



## Meeting Minutes

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, March 13, 2023

Work Session 1:00 P.M.

Public Hearing 2:00 P.M.

### In Person

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

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

### Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e757bede9122fe1973b440e6d9cd850ee>  
Meeting/ Access Code: 2555 704 2147

### Teleconference

(817) 392-1111 or 1-650-479-3208  
Meeting/ Access Code: 2555 704 2147

### Viewing Only

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

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

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

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 March 13, 2023. To sign up, either contact [Anna Baker](mailto:Anna.Baker@FortWorthTexas.gov) at [Anna.Baker@FortWorthTexas.gov](mailto:Anna.Baker@FortWorthTexas.gov) or 817-392-8000 or register through WebEx per the directions on the City's website above. If you plan to speak in person, you can sign up in person before the meeting begins.

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

**COMMISSIONERS :**

Paris Sanchez (Chair)	<u>  X  </u>	_____
Michael Moore	<u>  X  </u>	_____
Rick Herring	<u>  X  </u>	_____
Dimitria Campbell	_____	_____
Armando Piña	_____	_____
Rodger Chieffalo	<u>  X  </u>	_____
AnnaKatrina Kelly	<u>  X  </u>	_____
Cade Lovelace	_____	_____
Will Northern	_____	_____
Cory Malone	<u>  X  </u>	_____
Les Edmonds	<u>  X  </u>	_____
Thomas Oliver	<u>  X  </u>	_____

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

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

**II. PUBLIC HEARING                      City Council Chamber**

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

**B. ANNOUNCEMENTS**

**C. APPROVAL OF JANUARY 9, 2023 AND FEBRUARY 13, 2023 MEETING MINUTES**

Motion:	<a href="#">Approve</a>
Motion to:	Oliver
Second:	Kelly
Vote:	7-0
Abstain:	Herring

**D. CONTINUED CASES**

**1.    HCLC-23-026                      212-213 W Exchange Ave.; Zone SY-HSH-40                      *Stockyards***  
**Council District: 2/ Future Council District: 2\***  
**Applicant/Owner: Arthur Wineman/Ruth Hooker**

Applicant requests a waiver from the Stockyards Form-Based Code & Design Guidelines to install a Ranch Entrance sign across W Exchange Avenue in City right-of-way.

Motion:	<a href="#">That the request for a Certificate of Appropriateness to construct an entrance gate-style feature across W Exchange in city right-of way <b><u>be approved with the following conditions:</u></b></a>
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	1. That the applicant continue to work with City staff to ensure all encroachment, height and structural requirements are met and; 2. That any adjustments made to the plans be turned into the Development Services Department.
Motion to:	Kelly
Second:	Moore
Vote:	7-0

\*Commissioner Oliver stepped out

**2. HCLC-23-011      2503 Roosevelt Ave.; Zone E/HC      *Individual***  
**Council District: 2/ Future Council District: 2\***  
**Applicant/Owner: Cassie Warren**

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 recommend that City Council consider <u>approving</u> the request for the Historic Site Tax Exemption – Verification, for the property located at 2503 Roosevelt Avenue.
Motion to:	Oliver
Second:	Kelly
Vote:	8-0

**E. TAX CASES**

**1. HCLC-23-071      1713 S Adams St.; Zone B/HC      *Fairmount***  
**Council District: 9/ Future Council District: 9\***  
**Applicant/Owner: Robin Feuling**

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 recommend that City Council consider <u>approving</u> the request for the Historic Site Tax Exemption – Verification, for the property located at 1713 S. Adams St.
Motion to:	Herring
Second:	Kelly
Vote:	8-0

**2. HCLC-23-072      2125 Mistletoe Ave.; Zone B/HC      *Mistletoe Heights***  
**Council District: 9/ Future Council District: 9\***  
**Applicant/Owner: Leonard and Maria Elena West**

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
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	Commission recommend that City Council consider <u>approving</u> the request for the Historic Site Tax Exemption – Verification, for the property located at 2125 Mistletoe Ave.
Motion to:	Moore
Second:	Kelly
Vote:	8-0

**F. NEW CASES**

1. **HCLC-23-095**      **140 E. Exchange Ave.; Zone SY-HCO-40**      *Stockyards*  
**Council District: 2/ Future Council District: 2\***  
**Applicant/Owner: Bennett Partners/Stockyards Heritage Development Co**

Applicant requests waivers from the Stockyards Form-Based Code & Design Guidelines to:

1. Authorize a window sign to be internally illuminated.
2. Install a window sign that exceeds the maximum allowed sign area allocation of 20% of each transparent ground story window.

Motion:	That the request for a Certificate of Appropriateness for a waiver from the Stockyards Form-Based Code and Design Guidelines for an internally lit window sign that exceeds the area allocation <u>be denied without prejudice</u> and that the applicant consider exploring other options that would meet the Code for window signs.
Motion to:	Moore
Second:	Kelly
Vote:	8-0

2. **HCLC-23-065**      **1136 E Tucker St.; Zone A-5/HC**      *Terrell Heights*  
**Council District: 8/ Future Council District: 8\***  
**Applicant/Owner: Habitat for Humanity**

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 1136 E Tucker Street <u>be approved, subject to the following conditions:</u> <ol style="list-style-type: none"> <li>1. That the porch columns be revised to wood posts;</li> <li>2. That the fixed window on the left elevation be changed to 1/1;</li> <li>3. That additional windows be added to the left elevation;</li> <li>4. That the vertical siding in the front gable and along the skirt of the front elevation be modified to reflect consistent materials in the surrounding area;</li> <li>5. That the garage ridge height should be noted on the plans 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>
Motion to:	Chieffalo
Second:	Herring
Vote:	8-0

3. HCLC-23-056

1233 Bessie St.; Zone A-5/HC

Terrell Heights

Council District: 8/ Future Council District: 8\*

Applicant/Owner: Habitat for Humanity

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 1233 Bessie Street <b><u>be approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"> <li>1. That the porch columns be revised to square wood posts;</li> <li>2. That the fixed window on the right elevation be changed to 1/1;</li> <li>3. That additional windows be added to the right elevation;</li> <li>4. That the vertical siding along the skirt of the front elevation be modified to reflect consistent materials in the surrounding area;</li> <li>5. That the garage ridge height should be noted on the plans 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>
Motion to:	Herring
Second:	Kelly
Vote:	8-0

4. HCLC-23-075

1212 E Cannon St.; Zone A-5/HC

Terrell Heights

Council District: 8/ Future Council District: 8\*

Applicant/Owner: Christine Panagopoulos/Trinity Habitat for Humanity

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 1212 E Cannon St <b><u>be approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"> <li>1. That the setbacks of surrounding properties be included on the contextual site plan;</li> <li>2. That the porch columns be simplified wood posts;</li> <li>3. That the front windows have a 2:1 height to width ratio and include appropriate trim;</li> <li>4. That the single pane window on the right elevation be removed and additional 1/1 windows installed;</li> <li>5. That the vertical siding on the front elevation be removed and the reveal of the horizontal siding be added to the plans;</li> <li>6. That the ridge height of the garage be included on the plans;</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>
Motion to:	Moore
Second:	Herring
Vote:	8-0

5. HCLC-23-028

1301 E Tucker St.; Zone A-5/HC

Terrell Heights

Council District: 8/ Future Council District: 8\*

Applicant/Owner: Josue Leos/Sweet Life Homes Inc

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 1301 E Tucker Street <b><u>be approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"> <li>1. That the contextual site plan be revised to be more consistent with the setback of historic properties along the block;</li> <li>2. That the driveway location be revised on the site plan to be compatible with the district guidelines for corner lots;</li> <li>3. That the porch depth be reduced to 6 feet and the porch columns and roof be revised to remove the pent roof at the porch entry;</li> <li>4. That the fenestration for the front of the residence be revised with a front door that is flush with the front wall;</li> <li>5. That the fenestration on the west elevation be revised to be more consistent with historic houses on the block with a single door and additional windows;</li> <li>6. That additional windows be included on the east elevation;</li> <li>7. That the proposed attached garage be revised to a detached garage with the appropriate setbacks; 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 to:	Moore
Second:	Kelly
Vote:	8-0

**6. HCLC-23-062 1526 E Cannon St.; Zone A-5/HC Terrell Heights**  
**Council District: 8/ Future Council District: 8\***  
**Applicant/Owner: Edgar Substata/Homes 2U**

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 1526 E Cannon Street <b><u>be approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"> <li>1. That a contextual site plan be provided with the setback of historic properties along the block;</li> <li>2. That the fenestration on the front elevation be revised to be more consistent with historic houses on the block;</li> <li>3. That the east and west elevations be revised with windows that are 2:1 height to width ratio and provided with appropriate sills;</li> <li>4. That an additional window be provided towards the front on the west elevation;</li> <li>5. That the porch columns be revised to a style more consistent with historic structures on 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>
Motion to:	Moore
Second:	Herring
Vote:	8-0

\*Future Council District listed is based on updated Council District map approved by City Council on March

29, 2022 and will go into effect May 2023.

### **III. ADJOURNMENT**

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#### **Executive Session**

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

#### **ASSISTANCE AT THE PUBLIC MEETINGS:**

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