



## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, July 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/r9493d60e118fc02bdca5a6c48f846104>

Meeting/ Access Code: 2556 039 0950

#### Teleconference

(817) 392-1111 or +1-469-210-7159  
Meeting/ Access Code: 2556 039 0950

#### 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 July 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.



expand the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain sub districts from 40' to 55'.

Motion:	That the Historic and Cultural Landmarks Commission <b>recommend approval</b> to the City Council the proposed amendments to the Stockyards Historic and Form-Based Code & Design Guidelines and the map amendment to the Zoning Ordinance in connection with the proposed expansion of the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain subdistricts.
Motion by:	Kelly
2 <sup>nd</sup> :	Muzi
Vote:	8-0

**E. HSE DESIGNATION CASE**

- HCLC-24-144      201 E Daggett Ave; NS-T5/DD      *Individual***  
**Council District: 9**  
**Applicant/Owner: Dak Hatfield, 201 E Daggett, LLC**  
 The applicant requests a recommendation to City Council to consider designating the property located at 201 E Daggett Avenue as a Highly Significant Endangered (HSE) property.

Motion:	That the HCLC <b>recommend</b> that City Council consider designating the property at 201 E Daggett Avenue as Highly Significant/ Endangered (HSE) 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.
Motion by:	Kelly
2 <sup>nd</sup> :	Oliver
Vote:	8-0

**F. TAX VERIFICATION CASE**

- HCLC-24-145      1600 S Henderson St; C/HC      *Fairmount***  
**Council District: 9**  
**Applicant/Owner: Joseph May**  
 Applicant requests a recommendation to City Council to consider approving a historic site tax exemption.

Motion:	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 <b>recommend</b> that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 1600 S. Henderson Street.
Motion by:	Oliver
2 <sup>nd</sup> :	Tucker
Vote:	8-0

**G. CONTINUED CASES**

1. **HCLC-24-126**      **1071 E Humbolt St; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: City of Fort Worth**

The City of Fort Worth Development Services Department requests a determination as to whether the primary structure located at 1071 E Humbolt Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion:	That it be determined that 1071 E Humbolt St <u>can be reasonably rehabilitated</u> to remain as a property contributing to the City of Fort Worth's historic heritage.
Motion by:	James
2 <sup>nd</sup> :	Oliver
Vote:	8-0

2. **HCLC-24-127**      **1203 E Leuda St; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: City of Fort Worth**

The City of Fort Worth Development Services Department requests a determination as to whether the primary structure located at 1203 E Leuda Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion:	That it be determined that 1203 E Leuda St <u>can be reasonably rehabilitated</u> to remain as a property contributing to the City of Fort Worth's historic heritage.
Motion by:	Tucker
2 <sup>nd</sup> :	Jackson
Vote:	7-0
Recused:	Oliver

**H. DEMOLITION CASES**

1. **HCLC-24-146**      **2109 S Main St; J/DD**      *Individual*  
**Council District: 9**  
**Applicant/Owner: John Landry, Pirogue Projects/Cenikor Foundation**

Applicant requests a COA to demolish the Demolition Delay designated structure known as the Kimbell Milling Co. Building located at 2109 S Main Street.

Motion:	<ol style="list-style-type: none"> <li>1. That the request for a Certificate of Appropriateness for the demolition of The Kimbell Milling Co Building at 2109 (aka 1929) S Main Street be <u>approved</u> with a salvage plan and documentation of the structure to be in accordance with HABS Guidelines, Recording Historic Structures and Sites with HABS Measured Drawings, U.S. Department of the Interior, NPS (2020) as coordinated with the HPO;</li> <li>2. That the issuance of a COA be delayed for 180 days to afford an opportunity for the following exchange of information: <ol style="list-style-type: none"> <li>a. The owner consider obtaining accurate estimates for rehabilitating the structure and consider working with other neighborhood partners to find a</li> </ol> </li> </ol>
---------	---

	<p>viable alternative to demolition or another owner.</p> <p>3. That the documentation of the building be submitted to the Planning &amp; Development Department prior to the demolition of the structure; and</p> <p>4. That staff report back to the HCLC with an information report that summarizes the progress made in the search for alternatives prior to the expiry of the delay period</p>
Motion by:	Jackson
2 <sup>nd</sup> :	Kelly
Vote:	8-0

2. **HCLC-24-147**      **6472 E Lancaster Ave; MU-1/HC**      *Individual*  
**Council District: 5**  
**Applicant/Owner: Cekinor Foundation, Inc.**  
Applicant requests a COA to demolish the contributing structure located at 6472 E Lancaster Avenue.

**ADMINISTRATIVELY WITHDRAWN**

**I. NEW CASES**

1. **HCLC-24-138**      **801 W Shaw St; MU-1/HSE**      *Individual*  
**Council District: 9**  
**Applicant/Owner: Maren Grove, LLC/Megan Lasch**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new multi-family building in front of the individually designated structure.

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 801 W Shaw be <b>denied without prejudice.</b>
Motion by:	Oliver
2 <sup>nd</sup> :	Kelly
Vote:	4-4, motion fails

Commissioner Trager made a motion to reconsider. Commissioner Muzi seconded.

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 801 W Shaw be <b>denied without prejudice.</b>
Motion by:	James
2 <sup>nd</sup> :	Kelly
Vote:	8-0

2. **HCLC-24-109**      **1606 College Ave; C/HC**      *Fairmount*  
**Council District: 9**  
**Applicant/Owner: Jay McKiever/1606C FTW Prop LLC**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new multi-family residence.

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 1606 College Avenue be <b><u>denied without prejudice</u></b> to allow the applicant more time to work on the following conditions: <ol style="list-style-type: none"> <li>1. That the contextual site plan and site plan show only one driveway to serve the lot as is traditional in the district;</li> <li>2. That the structure be setback to meet the average setback along the block and that it be noted on the contextual site plan and site plan;</li> <li>3. That the gabled roof that cantilevered over the front porch be removed;</li> <li>4. That the front porch design be more consistent with historical examples along the block to include a raised porch;</li> <li>5. That the wall separating the front porch be removed;</li> <li>6. That the front doors for the units be reconfigured to meet traditional entrance standards within the district;</li> <li>7. That the depth of the front porch be adjusted to 8’;</li> <li>8. That the paired windows be separated by at least 4-inches of trim; and</li> <li>9. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
Motion by:	James
2 <sup>nd</sup> :	Oliver
Vote:	8-0

**3. HCLC-24-135**      **1933 5<sup>th</sup> Ave; A-5/HC**      *Fairmount*  
**Council District: 9**  
**Applicant/Owner: Kayla Johnson/Randall and Marybeth Hogan**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 1933 5 <sup>th</sup> Avenue be <b><u>approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"> <li>1. That the driveway be reduced to 12’ wide;</li> <li>2. The porch be adjusted to reflect typical full-width porch configuration in the context area;</li> <li>3. That all larger windows be 2:1 ratio and small windows be 1/1 with appropriate sills and trim;</li> <li>4. That the engineered lap siding features a 6” reveal to be compatible with horizontal siding in the area;</li> <li>5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
Motion by:	Kelly
2 <sup>nd</sup> :	Muzi
Vote:	8-0

**4. HCLC-24-116**      **1400 E Leuda St (Lot 1); A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Conger Group Texas**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 1400 E Leuda St (Lot 1) be <b>denied without prejudice</b> for the applicant to address the following: <ol style="list-style-type: none"> <li>1. That the plan and elevations be differentiated from the adjacent lots;</li> <li>2. That the roof form and batten pattern be changed to reflect typical roof and material conditions in the area;</li> <li>3. That additional windows be included on the east elevation;</li> <li>4. That the specifications or detailed information of the exterior materials be provided and;</li> <li>5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
Motion by:	Oliver
2 <sup>nd</sup> :	Kelly
Vote:	8-0

5. HCLC-24-117      1400 E Leuda St (Lot 2); A-5/HC      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Conger Group Texas**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 1400 E Leuda St (Lot 2) be <b>approved, subject to the following conditions:</b> <ol style="list-style-type: none"> <li>1. That the front porch roof and width be revised to reflect typical porches in the district;</li> <li>2. That additional windows be included on the east and west elevations;</li> <li>3. The at least 4" of trim be included between paired windows to reflect typical fenestration patterns in the area;</li> <li>4. That the specifications or detailed information of the exterior materials be provided;</li> <li>5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
Motion by:	Oliver
2 <sup>nd</sup> :	Jackson
Vote:	8-0

6. HCLC-24-118      1400 E Leuda St (Lot 3); A-5/HC      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Conger Group Texas**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 1400 E Leuda St (Lot 3) be <b>denied without prejudice</b> for the applicant to address the following: <ol style="list-style-type: none"> <li>1. That the plan and elevations be differentiated from the adjacent lots.</li> <li>2. That the roof form and the vertical batten be changed to conforming designs.</li> <li>3. That the triple-pane window be changed to conforming designs.</li> <li>4. That additional windows be included on the east and west elevations.</li> <li>5. That at least 4" of trim should be installed between paired windows to reflect compatible fenestration treatments in the area.</li> <li>6. That the specifications or detailed information of the exterior materials be provided.</li> </ol>
---------	--

	7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.
Motion by:	Oliver
2 <sup>nd</sup> :	Muzi
Vote:	8-0

**7. HCLC-24-091      1017 E Leuda St; A-5/HC      *Terrell Heights***  
**Council District: 8**  
**Applicant/Owner: NewPad Building Company LLC**

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

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 1017 E. Leuda Street be <b><u>denied without prejudice</u></b> to allow the applicant to address the following conditions: <ol style="list-style-type: none"> <li>1. That the overall design of the residence and front elevation be revised on the plans;</li> <li>2. That the second story be removed;</li> <li>3. That the structure width be increased to utilize more lot space;</li> <li>4. That the roof pitch be revised to accommodate a habitable roof, if desired;</li> <li>5. That the porch design including the columns and roof slope reflect traditional details in the district;</li> <li>6. That fenestration patterns on the contextual elevation and front elevation be coordinated;</li> <li>7. That the front door not have glazing and conform to the traditional styles found in the district; and</li> <li>8. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
Motion by:	Jackson
2 <sup>nd</sup> :	James
Vote:	8-0

**8. HCLC-24-140      1201 E Morningside Dr; A-5/HC      *Morningside***  
**Council District: 8**  
**Applicant/Owner: George Sosa/Araceli Aguilar**

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

Motion:	That the request for a Certificate of Appropriateness to construct a new residence 1201 E Morningside Dr be <b><u>approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"> <li>1. That porch columns be spaced evenly to reflect typical porch configurations in the area;</li> <li>2. That the posts match on the contextual elevation and front elevations and that they be typical of what is found in the district;</li> <li>3. That the front windows be spaced equally and a window detail be provided to reflect fenestration patterns in the context area; and</li> <li>4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
Motion by:	Oliver
2 <sup>nd</sup> :	Tucker
Vote:	8-0



9. HCLC-24-136

5500 Patton Dr; A-5/HC  
Council District: 8  
Applicant/Owner: Rosa Paz

Carver Heights

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

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 5500 Patton Dr be <b>approved, subject to the following conditions:</b> <ol style="list-style-type: none"> <li>1. That the engineered lap siding features a 6” reveal to be compatible with horizontal siding in the area;</li> <li>2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
Motion by:	Oliver
2 <sup>nd</sup> :	James
Vote:	8-0

10. HCLC-24-119

5516 Truman Dr; A-5/HC  
Council District: 8  
Applicant/Owner: Alejandro Sanchez, Ankeehomes

Carver Heights

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

Motion:	That the request for a Certificate of Appropriateness to construct a new residence at 5516 Truman Dr be <b>approved, subject to the following conditions:</b> <ol style="list-style-type: none"> <li>1. That the building setback be brought forward to be in line with the historic structures along the block;</li> <li>2. That the garage be pushed back more to be consistent with the size and depth of the historic structures along the block;</li> <li>3. That the small window on the left elevation be changed to a 1/1 pattern and paired with appropriate sill and trim between;</li> <li>4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</li> </ol>
Motion by:	Oliver
2 <sup>nd</sup> :	James
Vote:	8-0

### III. ADJOURNMENT

---

#### Executive Session

The Historic and Cultural Landmarks Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under 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](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**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.