



## Meeting Minutes

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, September 9, 2024

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/r87d1fbbea1507759f7108952e2134cfc>

Meeting/ Access Code: 2551 111 2989

#### Teleconference

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

Meeting/ Access Code: 2551 111 2989

#### Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 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 for members of the public 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 10:00 A.M. on September 9, 2024. To sign up please register through WebEx per the directions on the City's website above. Contact Anna Baker at [Anna.Baker@fortworthtexas.gov](mailto:Anna.Baker@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	<u>    X    </u>
Vice Chair AnnaKatrina Kelly	<u>          </u>
Eric James	<u>    X    </u>
Kelly Trager	<u>    X    </u>
Stephanie Muzi	<u>    X    </u>
Vacant – District 4	<u>          </u>
Julius Jackson, Jr.	<u>    X    </u>
Estrus Tucker	<u>          </u>
Rodger Chieffalo	<u>          </u>
Cory Malone	<u>    X    </u>
Vacant - District 10	<u>          </u>
Vacant - Alternate	<u>          </u>
Thomas Oliver	<u>    X    </u>
Will Northern	<u>          </u>
Michael Godfrey	<u>          </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 Regarding the Texas Open Meetings Act**

**B. ANNOUNCEMENTS**

**C. APPROVAL OF AUGUST 12, 2024 MEETING MINUTES**

Motion:	<b><u>That the August 12, 2024 meeting minutes be approved.</u></b>
Motion by:	<b>Muzi</b>
2 <sup>nd</sup> :	<b>Oliver</b>
Vote:	<b>7-0</b>

**D. NATIONAL REGISTER NOMINATION RESOLUTION – 601 E EXCHANGE AVE**

- 1.    HCLC-24-205                      601 E. Exchange Ave.; SY-HCO-55                      *Stockyards***  
**Council District: 2**  
**Applicant/Owner: D1 Real Estate LLC**  
 Adopt a resolution supporting the nomination of the Armour Laboratory Building to the National Register of Historic Places.

Motion:	<b>That the resolution supporting nomination of the Armour Laboratory Building to the National Register of Historic Places be <u>adopted</u>.</b>
Motion by:	<b>Trager</b>
2 <sup>nd</sup> :	<b>Oliver</b>
Vote:	<b>7-0</b>

**E. RESOLUTION TO REMOVE HC OVERLAY DESIGNATION**

1. **HCLC-24-208**      **6472 E. Lancaster Ave.; MU-1/HC**      *Individual*  
**Council District: 5**  
**Applicant/Owner: City of Fort Worth**  
Adopt a resolution instructing the HPO to submit an application to the HCLC for consideration to remove the HC overlay designation from 6472 E Lancaster Avenue AKA the Handley Feed Store.

Motion:	<b>That the resolution instructing the HPO to submit an application to the HCLC for consideration to remove the HC overlay designation from 6472 E Lancaster Avenue AKA the Handley Feed Store be <u>adopted</u>.</b>
Motion by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>Jackson</b>
Vote:	<b>7-0</b>

**F. DEMOLITION CASE**

1. **HCLC-24-133**      **823 Samuels Ave.; D/DD**      *Individual/Downtown*  
**Council District: 9**  
**Applicant/Owner: Arnn Builders LLC**  
Applicant requests a COA to demolish the Demolition Delay-designated structure located at 823 Samuels Avenue.

Motion:	<ol style="list-style-type: none"> <li>1. <b>That the request for a Certificate of Appropriateness for the demolition of The Reilly-Lehane House at 823 Samuels Ave be <u>approved</u> with a salvage plan and documentation of the structure to be in accordance with HABS Guidelines, Recording Historic Structures and Sites with HABS Measured Drawings, U.S. Department of the Interior, NPS (2020) as coordinated with the HPO;</b></li> <li>2. <b>That the issuance of a COA be delayed for 180 days to afford an opportunity for the following exchange of information:</b> <ol style="list-style-type: none"> <li>a. <b>The owner consider obtaining accurate estimates for rehabilitating the structure and consider working with other neighborhood partners to find a viable alternative to demolition or another owner.</b></li> </ol> </li> <li>3. <b>That the documentation of the building be submitted to the Planning &amp; Development Department prior to the demolition of the structure; and</b></li> <li>4. <b>That staff report back to the HCLC with an information report that summarizes the progress made in the search for alternatives prior to the expiry of the delay period.</b></li> </ol>
Motion by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>Jackson</b>
Vote:	<b>7-0</b>

**G. DETERMINATION CASE**

1. HCLC-24-206 930 E. Oleander St.; NS-T4NR/HSE  
 Council District: 8  
 Applicant/Owner: City of Fort Worth

*Individual*

The City of Fort Worth Development Services Department requests a determination as to whether the primary structure located at 930 E Oleander Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion:	<b>That it be determined that the properties at 930 E Oleander Street (units 936 and 940) <u>cannot be reasonably rehabilitated</u> to remain as contributing to the City of Fort Worth's historic heritage.</b>
Motion by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>Jackson</b>
Vote:	<b>5-2, motion fails</b>

Motion:	<b>That it be determined that the properties at 930 E Oleander Street (units 936 and 940) <u>can be reasonably rehabilitated</u> to remain as contributing to the City of Fort Worth's historic heritage.</b>
Motion by:	<b>James</b>
2 <sup>nd</sup> :	
Vote:	<b>No second, motion fails</b>

HCLC-24-206 is automatically continued 30 days as no motion carries a quorum.

**H. APPEAL CASE**

1. HCLC-24-196 913 E. Terrell Ave.; A-5/HC  
 Council District: 8  
 Applicant/Owner: Matthew Brown, Beyond Houses LLC

*Terrell Heights*

Applicant appeals the decision of the Historic Preservation Officer and requests a Certificate of Appropriateness (COA) to construct a second-story addition and paint previously unpainted brick on a contributing structure within the Terrell Heights Historic District.

Motion:	<b>1. That the request for a Certificate of Appropriateness to construct a two-story addition and to paint the brick on the columns of the front façade be <u>denied</u> because the request is inconsistent with the Terrell Heights Historic District Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties, and;          2. That the applicant works with Preservation Staff on a practical mitigation strategy that is consistent with the Terrell Heights Historic District Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties.</b>
Motion by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>James</b>
Vote:	<b>6-1, motion passes</b>

**I. NEW CASES**

1. HCLC-24-193 1017 E. Leuda St.; A-5/HC

*Terrell Heights*

**Council District: 8**

**Applicant/Owner: Cooper Conger, Conger Group Texas**

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

Motion:	<b>That the request for a Certificate of Appropriateness to construct a new residence at 1017 E Leuda St be <u>approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"><li>1. That the front door be revised to reflect the typical orientation of entry doors in the district and simplified;</li><li>2. That at least 4” of trim be included between paired windows to reflect typical fenestration patterns in the area;</li><li>3. That the specifications or detailed information of the exterior materials be provided;</li><li>4. 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 by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>Jackson</b>
Vote:	<b>7-0</b>

**2. HCLC-24-197**

**1412 E. Leuda St.; A-5/HC**

*Terrell Heights*

**Council District: 8**

**Applicant/Owner: Cooper Conger, Conger Group Texas**

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

Motion:	<b>That the request for a Certificate of Appropriateness to construct a new residence at 1412 E Leuda St be <u>approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"><li>1. That additional details be included to differentiate the design from 1017 E Leuda;</li><li>2. That the front door be revised to reflect the typical orientation of entry doors in the district and simplified;</li><li>3. That at least 4” of trim be included between paired windows to reflect typical fenestration patterns in the area;</li><li>4. That the specifications or detailed information of the exterior materials be provided;</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>
Motion by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>Jackson</b>
Vote:	<b>7-0</b>

**3. HCLC-24-178**

**1104 E. Cannon St.; A-5/HC**

*Terrell Heights*

**Council District: 8**

**Applicant/Owner: Prisciliano Cruz**

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

Motion:	<b>That the request for a Certificate of Appropriateness to construct a new residence at 1104 E Cannon St be <u>approved, subject to the following conditions:</u></b> <ol style="list-style-type: none"><li>1. That the driveway width be added on the site plan;</li></ol>
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	<ol style="list-style-type: none"> <li>2. The proportion of the porch reflect typical proportions of other porches in the context area,</li> <li>3. That an additional window towards the front be included on the left elevation;</li> <li>4. That the Type C window on the right elevation be replaced with a Type B window to ensure consistency with local fenestration patterns, 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>
Motion by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>Jackson</b>
Vote:	<b>7-0</b>

4. **HCLC-24-188**      **1124 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.

Motion:	<p>That the request for a Certificate of Appropriateness to construct a new residence at 1124 E Annie St be <u>approved, subject to the following conditions:</u></p> <ol style="list-style-type: none"> <li>1. That the building setback be brought forward to be in line with the historic structures along the block;</li> <li>2. That the front door design be simplified to ensure consistency with local door patterns;</li> <li>3. That a small 1/1 window be added to the bathroom on the left elevation, including appropriate sill and trim;</li> <li>4. That a wood surround around be added to the side door, 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>
Motion by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>Muzi</b>
Vote:	<b>7-0</b>

5. **HCLC-24-182**      **1300 Verbena St.; A-5/HC**      *Terrell Heights*  
**Council District: 8**  
**Applicant/Owner: Martin Quezada**  
Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion:	<p>That the request for a Certificate of Appropriateness to construct a new residence at 1300 Verbena St be <u>approved, subject to the following conditions:</u></p> <ol style="list-style-type: none"> <li>1. That the front porch be raised and be provided with at least two steps (7-inches each);</li> <li>2. That the gable bracket at the front porch be removed;</li> <li>3. That the small window on the right elevation be revised to a 2:1 height to width ratio;</li> <li>4. That the window materials be wood or vinyl and be labeled on the front elevation; 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>
Motion by:	<b>Trager</b>
2 <sup>nd</sup> :	<b>Jackson</b>
Vote:	<b>7-0</b>

6. HCLC-24-207 1606 College Ave.; C/HC Fairmount  
 Council District: 9  
 Applicant/Owner: Jay McKiever, Ruth & Randall LLC  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion:	<b>That the request for a Certificate of Appropriateness to construct a new residence at 1606 College Avenue be approved, subject to the following conditions:</b> <ol style="list-style-type: none"> <li>1. That the paired windows be separated by at least 4-inches of trim; and</li> <li>2. 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 by:	<b>Trager</b>
2 <sup>nd</sup> :	<b>Muzi</b>
Vote:	<b>7-0</b>

7. HCLC-24-200 1914 College Ave.; B/HC Fairmount  
 Council District: 9  
 Applicant/Owner: David Schieck, Layne Homes LLC  
 Applicant requests a Certificate of Appropriateness (COA) to construct a new residence.

Motion:	<b>That the request for a Certificate of Appropriateness to construct a new residence and detached garage at 1914 College Ave be approved, subject to the following conditions:</b> <ol style="list-style-type: none"> <li>1. That all windows be 2:1 height to width ratio</li> <li>2. That all windows be 1/1 with appropriate sills and trim;</li> <li>3. That the paired windows be separated by at least 4-inches of trim;</li> <li>4. That additional windows be added to the left elevation;</li> <li>5. That the windows next to the chimney be changed to 1/1 and not be decorative windows;</li> <li>6. That the engineered lap siding features an appropriate reveal to be compatible with horizontal siding in the area and that the details be noted on the elevations;</li> <li>7. That detached garage plans and details be submitted for staff review and verification of compliance with the district standards; 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 by:	<b>Oliver</b>
2 <sup>nd</sup> :	<b>Muzi</b>
Vote:	<b>7-0</b>

### III. ADJOURNMENT

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#### Executive Session

As authorized by Section 551.071 of the Texas Government Code, the Historic and Cultural Landmarks Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or any other matters that are exempt from public disclosure under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

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**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.