I. WORK SESSION

A. Review of cases on Today’s Agenda

II. PUBLIC HEARING

A. CALL TO ORDER: Statement of Open Meetings Act

B. ANNOUNCEMENTS

Chairman Gries announced that the HCLC would be losing a quorum at 3:30 p.m. and asked if any applicant would like to request a continuance of their case, to do so at the appropriate time.

Chairman Gries reordered the following cases: COA17-69, COA17-74, and COA17-75, to be called once all parties have arrived; and new cases, COA17-67 and COA17-70 to be called at the end of the agenda as they are complex cases.

C. APPROVAL OF THE MAY 8TH MEETING MINUTES

Chairman Gries continued the item until the next regular meeting.

D. DESIGNATION

1. HD17-02  1598 Sunset Terrace; Zoned A-5/DD
   Applicant/Agent: Bell Creek Realty, LLCHull Homes
   Individual
a. The Applicant requests a recommendation to City Council to designate the Cobb-Burney House as an Historic and Cultural Landmark (HC).

Motion By: Billy Ray Daniels

Motion To: Approve the recommendation to City Council to designate the Cobb-Burney House as an Historic and Cultural Landmark (HC).

Seconded By: Rafael McDonnell

Questions: 5-0

E. TAX CASES

Chairman Gries requested that tax cases TAX17-20, TAX17-21, TAX17-22, and TAX17-23 be called all together.

1. TAX17-20 1921 5th Avenue; Zoned A-5/HC  
   Applicant/Agent: Robin Deuling / Chase Jones
   a. Historic Site Tax Exemption - Partial

2. TAX17-21 2314 Lipscomb Street; Zoned B/HC  
   Applicant/Agent: Daniel Mak
   a. Historic Site Tax Exemption - Partial

3. TAX17-22 2601 Hartwood Drive; Zoned A-10/HC  
   Applicant/Agent: Chase Akin / Eugene Akin
   a. Historic Site Tax Exemption - Partial

4. TAX17-23 2717 Avenue B; Zoned MU-1/HC  
   Applicant/Agent: Phoenix 1 Restoration and Construction
   a. Historic Site Tax Exemption - Partial

Motion By: Mike Holt

Motion To: Approve TAX17-20, TAX17-21, TAX17-22, and TAX17-23 as they meet the requirements of the Zoning Ordinance.

Seconded By: Billy Ray Daniels

Questions: 5-0

F. DETERMINATION

1. City of Fort Worth Planning and Development and Code Compliance Departments request a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure...
located at **955 East Humbolt 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.

**Motion By:** Billy Ray Daniels  
**Motion To:** The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.  
**Seconded By:** Rafael McDonnell  
**Questions:** 5-0

2. City of Fort Worth Planning and Development and Code Compliance Departments request a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **932 East Mulkey Street** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

**Motion By:** Mike Holt  
**Motion To:** The HCLC determined that the accessory structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.  
**Seconded By:** Robert Gutierrez  
**Questions:** 5-0

3. City of Fort Worth Planning and Development and Code Compliance Departments request a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **1510 East Terrell Avenue** 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.

**Motion By:** Mike Holt  
**Motion To:** The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth’s historic heritage.  
**Seconded By:** Rafael McDonnell  
**Questions:** 5-0

G. NEW CASES

1. **COA17-64**  
**956 Marion Avenue; Zoned A-5/HC**  
**Applicant:** City of Fort Worth - Code Compliance Department  
**Owner:** Lillie Mellinese Estate

   a. The Applicant requests a Certificate of Appropriateness for the demolition of the accessory structure.
Motion By: Billy Ray Daniels
Motion To: Approve the Certificate of Appropriateness for demolition based on loss of significance due to fire damage.
Seconded By: Rafael McDonnell
Questions: 5-0

2. COA17-65 1116 East Ramsey Avenue; Zoned A-5/HC
Applicant: City of Fort Worth - Code Compliance Department
Owner: Mildred McCoy
   a. The Applicant requests a Certificate of Appropriateness for the demolition of the primary structure.

Motion By: Mike Holt
Motion To: Approve the Certificate of Appropriateness for demolition based on loss of significance and that the structure is over 50% deteriorated.
Seconded By: Billy Ray Daniels
Questions: 5-0

Chairman Gries requested that new cases, COA17-69, COA17-74, and COA17-75 be called directly following new case, COA17-65.

3. COA17-69 2400 Cass Street; Zoned A-5/HC
Applicant/Agent: Pascual Lozano
   a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence.

Motion By: Billy Ray Daniels
Motion To: Approve a continuance until the next regularly scheduled meeting to provide the applicant with an opportunity to meet with Staff and address Staff’s recommendations in order to comply with the Historic Carver Heights Design Guidelines.
Seconded By: Rafael McDonnell
Questions: 5-0

4. COA17-74 1016 East Cantey Street; Zoned A-5/HC
Applicant/Agent: Gerardo Mauricio
   a. The Applicant requests a Certificate of Appropriateness to raise the roof of the main structure and construct a carport.

Motion By:
Motion To: Approve the Certificate of Appropriateness to raise and extend the roof of the main non-contributing structure and construct a carport with the understanding that the applicant will work with Staff on minimizing the roof pitch.
5. COA17-75  1236 East Ramsey Avenue; Zoned A-5/HC  
Applicant/Agent: Efrain Fernandez  

a. The Applicant requests a Certificate of Appropriateness to retain recently painted brick.

Motion By:  Billy Ray Daniels  
Motion To:  Deny the request for a Certificate of Appropriateness to retain recently painted brick because it does not meet the Morningside Historic District Design Guidelines.  
Seconded By:  Rafael McDonnell  
Questions:  5-0

Chairman Gries requested that new case COA17-76 be called.

6. COA17-76  2234 Lipscomb Street; Zoned B/HC  
Applicant/Agent: John Spray / William Stern  

a. The Applicant requests a Certificate of Appropriateness to install 15 solar panels on the south roof slope of the primary residence.

Motion By:  Billy Ray Daniels  
Motion To:  Approve the Certificate of Appropriateness to install 15 solar panels on the south-facing roof slope of the main house subject to the applicant repositioning the panels so that the largest number of panels are located towards the rear of the south roof slope, in the “appropriate” zone.  
Seconded By:  Mike Holt  
Questions:  5-0

Chairman Gries requested to call new case COA17-66 as listed on the agenda.

7. COA17-66  1505 S Henderson Street; Zoned C/HC  
Applicant/Agent: Heather Williamson / Jason Binzer  

a. The Applicant requests a Certificate of Appropriateness to construct a two-story, two-car garage.

Motion By:  Billy Ray Daniels  
Motion To:  Approve the request for a Certificate of Appropriateness to construct a two-story, two-car garage subject to the applicant working with Staff to make the roof more compatible.  
Seconded By:  Mike Holt  
Questions:  5-0
8. COA17-68 2111 Alston Avenue; Zoned B/HC
   Applicant/Agent: Jessica Appel / Jason Binzer
   
   a. The Applicant requests a Certificate of Appropriateness to construct a single-story, single car garage.

   **COA17-68 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

9. COA17-71 1210 W Richmond Avenue; Zoned B/HC
   Applicant/Agent: Telly Gonzalez
   
   a. The Applicant requests a Certificate of Appropriateness from the Fairmount Historic District Design Guidelines to retain a recently installed concrete front yard, add a 6 foot walkway, and a 2'-0" x 4'-0" flowerbed in the front yard.

   **COA17-71 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

10. COA17-72 805 W Baltimore Avenue; Zoned B/HC
    Applicant/Agent: Pathway Properties LD
    
    a. The Applicant requests a Certificate of Appropriateness to construct a second story addition and rehabilitate the exterior of the primary structure.

    **COA17-72 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

11. COA17-73 921 East Terrell Avenue; Zoned A-5/HC
    Applicant/Agent: Kevin Khorrami / Mike Arreguin
    
    a. The Applicant requests a Certificate of Appropriateness to convert an existing garage to a bedroom and construct a single-story, two-car garage.

    **COA17-73 was not heard due to lack of quorum and is automatically continued until the next public hearing.**

Chairman Gries requested that new cases, COA17-67 and COA17-70 be moved to the end of the agenda.

12. COA17-67 1622 College Avenue; Zoned C/HC
    Applicant/Agent: Priscilla Gish / Dustin Collett
    
    a. The Applicant requests a Certificate of Appropriateness for a previously-constructed second-story addition.

    **COA17-67 was not heard due to lack of quorum and is automatically continued until the next public hearing.**
13. COA17-70 2346 Harrison Avenue; Zoned A-5/HC

Mistletoe Heights

Applicant/Agent: Michael and Bonnie Mrstik

a. The Applicant requests a Certificate of Appropriateness for the recent replacement of original barrel-vault terra cotta roof tiles on the main house with a composition shingle roof and, if not granted, the applicant requests a waiver from the Mistletoe Heights Historic and Cultural District Guidelines based on economic hardship.

COA17-70 was not heard due to lack of quorum and is automatically continued until the next public hearing.

III. ADJOURNMENT: 3:30 P.M.