



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 7

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/Quentin and Laurie McGown

Site Location: 9608 Heron Drive Mapsco: 58D

Proposed Use: Historic Designation

Request: From: "A-21" One-Family
To: "A-21/HC" One-Family/Historic & Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located north and west of Dashwood of Heron Drive. The applicant is proposing a zoning change to "A-21/HC" One-Family/ Historic & Cultural for the historic overlay.

This residence is the Eldred W. Foster House, constructed in 1951. It was designed by the New York City architectural firm of Raymond & Rado. Antonin Raymond was an associate of Frank Lloyd Wright and served as the chief designer of Wright's Imperial Hotel in Tokyo, Japan.

The residence is an exceptional example of post-war modern architecture. It appears to be the first documented example of a post-war modern residence built from plans for an "Expandable House". The structure was listed on the National Register of Historic Places in 2012 and is the first mid-century residential property listed in the National Register in Tarrant County.

The structure meets 7 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.
- Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth.
- Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.

- Bears an important and significant relationship to other distinctive structures, sites or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.
- Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.
- Is listed on the National Register of Historic Places.

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

Site Information:

Owner: Quentin & Laurie McGown
 1615 Sunset Terrace
 Fort Worth, TX 76102

Acreage: 0.85 acres

Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North "A-21" One-Family / Lake Worth
 East "A-21" One-Family / single-family
 South "A-21" One-Family / single-family
 West "A-21" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: NA
Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Heron Dr.	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
NASJRB RCC	Trinity Habitat for Humanity
NA of South Lake Worth*	Streams & Valleys, Inc
White Settlement ISD	FWISD

*Site is within this neighborhood redevelopment organization

Development Impact Analysis:

1. **Land Use Compatibility**

Surrounding uses are Lake Worth to the north, single-family to the east and south, vacant to the west. 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

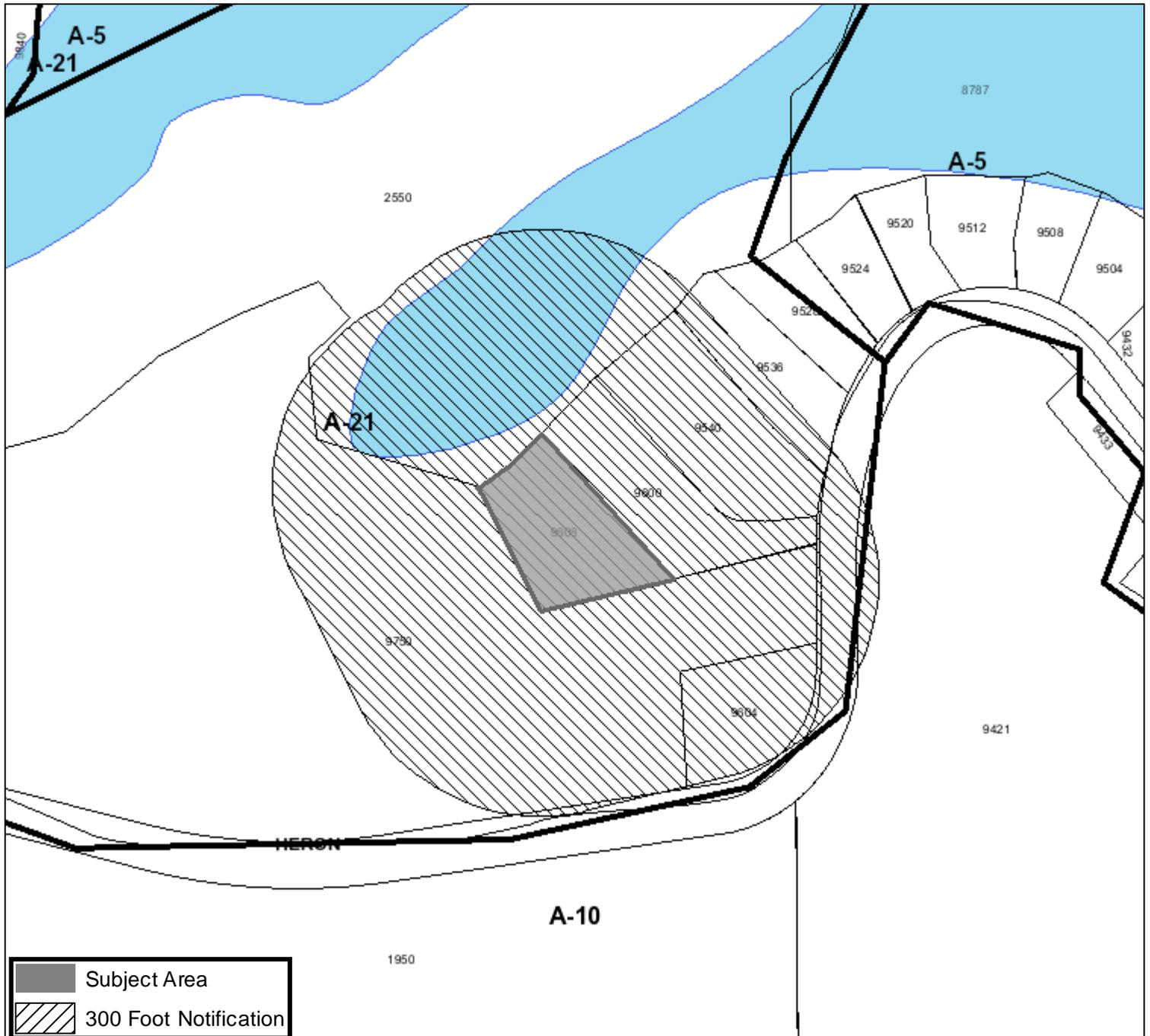
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Minutes from the Zoning Commission meeting



ZC-16-016

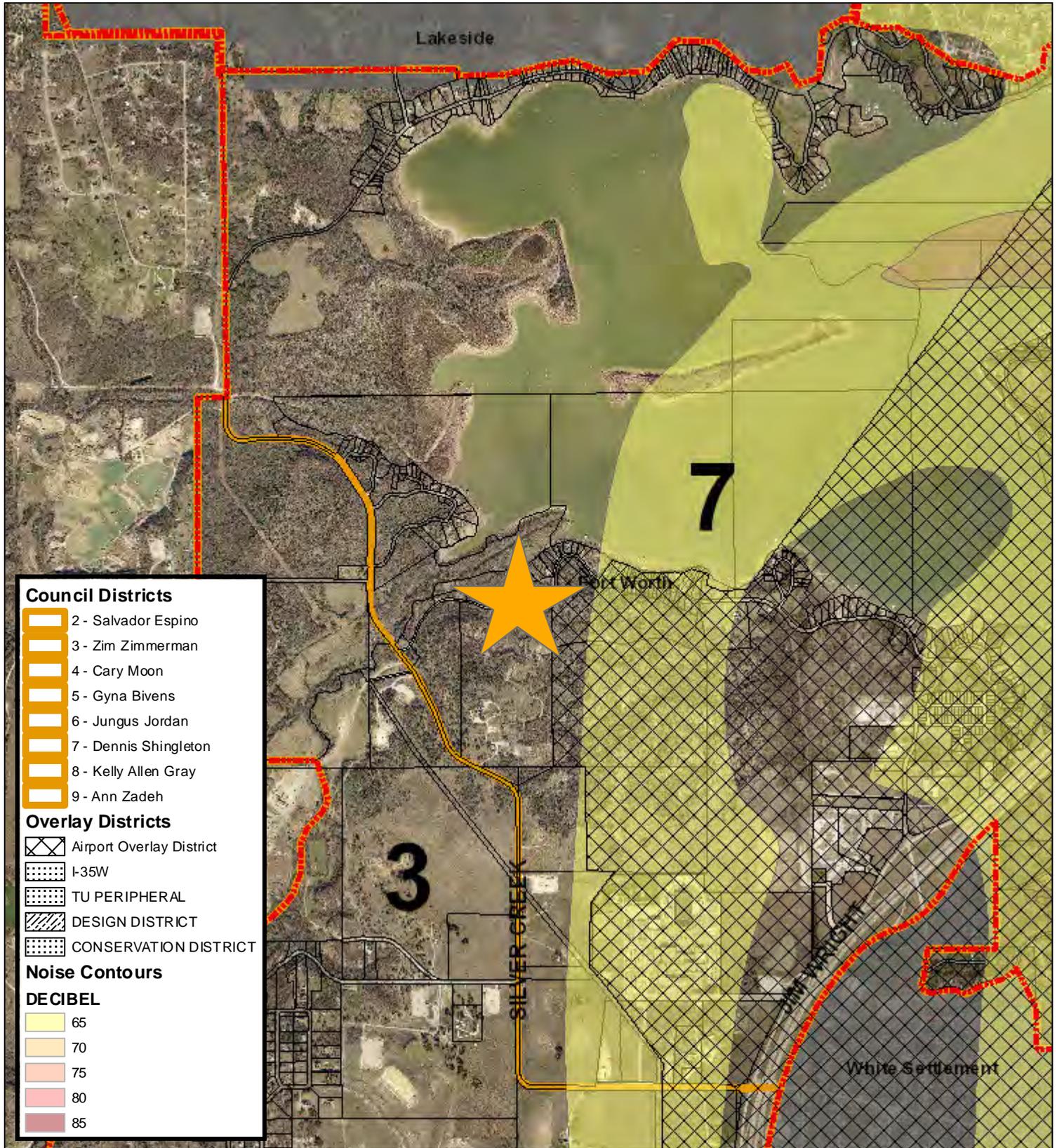
Area Zoning Map

Applicant: Quentin McGown/City FW Historic Preservation
Address: 9608 Heron Drive
Zoning From: A-21
Zoning To: A-21 plus Historic and Cultural overlay
Acres: 0.85201592
Mapsc0: 58D
Sector/District: Far West
Commission Date: 1/13/2016
Contact: 817-392-2495

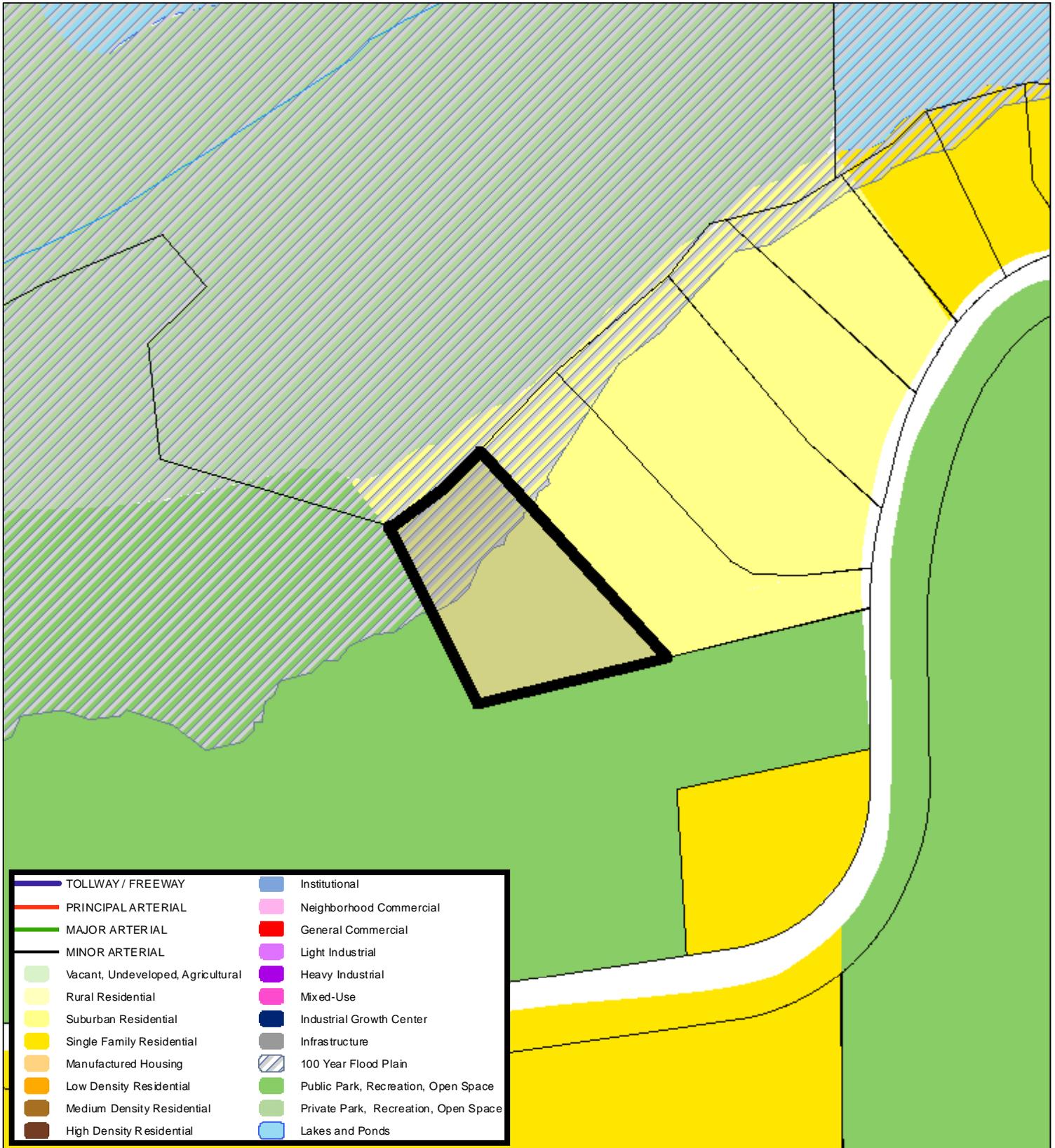


0 105 210 420 Feet

Area Map



Future Land Use



130 65 0 130 Feet

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 87.5 175 350 Feet



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

DATES: March 9, 2015

COUNCIL DISTRICT: 7

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmark (HC)
APPLICANT/AGENT	Quentin & Laurie McGowan
LOCATION	9608 Heron Drive, the Eldred W. Foster House
ZONING/ USE (S)	A-21
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 3: Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth.
- Criterion 4: Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- Criterion 5: Bears an important and significant relationship to other distinctive structures, sites or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.
- Criterion 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.
- Criterion 10: Is listed on the National Register of Historic Places.

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate the site located at 9608 Heron Drive. This residence is the Eldred W. Foster House, constructed in 1951. It was designed by the New York City architectural firm of Raymond & Rado. Antonin Raymond was an associate of Frank Lloyd Wright and served as the chief designer of Wright's Imperial Hotel in Tokyo, Japan.

The residence is an exceptional example of post-war modern architecture. It appears to be the first documented example of a post-war modern residence built from plans for an "Expandable House" published in the January, 1948 issue of the *Woman's Home Companion Magazine*.

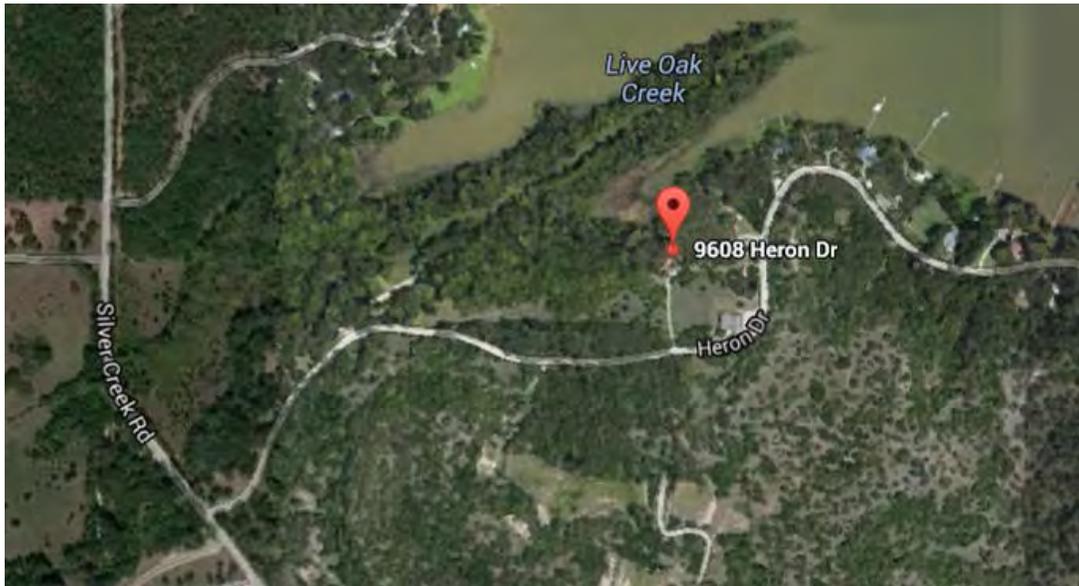
The structure was listed on the National Register of Historic Places in 2012 and is the first mid-century modern residential property listed in the National Register in Tarrant County.

The applicant provided a phenomenal amount of history and information on the structure. Please see the attached national register nomination form and historic research materials provided by the applicant for a more detailed history of the structure.

The structure/site at 9608 Heron Drive meets 7 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 9608 Heron Drive 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 South (Front) Elevation

Additional Images of Structure



Close-up of Front Entry



West Elevation

Criteria for Designation Summary Provided by the Applicant

City of Fort Worth Historic Nomination/Designation Application
Eldred W. Foster House
9608 Heron Drive
Fort Worth, Texas 76108

Supplemental Information- Criteria for Designation

1. The Foster House exemplifies the post-war modern period of architecture in the United States and Texas and is an important example of a specific housing type promoted in the pages of American shelter magazines. The Woman's Home Companion published plans for the house in January, 1948, promoting it as an affordable and expandable option for families confronting a national housing shortage. It was constructed by Eldred W. Foster, a design engineer at the Consolidated Vultee Aircraft Plant, and one of thousands of new residents moving to Fort Worth as part of the growing post-war defense industry.
2. As the first mid-century modern residential property listed in the National Register of Historic Places in Tarrant County, the house is an important example of a distinctive architectural type in the City of Fort Worth.
3. The Foster house was designed by the architectural firm of Raymond & Rado, with offices at the time in New York City. Antonin Raymond was an associate of Frank Lloyd Wright and served as chief designer of Wright's Imperial Hotel in Tokyo, Japan before launching a practice in that country. He was recognized as the father of modern architecture in Japan and pioneered the blending of western building techniques with Japanese craft traditions. Raymond's chief designer for the "House for the Woman's Home Companion" was David Livingston Leavitt, whose own award winning career included design of the National Historic Landmark, Dragon Rock, at Garrison, New York, for mid-century industrial designer Russel Wright.
4. Antonin Raymond's pioneering work during the rise of modern architecture incorporated many Japanese inspired housing concepts that would become hallmarks of the mid-century period, including open plan design, window walls, sliding partitions and siting. His lectures and exhibitions introduced his innovations to American and international architects during the formative years of the modern movement.
5. The Foster House is an important contributor to the diverse cultural and architectural resources found in the Lake Worth Leases subdivision. The house is one of several residential properties built from the late 1940s through about 1960 by engineers and others employed at the neighboring aircraft plant and air base located on the lake. These mid-century properties are scattered among other distinctive contributors to the lake's

unique built environment that includes the Lake Worth Castle, Inspiration Point and the massive body of work built by the Civilian Conservation Corps between 1934 and 1938.

9. The house, with its remote site near the lake and its placement designed to take maximum advantage of the natural environment, is a man-made resource representing the best efforts of the City of Fort Worth and those leasing lots from it along the shores of Lake Worth to develop distinctive properties that both enhanced the unique neighborhoods and protected the natural resources of the park and residential areas around the lake.
10. The Eldred W. Foster House was listed in the National Register of Historic Places on August 28, 2012.

TEXAS HISTORICAL COMMISSION
real places telling real stories

September 12, 2012

Quintan and Laurie McGown
 1215 Sunset Terrace
 Fort Worth, Texas 76102

RE: Eldred W. Foster House
 9608 Heron Drive
 Fort Worth, Tarrant County, Texas
August 28, 2012

Dear Mr. & Mrs. McGown:

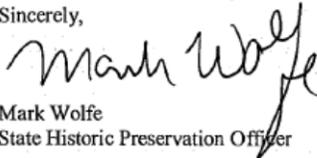
Congratulations! The National Park Service listed your property in the National Register of Historic Places on the date referenced above. As the nation's official list of historically significant properties, National Register listing denotes that your property is especially worthy of preservation. Your property joins some 3183 properties in Texas with this designation.

Various historic preservation programs may be available to aid in the preservation of your property, including investment tax credits for certain income producing properties. Although funding is limited, grants may also be available to aid in the further preservation of your property. For more information regarding grant programs, contact the THC's Division of Architecture at 512/463-6094.

Enclosed is a certificate of listing and an application for a National Register plaque should you wish to purchase one through the Texas Historical Commission.

Thank you for all your efforts to recognize this historic property. Your continued interest in the preservation of Texas' heritage is greatly appreciated.

Sincerely,



Mark Wolfe
 State Historic Preservation Officer

Enclosures

