



## ANNOTATED AGENDA

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, October 12, 2015

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

Pre-Council and City Council Chambers, 2nd Floor City Hall

1000 Throckmorton Street, Fort Worth, Texas 76102

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### COMMISSIONERS :

Gannon Gries, Chair	X
Robert Gutierrez	X
Vacant	-
Brenda Sanders-Wise	X
Randle Howard	X
Edith S. Jones, Vice Chair	X
Mike Holt	X
Billy Ray Daniels	X
Eric Brooks	X

### I. WORK SESSION

Pre-Council Chamber

- A. Commissioner Training: Using the New Computer Tables for the Historic and Cultural Landmarks Commission Meetings
- B. Review of cases on Today's Agenda

### II. PUBLIC HEARING

City Council Chamber

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF THE AUGUST 10<sup>TH</sup>, 2015 AND SEPTEMBER 14<sup>TH</sup> REGULAR MEETING MINUTES**

Motion By: Edith Jones
Motioned To: Approve
Seconded By: Mike Holt
Questions: 7-1 (Randle Howard abstained)

**D. CONTINUED CASE**

1. COA15-54                      2717 Avenue B; Zoned MU-1 / HC                      *Individual*  
Owner: City of Fort Worth  
Applicant: City of Fort Worth - Property Management Department

a. The applicant requests a Certificate of Appropriateness to demolish the main structure.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Continue until the next regular meeting</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 8-0</b>

**E. DESIGNATION CASES**

1. HD15-05                      101-107 West Exchange Avenue; Zoned MU – 2 / DD                      *Individual*  
Applicant/Agent: Murrin Brothers 1885 LTD / Philip Murrin

a. The applicant requests to upgrade the historic designation of the property from Demolition Delay (DD) to Highly Significant and Endangered (HSE).

<b>Motion By: Billy Ray Daniels, Jr.</b>
<b>Motioned To: Approve the designation of 101-107 West Exchange Avenue as a Highly Significant and Endangered Structure (HSE) because it meets the following criteria for designation, criterion 1, 2, 5, 8, 9 &amp; 10; and approved the use of the Secretary of the Interior’s Standards for Rehabilitation when evaluating any proposed alterations.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

**HD15-06 and HD15-07 were called together.**

2. HD15-06                      2408 North Main Street; Zoned PD 1017 / DD                      *Individual*  
Applicant/Agent: Stockyards Lodge Trust / Phillip Murrin

a. The applicant requests to upgrade the historic designation of the property from Demolition Delay (DD) to Highly Significant and Endangered (HSE).

3. HD15-07                      115-125 West Exchange Avenue; Zoned MU-2 / DD                      *Individual*  
Applicant/Agent: Stockyards Properties, Inc. / Phillip Murrin

a. The applicant requests to upgrade the historic designation of the property from Demolition Delay (DD) to Highly Significant and Endangered (HSE).

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the designation of 2408 North Main Street and 115-125 West Exchange Avenue as Highly Significant and Endangered Structures (HSE) because they meet the following criteria for designation, criterion 1, 2, 5, 9 &amp; 10; and approved the use of the Secretary of the Interior’s Standards for Rehabilitation when evaluating any proposed alterations.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

**Gannon Gries recused himself.**

4. HD15-08                      124 East Exchange Avenue; Zoned PD 1017 / DD                      *Individual*  
Applicant/Agent: Fort Worth Heritage Development LLC / Bennet  
Benner Partners

- a. The applicant requests to upgrade the historic designation of the property from Demolition Delay (DD) to Highly Significant and Endangered (HSE).

<b>Motion By: Billy Ray Daniels, Jr.</b>
<b>Motioned To: Approve the designation of 124 East Exchange Avenue as a Highly Significant and Endangered Structure (HSE) because it meets the following criteria for designation, criterion 1, 3, 4, 5, 7, 9 &amp; 10; and approved the use of the Secretary of the Interior’s Standards for Rehabilitation when evaluating any proposed alterations.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 7-0</b>

**F. REQUEST FOR DETERMINATION**

- 1. City of Fort Worth Code Compliance Department requests a determination from the Historic and Cultural Landmarks Commission, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property at **1016 East Cannon Street** in the Terrell Heights District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.

<b>Motion By: Mike Holt</b>
<b>Motioned To: The HCLC determined that the structure cannot be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage due its deteriorated and damaged condition which makes it economically unfeasible to rehabilitate.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

- 2. City of Fort Worth Code Compliance Department requests a determination from the Historic and Cultural Landmarks Commission, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property at **1304 East Mulkey Street** in the Morningside District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.

<b>Motion By: Billy Ray Daniels, Jr.</b>
<b>Motioned To: The HCLC determined that the structure cannot be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage due its deteriorated and damaged condition which makes it economically unfeasible to rehabilitate.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

## G. New Cases

1. COA15-61                      1627 Washington Avenue; Zoned C / HC                      *Fairmount*  
Applicant/Agent: Luciano Guerra

a. The applicant requests a Certificate of Appropriateness to retain a metal carport.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Deny without prejudice so that the applicant can work with the Neighborhood Association and Staff on a solution.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

2. COA15-62                      720 Glen Garden Drive; Zoned A-5 / HC                      *Morningside*  
Applicant/Agent: Rodrigo Armendariz

a. The applicant requests a Certificate of Appropriateness to construct a two-story, single family residence.

<b>Motion By: Billy Ray Daniels, Jr.</b>
<b>Motioned To: Approve provided that the applicant work closely with Staff on the stipulations outlined in Staff's Report:</b> <ul style="list-style-type: none"><li>• Decrease the roof pitch and height;</li><li>• Install paired windows on the left side of the first floor on the front elevation to match the pair on the right; and</li><li>• Use a more period appropriate window style to be worked out with Staff</li></ul>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

3. COA15-63                      1404 Lipscomb Street; Zoned A-5 / HC                      *Fairmount*  
Applicant/Agent: Tarrant Properties / Jon Hixson

a. The applicant requests a Certificate of Appropriateness to construct a two-story, single family residence and one-story, detached garage

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Approve as submitted</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 8-0</b>

4. **COA15-64**                      **1425 Fairmount Avenue; Zoned C / HC**                      *Fairmount*  
**Applicant/Agent: Robert and Kathy Fain / Brad Blessing**

- a. The applicant requests a Certificate of Appropriateness for a waiver from the design standards to replace the non-original front door with a contemporary style wood front door.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the request for a waiver from the design standards to replace the non-original front door with a contemporary style wood front door.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

5. **COA15-65**                      **1951 Washington Avenue; Zoned B / HC**                      *Fairmount*  
**Applicant/Agent: Tarrant Properties / Jose L. Villalobos**

- a. The applicant requests a Certificate of Appropriateness to construct a two-story, single family residence.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Approve as submitted with the stipulations that the eaves of the proposed design will be adjusted to 24 inches.</b>
<b>Seconded By: Billy Ray Daniels, Jr.</b>
<b>Questions: 8-0</b>

6. **COA15-66**                      **2101 West Morphy Street; Zoned R1 / HC**                      *Mistletoe Heights*  
**Applicant/Agent: Graham & Heather Brizendile**

- a. The applicant requests a Certificate of Appropriateness to construct a two-story, single family residence.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted</b>
<b>Seconded By: Randle Howard</b>
<b>Questions: 6-2 (Robert Gutierrez and Gannon Gries dissented)</b>

7. **COA15-67**                      **1617 Hurley Avenue; Zoned A-5 / HC**                      *Fairmount*  
**Applicant/Agent: Daniel Callahan & Jennifer Sheedy**

- a. The applicant requests a Certificate of Appropriateness to do the following:
1. Demolish the detached accessory structure; and
  2. Construct a one-story storage shed.

<b>Motion By: Billy Ray Daniels, Jr.</b>
<b>Motioned To: Approve with the stipulation that the applicant work with staff on final details.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 8-0</b>

8. **COA15-68**                      **1419 College Avenue; Zoned C / HC**                      *Fairmount*  
**Owner: Fort Worth Independent School District**  
**Agent: Gary Griffith**

- a. The applicant requests a Certificate of Appropriateness to do the following:
  1. Create new window openings on the west elevation of the existing gymnasium;
  2. Construct a metal and brick canopy on the north elevation of the of the gymnasium that will connect to the existing school building to the east;
  3. Construct a one-story addition on the south elevation of the existing gymnasium with details to match the existing gymnasium;
  4. Construct two dumpster enclosures south of the proposed addition; and
  5. Construct a new gymnasium south of the existing school building with details to match the existing school building and gymnasium.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

9. **COA15-69**                      **958 Page Avenue; Zoned B / HC**                      *Individual*  
**Owner: Fort Worth Independent School District**  
**Agent: Gary Griffith**

- a. The applicant requests a Certificate of Appropriateness to construct a one-story addition on the east elevation.

<b>Motion By: Randle Howard</b>
<b>Motioned To: Approve as submitted</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 8-0</b>

**COA15-70 and COA15-71 were called together. Gannon Gries recused himself.**

10. **COA15-70**                      **122 East Exchange Avenue; Zoned PD 1017 / HSE**                      *Individual*  
**Applicant/Agent: Fort Worth Heritage Development LLC**

- a. The applicant requests a Certificate of Appropriateness to alter existing openings, create new window and door openings, and install canopies over the openings on the south elevation.

11. **COA15-71**                      **124 East Exchange Avenue; Zoned PD 1017 / DD**                      *Individual*  
**(Pending Designation as HSE)**  
**Applicant/Agent: Fort Worth Heritage Development LLC**

- a. The applicant requests a Certificate of Appropriateness to alter existing openings, create new window and door openings, and install canopies over the openings on the south elevation.



a. The applicant requests a Certificate of Appropriateness to demolish the main structure.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Approve as submitted.</b>
<b>Seconded By: Randle Howard</b>
<b>Questions: 8-0</b>

**III. ADJOURNMENT: 5:04 P.M.**