



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth/Matt Speight

Site Location: 2800, 2808 and 2812 Hemphill Street Mapsco: 77W

Proposed Use: Historic Designation

Request: From: "MU-1" Low Intensity Mixed-Use
To: "MU-1/HC" Low Intensity Mixed-Use/Historic and Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located west of Hemphill and south of Cantey Street. The applicant is proposing a zoning change to "MU-1/HC" Low Intensity Mixed-Use/ Historic and Cultural for the historic overlay.

The property at 2800 Hemphill was constructed circa 1910 for George Carson Clark. He was a real estate developer, banker and civic leader and is listed in city directories as a "promoter of townsites". He developed the Hubbard Heights, Shaw Heights and Shaw-Clare additions in Fort Worth.

The structure itself is a unique hybrid of architectural styles including Queen Anne Victorian with influences of Craftsman and Prairie in Bungalow form. The asymmetrical plan and curving roof forms are more Victorian Style. The casement windows, large brick columns and column details are more Prairie Style. Some of the interior details appear to be Craftsman in influence. The detached accessory structure is original to the site, a two story structure with a one story wing.

The property at 2808 Hemphill was constructed circa 1918. It is part of the South Hemphill heights neighborhood. One of the earliest residents of 2808 Hemphill was Mrs. Harry Ledgerwood. Ella Ledgerwood resided in the structure from at least the mid-1920s through early 1950s, was a local music teacher at Fort Worth Central High School.

The residence is a classic example of a Craftsman Airplane bungalow. Airplane Bungalows are similar to Craftsman Bungalows but include, and are characterized by, the "pop up" second floor. This second floor space did not span the entire first floor, but was smaller and consisted of only one or two rooms. It is clad in brick on the first floor and stucco on the second. Craftsman details include the wide overhanging eaves with exposed rafter tails and brackets, short tapered wood columns on brick bases, and half timbering

details in the gables. The accessory structure at the rear of the lot was once used as a servants quarters. The structure has a simple rectangular form with hipped roof, 117 wood siding and 1/1 wood windows

The property at 2812 Hemphill is a one-story craftsman bungalow. It is clad in buff colored brick and has a cross gable roof with wood shingles in the gables, a wrap-around porch with large square brick columns and craftsman style porch railing. There is a two story carriage house at the rear of the property that is original to the site. It is clad in the same buff colored brick and a front facing gable roof with wide overhanging eaves with exposed rafter tails and wood shingles in the gables.

Hemphill Street is a busy commercial corridor with commercial development; the designation of this residence, as well as the two adjacent structures will protect these historic resources.

The structure at 2800 meets 4 out of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

- Distinctive in character, interest or values; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- An important example of a particular architectural type or specimen in the City of Fort Worth.
- Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.
- Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States.

The structures at 2808 and 2812 meet 3 out of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

- Distinctive in character, interest or values; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- An important example of a particular architectural type or specimen in the City of Fort Worth.
- Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.

Any future building changes to the site will be required to seek approval from Historic staff.

Site Information:

Owner: Matt Speight
 5137 David Blvd
 N. Richland Hills, TX 76180

Acreage: 0.57 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "MU-1" Low Intensity Mixed-Use / multifamily building
 East "E" Neighborhood Commercial / commercial strip center
 South "A-5" One-Family / single-family
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Hemphill St	Major Arterial	Major Arterial	No
Cantey St	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
South Hemphill Heights*	Southeast Fort Worth Inc
Jennings May St. Louis	Trinity Habitat for Humanity
Near Southside Neighborhood Alliance	Streams & Valleys, Inc
	FWISD

*Site is within this neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**

The requested "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

2. **Comprehensive Plan Consistency**

The proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the Historic Preservation Section of the 2015 Comprehensive Plan:

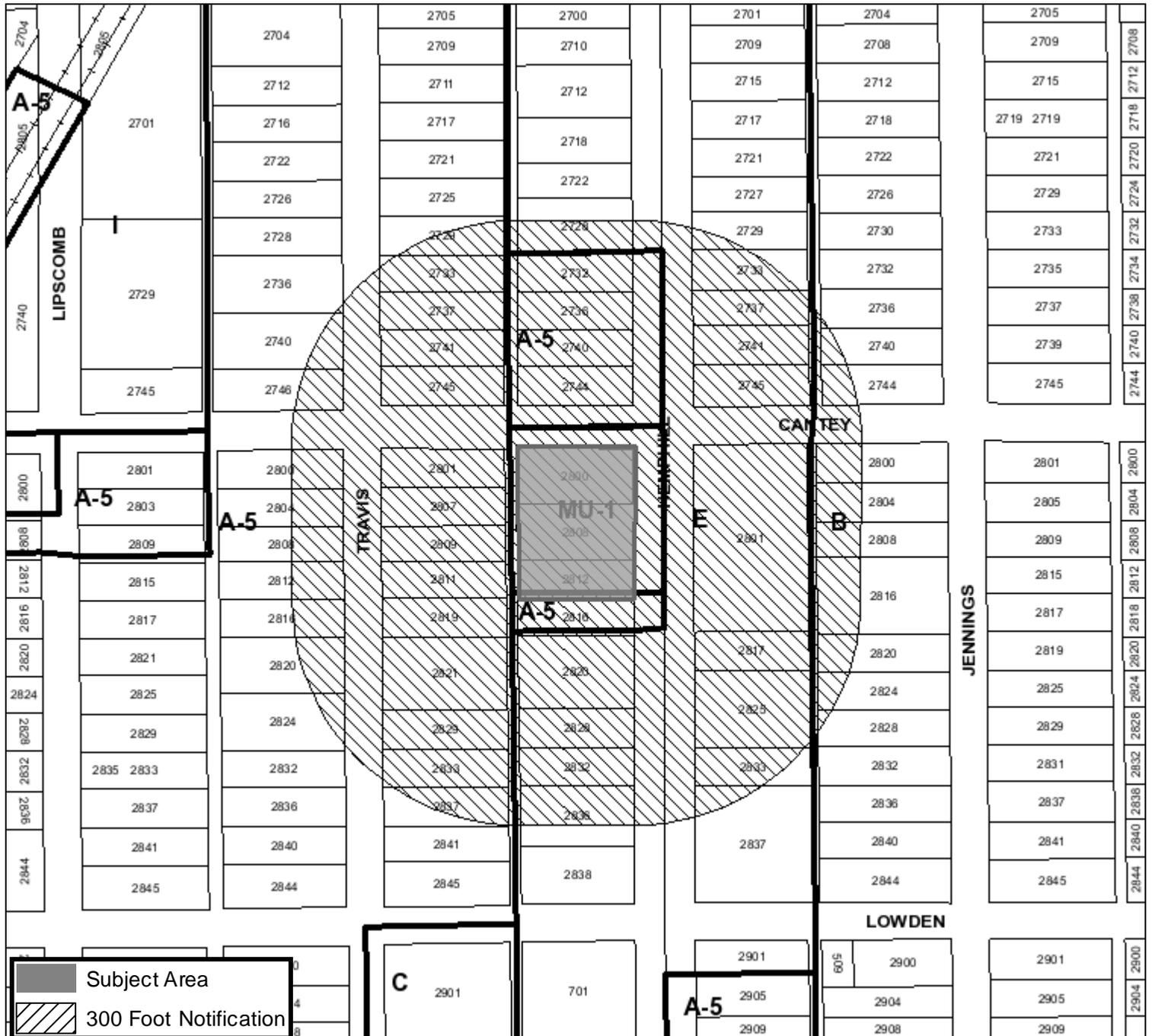
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.

Attachments:

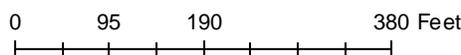
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC reports
- Minutes from the Zoning Commission meeting

Area Zoning Map

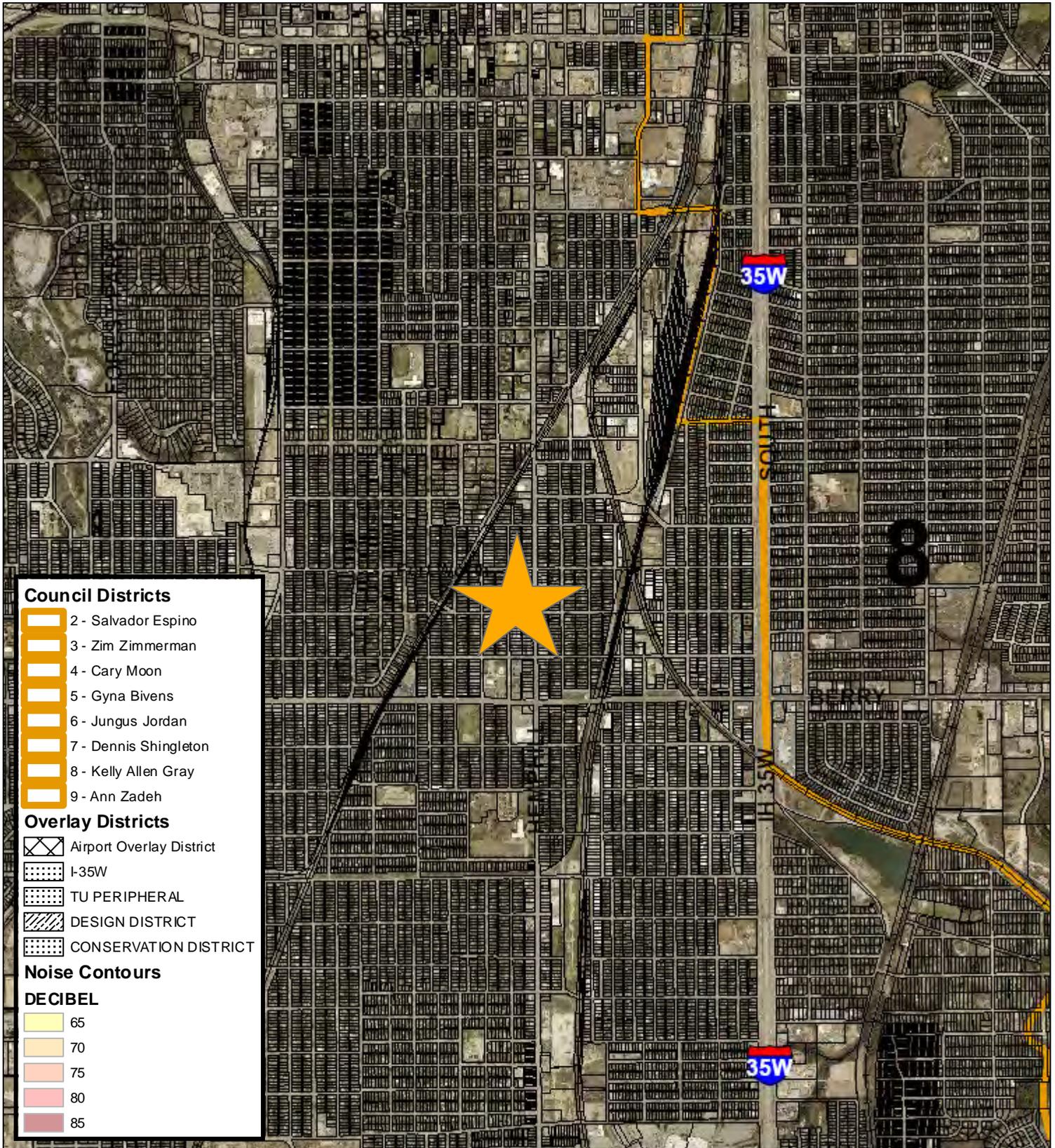
Applicant: Matt Speight/City FW Historic Preservation
 Address: 2800 - 2812 (evens) Hemphill Street
 Zoning From: MU-1
 Zoning To: MU-1 plus Historic and Cultural overlay
 Acres: 0.72173089
 Mapsco: 77W
 Sector/District: Southside
 Commission Date: 1/13/2016
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

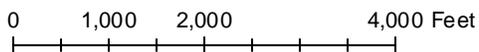
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

DECIBEL

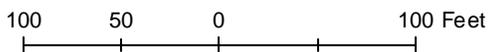
-  65
-  70
-  75
-  80
-  85



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 60 120 240 Feet



**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATES: May 12, 2014

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmark (HC)
APPLICANT/AGENT	Calvin East
LOCATION	2800 Hemphill Street
ZONING/ USE (S)	MU-1
NEIGHBORHOOD ASSOCIATION	Individual

DESIGNATION

The applicant requests historic designation as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

- Criterion 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- Criterion 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- Criterion 4: Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.
- Criterion 8: Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States.

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate 2800 Hemphill Street, also known as the Clarke House. The residence was constructed circa 1910 for George Carson Clarke. Originally from Fayetteville Tennessee, Clarke moved to Fort Worth in 1896 at the age of 25. He was a real estate developer, banker and civic leader. He is listed in city directories as a “promoter of townsites”. Clarke developed the Hubbard Highlands, Shaw Heights and Shaw-Clare additions in Fort Worth.

Clark sat on the board of directors of Continental National Bank of Fort Worth, was vice president of the Cattlemen’s Trust Company, and vice president of Broadmere Land Company. He was a member of the Fort Worth School Board from 1910 to 1916. During that time, eight

schools were built in Fort Worth. In 1914, the George C. Clark Elementary School was named after him. This school still exists today and the original school building is still in use. Clarke died in 1935.

The structure itself is a unique hybrid of architectural styles including Queen Anne Victorian with influences of Craftsman and Prairie in Bungalow form. The asymmetrical plan and curving roof forms are more Victorian Style. The casement windows, large brick columns and column details are more Prairie Style. Some of the interior details appear to be Craftsman in influence.

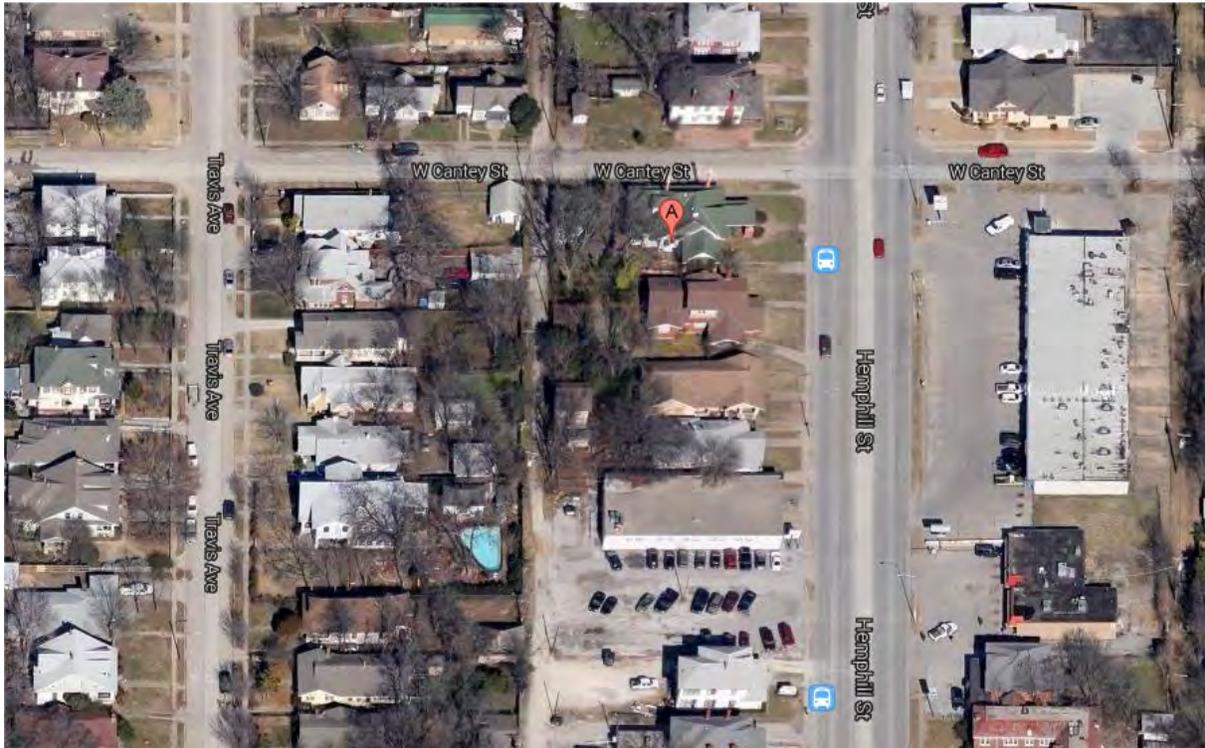
The detached accessory structure is original to the site. It is a two story structure with a one story wing. The carriage or car would have been located in the one-story wing. The two story section was used as living space for the help and later rental space.

It is the applicant's intention to restore both the historic residence and carriage house. The proposed work will include restoration of the original front porch.

The structure/site at 2800 Hemphill Street meets 4 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

Staff recommends the following motion: **Motion to approve the designation of 2800 Hemphill Street 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.**

Supplemental Materials



Aerial



Existing East (Front) Façade

Additional Images of Structure



South and East Façades



South Façade



North Façade



West (Rear) Façade



West & South Façades

Existing Historic Accessory Structure



East and North Façades



East Façade



South and East Façades

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATES: May 12, 2014

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmark (HC)
APPLICANT/AGENT	Calvin East
LOCATION	2808 Hemphill Street
ZONING/ USE (S)	MU-1
NEIGHBORHOOD ASSOCIATION	Individual

DESIGNATION

The applicant requests historic designation as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

- Criterion 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- Criterion 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- Criterion 5: Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate 2808 Hemphill Street. The residence was constructed circa 1918. It is part of the South Hemphill Heights Neighborhood, which was identified in the 1980s Tarrant County Survey as a potential conservation district. The neighborhood was platted in 1904 and was predominantly residential with most structures constructed between 1910 and 1925. Predominantly working class families resided here. Residents included plumbers, contractors, clerks, salesmen and teachers.

One of the earliest residents of 2808 Hemphill was Mrs. Harry Ledgerwood. Ella Ledgerwood resided in the structure from at least the mid-1920s through early-1950s. Ella was local music

teacher at Fort Worth Central High School. She was also an art instructor and was listed in the American Art Directory of Who's Who in Art.

The residence is a classic example of a Craftsman Airplane Bungalow. Airplane Bungalows are similar to Craftsman Bungalows but include, and are characterized by, the "pop up" second floor. This second floor space did not span the entire first floor, but was smaller and usually consisted of only one or two rooms. This "pop up" form is said to resemble an airplane cockpit.

2808 Hemphill is clad in brick on the first floor and stucco on the second. Craftsman details include the wide overhanging eaves with exposed rafter tails and brackets, short tapered wood columns on brick bases, and half-timbering details in the gables. The second floor is clad in stucco and includes ribbon Craftsman Style wood windows.

There is an accessory structure that is original to the site at the rear of the lot. This structure was once used as a servant's quarter and later as a rental. The structure has a simple rectangular form with hipped roof, 1/1 wood siding and 1/1 wood windows. Additional window openings have been added over the years.

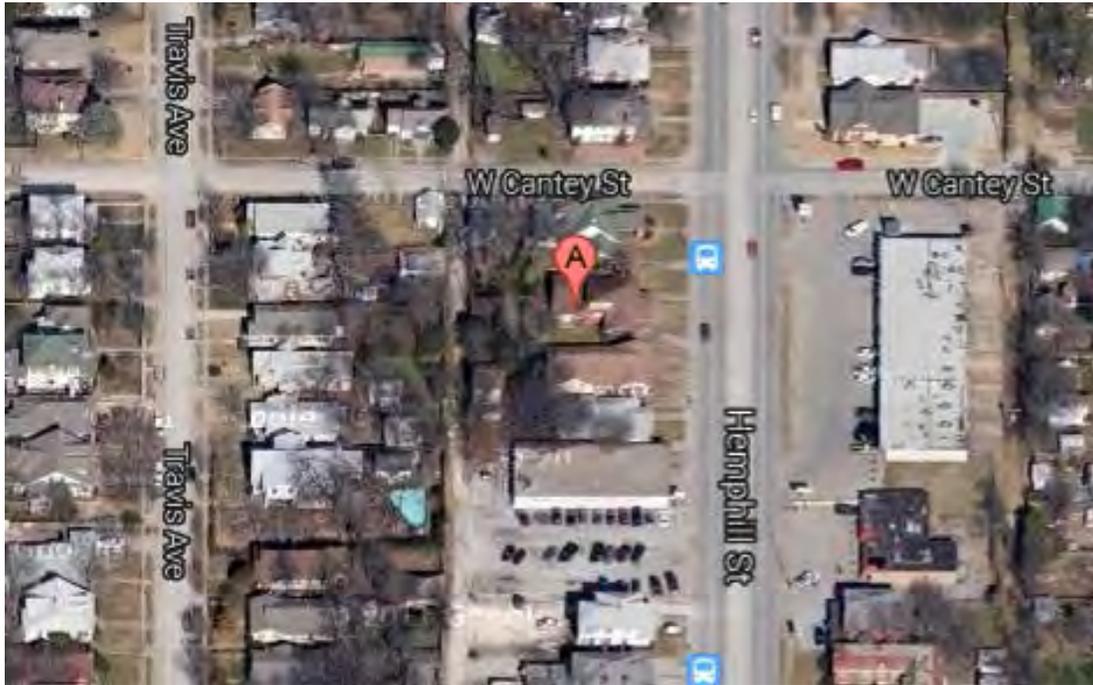
Hemphill Street is a busy commercial corridor. As commercial development continues to grow, pressure to remove or significantly alter the historic residences along Hemphill will grow as well. Designation of this residence, as well as the two adjacent structures (2800 and 2812 Hemphill) will protect these historic resources and hopefully spark interest in the designation of more historic resources in the area.

It is the applicant's intention to restore the historic residence.

The structure/site at 2808 Hemphill Street meets 3 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

Staff recommends the following motion: **Motion to approve the designation of 2808 Hemphill Street 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.**

Supplemental Materials



Aerial



Existing East (Front) Façade

Additional Images of Structure



North Façade



South Façade

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATES: May 12, 2014

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmark (HC)
APPLICANT/AGENT	Calvin East
LOCATION	2812 Hemphill Street
ZONING/ USE (S)	MU-1
NEIGHBORHOOD ASSOCIATION	Individual

DESIGNATION

The applicant requests historic designation as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

- Criterion 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- Criterion 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- Criterion 5: Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate 2812 Hemphill Street. The residence was constructed circa 1922. It is part of the South Hemphill Heights Neighborhood, which was identified in the 1980s Tarrant County Survey as a potential conservation district. The neighborhood was platted in 1904 and was predominantly residential with most structures constructed between 1910 and 1925. Predominantly working class families resided here. Residents included plumbers, contractors, clerks, salesmen and teachers.

2808 Hemphill is a one-story Craftsman Bungalow. It is clad in buff colored brick and has a cross gable roof with wood shingles in the gables. The structure has a wrap-around porch with

large square brick columns and Craftsman style porch railing. Other Craftsman details include the Craftsman style 2/1 wood ribbon windows (can be seen from in interior photo) and the two large Craftsman Style picture windows on the front façade.

There is a two story carriage house at the rear of the property that is original to the site. It is clad in the same buff colored brick and a front facing gable roof with wide overhanging eaves with exposed rafter tails and wood shingles in the gables. The living space was located on the second floor of the structure and the carriage or car was stored on the first floor.

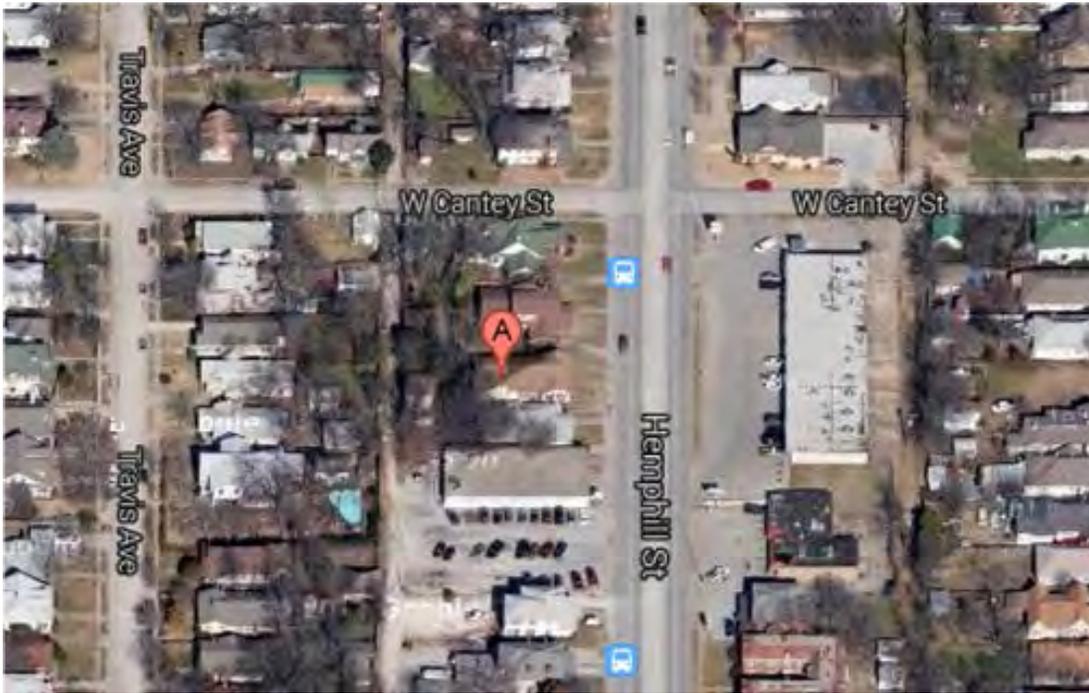
Hemphill Street is a busy commercial corridor. As commercial development continues to grow, pressure to remove or significantly alter the historic residences along Hemphill will grow as well. Designation of this residence, as well as the two adjacent structures (2800 and 2812 Hemphill) will protect these historic resources and hopefully spark interest in the designation of more historic resources in the area.

It is the applicant's intention to restore the historic residence and detached accessory structure.

The structure/site at 2812 Hemphill Street meets 3 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

Staff recommends the following motion: **Motion to approve the designation of 2812 Hemphill Street 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.**

Supplemental Materials



Aerial



Existing East (Front) Façade

Additional Images of Structure



North Façade



South Façade

Existing Historic Accessory Structure

