



## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, January 13, 2025

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

Fort Worth, Texas 76102

Public Hearing:

City Council Chamber  
200 Texas Street  
2nd Floor  
Fort Worth, Texas 76102

#### Videoconference

<https://fortworthtexas.webex.com/weblink/register/raeb21797dc3098b1917e34f17fe013bb>

Meeting/ Access Code: 2553 418 9100

#### Teleconference

(817) 392-1111 or +1-469-210-7159  
Meeting/ Access Code: 2553 418 9100

#### 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>

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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 13, 2025. To sign up please register through WebEx per the directions on the City's website above. Contact Andrés Hernandez at [Andres.Hernandez@fortworthtexas.gov](mailto:Andres.Hernandez@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.

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## COMMISSIONERS:

Chair Rick Herring	
Vice Chair AnnaKatrina Kelly Gardner	X
Eric James	X
Kelly Trager	X
Stephanie Muzi	
Vacant – District 4	
Julius Jackson, Jr.	X
Estrus Tucker	X
Rodger Chieffalo	
Cory Malone	X
Vacant - District 10	
Les Edmonds	
Thomas Oliver	X
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 Regarding the Texas Open Meetings Act

### B. ANNOUNCEMENTS

### C. APPROVAL OF DECEMBER 9, 2024 MEETING MINUTES

<b>Motion:</b>	That the December 9, 2024 Meeting Minutes be <u>approved</u> .
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

### D. CONTINUED CASES

1. HCLC-24-249 2200 Harrison Ave.; A-5/HC Mistletoe Heights  
Council District: 9  
Applicant/Owner: Mateson Gutierrez  
Applicant requests a Certificate of Appropriateness (COA) to construct a second-story addition to a one-story structure.

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a second-story addition to a one-story structure at 2200 Harrison Ave be <u>denied without prejudice</u> .
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	James
<b>Vote:</b>	7-0

2. HCLC-24-236      1620 Lipscomb St.; C/HC      *Fairmount*  
**Council District: 9**  
**Applicant/Owner: Alexandra MacMartin, Paul F. Wieneskie**

Applicant requests a Certificate of Appropriateness (COA) to construct a driveway and parking pad in the front yard area where no parking is allowed.

<b>Motion:</b>	That the driveway be <u>approved</u> as proposed.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Oliver
<b>Vote:</b>	7-0

3. HCLC-24-243      1411 E Terrell Ave.; A-5/HC      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: James Sobczak, The Plan Factory**

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 1411 E Terrell Ave be <u>approved</u> .
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	James
<b>Vote:</b>	7-0

4. HCLC-24-284      210 E 7<sup>th</sup> St.; H/HC      *Individual*  
**Council District: 9**  
**Applicant/Owner: Alice Cruz/Georgian Holdings, LLC**

Applicant requests a Certificate of Appropriateness (COA) to construct a 6-story addition at the rear of the individually designated structure.

<b>Motion:</b>	That the request for a Certificate of Appropriateness to alter and construct an addition at 210 E 7 <sup>th</sup> Street be <u>approved</u> .
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

5. HCLC-24-281      1137 Stella St.; A-5/HC      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: NewPad Building Co; Michael West**

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 1137 Stella St be <u>approved</u> .
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

#### E. TAX VERIFICATION CASE

1. HCLC-24-260      1712 Alston Ave.; B/HC      *Fairmount*

**Council District: 9****Applicant/Owner: Zachary Stockton**

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 <u>recommend</u> that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 1712 Alston Avenue.
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

**G. DESIGNATION CASE**

1. **HCLC-24-289**      **1309 Grand Ave.; DD/A-5**      *Individual*  
**Council District: 2**  
**Applicant/Owner: Alyssa Banta**

The owner requests a recommendation to City Council to consider designating the property located at 1309 Grand Avenue as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	That the HCLC <u>recommend</u> that City Council consider designating the property at 1309 Grand Avenue 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>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson

2. **HCLC-24-311**      **1434 N Main St.; J**      *Individual*  
**Council District: 2**  
**Applicant/Owner: Northside Socios, LLC/Juan Villalpando**

The owner requests a recommendation to City Council to consider designating the property located at 1434 N Main Street as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	That the HCLC <u>recommend</u> that City Council consider designating the building at 1434 N Main Street as a Historical & 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>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson

**H. DEMOLITION CASE**

1. **HCLC-24-292**      **1338 N Main St.; PD 1403/DD**      *Individual*  
**Council District: 2**  
**Applicant/Owner: Jason Eggenburger/Gyant Marine LLC**

Applicant requests a COA to partially demolish the Demolition Delay- designated structure located at 1338 N Main Street.

<b>Motion:</b>	That the request for a Certificate of Appropriateness for the partial demolition of the one-story building at 1338 N Main Street <b>be approved.</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

## I. APPEAL CASE

1. HCLC-24-290	<b>5804 Eisenhower Dr; A-5/HC</b> <b>Council District: 5</b> <b>Applicant/Owner:</b> Applicant appeals the decision of the Historic Preservation Officer and requests a Certificate of Appropriateness (COA) to construct an additional side paved area connected to the driveway where only a driveway is allowed at the new residence in the Carver Heights Historic District.	<i>Carver Heights</i>
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<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct an additional side paved area connected to the driveway where only a driveway is allowed at the new residence <b>be denied with prejudice</b> because the request is inconsistent with the Carver Heights Historic District Guidelines.
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

## J. NEW CASES

1. HCLC-24-302	<b>5500 Truman Dr.; A-5/HC</b> <b>Council District: 5</b> <b>Applicant/Owner:</b> James Sobczak, The Plan Factory Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.	<i>Carver Heights</i>
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<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a new residence at 5500 Truman Dr <b>be approved</b> , subject to the following conditions: 1. That the building setback to be pushed further back on the lot to be in line with historic structures along the block; 2. That the front façade must be a single plane with the garage, and a stoop for the front door be added instead of a covered porch. 3. That roof pitch dimension be added and modified on the elevations to match the 5:12 roof pitches along the streetscape 4. That the engineered lap siding features a 6" reveal to be compatible with horizontal siding in the area; 5. That all larger windows be 2:1 ratio single-hung and small windows be 1/1 single-hung with appropriate sills and trim; 6. That additional window towards the front be included on the left and right elevation; 7. 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>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

2. HCLC-24-303	<b>615 Luxton St.; A-5/HC</b> <b>Council District: 8</b>	<i>Terrell Heights</i>
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**Applicant/Owner: James Sobczak, The Plan Factory**

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 615 Luxton St be <u>approved</u> , subject to the following conditions: 1. That a window elevation be provided to reflect paired window with a 4" trim; 2. That the specifications or detailed information of the exterior materials be provided; 3. 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>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

\*Commissioner Trager left the hearing.

3. HCLC-24-304      **936 E Annie St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: James Sobczak, The Plan Factory**  
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 936 E Annie St be <u>approved</u> , subject to the following conditions: 1. That a window elevation be provided to reflect paired window with a 4" trim; 2. That the specifications or detailed information of the exterior materials be provided; 3. 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>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	6-0

4. HCLC-24-298      **1063 Illinois Ave.; NS-T4NR/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: George Sosa/Jeremy Scott**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new multifamily residence.

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a new residence at 1063 Illinois Avenue be <u>continued</u> for the applicant to address the following issues with the proposed design: 1. That the roof form and second story unit be modified to reduce the massing; 2. That tripartite horizontal windows should be changed to 1/1 windows to reflect traditional fenestration patterns in the area; 3. That the specifications or detailed information of the exterior materials be provided; 4. 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>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	6-0

5. HCLC-24-252      **1600 Washington Ave; A-5/HC**      *Fairmount*  
**Council District: 8**  
**Applicant/Owner:**

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 and accessory structure at 1600 Washington Avenue be <u>approved</u> , subject to the following conditions: 1. That the entrances be located in a place that is consistent with the context; 2. That the side elevations be revised to a more consistent layout; 3. That all dimensions be placed on drawings and a porch section be included; 4. That the columns are solid wood; 5. That the standing seam metal roof and brick be removed; 6. That a south elevation and full garage elevations and roof plan etc. be included; 7. That additional fenestration be included on the residence and garage, and; 8. That the dual driveways be revised to a single driveway to reflect a consistent driveway pattern.
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	6-0

### III. ADJOURNMENT

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#### Executive Session

Pursuant to Texas Government Code Section 551.071, a closed executive session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmark Commission to receive advice from legal counsel.

#### ASSISTANCE AT THE PUBLIC MEETINGS:

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## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, February 10, 2025

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

#### In Person

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200 Texas Street  
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Public Hearing:

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Chair Rick Herring	X
Vice Chair AnnaKatrina Kelly Gardner	X
Eric James	X
Kelly Trager	
Stephanie Muzi	X
Vacant – District 4	
Julius Jackson, Jr.	X
Estrus Tucker	X
Rodger Chieffalo	X
Cory Malone	
Vacant - Place 10	
Les Edmonds	
Thomas Oliver	X
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 Regarding the Texas Open Meetings Act

### B. ANNOUNCEMENTS

### C. APPROVAL OF January 13, 2025 MEETING MINUTES

<b>Motion:</b>	That the January 13, 2025 Meeting Minutes be <u>approved</u> .
<b>Motion by:</b>	Jackson
<b>2<sup>nd</sup>:</b>	Kelly Gardner
<b>Vote:</b>	8-0

### D. DESIGNATION CASES

1. HCLC-25-016      3016 E 4<sup>th</sup> St.; CF      Individual  
Council District: 11  
Applicant/Owner: R. Lucille Samuel

The owner requests a recommendation to City Council to consider designating the property located at 3016 E 4<sup>th</sup> Street as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	That the HCLC <u>recommend</u> that City Council consider designating the buildings at 3016 E 4 <sup>th</sup> Street as a Historic & Cultural Landmark (HC) and that the Secretary of the
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	<i><b>Interior's Standards for the Treatment of Historic Properties</b></i> be used when evaluating any proposed future change to the property.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	8-0

2. HCLC-25-017      1312-1324 N Main St.; PD 1403/DD      *Individual*  
**Council District:** 2  
**Applicant/Owner:** Gyant Marine, LLC/ Jason Eggenburger  
The owner requests a recommendation to City Council to consider designating the property located at 1312-1324 N Main Street as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	<b>That the HCLC recommend that City Council consider designating the building at 1312-1324 N Main Street as a Historical &amp; 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>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

3. HCLC-25-018      1336-1348 N Main St.; PD 1403/DD      *Individual*  
**Council District:** 2  
**Applicant/Owner:** Gyant Marine, LLC/ Jason Eggenburger  
The owner requests a recommendation to City Council to consider designating the property located at 1336-1348 N Main Street as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	<b>That the HCLC recommend that City Council consider designating the building at 1336-1348 N Main Street as a Historical &amp; 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>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

4. HCLC-25-019      1360-1364 N Main St.; PD 1403/DD      *Individual*  
**Council District:** 2  
**Applicant/Owner:** Gyant Marine, LLC/ Jason Eggenburger  
The owner requests a recommendation to City Council to consider designating the property located at 1360-1364 N Main Street as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	<b>That the HCLC recommend that City Council consider designating the building at 1360-1364 N Main Street as a Historical &amp; 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>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Kelly Gardner
<b>Vote:</b>	8-0

## E. APPEAL CASE

1. HCLC-24-237      **1001 Elizabeth Blvd; A-10/HC**      *Elizabeth Blvd*  
**Council District: 9**  
**Applicant/Owner: Tim Riley/Frank Papa**

Applicant appeals the decision of the Historic Preservation Officer and requests a Certificate of Appropriateness (COA) to replace historic wood windows with new windows at the residence in the Elizabeth Boulevard Historic District.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness to replace historic wood windows 8-20 be continued to the next hearing.</b>
<b>Motion by:</b>	<b>Kelly Gardner</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

### **III. ADJOURNMENT**

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Vice Chair AnnaKatrina Kelly Gardner	X
Eric James	X
Kelly Trager	X
Stephanie Muzi	X
Vacant – District 4	
Julius Jackson, Jr.	X
Estrus Tucker	X
Rodger Chieffalo	X
Cory Malone	X
Vacant - Place 10	
Les Edmonds	
Thomas Oliver	
Will Northern	
Michael Godfrey	

**I.****WORK SESSION**

City Council Conference Room 2020

- A.** Discussion of items on the agenda
- B.** Presentation on HCLC Annual Report

**II.****PUBLIC HEARING**

City Council Chamber

- A. CALL TO ORDER:** Statement Regarding the Texas Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF FEBRUARY 10, 2025 MEETING MINUTES**

<b>Motion:</b>	That the February 10, 2025 Meeting Minutes be <u>approved</u> .
<b>Motion by:</b>	Muzi
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	8-0

## D. DESIGNATION CASES

1. HCLC-25-046      **3247 S Adams St./ 1010-24 W Shaw St.; PD 1286**      *Individual*  
**Council District: 11**  
**Applicant/Owner: David Conn**  
The owner requests a recommendation to City Council to consider designating the property located at 3247 S Adams Street/ 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	That the HCLC <b>recommend</b> that City Council consider designating the at 3247 S Adams Street / 1010-24 W Shaw Street 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.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	8-0

## E. CONTINUED CASES

1. HCLC-24-237      **1001 Elizabeth Blvd; A-10/HC**      *Elizabeth Blvd*  
**Council District: 9**  
**Applicant/Owner: Tim Riley/Frank Papa**  
Applicant appeals the decision of the Historic Preservation Officer and requests a Certificate of Appropriateness (COA) to replace historic wood windows with new windows at the residence in the Elizabeth Boulevard Historic District.

<b>Motion:</b>	That the request for a Certificate of Appropriateness to replace historic wood windows 8-20 be <b>denied without prejudice</b> because the request is inconsistent with the Elizabeth Boulevard Historic District Guidelines and the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> .
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

2. HCLC-24-298      **1063 Illinois Ave.; NS-T4NR/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Trace Howard/Jeremy Scott**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new multifamily residence comprised of 4 units.

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a new residence at 1063 Illinois Avenue be <b>approved</b> , subject to the following conditions: 1. That the sliding horizontal windows on the south and the north elevations be changed to traditional one-over-one windows. 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>	Jackson
<b>Vote:</b>	8-0

3. HCLC-24-256      **950 E Pulaski St.; NS-T4NR/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Jill Kramer**  
 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 <u>recommend</u> that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 950 E Pulaski St.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

#### **F. TAX VERIFICATION CASES**

1. HCLC-25-047      **1405 E Leuda St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Tara Bohme**  
 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 <u>recommend</u> that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 1405 E Leuda St.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Jackson

#### **G. NEW CASES**

1. HCLC-25-038      **1205 E Cannon St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: James Sobczak, The Plan Factory**  
 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 1205 E Cannon St be <u>approved</u> .
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	8-0

**2. HCLC-25-027****1023 E Tucker St.; A-5/HC****Terrell Heights****Council District: 8****Applicant/Owner: Esam Jarwan/EMJ**

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 1023 E Tucker St be <u>approved</u> , subject to the following conditions:
	<ol style="list-style-type: none"> <li>1. That the building setback for the adjacent properties be provided on a contextual site plan to be consistent with historic structures along the block;</li> <li>2. The proportion of the porch reflect typical partial front proportions of other porches in the context area;</li> <li>3. That the porch columns be revised to be more consistent with traditional porch columns in the district;</li> <li>4. That the fixed window on the left elevation be changed to 1/1 windows;</li> <li>5. That the additional 1/1 windows be incorporated towards the front on the right elevation;</li> <li>6. That the front elevation windows be paired with at least 4" trim between to reflect traditional fenestration patterns in the district; and</li> <li>7. 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>
<b>Motion by:</b>	Jackson
<b>2<sup>nd</sup>:</b>	James
<b>Vote:</b>	8-0

**3. HCLC-25-029****1025 E Tucker St.; A-5/HC****Terrell Heights****Council District: 8****Applicant/Owner: Esam Jarwan/EMJ**

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 1025 E Tucker St be <u>approved</u> , subject to the following conditions:
	<ol style="list-style-type: none"> <li>1. That the building setback for the adjacent properties be provided on a contextual site plan to be consistent with historic structures along the block;</li> <li>2. The proportion of the porch reflect typical partial front proportions of other porches in the context area;</li> <li>3. That the porch columns be revised to be more consistent with traditional porch columns in the district;</li> <li>4. That the brick siding at the front be removed and lap siding used throughout;</li> <li>5. That the fixed window on the left elevation be changed to 1/1 windows;</li> <li>6. That the additional 1/1 windows be incorporated towards the front on the right elevation;</li> <li>7. That the front elevation windows be paired with at least 4" trim between to reflect traditional fenestration patterns 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>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

4. HCLC-25-026

915 E Hattie St.; A-5/HC

Terrell Heights

Council District: 8

Applicant/Owner: DGB RESOURCES/Sphinx Development Corporation

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 915 E Hattie St be <u>approved</u> , subject to the following conditions: <ol style="list-style-type: none"><li>1. That the building setback be pulled forward on the lot to be in line with historic structures along the block;</li><li>2. That the proportion of the porch reflects typical partial front proportions of other porches in the context area;</li><li>3. That the recessed entry be revised to have the front door flush with the front wall;</li><li>4. That the front porch steps be revised to 7" treads; 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>
<b>Motion by:</b>	Jackson
<b>2<sup>nd</sup>:</b>	James
<b>Vote:</b>	8-0

5. HCLC-25-048

2200 Harrison Ave.; A-5/HC

Mistletoe Heights

Council District: 9

Applicant/Owner: Mateson Gutierrez

Applicant requests a Certificate of Appropriateness (COA) to construct a second-story addition to a one-story structure.

<b>Motion:</b>	That the request for a Certificate of Appropriateness to construct a second-story addition to a one-story structure, with an <u>extension of the left side elevation</u> at 2200 Harrison Ave, be <u>approved</u> and that the applicant work with staff on the following: <ol style="list-style-type: none"><li>1. Addition of two small windows to the front facade to break up the large blank siding walls.</li><li>2. Inclusion of trim between the triple windows on the left and back elevations.</li><li>3. Modification of the horizontal design of the small window on the front elevation of the garage to a small single hung window.</li><li>4. <u>Addition of a 12" horizontal trim board between the first and second floors to break up the large wall extending from the left side elevation of the addition.</u></li></ol>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

### III. ADJOURNMENT

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### Executive Session

Pursuant to Texas Government Code Section 551.071, a closed executive session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmark Commission to receive advice from legal counsel.

#### 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 least 48 hours prior to the meeting so that appropriate arrangements can be made. Even if the City does not receive notification at least 48 hours prior to the meeting, the City will still 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 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.



## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, April 14, 2025

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

#### In Person

Work Session:

City Council Work Session Room  
100 Fort Worth Trail  
Fort Worth, Texas 76102

Public Hearing:

City Council Chamber  
100 Fort Worth Trail  
Fort Worth, Texas 76102

#### Videoconference

<https://fortworthtexas.webex.com/weblink/register/r9d25f28e12c1edffdefe2504b681c603>

Meeting/ Access Code: 2556 230 5958

#### Teleconference

(817) 392-1111 or +1-469-210-7159  
Meeting/ Access Code: 2555 175 7125

#### 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 Monday, April 14, 2025. To sign up please register through WebEx per the directions on the City's website above. Contact Laura Young at [Laura.Young@fortworthtexas.gov](mailto:Laura.Young@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:

Chair Rick Herring	X
Vice Chair AnnaKatrina Kelly Gardner	X
Eric James	X
Kelly Trager	X
Stephanie Muzi	X
Vacant – District 4	
Julius Jackson, Jr.	X
Estrus Tucker	
Rodger Chieffalo	
Cory Malone	X
Brian Ketcham	X
Les Edmonds	
Thomas Oliver	X
Will Northern	
Michael Godfrey	

### I. WORK SESSION      City Council Work Session Room

- A. Discussion of items on the agenda

### II. PUBLIC HEARING      City Council Chamber

- A. **CALL TO ORDER:**      Statement Regarding the Texas Open Meetings Act

### B. ANNOUNCEMENTS

### C. APPROVAL OF MARCH 10, 2025 MEETING MINUTES

<b>Motion:</b>	That the March 10, 2025 Meeting Minutes be <u>approved</u> .
<b>Motion by:</b>	Muzi
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	9-0

### D. NOMINATION CASE

1. HCLC-25-062      **0.05mi w. of jct. US287/MLK Jr. Fwy. and E. Rosedale St.**  
**Council District: 8**  
**Applicant/Owner: City of Fort Worth**  
 Adopt resolution supporting the nomination of the Sycamore Creek Bridge to the National Register of Historic Places.

<b>Motion:</b>	That the Historic and Cultural Landmarks Commission <b>supports</b> the nomination of the Sycamore Creek Bridge located at 0.05 mile east of jct. US287/MLK Jr. Fwy. and E. Rosedale St, Fort Worth, Texas to the National Register of Historic Places.
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	9-0

#### E. TAX VERIFICATION CASE

1. HCLC-25-063      **2411 N Main St.; SY-HSH-40**  
**Council District: 2**  
**Applicant/Owner: Robert L. Ginsburg, McDonald Sanders, P.C./ Alberts Texas Properties, LLC**  
 Applicant requests a recommendation to City Council to consider approving a historic site tax exemption.

<b>Motion:</b>	That the eligible work undertaken is <b>certified</b> 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 approving the request for the Historic Site Tax Exemption – Verification, for the property located at 2411 N Main St.
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Kelly
<b>Vote:</b>	9-0

#### G. NEW CASE

1. HCLC-24-217      **1200 E Hattie St.; A-5/HC**  
**Council District: 8**  
**Applicant/Owner: Fort Worth Trinity Homes, LLC**  
 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 1200 E Hattie St be <b>approved</b> , subject to the following conditions:
	<ol style="list-style-type: none"> <li>1. That if the drive approach is proposed new, that it be located along Tennessee on the rear yard of the property;</li> <li>2. That the proportion of the porch reflects typical partial-front proportions of other porches in the context area;</li> <li>3. That the recessed entry be revised to have the front door flush with the front wall;</li> <li>4. That the front porch steps be revised to 7" treads;</li> <li>5. That the front setback to be in accord with the setbacks within the block; and</li> <li>6. 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>
<b>Motion by:</b>	Oliver

<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	9-0

### III. ADJOURNMENT

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#### Executive Session

Pursuant to Texas Government Code Section 551.071, a closed executive session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmark Commission to receive advice from legal counsel.

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## Meeting Agenda

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, May 12, 2025

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

#### In Person

Work Session:

City Council Work Session Room  
100 Fort Worth Trail  
Terrace Level  
Fort Worth, Texas 76102

Public Hearing:

City Council Chamber  
100 Fort Worth Trail  
Fort Worth, Texas 76102

#### Videoconference

<https://fortworthtexas.webex.com/weblink/register/rf53a5f68b76c92c6539f508bd957e16e>  
Meeting/ Access Code: 2556 957 5353

#### Teleconference

(817) 392-1111 or +1-469-210-7159  
Meeting/ Access Code: 2555 175 7125

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**COMMISSIONERS:**

Chair Rick Herring	X
Vice Chair AnnaKatrina Kelly Gardner	X
Eric James	X
Kelly Trager	
Stephanie Muzi	X
Vacant – District 4	
Julius Jackson, Jr.	X
Estrus Tucker	X
Rodger Chieffalo	X
Cory Malone	X
Brian Ketcham	X
Alternate-Vacant	
Thomas Oliver	
Alternate-Vacant	
Michael Godfrey	

**I.****WORK SESSION**

City Council Work Session Room, Terrace Level

- A.** Discussion of items on the agenda
- B.** Presentation of Informational Report requested by City Council at April 1<sup>st</sup> Session

**II.****PUBLIC HEARING**

City Council Chamber

- A. CALL TO ORDER:** Statement Regarding the Texas Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF April 14, 2025 MEETING MINUTES**

<b>Motion:</b>	<b>That the April 14, 2025 meeting minutes be approved.</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	9-0

**D. DETERMINATION CASE**

1. **HCLC-25-107** **1308 E Pulaski Street** **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 1308 E. Pulaski

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

<b>Motion:</b>	<b>That it be determined that 1308 E Pulaski Street <u>cannot</u> be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	9-0

#### **E. DEMOLITION OF NONCONTRIBUTING PROPERTY CASE**

1. HCLC-25-108      **2102 W Morphy Street**      *Mistletoe Heights*  
**Council District: 9**  
**Applicant/Owner: City of Fort Worth**  
The City of Fort Worth Development Services Department requests a Certificate of Appropriateness (COA) to demolish a noncontributing structure.

<b>Motion:</b>	<b>That the application for a Certificate of Appropriateness to demolish the noncontributing property located at 2102 W Morphy St within the Mistletoe Heights Historic District <u>be approved</u> and forwarded to the Building Standards Commission.</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	9-0

#### **F. NEW CASES**

1. HCLC-25-088      **1128 E Broadway Ave.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: New Pad Building Co. LLC/ Equity Trust Co.**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness to construct a new two-story residence at 1128 E Broadway Ave be <u>denied without prejudice</u> for the applicant to work with staff to address massing and design elements that are incompatible with the character defining features of the district.</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Ketcham
<b>Vote:</b>	9-0

2. HCLC-25-089      **1132 E Broadway Ave.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: New Pad Building Co. LLC/ Equity Trust Co.**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness to construct a new residence at 1132 E Broadway Ave be <u>denied without prejudice</u> for the applicant to work with staff to address massing and design elements that are incompatible with the character defining features of the district.</b>
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<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	KellyGardner
<b>Vote:</b>	9-0

3. HCLC-25-090      1136 E Broadway Ave.; A-5/HC      Terrell Heights  
**Council District: 8**  
**Applicant/Owner: New Pad Building Co. LLC/ Equity Trust Co.**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness to construct a new residence at 1136 E Broadway Ave be <u>denied without prejudice</u> for the applicant to work with staff to address massing and design elements that are incompatible with the character defining features of the district.</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	KellyGardner
<b>Vote:</b>	9-0

4. HCLC-25-065      1104 E Annie St.; A-5/HC      Terrell Heights  
**Council District: 8**  
**Applicant/Owner: 700 Build/ Thrivest II LLC**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness to construct a new residence at 1104 E Annie Street be <u>approved</u>, subject to the following conditions:</b>
	<ol style="list-style-type: none"> <li>1. That the overall design of the residence be revised to be compatible with the predominant character-defining features of the context area;</li> <li>2. That the roof design reflects traditional forms in the district;</li> <li>3. That the porch design reflects traditional details in the district;</li> <li>4. That the two fixed windows on the west elevation be changed to 1/1 windows;</li> <li>5. That the front door conforms to the traditional styles found in the district; and</li> <li>6. 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>
<b>Motion by:</b>	Jackson
<b>2<sup>nd</sup>:</b>	Chieffalo
<b>Vote:</b>	7-2

5. HCLC-25-058      1649 E Terrell Ave.; A-5/HC      Terrell Heights  
**Council District: 8**  
**Applicant/Owner: Cooper Conger/NewPad Building Company LLC**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>That the request for a Certificate of Appropriateness to construct a new residence at 1649 E Terrell Avenue be <u>continued</u>, subject to the following conditions:</b>
	<ol style="list-style-type: none"> <li><b>1. That the front parking pad be relocated to the rear of the house and approached from Exeter Street;</b></li> <li><b>2. That additional windows be added to the east and west elevations;</b></li> <li><b>3. That the vertical board-and-batten siding be modified to horizontal siding;</b></li> <li><b>4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b></li> </ol>
<b>Motion by:</b>	<b>James</b>
<b>2<sup>nd</sup>:</b>	<b>Jackson</b>
<b>Vote:</b>	<b>8-1</b>

### **III. ADJOURNMENT**

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#### **Executive Session**

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## Meeting Agenda

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, July 14, 2025

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

#### In Person

Work Session:

City Council Work Session Room  
100 Fort Worth Trail  
Terrace Level  
Fort Worth, Texas 76102

Public Hearing:

City Council Chamber  
100 Fort Worth Trail  
Fort Worth, Texas 76102

#### Videoconference

<https://fortworthtexas.webex.com/weblink/register/rc2cca50ff65ca2671087e21cc10f4aca>

Meeting/ Access Code: 2557 056 0751

#### Teleconference

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

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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 Monday, July 14, 2025. To sign up please register through WebEx per the directions on the City's website above. Contact Laura Young at [Laura.Young@fortworthtexas.gov](mailto:Laura.Young@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.

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## COMMISSIONERS:

Chair Rick Herring	
Vice Chair AnnaKatrina Kelly Gardner	
Eric James	P
Kelly Trager	P
Stephanie Muzi	P
Vacant – District 4	
Julius L. Jackson, Jr.	P
Estrus Tucker	P
Rodger Chieffalo	
Cory Malone	P
Brian Ketcham	P
Thomas Oliver (alternate)	P
Michael Godfrey (alternate)	
Alternate-Vacant	
Alternate-Vacant	

### I. WORK SESSION      City Council Work Session Room

A. Discussion of items on the agenda

### II. PUBLIC HEARING      City Council Chamber

A. CALL TO ORDER: Statement Regarding the Texas Open Meetings Act

### B. ANNOUNCEMENTS

### C. APPROVAL OF MAY 12, 2025 MEETING MINUTES

<b>Motion:</b>	That the May 12, 2025 meeting minutes be approved.
<b>Motion by:</b>	Muzi
<b>2<sup>nd</sup>:</b>	Ketcham
<b>Vote:</b>	8-0

### D. CONTINUED CASE

1. HCLC-25-058      1649 E Terrell Ave.; A-5/HC      Terrell Heights  
Council District: 8  
Applicant/Owner: Cooper Conger/NewPad Building Company LLC  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	Approve
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

## E. NEW CASES

1. HCLC-25-114      **410 Tennessee Ave.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Raul Davila**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Deny without prejudice</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

2. HCLC-25-100      **901 E Cannon St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: ATRA Construction**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Jackson</b>
<b>Vote:</b>	<b>8-0</b>

3. HCLC-25-098      **1013 E Hattie St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: ATRA Construction**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Jackson</b>
<b>Vote:</b>	<b>8-0</b>

4. HCLC-25-137      **924 E Dashwood St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Lubula Dixon Kanyinda**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Jackson</b>
<b>Vote:</b>	<b>8-0</b>

5. HCLC-25-127      **1121 E Leuda St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: All About Permits/Ruth Solorzano**  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

6. HCLC-25-101      **1125 E Humbolt St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Casa Blueprints, LLC.**  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

7. HCLC-25-049      **1215 Stella St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Marco Di Mattia/Jose Merida**  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

8. HCLC-25-128      **1224 E Leuda St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Victor Manta/Manta Construction**  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Jackson</b>
<b>Vote:</b>	<b>8-0</b>

9. HCLC-25-130      **1308 E Leuda St.; A-5/HC**      **Council District: 8**      **Terrell Heights**  
**Applicant/Owner: Victor Manta/Manta Construction**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

10. HCLC-25-131      **1401 E Cannon St.; A-5/HC**      **Council District: 8**      **Terrell Heights**  
**Applicant/Owner: Victor Manta/Manta Construction**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Oliver</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

11. HCLC-25-102      **1713 Carverly Dr.; A-5/HC**      **Council District: 5**      **Carver Heights**  
**Applicant/Owner: Fransisco Espinosa**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Ketcham</b>
<b>2<sup>nd</sup>:</b>	<b>Oliver</b>
<b>Vote:</b>	<b>8-0</b>

12. HCLC-25-133      **805 Glen Garden Dr.; A-5/HC**      **Council District: 8**      **Morningside**  
**Applicant/Owner: Luis Pena/Up DFW Properties LLC**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve with conditions</b>
<b>Motion by:</b>	<b>Ketcham</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

13. HCLC-25-134      **816 Glen Garden Dr.; A-5/HC**      *Morningside*  
**Council District: 8**  
**Applicant/Owner: Luis Pena/Up DFW Properties LLC**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve with conditions</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	8-0

14. HCLC-25-149      **1211 E Cannon St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Ana Preciado/Isreal Preciado**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	8-0

15. HCLC-25-157      **5556 Wainwright Dr.; A-5/HC**      *Carver Heights*  
**Council District: 8**  
**Applicant/Owner: Pedro Garcia Ramirez/Criss Garvia and Leslie Jimenez**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Ketcham
<b>Vote:</b>	8-0

**Commissioner James departs commission at 3:00PM**

16. HCLC-25-168      **1108 Carlock St.; B/HC**      *Fairmount*  
**Council District: 9**  
**Applicant/Owner: Tom McCarty, LBL Architect/FWISD**  
Applicant requests a Certificate of Appropriateness (COA) to construct additions to the front of the building, replace original windows and doors, and raise the roofline of the contributing school a.k.a Daggett Middle School.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	7-0

17. HCLC-25-088      1128 E Broadway Ave.; A-5/HC      Terrell Heights  
 Council District: 8  
 Applicant/Owner: New Pad Building Co. LLC/ Equity Trust Co.  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve with conditions applicant is to work with staff on parking, 2<sup>nd</sup> floor height, front porches and windows.</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

18. HCLC-25-089      1132 E Broadway Ave.; A-5/HC      Terrell Heights  
 Council District: 8  
 Applicant/Owner: New Pad Building Co. LLC/ Equity Trust Co.  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve with conditions applicant is to work with staff on parking, 2<sup>nd</sup> floor height, front porches and windows.</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

19. HCLC-25-090      1136 E Broadway Ave.; A-5/HC      Terrell Heights  
 Council District: 8  
 Applicant/Owner: New Pad Building Co. LLC/ Equity Trust Co.  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve with conditions applicant is to work with staff on parking, 2<sup>nd</sup> floor height, front porches and windows.</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

#### **F. DESIGNATION CASE**

1. HCLC-25-176      8448 Heron Drive; A-10      Individual  
 Council District: 7  
 Applicant/Owner: Todd Overman  
 The owner requests a recommendation to City Council to consider designating the property located at 8448 Heron Drive as a Historic & Cultural Landmark (HC).

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	7-0

## **G. DETERMINATION CASE**

1. HCLC-25-152      **1212 Colvin Avenue**      *Morningside*  
**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 1212 Colvin Ave can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Oliver
<b>2<sup>nd</sup>:</b>	Ketcham
<b>Vote:</b>	<b>7-0</b>

## **H. DEMOLITION CASE**

1. HCLC-25-136      **820 Glen Garden Drive**      *Morningside*  
**Council District: 8**  
**Applicant/Owner: Luis Pena/UP DFW Properties LLC**

Applicant requests a COA to demolish the contributing structure located at 820 Glen Garden Drive.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	<b>7-0</b>

## **III. ADJOURNMENT**

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### **Executive Session**

Pursuant to Texas Government Code Section 551.071, a closed executive session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmark Commission to receive advice from legal counsel.

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## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, August 11, 2025

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

#### In Person

Work Session:

City Council Work Session Room  
100 Fort Worth Trail  
Terrace Level  
Fort Worth, Texas 76102

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Thomas Oliver	P
Alternate-Vacant	
Michael Godfrey	

**I.****WORK SESSION**

City Council Work Session Room

- A.** Discussion of items on the agenda
- B.** Update on Conservation Districts

**II.****PUBLIC HEARING**

City Council Chamber

- A. CALL TO ORDER:** Statement Regarding the Texas Open Meetings Act
- B. ANNOUNCEMENTS**
- C. APPROVAL OF JULY 14, 2025 MEETING MINUTES**

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	8-0
<b>Note:</b>	Tucker did not vote due to technology issues

**D. TAX VERIFICATION CASES**

1. HCLC-25-106      **2113 Fairmount Ave.; B/HC**      *Fairmount*  
**Council District: 9**  
**Applicant/Owner: Manuel Mendez**  
 Applicant requests a recommendation to City Council to consider approving a historic site tax exemption.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Trager
<b>Vote:</b>	9-0

2. HCLC-25-177      **2311 Mistletoe Ave.; A-5/HC**      *Mistletoe Heights*  
**Council District: 9**  
**Applicant/Owner: Lane Stults / Stults Family LLC**  
 Applicant requests a recommendation to City Council to consider approving a historic site tax exemption.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	James
<b>Vote:</b>	9-0

#### E. APPEAL CASE

1. HCLC-25-184      **5540 Patton Dr.; A-5/HC**      *Historic Carver Heights*  
**Council District: 5**  
**Applicant/Owner: Rafael Valenzuela Fahl**  
 Applicant appeals the decision of the Historic Preservation Officer and requests a Certificate of Appropriateness (COA) to replace the original windows with a different window design in the Carver Heights Historic District.

<b>Motion:</b>	<b>Deny with prejudice</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	9-0

#### F. NEW CASES

1. HCLC-25-135      **820 Glen Garden Dr.; A-5/HC**      *Morningside*  
**Council District: 8**  
**Applicant/Owner: Luis Pena / UP DFW Properties LLC**  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	9-0

2. HCLC-25-182      **1005 E Tucker St.; A-5/HC**      **Terrell Heights**  
**Council District: 8**  
**Applicant/Owner: New Pad Building Co.**  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>James</b>
<b>2<sup>nd</sup>:</b>	<b>Oliver</b>
<b>Vote:</b>	<b>9-0</b>

3. HCLC-25-181      **1228 E Tucker St.; A-5/HC**      **Terrell Heights**  
**Council District: 8**  
**Applicant/Owner: Nancy L Cardoza/Alejandro Osorio**  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>James</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>9-0</b>

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## Meeting Agenda

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, September 8, 2025

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Public Hearing 2:00 P.M.

#### In Person

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Eric James	P
Kelly Trager	P
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Joseph Austin	P
Julius Jackson, Jr.	P
Estrus Tucker	P
Rodger Chieffalo	P
Cory Malone	P
Brian Ketcham	P
Alternate-Vacant	
Thomas Oliver	
Alternate-Vacant	
Michael Godfrey	

### I. WORK SESSION City Council Work Session Room

A. Discussion of items on the agenda

### II. PUBLIC HEARING City Council Chamber

A. CALL TO ORDER: Statement Regarding the Texas Open Meetings Act

### B. ANNOUNCEMENTS

### C. APPROVAL OF August 11, 2025 MEETING MINUTES

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>Jackson</b>
<b>2<sup>nd</sup>:</b>	<b>Ketcham</b>
<b>Vote:</b>	<b>10-0</b>
<b>Commissioner Austin Abstains</b>	

### D. RESOLUTIONS

1. HCLC-25-150 107 Houston Street/201 W Belknap St *Individual*  
Council District: 9  
Applicant/Owner: City of Fort Worth/Jerry Loftin  
Adopt resolution instructing the Historic Preservation Officer to prepare an application to remove the Demolition Delay (DD) Overlay from the property located at 107 Houston Street/201 W Belknap St.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Trager
<b>2<sup>nd</sup>:</b>	Ketcham
<b>Vote:</b>	11-0

2. HCLC-25-151      **117 Weatherford Street**      *Individual*  
**Council District: 9**  
**Applicant/Owner: City of Fort Worth/Pescador Partners LTD**  
 Adopt resolution instructing the Historic Preservation Officer to prepare an application to add the Demolition Delay (DD) Overlay for the property located at 117 W Weatherford Street, a.k.a. Daiche's Jewelry Building.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Jackson
<b>Vote:</b>	11-0

3. HCLC-25-238      **ROW next to 5636 W Vickery Boulevard**      *Individual*  
**Council District: 6**  
**Applicant/Owner: City of Fort Worth**  
 Adopt resolution to install a Texas Historical Marker in the public right-of-way for the Vickery Motel/Como Courts.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Tucker
<b>2<sup>nd</sup>:</b>	James
<b>Vote:</b>	11-0

#### E. DEMOLITION CASE

1. HCLC-25-205      **928 E Pulaski St.; NS-T4NR/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Jill Kramer**  
 Applicant requests a Certificate of Appropriateness (COA) to demolish the contributing structure.

<b>Motion:</b>	<b>Continue</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Trager
<b>Vote:</b>	11-0

**Commissioner Tucker Departs Commission**

## F. APPEAL CASE

1. HCLC-25-215      **5656 Bong Dr.; A-5/HC**      *Carver Heights*  
**Council District: 5**  
**Applicant/Owner: Victor and Darice Ramirez**  
Applicant appeals the decision of the Historic Preservation Officer and requests a Certificate of Appropriateness (COA) to install a double width driveway where a single width currently exists in the Carver Heights Historic District.

<b>Motion:</b>	<b>Denied with prejudice</b>
<b>Motion by:</b>	<b>James</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>10-0</b>

## G. NEW CASES

1. HCLC-25-218      **1001 E Hattie St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Mitchell Young/Wendell Ormiston**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve with conditions</b>
<b>Motion by:</b>	<b>Ketcham</b>
<b>2<sup>nd</sup>:</b>	<b>James</b>
<b>Vote:</b>	<b>10-0</b>

2. HCLC-25-219      **1234 Stella St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Mitchell Young/Wendell Ormiston**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approve with conditions</b>
<b>Motion by:</b>	<b>Ketcham</b>
<b>2<sup>nd</sup>:</b>	<b>James</b>
<b>Vote:</b>	<b>10-0</b>

## III. ADJOURNMENT

### Executive Session

Pursuant to Texas Government Code Section 551.071, a closed executive session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmark Commission to receive advice from legal counsel.

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## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, October 13, 2025

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

#### In Person

Work Session:

City Council Work Session Room  
100 Fort Worth Trail  
Terrace Level  
Fort Worth, Texas 76102

Public Hearing:

City Council Chamber  
100 Fort Worth Trail  
Fort Worth, Texas 76102

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## COMMISSIONERS:

Chair Rick Herring	P
Vice Chair AnnaKatrina Kelly Gardner	P
Eric James	P
Kelly Trager	P
Stephanie Muzi	
Joseph Austin	P
Julius Jackson, Jr.	
Estrus Tucker	P
Rodger Chieffalo	
Cory Malone	P
Brian Ketcham	P
Thomas Oliver	
Tim Halden	P
Graham Brizendine	
Alternate - Vacant	

### I. WORK SESSION City Council Work Session Room

- A. Discussion of items on the agenda
- B. Review of updated HCLC Rules of Procedure

### II. PUBLIC HEARING City Council Chamber

- A. CALL TO ORDER: Statement Regarding the Texas Open Meetings Act
- B. ANNOUNCEMENTS
- C. APPROVAL OF SEPTEMBER 9, 2025 MEETING MINUTES

<b>Motion:</b>	Approve
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	8-0
<b>Abstains:</b>	Commissioner Halden

### D. DESIGNATION CASES

1. HCLC-25-260      **107 Houston Street/201 W Belknap St**      *Individual*  
**Council District: 9**  
**Applicant: City of Fort Worth**  
**Owner: Jerry Loftin**

City requests a recommendation to City Council to remove the Demolition Delay (DD) Overlay from the property located at 107 Houston Street/201 W Belknap St.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>James</b>
<b>2<sup>nd</sup>:</b>	<b>Kelly-Gardner</b>
<b>Vote:</b>	<b>9-0</b>

2. HCLC-25-261      **117 W Weatherford Street**      *Individual*  
**Council District: 9**  
**Applicant: City of Fort Worth**  
**Owner: Pescador Partners LTD**

City requests a recommendation to City Council to add the Demolition Delay (DD) Overlay for the property located at 117 W Weatherford Street, a.k.a. Daiche's Jewelry Building.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>James</b>
<b>2<sup>nd</sup>:</b>	<b>Ketcham</b>
<b>Vote:</b>	<b>9-0</b>

#### E. CONTINUED CASE

1. HCLC-25-205      **928 E Pulaski St.; NS-T4NR/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Jill Kramer**  
Applicant requests a Certificate of Appropriateness (COA) to demolish the contributing structure.

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	<b>James</b>
<b>2<sup>nd</sup>:</b>	<b>Kelly-Gardner</b>
<b>Vote:</b>	<b>9-0</b>

**Commissioner Austin recuses himself from case HCLC-25-250**

#### F. TAX VERIFICATION CASE

1. HCLC-25-250	1400 Henderson St.; H/HSE Council District: 9 Applicant/Owner: Jess Green, Wilks Development/Harden, LLC Applicant requests a recommendation to City Council to consider approving a historic site tax exemption.	Individual/HSE
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<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	8-0

**Commissioner Austin returns**

#### **G. NEW CASES**

1. HCLC-25-259	2241 Irwin St.; B/HC Council District: 9 Applicant/Owner: Justin Voyles/Srikanth Kurapati Applicant requests a Certificate of Appropriateness (COA) to demolish a portion of the residence and construct a second story addition to the contributing structure.	Mistletoe Heights
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<b>Motion:</b>	<b>Approved with the condition as much historic material be included in the reconstruction of the property as possible.</b>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Trager
<b>Vote:</b>	9-0

2. HCLC-25-253	1308 Bessie St.; A-5/HC Council District: 8 Applicant/Owner: Alpha Family Group Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.	Terrell Heights
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<b>Motion:</b>	<b>Approved, subject to the following conditions:</b> <b>1. That the center column be relocated to ensure even spacing between all columns; and</b> <b>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>
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Ketcham
<b>Vote:</b>	9-0

3. HCLC-25-254      1304 Bessie St.; A-5/HC      Terrell Heights  
 Council District: 8  
 Applicant/Owner: Alpha Family Group  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approved, subject to the following conditions:</b> 1. That the front porch have a minimum depth of 6 feet. 2. That the center column be relocated to ensure even spacing between all columns; 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.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Kelly-Gardner
<b>Vote:</b>	9-0

4. HCLC-25-255      1033 E Cannon St.; A-5/HC      Terrell Heights  
 Council District: 8  
 Applicant/Owner: David Lopez  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approved with the following conditions.</b> 1. That all windows feature a 2:1 height to width ratio; 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.
<b>Motion by:</b>	James
<b>2<sup>nd</sup>:</b>	Trager
<b>Vote:</b>	9-0

### III. ADJOURNMENT

#### Executive Session

Pursuant to Texas Government Code Section 551.071, a closed executive session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmark Commission to receive advice from legal counsel.

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## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, November 10, 2025

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

#### In Person

Work Session:

City Council Work Session Room  
100 Fort Worth Trail  
Terrace Level  
Fort Worth, Texas 76102

Public Hearing:

City Council Chamber  
100 Fort Worth Trail  
Fort Worth, Texas 76102

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## COMMISSIONERS:

Chair Rick Herring	P
Vice Chair AnnaKatrina Kelly Gardner	P
Kelly Trager	
Stephanie Muzi	P
Joseph Austin	P
Julius Jackson, Jr.	
Estrus Tucker	P
Rodger Chieffalo	P
Cory Malone	
Brian Ketcham	P
Tim Halden	P
Thomas Oliver	
Graham Brizendine	

### I. WORK SESSION City Council Work Session Room

- A. Election of Officers
- B. Roles and Responsibilities Training
- C. Discussion of items on the agenda

### II. PUBLIC HEARING City Council Chamber

- A. **CALL TO ORDER:** Statement Regarding the Texas Open Meetings Act
- B. ANNOUNCEMENTS
- C. APPROVAL OF OCTOBER 13, 2025 MEETING MINUTES

<b>Motion:</b>	Approve
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Kelly-Gardner
<b>Vote:</b>	8-0

## D. APPROVAL OF UPDATED HCLC RULES AND PROCEDURES

<b>Motion:</b>	<b>Approve</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	7-0
<b>Abstained:</b>	Halden

## E. APPEAL CASE

1. HCLC-25-284      1201 Marion Ave.; A-5/HC      *Morningside*  
**Council District: 8**  
**Applicant/Owner: Alex Zavala/Ivette Perez**  
The applicant appeals the decision of the Historic Preservation Officer and requests a Certificate of appropriateness (COA) to create a 20' wide driveway at the front of the residence in the Morningside Historic District.

<b>Motion:</b>	<b>Denied without prejudice so applicant can continue to work with staff</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

## F. NEW CASES

1. HCLC-25-285      1403 E Terrell Ave.; A-5/HC      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Jorge Sosa/Abraham Rivera**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approved, subject to the following conditions:</b>
	<ol style="list-style-type: none"> <li>1. That the walkway connection from the front porch be revised to connect directly to the sidewalk along Terrell Ave and not be connected to the driveway;</li> <li>2. That the renderings match the elevations;</li> <li>3. That the roof design inconsistencies be revised to match according to the intended roofline;</li> <li>4. That the fixed window on right side elevation be 1/1 and have a 2:1 height to width ratio; 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>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

2. HCLC-25-286

1646 E Leuda St.; A-5/HC

Terrell Heights

Council District: 8

Applicant/Owner: Manuel and Alejandra Rojero

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

<b>Motion:</b>	<b>Approved, subject to the following conditions:</b>
	<b>1. That the front porch has a minimum depth of 6 feet.; and 2. That an additional window be added on the right elevation; and 3. That all windows feature a 2:1 height to width ratio; 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.</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	8-0

### III. ADJOURNMENT

#### Executive Session

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## Meeting Agenda

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, December 8, 2025

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

#### In Person

Work Session:

City Council Work Session Room  
100 Fort Worth Trail  
Terrace Level  
Fort Worth, Texas 76102

Public Hearing:

City Council Chamber  
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Fort Worth, Texas 76102

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Vice Chair AnnaKatrina Kelly Gardner	P
Kelly Trager	
Stephanie Muzi	P
Joseph Austin	P
Julius Jackson, Jr.	
Estrus Tucker	P
Rodger Chieffalo	
Cory Malone	P
Brian Ketcham	P
Tim Halden - Alternate	
Thomas Oliver - Alternate	
Graham Brizendine - Alternate	P

### I. WORK SESSION City Council Work Session Room

- A. HCLC Educational Training – Terrell Heights
- B. Update on Swift Wall and Stairs
- C. Discussion of items on the agenda

### II. PUBLIC HEARING City Council Chamber

- A. **CALL TO ORDER:** Statement Regarding the Texas Open Meetings Act

### B. ANNOUNCEMENTS

### C. APPROVAL OF NOVEMBER 10, 2025 MEETING MINUTES

<b>Motion:</b>	Approved
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Kelly Gardner
<b>Vote:</b>	8-0

#### D. DESIGNATION REMOVAL CASE

1. HCLC-25-295      **2117 NW 24<sup>th</sup> St A-5/HC**      *Individual*  
**Council District: 2**  
**Applicant/Owner: City of Fort Worth/ BW Trust**

City of Fort Worth requests a recommendation to City Council to remove the Historic and Cultural (HC) Overlay from the demolished property located at 2117 NW 24<sup>th</sup> Street.

<b>Motion:</b>	<b>Recommendation approved</b>
<b>Motion by:</b>	<b>Ketcham</b>
<b>2<sup>nd</sup>:</b>	<b>Muzi</b>
<b>Vote:</b>	<b>8-0</b>

#### E. TAX VERIFICATION CASE

1. HCLC-25-296      **201 S Calhoun St.; NS-T5/HC**      *Individual/HC*  
**Council District: 9**  
**Applicant/Owner: Ivey Jones, LLC**

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

<b>Motion:</b>	<b>Approved</b>
<b>Motion by:</b>	<b>Austin</b>
<b>2<sup>nd</sup>:</b>	<b>Ketcham</b>
<b>Vote:</b>	<b>8-0</b>

#### F. WAIVER CASE

1. HCLC-25-311      **1201 Marion Ave.; A-5/HC**      *Morningside*  
**Council District: 8**  
**Applicant/Owner: Alex Zavala/Ivette Perez**

The applicant requests a waiver from the Morningside Historic District design guidelines and a Certificate of Appropriateness (COA) to allow an existing 20' wide driveway at the front of the residence in the Morningside Historic District.

<b>Motion:</b>	<b>Continued</b>
<b>Motion by:</b>	<b>Kelly Gardner</b>
<b>2<sup>nd</sup>:</b>	<b>Brizendine</b>
<b>Vote:</b>	<b>8-0</b>

## G. NEW CASES

1. HCLC-25-226      **948 Marion Ave.; A-5/HC**      *Morningside*  
**Council District: 8**  
**Applicant/Owner: Socorro Alvarado**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Continued</b>
<b>Motion by:</b>	Brizendine
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

2. HCLC-25-301      **936 E Annie St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: James Sobczak**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approved, subject to the following conditions:</b> <b>1. That more fenestration be added to the east elevation;</b> <b>2. That the approach is reconstructed to align with the driveway to better connect to the parking per the Transportation Development Service; and,</b> <b>3. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Austin
<b>Vote:</b>	8-0

3. HCLC-25-300      **1404 E Cannon St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Jose Lara/Celio Gonzales**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approved, subject to the following conditions:</b> <b>1. That the siding material on the front elevation be Hardie board siding only, with a 6-inch reveal;</b> <b>2. That the front porch has a minimum depth of 6 feet and front door be simplified;</b> <b>3. That all windows feature a 2:1 height to width ratio; and</b> <b>4. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Brizendine
<b>Vote:</b>	8-0

4. HCLC-25-303      **1500 E Cannon St.; A-5/HC**      **Terrell Heights**  
**Council District: 8**  
**Applicant/Owner: Edgar Sustaita**

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

<b>Motion:</b>	<b>Approved, subject to the following conditions:</b> <b>1. That all windows feature a 2:1 height to width ratio; and</b> <b>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>
<b>Motion by:</b>	Brizendine
<b>2<sup>nd</sup>:</b>	Tucker
<b>Vote:</b>	8-0

5. HCLC-25-287      **1633 E Terrell Ave.; A-5/HC**      **Terrell Heights**  
**Council District: 8**

**Applicant/Owner: Texfinity Construction Services**

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

<b>Motion:</b>	<b>Approved, subject to the following conditions:</b> <b>1. That the front building setback be brought forward to 11 ft. 6 in. to align with the contributing structures on the block.</b> <b>2. the siding material on all four elevations be Hardie board siding only, with a 6-inch reveal.</b> <b>3. That the front porch have a minimum depth of 6 feet, including porch posts measuring at least 6x6 inches and front door be simplified; and</b> <b>4. That all windows maintain a 2:1 height-to-width ratio and be limited to two types: regular size (30" x 60") and small size (24" x 48"); and</b> <b>5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Brizendine
<b>Vote:</b>	8-0

6. HCLC-25-288      1637 E Terrell Ave.; A-5/HC      Terrell Heights  
 Council District: 8  
 Applicant/Owner: Texfinity Construction Services  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

<b>Motion:</b>	<b>Approved, subject to the following conditions:</b> 1. That the front building setback be brought forward to 11ft. 6 in to align with the contributing structures on the block. 2. That the siding material on all four elevations be Hardie board siding only, with a 6-inch reveal. 3. That the front porch has a minimum depth of 6 feet and front door be simplified; 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.
<b>Motion by:</b>	Brizendine
<b>2<sup>nd</sup>:</b>	Ketcham
<b>Vote:</b>	8-0

7. HCLC-25-269      1227 Verbena St.; NS-T4R/HC      Terrell Heights  
 Council District: 8  
 Applicant/Owner: Ever Vargas/Miguel Vargas  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new multifamily residence.

<b>Motion:</b>	<b>Denied without prejudice so applicant can continue to work with staff. The applicant must make significant changes to the design before returning, and the extent of alterations needed to the design to ensure compatibility must be reviewed again by the HCLC.</b>
<b>Motion by:</b>	Ketcham
<b>2<sup>nd</sup>:</b>	Muzi
<b>Vote:</b>	8-0

### III. ADJOURNMENT

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#### Executive Session

Pursuant to Texas Government Code Section 551.071, a closed executive session may be held with respect to any posted agenda item to enable the Historic and Cultural Landmark Commission to receive advice from legal counsel.

#### 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 least 48 hours prior to the meeting so that appropriate arrangements can be made. Even if the City does not

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receive notification at least 48 hours prior to the meeting, the City will still 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 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.