2. That the size of the window unit be noted on the elevations;**
- 3. That the header above the porch be a “smooth” finish; and**
- 4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness**

Seconded By: Dimitria Campbell

Questions: 5-0 (Steve McCune recused himself)

II. ADJOURNMENT: 4:15 PM

**Executive
Session**

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

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



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, March 8, 2021
Public Hearing 2:00 P.M.

Videoconference

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Michael Moore	<u> X </u>
Rick Herring	<u> X </u>
Steve McCune	<u> X </u>
Armando Piña	<u> </u>
Mike Holt	<u> X </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> </u>
Dimitria Campbell	<u> </u>
Les Edmonds	<u> X </u>
Paris Sánchez	<u> X </u>
Cory Malone	<u> X </u>

I. PUBLIC HEARING

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

B. **ANNOUNCEMENTS**

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

Motion By: Rick Herring
Motion: That the minutes for the February 8, 2021 meeting be approved
Seconded By: Paris Sanchez
Questions: 5-0

D. **DEMOLITION CASE**

1. **HCLC-21-021** **809 Kentucky Avenue; Zone A-5/HC** *Terrell Heights*
Applicant/Owner: City of Fort Worth/ Maria Cerrillo

The City of Fort Worth requests a Certificate of Appropriateness (COA) to demolish a non-contributing primary structure.

Motion By: Steve McCune
Motion: That the request for a COA to demolish a non-contributing structure be approved
Seconded By: Rick Herring
Questions: 5-0

E. **TAX CASES**

1. **HCLC-21-056** **1064 E Humbolt Street; Zone A-5/HC** *Terrell Heights*
Applicant/Owner: Jesus Adrian Bazaldua Martinez

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

Motion By: Steve McCune
Motion: That the request for a recommendation to City Council to consider approving the HSTE be approved
Seconded By: Mike Holt
Questions: 6-0

2. HCLC-21-058 1645 S Adams Street; Zone C/HC
Applicant/Owner: Steven Small

Fairmount

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

Motion By: Steve McCune
Motion: That the request for a recommendation to City Council to consider approving the HSTE be approved
Seconded By: Mike Holt
Questions: 6-0

F. DESIGNATION CASES

1. HCLC-21-006 2503 Roosevelt Avenue; Zone A-5/HC
Applicant: Cassie Warren/Jacob Warren

Individual

Applicant requests a recommendation to City Council to consider designating the property located at 2503 Roosevelt Avenue as a Historic and Cultural Landmark.

Motion By: Steve McCune
Motion: That the request for a recommendation to City Council to consider designating the property located at 2503 Roosevelt Ave. as a Historic and Cultural Landmark be approved
Seconded By: Mike Holt
Questions: 7-0

G. NEW CASES

1. HCLC-21-021 1025 Glen Garden Drive; Zone A-5/HC
Applicant/Owner: Mariano Lozada/Carsten Holm-Pedersen

Morningside

Applicant requests a COA to install 35 grid-interactive solar panels and alter the driveway, remove masonry columns and paint masonry.

Motion By: Steve McCune
Motion: That the request for a COA to install 35 grid-interactive solar panels and alter the driveway, remove masonry columns and paint masonry be denied.
Seconded By: Michael Moore
Questions: 7-0

2. HCLC-21-070 1504 E Cannon Street; Zone A-5/HC
Applicant/Owner: James Sobczak

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Mike Holt

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

1. That the depth of the driveway beyond the front face of the house be at least 18'-0" and dimensioned accordingly;
2. That the driveway be straight unless evidence indicates that it would not be practical;
3. That the beam supporting the roof edge at the porch be incorporated and labelled on the front elevation;
4. That the size of the window unit be noted on the elevations;
5. That Section S-1 be adjusted to reflect the roof form shown on the elevations; and
6. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Michael Moore

Questions: 7-0

**3. HCLC-20-369 1320 E Ramsey Avenue; Zone A-5/HC
Applicant/Owner: Ricardo Anaya/Sergio Cepeda**

Morningside

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

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

1. That the site plan show that the front yard setback (as measured to the front wall plane of habitable enclosed space) reflects the average front yard setback along the block face;
2. That the parking stalls be dimensioned on the site plan;
3. That the porch depth be dimensioned on the floor plan;
4. That the depth of the roof overhang and the roof pitches be shown and accurately depicted on the elevations; 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: 7-0

**4. HCLC-20-365 1105 E Pulaski Street; Zone A-5/HC
Applicant/Owner: Ricardo Anaya/Sergio Cepeda**

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Rick Herring

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

1. That the site plan show that the front yard setback (as measured to the front wall plane of habitable enclosed space) reflects the average front yard setback along the block face;
2. That the parking stalls be dimensioned on the site plan;
3. That the site plan clearly delineate the location of the existing driveway approach and width or confirm by notation that the approach shown reflects the existing condition;
4. That the roof pitch and overhang depth be shown on the front elevation; and
5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Michael Moore

Questions: 7-0

H. INFORMATION

1. **Staff Report** **5924 Maceo Lane; Zone C/HC** *Carver Heights*

Information report regarding a determination of the property's ability to contribute to the Carver Heights Historic District.
2. **Presentation** City of Fort Worth Historic Preservation Program

II. ADJOURNMENT: 3:33 PM

**Executive
Session**

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Billy Ray Daniels	<u> </u>
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Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Paris Sánchez	<u> X </u>
Cory Malone	<u> X </u>

I. PUBLIC HEARING

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

B. **ANNOUNCEMENTS**

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

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

D. **RESOLUTION CASE**

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

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

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

E. **REQUEST FOR DETERMINATION**

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

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

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

historic heritage.

F. **APPEAL CASES**

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

Mistletoe Heights

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

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

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

Mistletoe Heights

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

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

G. WAIVER CASES

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

Carver Heights

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

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

H. NEW CASES

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

Terrell Heights

Applicant requests a COA to construct a new residence.

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

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

Terrell Heights

Applicant requests a COA to construct a new residence.

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

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

Terrell Heights

Applicant requests a COA to construct a new residence.

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

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

Applicant requests a COA to construct a new residence.

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

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

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds

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

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

Seconded By: Steve McCune

Questions: 6-0

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

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1012 E Tucker Street be denied; and

That the applicant consider addressing the following items:

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

Seconded By: Paris Sanchez

Questions: 6-0

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

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Paris Sanchez

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

That the applicant consider addressing the following items:

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

Seconded By: Steve McCune

Questions: 6-0

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

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1529 E Cannon Street be denied; and

That the applicant consider addressing the following items:

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

Seconded By: Les Edmonds

Questions: 6-0

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

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 309 Illinois Avenue be approved, subject to the following conditions:

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

Seconded By: Les Edmonds

Questions: 6-0

10. HCLC-21-121

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

Morningside

Applicant/Owner: Lucia Garcia/Jose R. Rodriguez

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1253 E. Robert Street in the Historic Morningside Historic District be approved.

Seconded By: Paris Sanchez

Questions: 6-0

II. ADJOURNMENT: 4:36 PM

**Executive
Session**

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

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



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, May 10, 2021
Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=eb3a2fcddfa83be61e78016eb9bb365a3> Meeting/ Access Code: 182 174 5154

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 182 174 5154

Viewing Only

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

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

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

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on May 8th 2021. To sign up, either contact Alondra Threats at Alondra.Threats@fortworthtexas.gov or 817-392-8000 or register through WebEx per the directions on the City's website above.**

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

COMMISSIONERS :

Michael Moore	<u> X </u>
Rick Herring	<u> </u>
Steve McCune	<u> X </u>
Armando Piña	<u> </u>
Mike Holt	<u> </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> </u>
Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Paris Sánchez	<u> X </u>
Cory Malone	<u> X </u>

I. PUBLIC HEARING

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

B. **ANNOUNCEMENTS**

C. **APPROVAL OF THE APRIL 12, 2021 MEETING MINUTES**

Motion By: Steve McCune
Motion: That the minutes for the March 8, 2021 meeting be approved
Seconded By: Les Edmonds
Questions: 6-0

D. **DESIGNATION REMOVAL CASE**

1. HCLC-21-095 615 Travis Avenue; Zone NS-T4/DD/CD 9 *Individual*
Applicant/Owner: City of Fort Worth

Applicant requests removal of the Demolition Delay (DD) designation.

Motion By: Rick Herring
Motion: That the resolution to direct the Historic Preservation Officer to submit an application for designation removal be <u>approved</u> .
Seconded By: Steve McCune
Questions: 6-0

E. **CONTINUED CASE**

1. HCLC-20-102 2300 Mistletoe Avenue; Zone A-5/HC/CD 9 *Mistletoe Heights*
Applicant: Deborah Robertson

Applicant appeals the decision of Historic Preservation Staff to deny a request for a Certificate of Appropriateness (COA) to retain the front yard fence.

Motion By: Mike Holt
Motion: That the request for a Certificate of Appropriateness to retain the replacement fence in the front yard and projected front yard be <u>denied</u> because the request is inconsistent with the Mistletoe Heights Historic & Cultural District Guidelines and the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> .
Seconded By: Les Edmonds
Questions: 6-0

F. **TAX CASES**

1. HCLC-20-138 1316 S. Adams Street; Zone C/HC/CD 9
Applicant/Owner: The Maddox Group LLC

Fairmount

Applicant requests a recommendation to City Council to consider approving the Historic Site Tax Exemption.

Motion By: Steve McCune
Motion: To recommend that City Council consider <u>approving</u> the request for the Historic Site Tax Exemption – Verification, for the property located at 1316 S. Adams Street.
Seconded By: Mike Holt
Questions: 6-0

G. NEW CASES

1. HCLC-21-143 Safe Routes to School; Zone A-5/HC/CD 9
Applicant/Owner: City of Fort Worth

Fairmount/Elizabeth Blvd.

Applicant requests a COA for streetscape improvements in and around E.M. Daggett Elementary School.

Motion By: Les Edmonds
Motion 1. That the portion of the concrete retaining wall at the southeast corner of Alston Avenue and Lilac Street be removed by saw cut and that the replacement match the existing in terms of height, width, and finish and that a protection note be included in the plans; and That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Steve McCune
Questions: 6-0

2. HCLC-21-101 924 E Hattie Street; Zone A-5/HC/CD 8
Applicant/Owner: HW-MW Investments/Jim Sobczak

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 924 E. Hattie Street be <u>approved</u> .
Seconded By: Les Edmonds
Questions: 6-0

3. HCLC-21-071 1320 E. Annie St.; Zone A-5/HC/CD 8
Applicant/Owner: Habitat for Humanity/Christine Panagopoulos

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune
Motion That the request for a Certificate of Appropriateness to construct a new residence at 1320 E. Annie Street be <u>approved</u>, subject to the following conditions: <ol style="list-style-type: none">1. That the garage be set on the rear property line;2. That the details of the porch header be confirmed on the drawings and that it have a “smooth” finish;3. That the dormer be removed from the front elevation; and4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Les Edmonds
Questions: 6-0

4. HCLC-21-090 1201 E. Humbolt Street; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Mehdi Farahbakhsh/L. Moore Holdings, LLC

Applicant requests a COA to construct a new residence.

Motion By: Les Edmonds
Motion: <ol style="list-style-type: none">1. That a modest cap and base be added to the porch columns; and2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rick Herring
Questions: 6-0

5. HCLC-21-118 1321 E. Bessie Street; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Kara Martinez

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune
Motion: <ol style="list-style-type: none">1. That the setback of neighboring structures on the contextual site plan be measured to the front wall plane;2. That the setback be consistent with the average setback of traditional residential structures on the block;3. That the porch header beam’s relationship to the fascia be clarified on the plans;4. That the masonry porch piers terminate at the porch decking; and5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Les Edmonds
Questions: 6-0

H. RESOLUTION CASE

1. HCLC-21-149 **Central City Programmatic Agreement; Applicant/Owner: City of Fort Worth**

A Resolution approving as a concurring party an amendment authorizing a one-year extension of the Programmatic Agreement between the US Army Corps of Engineers, the City of Fort Worth, Texas, and the Texas Historical Commission Regarding the Implementation of the Central City Portion of the Trinity River Vision Master Plan, Fort Worth, Texas.

Motion By: Mike Holt

Motion: That the HCLC supports the one-year extension of the Programmatic Agreement regarding the implementation of the Central City Portion of the Trinity River Vision Master Plan for Fort Worth.

Seconded By: Rick Herring

Questions: 6-0

II. ADJOURNMENT:

Executive Session

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



HISTORIC AND CULTURAL LANDMARKS COMMISSION
Monday, June 14, 2021
Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e6cba5ecef1de74735b9f689348d16b6>

Meeting/ Access Code: 182 413 3365

Teleconference

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

Meeting/ Access Code: 182 413 3365

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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****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 11th 2021. 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.**

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

I. PUBLIC HEARING

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

B. **ANNOUNCEMENTS**

C. **TAX CASE**

1. HCLC-21-172 **1963 College Avenue; Zone B/HC/CD 9** *Fairmount*
Applicant/Owner: Rachel Duffy

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

Motion By: Mike Holt
Motion: That the Historic and Cultural Landmarks Commission recommend that City Council consider <u>approving</u> the request for the Historic Site Tax Exemption – Verification, for the property located at 1963 College Avenue.
Seconded By: Les Edmonds
Questions: 7-0 1 abstained

D. **WAIVER CASE**

1. HCLC-21-044 **2324 Flemming Drive; Zone A-5/HC/CD 5** *Carver Heights*
Applicant/Owner: Vicenta Santiago

Applicant requests a waiver from the Historic Carver Heights District Guidelines for work recently undertaken to replace wood window frames and aluminum window sashes with vinyl windows and extend the front porch pavement.

Motion By: Mike Holt
Motion: 1. That the request for a Certificate of Appropriateness for a waiver from the Historic Carver Heights Design Guidelines and the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> to retain recently installed vinyl windows and expansion of porch decking be <u>denied</u>; and 2. That the applicant work with Preservation Staff on a practical mitigation strategy that aims to reduce the harm to the District while having regard to the reasonable opportunity to recover costs.
Seconded By: Mike Moore
Questions: 7-0

E. **NEW CASES**

1. HCLC-21-086 **1020 E. Mulkey Street; Zone A-5/HC/CD 8** *Morningside*
Applicant/Owner: Perez Family Builders

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

Motion By: Steve McCune

<p>Motion:</p> <ol style="list-style-type: none"> 1. That the request for a Certificate of Appropriateness to construct a new residence at 1020 E. Mulkey Street be approved, subject to the following conditions: 2. 3. That the garage be sited closer to the rear and side property lines; 4. That the offset in the front roof form be adjusted so as to be consistent with traditional roof forms in the district; 5. That the covered entrance and porch design be altered to be consistent with traditional porch details along the streetscape; 6. That the pitch of the roof be increased so as to be consistent with traditional roof pitches along the streetscape; 7. That the roof eave detail be coordinated with the elevations; 8. That either masonry cladding or lap siding be used, but not both; and 9. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
<p>Seconded By: Les Edmonds</p>
<p>Questions: 7-0</p>

2. HCLC-21-167 1025 E. Hattie St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Mehdi Farahbakhsh/L. Moore Holdings, LLC

Applicant requests a COA to construct a new residence.

<p>Motion By: Paris Sanchez</p>
<p>Motion:</p> <ol style="list-style-type: none"> 1. That the request for a Certificate of Appropriateness to construct a new residence at 1025 E. Hattie Street be approved.
<p>Seconded By: Les Edmonds</p>
<p>Questions: 7-0</p>

3. HCLC-19-005 1105 Verbena St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Muhammad Samad

Applicant requests a COA to construct a new residence.

<p>Motion By: Steve McCune</p>
<p>Motion:</p> <ol style="list-style-type: none"> 1. That the request for a Certificate of Appropriateness to construct a new residence at 1105 Verbena Street be approved, subject to the following conditions: 2. 3. That a note be added to the elevations that paired windows will be separated by at least 4" of trim; 4. That trim be added to the corners of the projecting form on the left elevation; and 5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
<p>Seconded By: Mike Holt</p>
<p>Questions: 8-0</p>

4. HCLC-20-370 1105 Freeman St.; Zone A-5/HC/CD 8
Applicant/Owner: Juan Fuentes

Terrell Heights

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 1105 Freeman Street be approved, subject to the following conditions:
- 2.
3. That additional columns be added to the front porch and that the columns have a modest cap and base;
4. That a window or attic vent be added to the front gable;
5. That additional fenestration be added to the front and right elevations; and
6. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Michael Moore

Questions: 8-0

5. HCLC-21-130 1311 E. Humbolt St.; Zone A-5/HC
Applicant/Owner: Alpha Family Group, LLC

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

Motion:

1. That the request for a Certificate of Appropriateness to construct a new residence at 1311 E. Humbolt Street be approved.

Seconded By: Mike Holt

Questions: 8-0

6. HCLC-21-132 1315 E. Humbolt St.; Zone A-5/HC/CD 8
Applicant/Owner: Alpha Family Group, LLC

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

Motion:

1. That the request for a Certificate of Appropriateness to construct a new residence at 1315 E. Humbolt Street be approved, subject to the following condition:
2. That the front door face E. Humbolt Street; and
3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 8-0

7. HCLC-21-173 2322-2326 N. Main St.; Zone SY-HSH-40/HC/CD 2
Applicant/Owner: Ernest Tarut

Stockyards

Applicant requests a COA to demolish a contributing structure and a non-contributing structure.

Motion By: Mike Holt

Motion:

- 1. That the request for a Certificate of Appropriateness to demolish a contributing structure and a non-contributing structure be continued to the next scheduled HCLC.**

Seconded By: Les Edmonds

Questions: 8-0

II. ADJOURNMENT: 3:07 PM

Executive Session

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

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



HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, July 12, 2021

Public Hearing 2:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ef90c76745167f812e6e9b7a8ace07e08>

Meeting/ Access Code: 182 840 6966

Teleconference

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

Meeting/ Access Code: 182 840 6966

Viewing Only

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

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

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

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

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on July 9th 2021. 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> X </u>
Steve McCune	<u> X </u>
Armando Piña	<u> </u>
Mike Holt	<u> X </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> </u>
Dimitria Campbell	<u> </u>
Les Edmonds	<u> X </u>
Paris Sánchez	<u> X </u>
Cory Malone	<u> X </u>

I. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF THE MAY 10 & JUNE 14, 2021 MEETING MINUTES

Motion By: Les Edmonds
Motion: That the minutes for the May 10 and June 14 HCLC Meeting be approved
Seconded By: Michael Moore
Questions: 5-0

D. CONTINUED CASE

1. HCLC-21-173 2322-2326 N. Main St.; Zone SY-HSH-40/HC/CD 2 *Stockyards*
Applicant/Owner: Ernest Tarut

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

Motion By: Michael Moore
Motion: 1. That the HCLC declare that an unreasonable economic hardship exists as a basis for issuing a COA approving the demolition of historic property designated as HC; and 2. That the request for a Certificate of Appropriateness to demolish the structures at 2322 and 2326 N. Main Street be approved, subject to the following conditions: a. That the applicant prepare and undertake a salvage plan to save and incorporate as much original material as possible for the use in future preservation projects; b. That the applicant complete National Park Service Historic American Building Survey Level III Documentation of the structures. Documentation shall be submitted to the Preservation & Design Section, Development Services Department at least thirty (30) days prior to the removal of the buildings, including: i. Scaled drawings of the floor plan and exterior elevations; ii. Scaled plan indicating the dimensions of the site and exact location of each structure, property, and landscape feature on the site; c. That the salvage plan and HABS documentation be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness for demolition; and d. That the applicant deposit the HABS documentation records with the North Fort Worth Historical Society, the Fort Worth Public Library, and Historic Fort Worth Inc. after the Development Services Department has reviewed the documentation package.
Seconded By: Les Edmonds
Questions: 7-0

E. TAX CASES

1. HCLC-21-216 910 E. Tucker St.; Zone A/HC/CD 8 *Terrell Heights*
Applicant/Owner: Darron Nielsen

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 HSTE be approved
Seconded By: Rick Herring
Questions: 7-0

F. DESIGNATION CASES

1. HCLC-21-212 600 N. Chandler Dr.; Zone A-5/HC/CD 9 *Individual*
Applicant/Owner: Michele Herrera

The owner requests a recommendation to City Council to consider designating the property at 600 N. Chandler Drive as a Historic and Cultural Landmark (HC).

Motion By: Rick Herring
Motion: That the HCLC recommend that City Council consider designating the property at 600 N. Chandler Drive as a Historic & Cultural Landmark (HC) and that the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> be used when evaluating any proposed future change to the property.
Seconded By: Steven McCune
Questions: 7-0

2. HCLC-21-213 1915-1917 Tierney Rd.; Zone A-10/HC/CD 8 *Individual*
Applicant/Owner: Melinda Wahl-Reitman

The owner requests a recommendation to City Council to consider designating the properties at 1915 and 1917 Tierney Road as a Historic and Cultural Landmarks (HC).

Motion By: Rick Herring
Motion: That the HCLC recommend that City Council consider designating the properties at 1915-1917 Tierney Road as a Historic & Cultural Landmark (HC) and that the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> be used when evaluating any proposed future change to the properties.
Seconded By: Steven McCune
Questions: 7-0

G. APPEAL CASES

1. HCLC-21-214 1700 Fairmount Ave.; Zone C/HC/CD 9
Applicant/Owner: Ben Hipps/Drew Bryant

Fairmount

Applicant appeals the decision of Historic Preservation Staff to deny a request for a COA to retain a raised planter in the public right-of-way.

Motion By: Michael Moore

Motion:

1. That the request for a Certificate of Appropriateness to retain a raised planter in the public right-of-way be denied because the request is inconsistent with the Fairmount District Standards & Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties;
2. That the applicant work with Preservation Staff on a practical mitigation strategy that aims to reduce the harm to the site and district.

Seconded By: Les Edmonds

Questions: 7-0

2. HCLC-21-215 2400 Cass St.; Zone A-5/HC/CD 5
Applicant/Owner: LaVita Brown

Carver Heights

Applicant appeals the decision of Historic Preservation Staff to deny a request for a COA to retain recently installed pavement in the front yard.

Motion By: Paris Sanchez

Motion:

1. That the request for a Certificate of Appropriateness to retain recently installed pavement in the front yard be denied because the request is inconsistent with the Historic Carver District Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. That the applicant work with Preservation Staff on a practical mitigation strategy that aims to reduce the harm to the site and district.

Seconded By: Rick Herring

Questions: 5-0

H. NEW CASES

1. HCLC-21-073 951 E. Broadway Ave.; Zone A-5/HC/CD 8
Applicant/Owner: Habitat for Humanity/Christine Panagopoulos

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

Motion: <ol style="list-style-type: none"> 1. That the existing curb cuts on E. Broadway Avenue and S. Williams Street be shown on the site plan and contextual site plan, and that a note be added that it is to be removed; 2. That the width of the driveway be clarified on the site plan and contextual site plan; 3. That the porch header be one smooth-faced beam with no siding applied; and 4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rick Herring
Questions: 7-0

2. HCLC-21-071 5521 Capers Ave.; Zone A-5/HC/CD 5 Carver Heights
Applicant/Owner: Habitat for Humanity/Christine Panagopoulos

Applicant requests a COA to construct a new residence.

Motion By: Paris Sanchez
Motion: <ol style="list-style-type: none"> 1. That the porch header be one smooth-faced beam with no siding applied; 2. That the fenestration pattern on the right elevation be adjusted so that it is consistent with traditional fenestration patterns in the district; and 3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Les Edmond
Questions: 7-0

3. HCLC-21-081 5633 Wainwright Dr.; Zone A-5/HC/CD 5 Carver Heights
Applicant/Owner: Jorge Martinez/Paloma Isabela Investments, Inc.

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune
Motion: <ol style="list-style-type: none"> 1. That the porch header be one smooth-faced beam with no siding applied; 2. That the fenestration pattern on the right elevation be adjusted so that it is consistent with traditional fenestration patterns in the district; and 3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rick Herring
Questions: 7-0

Executive Session

The Historic and Cultural Landmarks Commission will conduct a closed meeting, as necessary, to seek the

advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.

II. ADJOURNMENT



Special Meeting Annotated Agenda
HISTORIC AND CULTURAL LANDMARKS COMMISSION
Thursday, August 19, 2021
Public Hearing 1:00 P.M.

Videoconference

<https://fortworthtexas.webex.com/mw3300/mywebex/default.do?siteurl=fortworthtexas&service=6>

Meeting/ Access Code: 2553 362 0242

Teleconference

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

Meeting/ Access Code: 2553 362 0242

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 August 18th 2021.** To sign up, either contact **Alondra Threats** at Alondra.Threats@fortworthtexas.gov or **817-392-8000** or register through WebEx per the directions on the City's website above.

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COMMISSIONERS :

Michael Moore	<u> X </u>
Rick Herring	<u> X </u>
Steve McCune	<u> X </u>
Armando Piña	<u> </u>
Mike Holt	<u> X </u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u> </u>
Dimitria Campbell	<u> </u>
Les Edmonds	<u> X </u>
Paris Sánchez	<u> X </u>
Cory Malone	<u> X </u>

I. **PUBLIC HEARING**

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

B. **ANNOUNCEMENTS**

C. **APPROVAL OF JULY 12, 2021 MEETING MINUTES**

Motion By: Les Edmonds
Motion: That the minutes for the July 12 HCLC Meeting be approved
Seconded By: Rick Herring
Questions: 6-0

D. **NEW CASES**

1. **HCLC-21-230** **966 E. Terrell Ave.; Zone A-5/HC/CD 8** *Terrell Heights*
Applicant/Owner: Michael Cain Stuer/Espire Enterprises

Applicant requests a Certificate of Appropriateness (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 966 E. Terrell Avenue be <u>approved</u>, subject to the following conditions: 1. That the setback of neighboring structures be clarified on the contextual site plan and that the setback reflect the average of traditional setbacks along the blockface; 2. That setbacks be measured from property line to the front wall plane; and 3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Michael Moore
Questions: 6-0

2. **HCLC-21-231** **1069 Freeman St.; Zone A-5/HC/CD 8** *Terrell Heights*
Applicant/Owner: Michael Cain Stuer/Cultivated Holdings, LLC

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 1069 Freeman Street be approved, subject to the following conditions:

1. That the setback of neighboring structures be clarified on the contextual site plan;
2. That setbacks be measured from property line to the front wall plane; That the column design on the elevation drawings and contextual elevation be coordinated;
3. That the porch columns on the elevations be coordinated with the columns on the contextual elevation; and
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rick Herring

Questions: 6-0

3. HCLC-21-232 1108 E. Humbolt St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Michael Cain Stuer/West Fork Capital, LLC

Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 1108 E. Humbolt Street be approved, subject to the following conditions:

1. That the setback on the contextual site plan be measured to the front wall plane, rather than the porch or the 25' building line, and that the setback reflect the average setback of traditional structures on the blockface;
2. That the location of the front door be centered under the gable roof form; and
3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Steve McCune

Questions: 7-0

4. HCLC-21-233 1109 E. Humbolt St.; Zone A-5/HC/ CD 8 *Terrell Heights*
Applicant/Owner: Michael Cain Stuer/Cultivated Holdings, LLC

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

That the request for a Certificate of Appropriateness to construct a new residence at 1109 E. Humbolt Street be approved, subject to the following conditions:

1. That the setback on the contextual site plan be measured to the front wall plane, rather than the porch or the 25' building line, and that the setback reflect the average setback of traditional structures on the blockface;
2. That the setback of neighboring structures be shown on the contextual site plan;
3. That the design of the porch roof be adjusted so that it is consistent with traditional porch roofs along the street;
4. That the roof pitch and height be lowered so as to be consistent with traditional pitches along the street;
5. That the knee brackets be removed from the design so as not to replicate historic details;
6. That the fenestration pattern on the front elevation be adjusted so that it is consistent with traditional fenestrations within the district;
7. That all windows have a 2:1 height-to-width ratio;
8. That the window detail be adjusted so that the sill is incorporated into the window unit in a traditional manner; and
9. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rick Herring

Questions: 7-0

5. HCLC-21-234 1109 E. Pulaski St.; Zone A-5/HC/ CD 8
Applicant/Owner: Alpha Family Group

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Paris Sánchez

That the request for a Certificate of Appropriateness to construct a new residence at 1109 E. Pulaski Street be approved, subject to the following conditions:

1. The setback reflect the average setback of traditional structures along the blockface;
2. That the contextual elevation be drawn to scale;
3. That the design of the front porch be revised so that it is consistent with traditional porch designs in the district;
4. That additional fenestration be added to the left elevation, closer to the front of the structure; and
5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Michael Moore

Questions: 7-0

6. HCLC-21-152 1128 Stella St.; Zone A-5/HC/ CD 8
Applicant/Owner: Emilio Cantu/Agave Custom Homes

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Paris Sánchez

That the request for a Certificate of Appropriateness to construct a new residence at 1128 Stella Street be approved, subject to the following conditions:

1. That the setbacks of neighboring structures be confirmed on the contextual site plan and that they be measured to the front wall plane, rather than the porch;
2. That the contextual site plan be dimensioned;
3. That the front porch be raised with at least two risers at 7" each;
4. That additional columns be added to the front porch;
5. That the roof pitches be shown on all elevations;
6. That all elevation drawings be annotated and accurate;
7. That the fenestration pattern on the right elevation be revised so that it is consistent with traditional fenestration patterns in the district.
8. That window sills be shown on all windows on the elevation drawings;
9. That all building materials be labeled on the front elevation;
10. That the siding material in the gable end be clarified on the drawings; and
11. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Michael Moore

Questions: 7-0

7. HCLC-21-189 1200 E. Terrell Ave.; Zone A-5/HC/ CD 8
Applicant/Owner: Julian Leyva

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 1200 E. Terrell Ave be approved.

Seconded By: Steve McCune

Questions: 7-0

8. HCLC-21-134 1208 E. Leuda St.; Zone A-5/HC
Applicant/Owner: Luis Perez

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Rick Herring

That the request for a Certificate of Appropriateness to construct a new residence at 1208 E. Leuda Street be approved, subject to the following conditions:

1. That the setback of the neighboring structures be clarified on the site plan;
2. That the rafter tails be enclosed;
3. That the design of the front door be adjusted so that it is consistent with traditional doors along the streetscape; and
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 7-0

9. HCLC-21-119 1316 E. Tucker St.; Zone A-5/HC/ CD 8
Applicant/Owner: Kara Martinez

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

That the request for a Certificate of Appropriateness to construct a new residence at 1316 E Tucker Street be approved subject to the following conditions:

1. That the setback from the property edge be adjusted so that it is consistent with the average setback of traditional buildings on the block;
2. That the roof eave detail be adjusted so that it is consistent with traditional eave details along the blockface;
3. That height of the finish floor elevation be provided and labeled on the front elevation; and
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 7-0

II. ADJOURNMENT: 2:09 PM

Executive Session

The Historic and Cultural Landmarks Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.



Meeting Agenda

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, September 13, 2021

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

In Person

Work Session:
City Council Conference Room 2020
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Public Hearing:
City Council Chamber
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e795567e0601d655791df26d006cd70b3>

Meeting/ Access Code: 2553 642 6983

Teleconference

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

Meeting/ Access Code: 2553 642 6983

Viewing Only

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

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

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

This meeting will be **held in-person with the option to participate remotely** by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

Members of the Historic and Cultural Landmarks Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Any member of the public who wishes to address the Commission remotely regarding an item on the listed agenda **must sign up to speak no later than 5:00PM on September 10th 2021**. To sign up, either contact **Alondra Threats** at Alondra.Threats@fortworthtexas.gov or **817-392-8000** or register through WebEx per the directions on the City's website above. If you plan to speak in person, you can sign up in person before the meeting begins.

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

COMMISSIONERS :

Michael Moore	<u>X</u>
Rick Herring	<u>X</u>
Steve McCune	<u>X</u>
Armando Piña	<u> </u>
Mike Holt	<u>X</u>
Billy Ray Daniels	<u> </u>
Brandon Allen (Chair)	<u>X</u>
Dimitria Campbell	<u>X</u>
Les Edmonds	<u>X</u>
Paris Sánchez	<u>X</u>
Cory Malone	<u>X</u>

I. WORK SESSION

City Council Conference Room 2020

- 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 Chamber

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

C. APPROVAL OF AUGUST 19, 2021 MEETING MINUTES

Motion By: Les Edmonds
Motion: That the minutes for the August 19 HCLC Special Meeting be approved
Seconded By: Mike Holt
Questions: 9-0

D. TAX CASES

- 1. HCLC-21-266 212 S. Main St.; Zone NS-T5/HC/CD 9 *Individual*
Owner: Linda Lively/S. Main ABC, LLC

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

Motion By: Steve McCune

Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be continued.
Seconded By: Mike Holt
Questions: 9-0

2. HCLC-21-166 818 W. Richmond Ave.; Zone B/HC/CD 9 *Fairmount*
Applicant/Owner: Somphava Sikhamfong

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

Motion By: Paris Sánchez
Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be approved.
Seconded By: Les Edmonds
Questions: 9-0

E. NOMINATION TO THE NATIONAL REGISTER

1. HCLC-21-291 1501 University Drive (Farrington Field Complex)/CD 9 *Individual*
Applicant: Texas Historical Commission

Applicant requests a recommendation to Texas Historical Commission regarding the nomination of the Farrington Field Complex to the National Register of Historic Places.

Motion By: Paris Sánchez
Motion: That the request for a recommendation to Texas Historical Commission regarding the nomination of the Farrington Field Complex to the National Register of Historic Places be approved.
Seconded By: Michael Moore
Questions: 9-0

F. DESIGNATION CASES

1. HCLC-21-267 1602 NW 25th Street; Zone E/CD 2 *Individual*
Applicant/Owner: Samir Khalil/ITM International Trading & Marketing, Inc.

The owner requests a recommendation to City Council to consider designating the property at 1602 NW 25th Street as a Historic and Cultural Landmark (HC).

Motion By: Rick Herring
Motion: That the request for a recommendation to City Council to consider designating the property at 1602 NW 25th St. as a Historic and Cultural Landmark (HC) be approved.
Seconded By: Les Edmonds

Questions: 9-0

2. HCLC-21-263 2308 Winton Terrace W.; Zone A-5/DD/CD 9 *Individual*
Applicant/Owner: James Brooks

The owner requests a recommendation to City Council to consider upgrading the designation of the property located at 2308 Winton Terrace W. from Demolition Delay to a Historic and Cultural Landmark.

Motion By: Paris Sánchez

Motion: That the request for a recommendation to City Council to consider designating the property at 2308 Winton Terrace W. as a Historic and Cultural Landmark (HC) be approved.

Seconded By: Les Edmonds

Questions: 9-0

G. WAIVER CASE

1. HCLC-21-268 2400 Cass Street; Zone A-5/HC/CD 5 *Historic Carver Heights*
Applicant/Owner: Lavita Brown

Applicant requests a waiver from the Historic Carver Heights District Guidelines for work recently undertaken to add pavement in the front yard.

Motion By: Michael Moore

Motion: That the request for a waiver from the Historic Carver Heights District Guidelines for work recently undertaken to add pavement in the front yard be denied and that the applicant work with Preservation Staff on a practical mitigation strategy that aims to reduce the harm to the site and District.

Seconded By: Rick Herring

Questions: 8-0

H. NEW CASES

1. HCLC-21-271 1000 Throckmorton St.; Zone H/HC/CD 9 *Individual*
Applicant/Owner: City of Fort Worth

Applicant requests a Certificate of Appropriateness (COA) to install a plaque on the front façade.

Motion By: Michael Moore

Motion: That the request for a Certificate of Appropriateness (COA) to install a plaque on the front façade be approved.

Seconded By: Paris Sánchez

Questions: 8-0

2. HCLC-21-168 609 Loney St.; Zone A-5/HC/CD 8
Applicant/Owner: Velaro Homes/Ada Rodriguez

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

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

1. That a base and cap be added to proposed porch columns;
2. That proposed windows be 1/1 and have 2:1 height-to-width;
3. That the total lot coverage of the proposed project be noted on the plan set;
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Paris Sánchez

Questions: 8-0

3. HCLC-21-269 1005 Stella St.; Zone A-5/HC/CD 8
Applicant/Owner: City of Fort Worth/Donald Cofer & Donald Lee Taylor

Terrell Heights

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

Motion By: Michael Moore

Motion: That the request for a Certificate of Appropriateness (COA) to demolish a non-contributing structure be approved.

Seconded By: Les Edmonds

Questions: 7-0

4. HCLC-21-272 1136 E. Hattie St.; Zone A-5/HC/CD 8
Applicant/Owner: Jim Sobczak/WJH Investments

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Michael Moore

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

1. That a note be added to the elevations stating that all paired windows be separated by at least 4" of trim; and
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
- 3.

Seconded By: Les Edmonds

Questions: 7-0

5. HCLC-21-270 1224 Bessie St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Lubula Dixon Kanyinda/Espire Enterprises

Applicant requests a COA to construct a new residence.

Motion By: Paris Sánchez

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1224 Bessie St. Street be approved, subject to the following conditions:

1. That the setback be the average setback of traditional structures along the blockface;
2. That a gable vent or similar feature be added to the front elevation;
3. That the siding extend down to 6" above grade; and
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 7-0

6. HCLC-21-264 1256 Marion Ave.; Zone A-5/HC/CD 8 *Morningside*
Applicant/Owner: Lucia Garcia/Hamid Reza & Javad Riasati

Applicant requests a COA to construct a new residence.

Motion By: Paris Sánchez

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 1256 Marion Ave. be approved.

Seconded By: Les Edmonds

Questions: 7-0

7. HCLC-21-087 1518 E. Terrell Ave.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Perez Family Builders, LLC

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 1518 E. Terrell Ave. be approved subject to the following conditions:

- 1. That the proposed setback reflect the average of traditional setbacks along the blockface;**
- 2. That the contextual elevation show the revised design and be drawn to scale;**
- 3. That the building form beneath the side gables be distinguished by pushing out the wall plane under the side gables so that there is a clear break in the wall plane;**
- 4. That the porch design reflect traditional porch designs found along the street;**
- 5. That the gable ends terminate at the same height;**
- 6. That the window material be included on the front elevation;**
- 7. That the brick veneer detail from sheet A-6 be removed from the plans; and**
- 8. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.**

Seconded By: Steve McCune

Questions: 7-0

II. ADJOURNMENT 3:23 PM

Executive Session

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Meeting Minutes

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, October 11, 2021

Work Session 1:00 P.M

Public Hearing 2:00 P.M.

In Person

Work Session:
City Council Conference Room 2020
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Public Hearing:
City Council Chamber
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e04620e88846c21acdd082ba25fab82e7>

Meeting/ Access Code: 2557 853 7531

Teleconference

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

Meeting/ Access Code: 2557 853 7531

Viewing Only

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

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

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Members of the Historic and Cultural Landmarks Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Any member of the public who wishes to address the Commission remotely regarding an item on the listed agenda must sign up to speak no later than 5:00PM on October 8, 2021. To sign up, either contact Alondra Threats at Alondra.Threats@fortworthtexas.gov or 817-392-8000 or register through WebEx per the directions on the City's website above. If you plan to speak in person, you can sign up in person before the meeting begins.

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COMMISSIONERS :

Michael Moore	<u> X </u>
Rick Herring	<u> </u>
Steve McCune	<u> X </u>
Armando Piña	<u> </u>
Rodger Chieffalo	<u> </u>
Billy Ray Daniels	<u> </u>
Brandon Allen	<u> </u>
Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Paris Sánchez (Chair)	<u> X </u>
Cory Malone	<u> X </u>

I. WORK SESSION

City Council Conference Room 2020

A. Briefing on Senate Bill 1585

B. Information Report

1. HCLC-19-201 1012 N. Main St. (Ellis Pecan Building); Zone K/DD

Individual

II. PUBLIC HEARING

City Council Chamber

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS – Staff welcomed new commissioner Rodger Chieffalo

C. APPROVAL OF September 13, 2021 MEETING MINUTES

D. TAX CASES

1. HCLC-21-318 1222 E. Terrell Ave.; Zone NS-T5/HC/CD 8
Applicant/Owner: Linda Lively/S. Main ABC, LLC

Terrell Heights

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

Motion By: Rodger Chieffalo
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: 6-0

E. RESOLUTION

1. **Preservation Plan**

Individual

A resolution directing the HPO to undertake a strategic update of the City's Preservation Plan.

Motion By: Les Edmonds
Motion: That the request for a resolution directing the HPO to undertake a strategic update of the City's Preservation Plan be approved.
Seconded By: Steve McCune
Questions: 6-0

F. DESIGNATION CASES

1. HCLC-21-338 311 Bryan Ave; Zone NS-T5/CD 9 *Individual*
Applicant/Owner: Drew Jones

Applicant requests a recommendation to City Council to consider upgrading the designation of the property located at 311 Bryan Avenue from Demolition Delay (DD) to a Historic and Cultural Landmark (HC).

Motion By: Les Edmonds
Motion: That the request for a recommendation to City Council to consider upgrading the designation of the property located at 311 Bryan Avenue from Demolition Delay (DD) to a Historic and Cultural Landmark (HC) be approved.
Seconded By: Rodger Chieffalo
Questions: 6-0

G. NEW CASES

1. HCLC-21-292 1228 E. Cannon St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Claudio Frias

Applicant requests a Certificate of Appropriateness (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 1228 E. Cannon Street be <u>approved</u>, subject to the following conditions: 1. That the driveway width be noted on the contextual site plan; and 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rodger Chieffalo
Questions: 6-0

2. HCLC-21-337 929 E. Tucker St.; Zone A-5/HC/CD8 *Terrell Heights*
Applicant/Owner: Lubula Dixon Kanyinda/Espire Enterprise

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

Motion: That the request for a Certificate of Appropriateness to construct a new residence at 929 E. Tucker Street be approved, subject to the following conditions:

- 1. That the paired window unit to the left of the front door should be distinctly separated from the door frame; and**
- 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness**

Seconded By: Michael Moore

Questions: 6-0

**3. HCLC-21-315 959 Stella St.; Zone A-5/HC/CD 8
Applicant/Owner: Carlos Briones**

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 959 Stella Street be approved, subject to the following conditions:

- 1. That one driveway form be used, and that the driveway on the contextual site plan needs to be coordinated with the driveway on the site plan;**
 - 2. That paired windows be separated by at least 4” of trim; and**
- That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness**

Seconded By: Les Edmonds

Questions: 6-0

**4. HCLC-21-339 140 E. Exchange Ave.; Zone SY-HCO-40/CD 2
Applicant/Owner: Fort Worth Heritage Development**

Stockyards

Applicant requests a COA with approval of the following waivers from the Stockyards Form-Based Code and Design Guidelines for a projecting sign:

- a. A wavier to the maximum allowed sign area of 36 square feet to allow an 85 square foot projecting sign;
- b. A waiver to the maximum allowed height of 6 feet to allow a 15 foot tall projecting sign;
- c. A waiver to the maximum sign depth of 1 foot to allow a 2 foot deep projecting sign; and
- d. A waiver to the two foot maximum the top of a projecting sign can be above a one-story building to allow the top of the sign to be 3 feet 10 inches above the top of the building.

Motion By: Steve McCune

Motion:

That the request for a Certificate of Appropriateness to receive the following waivers from the Stockyards Form-Based Code and Design Guidelines for a projecting sign:

- A waiver to exceed the maximum area permitted to projecting signs, which is 36 sf
- A waiver to exceed the maximum height permitted to projecting signs, which is 6 ft.
- A waiver to exceed the maximum sign depth for a projecting sign, which is 1 ft
- A waiver to allow the top of the projecting sign to exceed the top of a one-story building by more than two feet.

be approved: subject to the following conditions:

1. That the current Stockyards Station sign on the west elevation of the structure be removed.
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Les Edmonds

Questions: 6-0

5. HCLC-19-357

1020 E. Leuda St.; Zone A-5/HC/CD 8

Terrell Heights

Applicant/Owner: Marcer Construction Co/ Mariela Estrada

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 1020 E. Leuda Street be approved, subject to the following conditions:

1. That the porch design reflect traditional porch designs along the streetscape;
2. That additional fenestration be added to the right elevation; and
3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rodger Chieffalo

Questions: 6-0

6. HCLC-21-336

1107 E. Annie St.; Zone A-5/HC/CD 8

Terrell Heights

Applicant/Owner: Olusoji Ojerinde

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

Motion:

That the request for a Certificate of Appropriateness to construct a new residence at 1107 E. Annie Street be approved, subject to the following conditions:

1. That the setback of neighboring structures be confirmed and included on the site plan, and that the setback of the proposed structure be the average setback of traditional structures along the blockface;
2. That the site plan shows at least two parking spaces behind the front wall of the house;
3. That all building materials be labeled on the elevation drawings;
4. That the roof pitch be included on the elevations;
5. That a roof eave detail be included in the plan set and that the design of the eaves be consistent with traditional roof details on the block;
6. That all windows be at a 2:1 height to width ratio
7. That all windows be 1/1 with appropriate trim and sills;
8. That paired windows be separated by at least 4" of trim; and
9. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Les Edmonds

Questions: 6-0

7. HCLC-21-332 1117 E. Cantey St.; Zone A-5/HC /CD 8 *Terrell Heights*
Applicant/Owner: Ft. Worth Trinity Homes LLC/Manual Armendariz

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 1117 E. Cantey Street be approved, subject to the following conditions:

1. That all paired windows be separated by at least 4" of trim; and
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness

Seconded By: Les Edmonds

Questions: 6-0

8. HCLC-21-323 1136 E. Tucker St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Peak Construction

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

Motion:

That the request for a Certificate of Appropriateness to construct a new residence at 1136 E. Tucker Street be approved, subject to the following conditions:

1. That the setback of the structure be adjusted to reflect a setback more compatible with historic properties along the block;
2. That all paired windows be separated by at least 4" of trim; and
3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Michael Moore

Questions: 6-0

**9. HCLC-21-320 1233 E. Tucker St.; Zone A-5/HC/CD 8
Applicant/Owner: Peak Construction**

Terrell Heights

Applicant requests a COA to demolish the non-contributing primary and accessory structures and to construct a new residence.

Motion By: Steve McCune

Motion:

That the request for a Certificate of Appropriateness to demolish the non-contributing primary and accessory structures and construct a new residence at 1233 E. Tucker Street be approved, subject to the following conditions:

1. That the setback of the proposed structure be consistent with the setback of traditional structures along the blockface, and that it be measured to the front wall plane of the house;
2. That a note be added to the plans that all paired windows will be separated by at least 4" of trim; and
3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rodger Chieffalo

Questions: 6-0

**10. HCLC-21-324 1400 E. Terrell Ave.; Zone A-5/HC/CD 8
Applicant/Owner: Ft. Worth Trinity Homes LLC/Manual Armendariz**

Terrell Heights

Applicant requests a COA to construct a new residence.

Motion By: Steve McCune

Motion:

That the request for a Certificate of Appropriateness to construct a new residence at 1400 E. Terrell Street be approved, subject to the following conditions:

1. That all paired windows be separated by at least 4” of trim; and
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Michael Moore

Questions: 6-0

III. ADJOURNMENT 3:48 PM

Executive Session

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Annotated Agenda

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, November 8, 2021

Work Session 1:00 P.M

Public Hearing 2:00 P.M.

In Person

Work Session:
City Council Conference Room 2020
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Public Hearing:
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Meeting/ Access Code: 2557 615 3630

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Rick Herring	<u> </u>
Steve McCune	<u> </u>
Armando Piña	<u> </u>
Rodger Chieffalo	<u> X </u>
Billy Ray Daniels	<u> </u>
Paris Sánchez (Chair)	<u> </u>
Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Cory Malone	<u> </u>
Cade Lovelace	<u> X </u>

I. WORK SESSION City Council Conference Room 2020

- a. Briefing on Historic Context and Survey Plan
- b. Discussion of items on the agenda.

II. PUBLIC HEARING City Council Chamber

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS Staff welcomed Commissioner Cade Lovelace for District 9

C. TAX CASES

1. **HCLC-21-358 4730 Pershing Ave.; Zone A-5/HSE/CD 7** *Individual*
Applicant/Owner: Gail Landreth

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

Motion By: Michael Moore
Motion: That the request for a recommendation to City Council to consider approving the historic site tax exemption be approved.
Seconded By: Rodger Chieffalo
Questions: 5-0

D. TEXT AMENDMENT

1. **HCLC-21-371 Proposed Text Amendment to the Zoning Ordinance Relating to Senate Bill 1585**

- a. Consideration of recommendation to City Council on amendments to the Zoning Ordinance

to designate the Historic and Cultural Landmarks Commission as the exclusive authority to recommend designations of properties as local historical landmarks and to recommend inclusion of properties in a local historic district.

Motion By: Michael Moore
Motion: That the request for a recommendation to City Council on amendments to the Zoning Ordinance to designate the Historic and Cultural Landmarks Commission as the exclusive authority to recommend designations of properties as local historical landmarks and to recommend inclusion of properties in a local historic district.
Seconded By: Rodger Chieffalo
Questions: 5-0

E. DESIGNATION REMOVAL

1. **HCLC-21-359 924 Evans Avenue; Zone PD864/HC/CD 8** *Individual*
Applicant: Fort Worth Housing Finance Corporation /Roger Grantham

a. Applicant requests recommendation for the removal of the “HC” designation

Motion By: Michael Moore
Motion: That the HCLC recommend that City Council consider removing the Historic & Cultural Landmark (HC) designation for the property at 924 Evans Avenue.
Seconded By: Rodger Chieffalo
Questions: 5-0

F. NEW CASES

1. **HCLC-21-360 2322-2326 N. Main St.; Zone SY-HSH-40/CD 2** *Stockyards*
Applicant/Owner: Ernie Tarut

a. Applicant requests a Certificate of Appropriateness (“COA”) to construct a new building.

Motion By: Michael Moore
Motion That the request for a Certificate of Appropriateness to construct a new building at 2322-2332 N. Main Street be <u>approved</u>, subject to the following conditions: <ol style="list-style-type: none">1. That a tree be added to the green space between the sidewalk and parking lot so that the site plan is consistent with the contextual elevations; and2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rodger Chieffalo
Questions: 5-0

2. HCLC-21-361 504 Luxton St.; Zone A-5/HC/CD 8
Applicant/Owner: Maxshield Services, LLC

Terrell Heights

a. Applicant requests a COA7 to construct a new residence.

Motion By: Michael Moore

Motion That the request for a Certificate of Appropriateness to construct a new residence at 504 Luxton Street be approved, subject to the following conditions:

1. That the roof eaves be either open or enclosed rafter tails, rather than boxed eaves on the front elevation; and
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rodger Chieffalo

Questions: 5-0

3. HCLC-21-362 508 Luxton St.; Zone A-5/HC/CD 8
Applicant/Owner: Maxshield Services, LLC

Terrell Heights

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

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 508 Luxton Street be approved, subject to the following conditions:

1. That the driveway be no wider than 12’;
2. That the fenestration patterns on the front and side elevation be consistent with traditional fenestration patterns in the district; and
3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rodger Chieffalo

Questions: 5-0

4. HCLC-21-364 913 E. Leuda St.; Zone A-5/HC/CD 8
Applicant/Owner: Rocio Alonso

Terrell Heights

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

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 913 E. Leuda Street be approved, subject to the following conditions:

1. That the setback be adjusted to the average setback of historic properties along the block;
2. That the driveway width be adjust to be more consistent with driveways along the street;
3. That the roof pitch and height be increased so that it is consistent with traditional roof details within the immediate context of the project;
4. That the gable ends of the roof terminate at the same height;
5. That the porch design be revisited so that it is consistent with traditional porch designs in the district.
6. That the siding extends down to 6" above grade;
7. That the front door be consistent with traditional front door designs within the district;
8. That all building materials be labeled on the front elevation.
9. That additional fenestration be added to the east elevation; and
10. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Cade Lovelace

Questions: 5-0

5. HCLC-21-363 1012 E. Tucker St.; Zone A-5/HC/CD 8
Applicant/Owner: Peak Construction

Terrell Heights

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

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 1012 E. Tucker Street be approved, subject to the following conditions:

1. That the finished floor elevation be noted on the front elevation;
2. That the material treatment of the projecting gable be adjusted to create continuity between the porch and the front building face;
3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rodger Chieffalo

Questions: 6-0

6. HCLC-21-365 1039 Stella St.; Zone A-5/HC/CD 8
Applicant/Owner: Peak Construction

Terrell Heights

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

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence at 1039 Stella Street be approved, subject to the following conditions:

1. That the fenestration patterns on the front elevation be adjusted to achieve greater compatibility with historic structures along the block; and
2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rodger Chieffalo
Questions: 5-0

7. HCLC-21-366 1200 E. Cannon St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Peak Construction

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

Motion By: Michael Moore
That the request for a Certificate of Appropriateness to construct a new residence at 1200 E. Cannon Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That additional fenestration be added to the western elevation; 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rodger Chieffalo
Questions: 6-0

8. HCLC-21-367 1212 E. Cannon St.; Zone A-5/HC/CD 8 *Terrell Heights*
Applicant/Owner: Peak Construction

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

Motion By: Michael Moore
That the request for a Certificate of Appropriateness to construct a new residence at 1212 E. Cannon be <u>approved</u>.
Seconded By: Cade Lovelace
Questions: 5-0

9. HCLC-21-368 1021 E. Lowden St.; Zone A-5/HC/CD 8 *Historic Morningside*
Applicant/Owner: Joel Sesmas

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

Motion By: Michael Moore

That the request for a Certificate of Appropriateness to construct a new residence 1021 E. Lowden Street be denied without prejudice to afford the applicant a chance to address the following issues with the proposed design:

1. That the design be amended so that it is substantially differentiated from other similar new construction applications reviewed by the HCLC in the past;
2. That the design reflect traditional design details found along the streetscape so that the proposed structure is compatible with the existing historic context;
3. That the contextual site plan be drawn accurately and to scale, and the setbacks of all structures should be shown as measured from the property line;
4. That the width of the driveway be adjusted so that it does not terminate at the front porch;
5. That the contextual elevation be drawn accurately and to scale to depict the true impact of the proposed project;
6. That the roof pitch be shown accurately;
7. That the roof height be lowered to reflect traditional roof heights in the district;
8. That the boxed eaves be removed from the design;
 - a. That the roof eave detail be coordinated with the elevation drawings;
9. That all paired windows be separated by 4" of trim;
10. That the contextual drawing on sheet P-1 accurately depict the windows that will be installed on the structure;
11. That elevations be shown on grade and that the siding extend down to 6" above grade;
12. That any adjustments made to the drawings be submitted to the Development Services Department by November 15th so that the case can be heard at the next regularly scheduled HCLC meeting.

Seconded By: Rodger Chieffalo

Questions: 6-0

10. HCLC-21-369

1025 E. Leuda St.; Zone A-5/HC/CD 8

Terrell Heights

Applicant/Owner: Mariela Estrada/Marcer Construction Co.

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

Motion By: Michael Moore

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

1. That the size of the projecting gable on the front elevation be revisited;
2. That the intersection between the porch column, header, and roof slope reflect traditional roof details in the district;
3. That boxed eaves be removed from the plans;
4. That fenestration patterns on the contextual elevation and front elevation be coordinated; and
5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rodger Chieffalo

Questions: 6-0

11. HCLC-21-334

1121 E. Annie St.; Zone A-5/HC/CD 8

Terrell Heights

Applicant/Owner: Olusegun Asekun

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

Motion By: Michael Moore
That the request for a Certificate of Appropriateness to construct a new residence at 1121 E. Annie Street be <u>approved</u> , subject to the following conditions:
<ol style="list-style-type: none"> 1. That the setbacks of neighboring structures be shown on the contextual site plan; 2. That the setback of the proposed structure be confirmed on the contextual site plan; 3. That the contextual elevation be drawn to scale; 4. That an additional column be added to the front porch; 5. That the contextual elevation be coordinated with the elevations; 6. That all paired windows be separated by at least 4" of trim; and 7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rodger Chieffalo
Questions: 5-0

12. HCLC-21-335 1300 E. Ramsey Ave.; Zone A-5/HC/CD 8 *Historic Morningside*
Applicant/Owner: Lubula Dixon Kanyinda

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

Motion By: Michael Moore
That the request for a Certificate of Appropriateness to construct a new residence at 1300 E. Ramsey Ave be <u>approved</u> , subject to the following conditions:
<ol style="list-style-type: none"> 1. That the average setback of traditional structures on the block be noted, and the current setback adjusted to reflect this; 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rodger Chieffalo
Questions: 5-0

III. ADJOURNMENT: 4:01 PM

Executive Session

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Annotated Agenda

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, December 13, 2021

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

In Person

Work Session:
City Council Conference Room 2020
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Public Hearing:
City Council Chamber
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e04620e88846c21acdd082ba25fab82e7>

Meeting/ Access Code: 2555 445 9991

Teleconference

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

Meeting/ Access Code: 2555 445 9991

Viewing Only

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

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

This meeting will be **held in-person with the option to participate remotely** by videoconference or teleconference. The meeting will be available for viewing through WebEx, the City's Website and FW Television.

Members of the Historic and Cultural Landmarks Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Any member of the public who wishes to address the Commission remotely regarding an item on the listed agenda **must sign up to speak no later than 5:00PM on December 10, 2021**. To sign up, either contact **Alondra Salas-Beltré** at Alondra.Salas@fortworthtexas.gov or **817-392-8000** or register through WebEx per the directions on the City's website above. If you plan to speak in person, you can sign up in person before the meeting begins.

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

COMMISSIONERS :

Michael Moore	<u> X </u>
Rick Herring	<u> </u>
Steve McCune	<u> X </u>
Armando Piña	<u> </u>
Rodger Chieffalo	<u> X </u>
Billy Ray Daniels	<u> </u>
Paris Sánchez (Chair)	<u> X </u>
Dimitria Campbell	<u> X </u>
Les Edmonds	<u> X </u>
Cory Malone	<u> X </u>
Cade Lovelace	<u> X </u>

I. WORK SESSION City Council Conference Room 2020

a. Discussion of items on the agenda.

II. PUBLIC HEARING City Council Chamber

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS – Staff announced preservation plan update next month.

C. APPROVAL OF OCTOBER 11 AND NOVEMBER 8 MEETING MINUTES

D. TAX CASE

1. HCLC-21-418 1900 Lipscomb St.; Zone B/HC *Fairmount*
Applicant/Owner: Jesse Fox

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: Rodger Chieffalo
Questions: 8-0

E. APPEAL CASE

1. HCLC-21-417 1716 Ransom Terrace.; Zone A-5/HC Historic Carver Heights
Applicant/Owner: Frank Winkfield, Emery Sumberlin

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

windows.

Motion By: Steve McCune
Motion: That the request for a COA for work recently undertaken to replace wood windows with vinyl windows be denied.
Seconded By: Les Edmonds
Questions: 8-0

F. NEW CASES

1. HCLC-21-423 **Elizabeth Boulevard Repairs; Zone A-5/HC** *Elizabeth Blvd.*
Applicant/Owner: City of Fort Worth

Applicant requests a COA for streetscape improvements within the Elizabeth Boulevard Historic District.

Motion By: Les Edmonds
Motion: That the Application for a Certificate of Appropriateness to undertake sidewalk repairs within the Elizabeth Boulevard Historic District be approved.
Seconded By: Steve McCune
Questions: 8-0

2. HCLC-21-400 **214 S. William St.; Zone A-5/HC** *Terrell Heights*
Applicant/Owner: Hank Bounkhong

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 214 S. Williams Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the width of the side gables be reduced between the termination of the eave ends; 2. That the gable ends project out at least 6” from the primary wall plane; 3. That the height of the rear roof form be reduced; 4. That the fenestration patterns on the side elevations be consistent with traditional fenestration patterns in the district; 5. That the note for 4” of trim between the windows point to the trim between the windows; 6. That window detail “C” be removed from sheet DT1; 7. That any reference to masonry cladding be removed from the plans; 8. That siding extend down to 6” above grade; and 9. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rodger Chieffalo
Questions: 8-0

3. HCLC-21-401 **405 Illinois Ave.; Zone A-5/HC** *Terrell Heights*
Applicant/Owner: Lubula Kanyinda Dixon

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 405 Illinois Avenue be <u>approved</u>, subject to the following conditions: <ol style="list-style-type: none">1. That two parking spaces be shown behind the front elevation of the structure;2. That the porch roof design be adjusted so as to be consistent with traditional porch designs within the district;3. That boxed eaves be removed the design and replaced with compatible eave details;4. That trim be added on the side elevations beneath the eaves;5. That an additional window be added to the front elevation;6. That all building materials be added to the front elevation; and7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness. .
Seconded By: Michael Moore
Questions: 8-0

4. HCLC-21-407 655 May St.; Zone NS-T4/HSE *Individual*
Applicant/Owner: Coyote Creek Construction

Applicant requests a COA to construct a new structure.

Motion By: Michael Moore
Motion: That the request for a Certificate of Appropriateness to construct a new structure at 655 May Street be <u>approved</u>, subject to the following conditions: <ol style="list-style-type: none">1. That the setback of the proposed structure be consistent with the average setback of traditional structures along the block;2. That the setback of the proposed structure and neighboring structures be shown on the site plan and contextual site plan;3. That the additional parking spaces at the rear of the property be removed;4. That the design be adjusted so that it is consistent with the old Parish Hall that was originally on site, as well as traditional design features found within the St. Paul's Lutheran Church complex;5. That the dormer windows be removed from the side elevations;6. That the pitch of the roof be increased;7. That the knee brackets be removed from the design;8. That finish-floor height and grade be shown on the elevations;9. That additional fenestration be added to the north and south elevations;10. That all windows be 1/1 with a 2:1 height-to-width ratio;11. That all paired wood windows be separated by at least 4" of trim; and12. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness. .
Seconded By: Rodger Chieffalo
Questions: 8-0

5. HCLC-21-389 920 E. Hattie St.; Zone A-5/HC
Applicant/Owner: Trinity Habitat for Humanity

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 920 E. Hattie Street be approved, subject to the following conditions:

1. That additional fenestration be added to the right elevation;
2. That all windows have a 2:1 height-to-width ratio;
3. That the accessory structure sit on grade; and
4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 8-0

6. HCLC-21-388 1131 E. Leuda St.; Zone A-5/HC
Applicant/Owner: Trinity Habitat for Humanity

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 1131 E. Leuda Street be approved, subject to the following conditions:

1. That the driveway width be noted on the site plan and contextual site plan;
2. That the setback of the primary structure be measured to the front wall plane and be consistent with the average setback of traditional structures along the block;
3. That a horizontal band of trim be added to the front façade;
4. That the front most window on the left elevation be located closer to the front facade;
5. That siding extend down to 6" above grade;
6. That the accessory structure sit on grade; and
7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Rodger Chieffalo

Questions: 8-0

7. HCLC-21-408 1024 E. Mulkey St.; Zone A-5/HC
Applicant/Owner: HZ Acquisitions LLC

Historic Morningside

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 1024 E. Mulkey Street be denied without prejudice, so that the applicant can address the following issues with the design:

1. That the design of the structure be compatible with traditional designs along the blockface;
2. That the setback be the average of traditional setbacks along the blockface, and that it be measured to the front wall plane;
3. That the correct setbacks of neighboring structures be shown on the contextual site plan;
4. That the driveway width be noted on the contextual site plan;
5. That there be at least two parking spaces behind the front wall of the house;
6. That the roof form and design reflect traditional roof forms along the streetscape;
7. That the roof pitch and height be increased so as to be consistent with traditional roof details along the blockface;
8. That fenestration patterns be consistent with traditional fenestration patterns in the area;
9. That siding extend down to 6" above grade;
10. That all windows be 1/1 with appropriate trim and sills, and that the window detail be drawn accordingly; and
11. That revised drawings be submitted to the Development Services Department by December 20th in order to place the case on the January 2022 HCLC agenda.

Seconded By: Rodger Chieffalo

Questions: 8-0

8. HCLC-21-409 1115 Bessie St.; Zone A-5/HC
Applicant/Owner: Charles Tomasello

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 1115 Bessie Street be approved, subject to the following conditions:

1. That additional fenestration be added to the side elevations; and
2. That any adjustments made to the plans be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 8-0

9. HCLC-21-410 1200 E. Annie St.; Zone A-5/HC
Applicant/Owner: Charles Tomasello

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 1200 E. Annie Street be approved.

Seconded By: Michael Moore

Questions: 8-0

**10. HCLC-21-411 1205 E. Leuda St.; Zone A-5/HC
Applicant/Owner: Charles Tomasello**

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 1205 E. Leuda Street be approved, subject to the following conditions:

1. That the setback be the average of traditional setbacks along the blockface, and that it be measured to the front wall plane;
2. That the driveway width be noted on the contextual site plan;
3. That the existing curb cut be shown on the contextual site plan and site plan;
4. The contextual elevation and front elevation be coordinated; and
5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Michael Moore

Questions: 8-0

**11. HCLC-21-412 1300 E. Leuda St.; Zone A-5/HC
Applicant/Owner: Charles Tomasello**

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 1300 E. Leuda Street be approved, subject to the following conditions:

1. That the driveway width be noted on the site plan and contextual site plan;
2. That the contextual elevation be resubmitted with the correct scale and measurements.
3. That the setback of the primary structure be measured to the front wall plane and be consistent with the average setback of traditional structures along the block;
4. That the wall plane of the gable ends be bumped out at least 6" on the side elevations;
5. That the eave detail be adjusted to be more consistent with historic structures on the block;
6. That the front elevation be redrawn to include the second proposed column;
7. That the gable ends terminate at the same height;
8. That siding extend down to 6" above grade; and
9. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Michael Moore

Questions: 8-0

**12. HCLC-21-413 1507 E. Cannon St.; Zone A-5/HC
Applicant/Owner: Wendell Ormiston**

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 1507 E. Cannon Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the location and/or size of the accessory structure be revised so that the accessory structure is separated from the primary structure by at least 10 feet; and 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Michael Moore
Questions: 8-0

13. HCLC-21-414 1517 E. Cannon St.; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Wendell Ormiston

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 1517 E. Cannon Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the driveway width at its widest point be dimensioned on the site plan and contextual site plan; 2. That the roof pitch be noted on the plan set; 3. That the windows on the front elevation be labeled with their height-to-width ratio and dimensions to ensure they are consistent with the 2:1 ratio of windows elsewhere on the house; and 4. That the accessory structure is shown to be located at least 10 feet from the primary structure, and is labeled as such on the plan set; 5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rodger Chieffalo
Questions: 8-0

14. HCLC-21-416 1617 E. Leuda St.; Zone A-5/HC *Terrell Heights*
Applicant/Owner: Lucia Garcia

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 1617 E. Leuda Street be <u>approved</u>, subject to the following conditions:
<ol style="list-style-type: none"> 1. That the decorative banding above the windows should continue around the rear elevation; 2. That additional fenestration be added to the west elevation to reduce blank wall space; and 3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Seconded By: Rodger Chieffalo

Questions: 8-0

15. HCLC-21-415

1615 E. Hattie St.; Zone A-5/HC
Applicant/Owner: Lubula Kanyinda Dixon

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 1615 E. Hattie Street be approved, subject to the following conditions:

1. That the average setback of structures along the block be noted, and the proposed setback shown to be consistent with this;
2. That additional columns be added to the design to make the column spacing and count more consistent with historic properties on the block;
3. That the location of the two front windows be adjusted to create greater symmetry in the front façade;
4. That the roof pitch be annotated on the elevation drawings;
5. That the height-to-width ratio of proposed windows be noted on the plan set;
6. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 8-0

16. HCLC-21-354

1649 E. Cannon St.; Zone A-5/HC
Applicant/Owner: Tim Freemyer

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 1649 E. Cannon Street be approved, subject to the following conditions:

1. That the driveway width be noted on the site plan and contextual site plan;
2. That the setback of the primary structure be measured to the front wall plane on the site plan;
3. That the side gables project out at least 6" from the wall plane;
4. That the fenestration patterns reflect traditional fenestration patterns found within the district;
5. That all windows be 1/1 with appropriate trim and sills;
6. That all windows have a 2:1 height-to-width ratio;
7. That siding extend down to 6" above grade;
8. That the accessory structure sit on grade; and
9. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Seconded By: Les Edmonds

Questions: 8-0

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