



## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, January 8, 2024

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/weblink/register/r2ab5d6e59325471e0ecbbe21ee10b4e0>

Meeting/ Access Code: 2559 104 8929

#### Teleconference

(817) 392-1111 or +1-469-210-7159

Meeting/ Access Code: 2559 104 8929

#### 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/> or <https://arcg.is/0KybDq>

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

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Historic and Cultural Landmarks Commission may be attending remotely in compliance with the Texas Open Meetings Act.

Any member of the public who wishes to address the Commission remotely regarding an item on the listed agenda must sign up to speak no later than 10:00AM on January 8, 2024. To sign up please register through WebEx per the directions on the City's website above. Contact Anna Baker at [Anna.Baker@fortworthtexas.gov](mailto:Anna.Baker@fortworthtexas.gov) or 817-392-8000 if there are any difficulties. 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 :**

Eric James	<u>  X  </u>	_____
Kelly Trager	<u>  X  </u>	_____
Stephanie Muzi	<u>  X  </u>	_____
Vacant – District 4	_____	_____
Julius Jackson, Jr.	<u>  X  </u>	_____
Estrus Tucker	<u>  X  </u>	_____
Rodger Chieffalo	<u>  X  </u>	_____
AnnaKatrina Kelly	<u>  X  </u>	_____
Cory Malone	<u>  X  </u>	_____
Vacant - Place 10	_____	_____
Rick Herring	<u>  X  </u>	_____
Les Edmonds	<u>  X  </u>	_____
Thomas Oliver	<u>  X  </u>	_____
Will Northern	_____	_____
Michael Godfrey	_____	_____

**I. WORK SESSION                      City Council Conference Room 2020**

**A.** Discussion of items on the agenda

**II. PUBLIC HEARING                      City Council Chamber**

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

**B. ANNOUNCEMENTS**

**C. APPROVAL OF DECEMBER 11, 2023 MEETING MINUTES**

<b>Motion:</b>	That the December 11, 2023 Meeting Minutes be <b>approved</b> .
<b>Motion by:</b>	Tucker
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	11-0

**D. CONTINUED CASE**

- 1.    HCLC-23-398                      2228 Fairmount Ave; B/HC    *Fairmount***  
**Council District: 9**  
**Applicant/Owner: David and Kristin Crocker**  
Applicant requests a recommendation to City Council to consider approving a historic site tax exemption.

<b>Motion:</b>	That the eligible work undertaken is certified to meet the requirements of the City of Fort Worth Zoning Ordinance and that the Historic and Cultural Landmarks Commission recommend that City Council consider <b>approving</b> the request for the Historic Site Tax Exemption – Verification, for the property located at 2228 Fairmount Avenue.
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<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	Edmonds
<b>Vote:</b>	11-0

**E. STOCKYARDS DISTRICT EXPANSION**

1. **HCLC-23-329 Stockyards Historic District and Form-Based Code District** *Stockyards Expansion*  
**Council District: 2**  
**Applicant/Owner: City of Fort Worth**

Applicant requests a recommendation to City Council to consider amending the Stockyards Historic and Form-Based Code District boundaries to include the following properties along West and East Exchange Avenue in the Stockyards Historic District:

- a) 2394 Niles City Boulevard;
- b) 400 E. Exchange Avenue;
- c) 411 E. Exchange Avenue;
- d) 601 E. Exchange Avenue
- e) 309 W. Exchange Avenue;
- f) 301 W. Exchange Avenue;
- g) 2426 Clinton Avenue; and
- h) 2414 Clinton Avenue.

<b>Motion:</b>	1. That the HCLC <b>recommend</b> that City Council consider amending the boundaries of the Stockyards Historic District to include 2394 Niles City Boulevard in the Stockyards Historic & Cultural District (HC): 2. And that the Stockyards Form-Based Code and Design Guidelines be used when evaluating any proposed future changes to the properties.
<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	11-0

<b>Motion:</b>	1. That the HCLC <b>recommend</b> that City Council consider amending the boundaries of the Stockyards Historic District to include 400 E. Exchange Avenue in the Stockyards Historic & Cultural District (HC): 2. And that the Stockyards Form-Based Code and Design Guidelines be used when evaluating any proposed future changes to the properties.
<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	11-0

<b>Motion:</b>	1. That the HCLC <b>recommend</b> that City Council consider amending the boundaries of the Stockyards Historic District to include 411 E. Exchange Avenue in the Stockyards Historic & Cultural District (HC): 2. And that the Stockyards Form-Based Code and Design Guidelines be used when evaluating any proposed future changes to the properties.
<b>Motion by:</b>	Tucker
<b>2<sup>nd</sup>:</b>	Kelly
<b>Vote:</b>	11-0

<b>Motion:</b>	1. That the HCLC <b>recommend</b> that City Council consider amending the boundaries of the Stockyards Historic District to include 601 E. Exchange Avenue in the Stockyards
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	<p>Historic &amp; Cultural District (HC):</p> <p>2. And that the Stockyards Form-Based Code and Design Guidelines be used when evaluating any proposed future changes to the properties.</p>
<b>Motion by:</b>	Trager
<b>2<sup>nd</sup>:</b>	Kelly
<b>Vote:</b>	11-0

<b>Motion:</b>	<p>1. That the HCLC <b>recommend</b> that City Council consider amending the boundaries of the Stockyards Historic District to include 309 W. Exchange Avenue in the Stockyards Historic &amp; Cultural District (HC):</p> <p>2. And that the Stockyards Form-Based Code and Design Guidelines be used when evaluating any proposed future changes to the properties.</p>
<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	11-0

<b>Motion:</b>	<p>1. That the HCLC <b>recommend</b> that City Council consider amending the boundaries of the Stockyards Historic District to include 301 W. Exchange Avenue in the Stockyards Historic &amp; Cultural District (HC):</p> <p>2. And that the Stockyards Form-Based Code and Design Guidelines be used when evaluating any proposed future changes to the properties.</p>
<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	James
<b>Vote:</b>	11-0

<b>Motion:</b>	<p>1. That the HCLC <b>recommend</b> that City Council consider amending the boundaries of the Stockyards Historic District to include 2426 Clinton Avenue in the Stockyards Historic &amp; Cultural District (HC):</p> <p>2. And that the Stockyards Form-Based Code and Design Guidelines be used when evaluating any proposed future changes to the properties.</p>
<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	11-0

<b>Motion:</b>	<p>1. That the HCLC <b>recommend</b> that City Council consider amending the boundaries of the Stockyards Historic District to include 2414 Clinton Avenue in the Stockyards Historic &amp; Cultural District (HC):</p> <p>2. And that the Stockyards Form-Based Code and Design Guidelines be used when evaluating any proposed future changes to the properties.</p>
<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	Trager
<b>Vote:</b>	11-0

**F. NOMINATION CASE**

1. HCLC-23-436      **1212 W Lancaster Ave; H**      *Individual*  
**Council District: 9**  
**Applicant/Owner: SBAB Realty LLC**  
Adopt resolution supporting the nomination of the W.I. Cook Memorial Hospital to the National Register of Historic Places.

<b>Motion:</b>	That the Historic and Cultural Landmarks Commission <u>supports</u> the nomination of the W.I. Cook Memorial Hospital located at 1212 W Lancaster Avenue, Fort Worth, Texas to the National Register of Historic Places.
<b>Motion by:</b>	Tucker
<b>2<sup>nd</sup>:</b>	Kelly
<b>Vote:</b>	11-0

**G. DESIGNATION CASE**

1. HCLC-23-437      **4601-4607 Horne St; E** *Individual*  
**Council District: 6**  
**Applicant/Owner: Elouise Burrell**  
The owner requests a recommendation to City Council to consider designating the property located at 4601-4607 Horne Street as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	That the HCLC recommend that City Council <u>consider</u> designating the property at 4601 Horne St as a Historic & Cultural Landmark (HC) and that the Secretary of the Interior’s Standards for the Treatment of Historic Properties be used when evaluating any proposed future change to the property.
<b>Motion by:</b>	Tucker
<b>2<sup>nd</sup>:</b>	Kelly
<b>Vote:</b>	11-0

**H. DEMOLITION CASE**

1. HCLC-23-438      **1102 E Terrell Ave; Zone/HC** *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Elizabeth Rahmel; Franklin Light Holdings LLC**  
Applicant requests a COA to demolish the contributing structure located at 1102 E Terrell Avenue.

<b>Motion:</b>	That the request for a Certificate of Appropriateness for the demolition of the house at 1102 Terrell be <u>continued</u> .
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	10-0

\*Commissioner Kelly briefly stepped out during the vote.

**I. WAIVER CASE**

1. HCLC-23-439      **5500 Alexander Dr; A-5/HC** *Carver Heights*  
**Council District: 5**  
**Applicant/Owner: Lluvia Gamboa/ Norma Garcia**  
Applicant requests a waiver from the Historic Carver Heights District Guidelines to retain work previously completed to construct a carport.

<b>Motion:</b>	1. 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 retain work undertaken to construct a carport be <u>denied</u> ; and
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	2. That the applicant works with Preservation Staff on a practical mitigation strategy that aims to reduce the harm to the property and the District.
<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	11-0

**J. NEW CASES**

1. **HCLC-23-316**      **917 E Tucker St; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Deyanara Mendez/Antonia Olvera**

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

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a new residence at 917 E Tucker Street be <b><u>approved, subject to the following conditions:</u></b> 1. That the front setback be provided on a contextual site plan and be the average setback of historic properties along the block; 2. That the drive approach be proposed along the east side of the property; 3. That an open rafter design be incorporated to the roof to be more compatible with traditional roof features of historic properties; 4. That the post dimensions be labeled on the elevations; 5. That the engineered lap siding features a 6" reveal to be compatible with horizontal siding in the area; 6. That paired windows be separated by at least 4" of trim; 7. That the sliding windows be removed or replaced with appropriate 2:1 height to width ratio windows; 8. That all windows show to be 1/1 and without any divided-lites; and 9. That a window section be included to show that the frame and the sill and trim around the windows is appropriate; 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.
<b>Motion by:</b>	Edmonds
<b>2<sup>nd</sup>:</b>	Chieffalo
<b>Vote:</b>	11-0

2. **HCLC-23-416**      **1302 E Humbolt St; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: James Sobczak/Jewel Schenk**

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

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a new residence at 1302 E Humbolt Street be <b><u>approved, subject to the following conditions:</u></b> 1. That the partial width porch be adjusted to reflect the typical conditions of porches of contributing structures on the block face. 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
<b>Motion by:</b>	Kelly
<b>2<sup>nd</sup>:</b>	James
<b>Vote:</b>	11-0

3. **HCLC-23-420**      **1616 E Hattie St; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Trinity Habitat for Humanity**

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

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a new residence 1616 E Hattie St be <b>approved</b> .
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Kelly
<b>Vote:</b>	11-0

4. **HCLC-23-440**      **5508 Truman Dr; A-5/HC**      *Carver Heights*  
**Council District: 5**  
**Applicant/Owner: Jose Villalobos**

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

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a new residence at 5508 Eisenhower Dr be <b>approved, subject to the following conditions:</b> 1. That the front two windows be paired to match with the other existing residences within the historic district; 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Kelly
<b>Vote:</b>	11-0

5. **HCLC-23-409**      **5600 Eisenhower Dr; A-5/HC**      *Carver Heights*  
**Council District: 5**  
**Applicant/Owner: Trinity Habitat for Humanity**

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

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a new residence 5600 Eisenhower Dr be <b>continued</b> to allow the applicant to address staff comments.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Trager
<b>Vote:</b>	11-0

### III. ADJOURNMENT

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**Executive Session**

The Historic and Cultural Landmarks Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda.

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at

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least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA EN REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.