



**ANNOTATED AGENDA**

HISTORIC AND CULTURAL LANDMARKS COMMISSION  
Monday, April 11, 2016  
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

**COMMISSIONERS :**

Gannon Gries, Chair	X	X
Robert Gutierrez	X	X
Mitchell Moses	X	X
Brenda Sanders-Wise	X	X
Randle Howard	-	-
Edith S. Jones, Vice Chair	X	X
Mike Holt	X	X
Billy Ray Daniels	-	-
VACANT	-	-

**I. WORK SESSION**

Pre-Council Chamber

- A. Presentation and Discussion: Compatibility and Distinguishability of New Construction in Historic Districts
- 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 MARCH 14<sup>TH</sup> MEETING MINUTES**

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the March 14<sup>th</sup> meeting minutes.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 6-0</b>

## D. CONTINUED CASE

1. **COA16-20**                      **1906 6th Avenue; Zoned B / HC**                      *Fairmount*  
**Applicant/Agent: Jerry Gumbert / Beau Gumbert**

- a. The applicant requests a Certificate of Appropriateness to do the following work:
1. Replace the three wood ribbon windows in the bedroom on the left elevation with paired vinyl windows; and
  2. Replace the bathroom window on the left elevation with a vinyl window.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Denied the request without prejudice because the applicant requested that the request be withdrawn.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

## E. DESIGNATION CASES

1. **HD16-22**                      **2112 Morning Glory Avenue; Zoned A-10**                      *Individual*  
**Applicant/Agent: Aaron and Amanda Vorwerk**

- a. The applicant requests designation as a Historic and Cultural Landmark (HC).

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve the designation as a Historic and Cultural Landmark (HC) and 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: 6-0</b>

2. **HD16-23**                      **821 East Terrell Avenue; 808 and 816 Kentucky Avenue**                      *Individual*  
**Zoned PD 833 / HC and A-5**  
**Applicant/Agent: Jennifer and Robb Farmer**

- a. The applicant requests designation as Highly Significant and Endangered (HSE)

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Approved the designation as Highly Significant and Endangered (HSE) and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

## F. TAX CASES

- |    |                 |  |                   |
|----|-----------------|--|-------------------|
| 1. | <b>TAX16-13</b> | <b>1701 Fairmount Avenue; Zoned C / HC<br/>Applicant/Agent: Michael McDermott and Stan Tucker</b>  | <i>Fairmount</i>  |
|    | a.              | Historic Site Tax Exemption - Partial  |                   |
| 2. | <b>TAX16-14</b> | <b>1920 Hurley Avenue; Zoned B / HC<br/>Applicant/Agent: Dustin Collett</b>                        | <i>Fairmount</i>  |
|    | a.              | Historic Site Tax Exemption - Partial  |                   |
| 3. | <b>TAX16-15</b> | <b>1925 Fairmount Avenue; Zoned B / HC<br/>Applicant/Agent: Steven Craig Bass</b>                  | <i>Fairmount</i>  |
|    | a.              | Historic Site Tax Exemption - Verification   |                   |
| 4. | <b>TAX16-16</b> | <b>2233 College Avenue; Zoned C / HC<br/>Applicant/Agent: Michael McDermott</b>                    | <i>Fairmount</i>  |
|    | a.              | Historic Site Tax Exemption - Verification   |                   |
| 5. | <b>TAX16-17</b> | <b>100 Bryan Avenue; Zoned HC / NS-T5<br/>Applicant/Agent: Lori Powers Henderson / Jim Johnson</b> | <i>Individual</i> |
|    | a.              | Historic Site Tax Exemption - Partial  |                   |
| 6. | <b>TAX16-18</b> | <b>2244 5th Avenue; Zoned B / HC<br/>Applicant/Agent: Meghan Dennis / Matt Townsend</b>            | <i>Fairmount</i>  |
|    | a.              | Historic Site Tax Exemption - Verification   |                   |
| 7. | <b>TAX16-19</b> | <b>1914 6th Avenue; Zoned B / HC<br/>Applicant/Agent: Brett &amp; Kara Phillips</b>                | <i>Fairmount</i>  |
|    | a.              | Historic Site Tax Exemption - Partial  |                   |

<b>Motion By: Mike Holt</b>
<b>Motioned To: Approve TAX16-13 and TAX16-19 as they meet the requirements of the Zoning Ordinance.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 6-0</b>

**G. REQUEST FOR DETERMINATION**

- Request for determination for the main structure. 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 **1216 Verbena Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.



<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 6-0</b>

**4. COA16-37                    2340 Lipscomb Street; Zoned B / HC                    *Individual***  
**Applicant/Agent: Danielle and John Morris**

- a. The applicant requests a Certificate of Appropriateness to construct a single-story addition on the north side of the house and remove two non-original openings from the single-story lean-to addition at the rear.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approved the request with the following stipulations:</b>
<ul style="list-style-type: none"> <li>1. That the design of the addition be adjusted sufficiently to avoid cutting into or adversely impacting the original trim of the principal residence by the proposed roof ridge of the new addition; and,</li> <li>2. That the applicant consider simplifying trim details so as to enable the new addition to be differentiated from the historic principal residence.</li> </ul>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 6-0</b>

**5. COA16-38                    2713 Village Creek Road; Zoned A-5 / HC                    *Stop Six: Sunrise Edition***  
**Applicant/Agent: Fabiola Gomez**

- a. The applicant requests a Certificate of Appropriateness to construct a one-story, single family residence on the unimproved lot.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Approved as submitted.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

**6. COA16-39                    1455 West Magnolia Avenue; Zoned HC / NS-T4                    *Fairmount***  
**Owner: Hatfield Properties and Dodson Development**  
**Agent: Steven Halliday - 97w**

- a. The applicant requests a Certificate of Appropriateness to construct one three-story commercial building and one two-story commercial building on the unimproved lot.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Continued the request so that the applicants can work with Staff and receive input from interested parties to address the Staff recommendations.</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 5-0</b>

7. COA16-40

1724 South Adams Street; Zoned B / HC  
Applicant/Agent: Todd Edson

Fairmount

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

<b>Motion By:</b> Edith Jones
<b>Motioned To:</b> Approved the request as submitted because over 75% of the historic structure has been compromised and therefore meets the requirements for loss of significance.
<b>Seconded By:</b> Brenda Sanders-Wise
<b>Questions:</b> 5-0

8. COA16-41

1416 East Terrell; Zoned A-5 / HC  
Owner: Luna Fermin  
Applicant: City of Fort Worth – Code Compliance

Terrell Heights

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

<b>Motion By:</b> Brenda Sanders-Wise
<b>Motioned To:</b> Approved the request as submitted because over 75% of the historic structure has been compromised and therefore meets the requirements for loss of significance.
<b>Seconded By:</b> Edith Jones
<b>Questions:</b> 5-0

9. COA16-42

1221 East Tucker Street; Zoned A-5 / HC  
Owner: Estrada Habatim Holdings LLC  
Applicant: City of Fort Worth – Code Compliance

Terrell Heights

- a. The applicant requests a Certificate of Appropriateness to demolish the main structure and accessory structures.

<b>Motion By:</b> Edith Jones
<b>Motioned To:</b> Approve the request as submitted because over 75% of the historic structure has been compromised and therefore meets the requirements for loss of significance.
<b>Seconded By:</b> Brenda Sanders-Wise
<b>Questions:</b> 5-0

10. COA16-43

1105 East Pulaski Street; Zoned A-5 / HC  
Owner: Bernetha Grice  
Applicant: City of Fort Worth – Code Compliance

Terrell Heights

- a. The applicant requests a Certificate of Appropriateness to demolish the main structure and accessory structures

<b>Motion By:</b> Brenda Sanders-Wise
<b>Motioned To:</b> Approve the request as submitted because over 75% of the historic structure has been compromised and therefore meets the requirements for loss of significance.

**Seconded By: Mike Holt**

**Questions: 5-0**

**11. COA16-44                      901 Bennett Street (815 Bennett Street); Zoned D / DD                      *Individual***  
**Applicant: Talbot Wall Prescott LLC**  
**Agent: Phillip Poole - Townsite Company**

- a. The applicant requests a Certificate of Appropriateness to demolish the two historic residences on the site.

**Motion By: Brenda Sanders-Wise**

**Motioned To: Approved with the full 180-day demolition delay**

**Seconded By: Edith Jones**

**Questions: 5-0**

**12. COA16-45                      915 Samuels Avenue; Zoned D / DD                      *Individual***  
**Applicant/Agent: 915 Samuels Ave, LLC**

- a. The applicant requests a Certificate of Appropriateness to demolish the historic residence on the site.

**Motion By: Edith Jones**

**Motioned To: Approved with the full 180-day demolition delay**

**Seconded By: Brenda Sanders-Wise**

**Questions: 7-0**

**13. COA16-46                      901 North University Drive; Zoned MU-2 / DD                      *Individual***  
**Applicant: Grady L Shropshire**  
**Agent: Phillip Poole - Townsite Company**

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

**Motion By: Edith Jones**

**Motioned To: Approved with the full 180-day demolition delay**

**Seconded By: Brenda Sanders-Wise**

**Questions: 5-0**

**14. COA16-47                      929 North University Drive; Zoned MU-2 / DD                      *Individual***  
**Applicant: CRP West 7th University, LP c/o The Carlyle Group**  
**Agent: Phillip Poole - Townsite Company**

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

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approved with the full 180-day demolition delay</b>
<b>Seconded By: Brenda Sanders-Wise</b>
<b>Questions: 5-0</b>

**I. RESOLUTION**

**1. No. 2016-01**

- a. AUTHORIZING THE HISTORIC PRESERVATION OFFICER TO SUBMIT A LETTER TO THE TEXAS HISTORICAL COMMISSION EXPRESSING THE DESIRE OF THE HISTORIC AND CULTURAL LANDMARKS COMMISSION THAT THE LILY B CLAYTON ELEMENTARY SCHOOL AT 2000 PARK PLACE AVENUE BE ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES.

<b>Motion By: Brenda Sanders-Wise</b>
<b>Motioned To: Approve the resolution authorizing the Historic Preservation Officer to submit a letter to the Texas Historic Commission expressing the desire of the Historic and Cultural Landmarks Commission that the Lily B Clayton Elementary School at 2000 Park Place Avenue be added to the National Register of Historic Places.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-0</b>

**III. ADJOURNMENT: 4:22 P.M.**