



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 5, 2016

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** One person spoke

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Virginia Bason

**Site Location:** 2508 Primrose Avenue Mapsco: 63L

**Proposed Use:** Historic Designation

**Request:** From: "A-10" One-Family  
To: "A-10/HC" One-Family/Historic and Cultural Overlay

**Land Use Compatibility:** No effect.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The structure/site at 2508 Primrose Avenue meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

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

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.
2. An important example of a particular architectural type or specimen in the City of Fort Worth
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
9. Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.
10. Is designated as a Recorded Texas Historic Landmark or State Antiquities Landmark, or is included 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: Virginia Bason  
1608 Oakhurst Scenic Dr  
Fort Worth, TX 76111  
Acreage: 0.247 acres  
Comprehensive Plan Sector: Northeast  
Agent: Libby Willis/City of Fort Worth Historical  
Surrounding Zoning and Land Uses:  
North "A-10" One-family / residential  
East "B" Two Family / residential  
South "A-07.5/A-5" One-family / residential  
West "A-10" One-family / residential

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-220 Council-initiated rezoning for various properties, various zoning districts; effective 1/18/08  
Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Primrose Ave	Residential	Residential	No
Mapleleaf St	Residential	Residential	No
N Sylvania Ave	Minor Arterial	Minor Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Libby Willis – Vice President Oakhurst Neighborhood Association	

\*Located 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 2016 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.

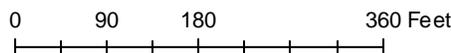
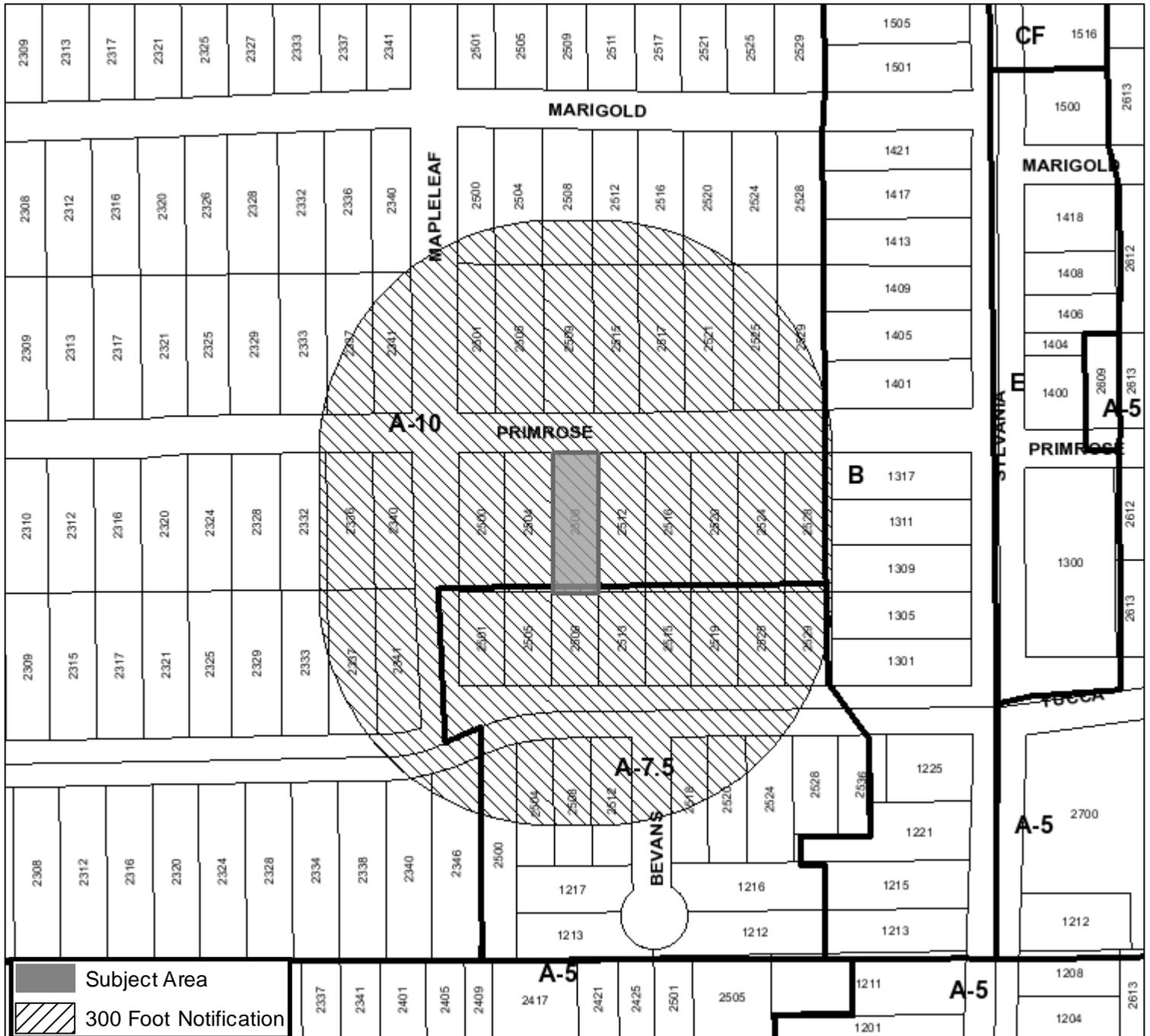
**Attachments:**

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

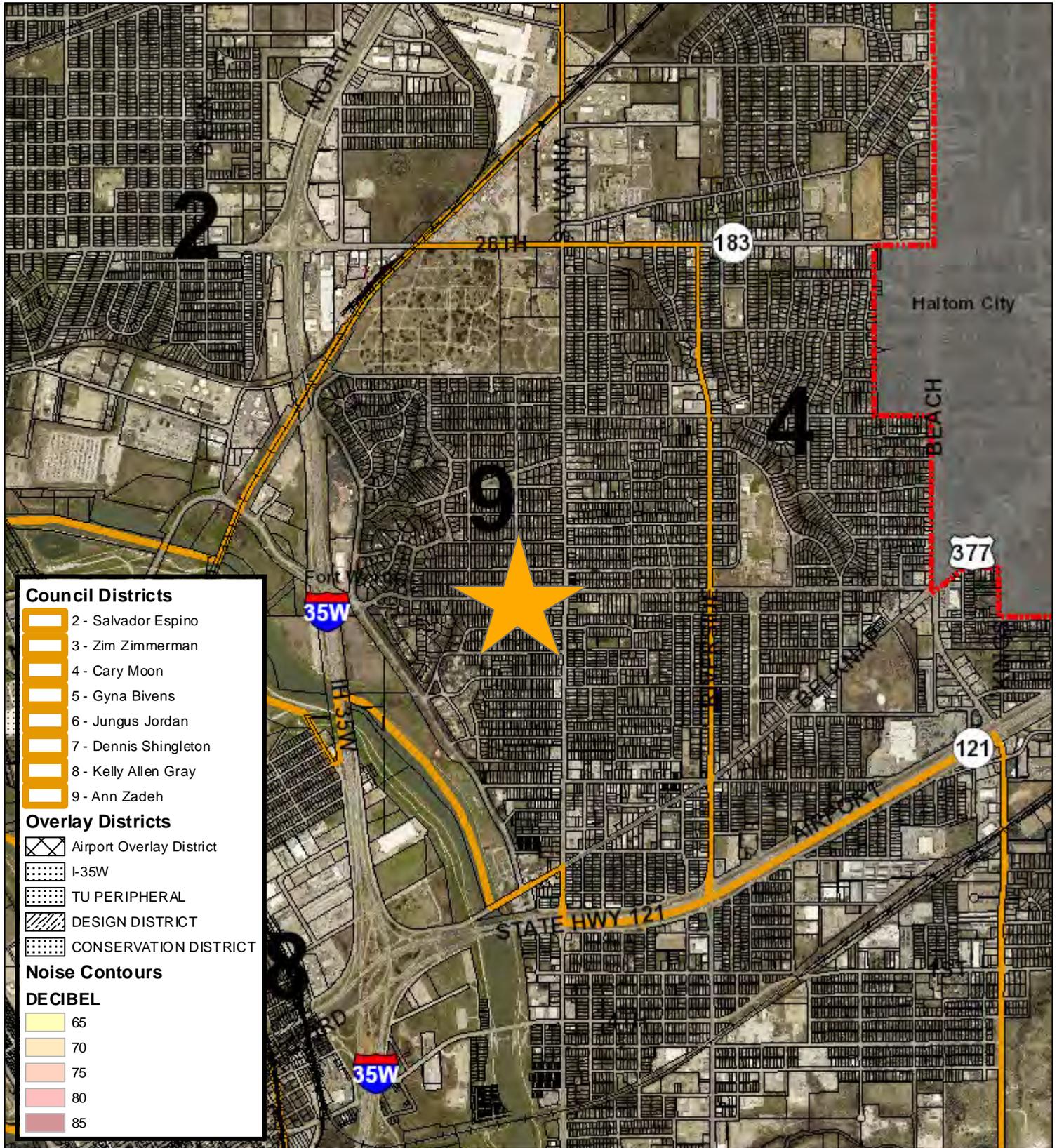


# Area Zoning Map

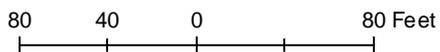
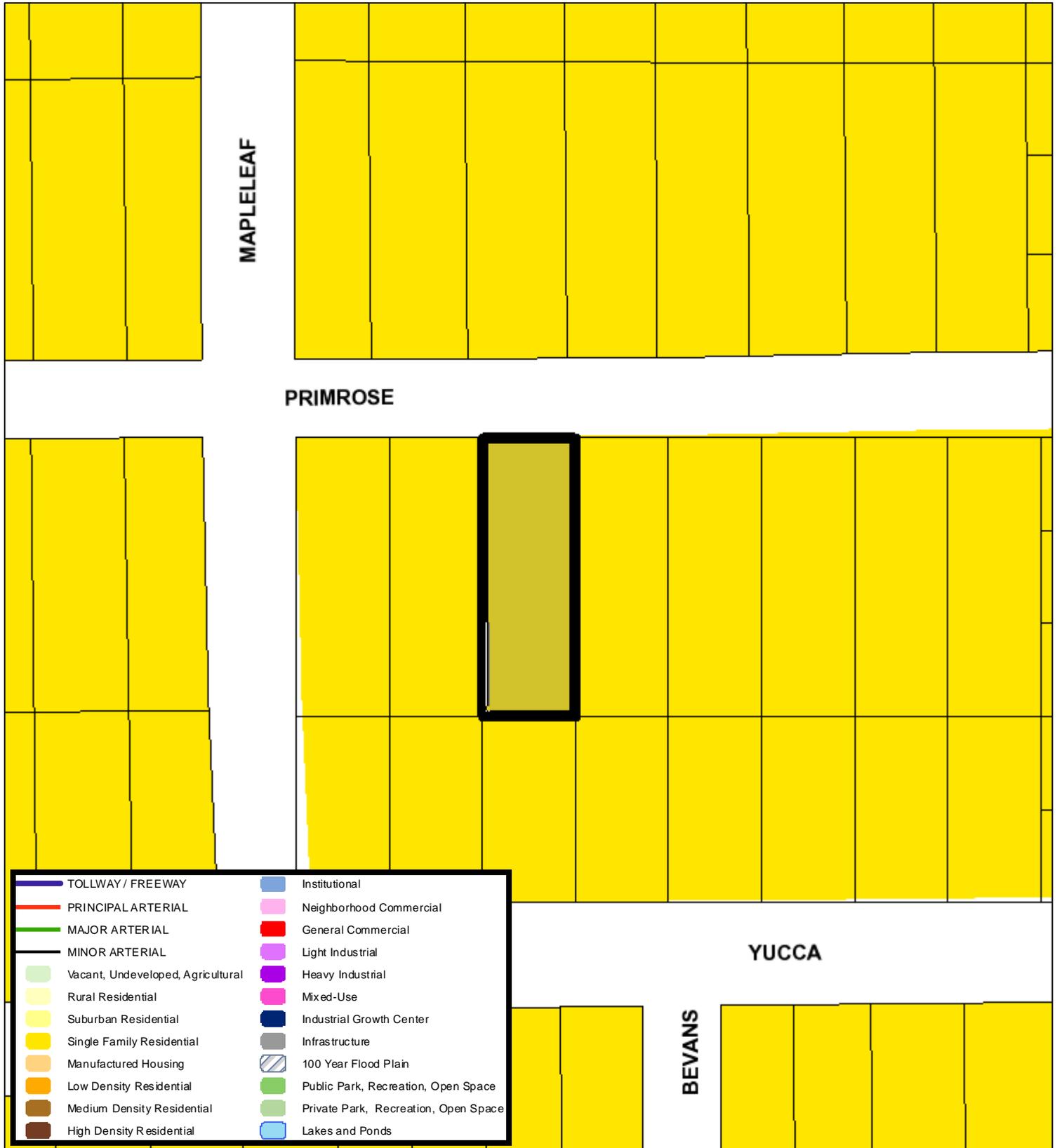
Applicant: City of Fort Worth Planning & Development  
 Address: 2508 Primrose Avenue  
 Zoning From: A-10  
 Zoning To: Add HC historic overlay  
 Acres: 0.24793433  
 Mapsco: 63L  
 Sector/District: Northeast  
 Commission Date: 3/9/2016  
 Contact: 817-392-8015



### Area Map



### Future Land Use



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 55 110 220 Feet



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

**DATES:** February 8, 2016

**COUNCIL DISTRICT:** 2

***GENERAL INFORMATION***

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<b>REQUEST</b>	Designation as Historic and Cultural Landmarks (HC)
<b>APPLICANT/AGENT</b>	City of Fort Worth
<b>LOCATION</b>	2508 Primrose Dr.
<b>ZONING/ USE (S)</b>	A-10
<b>NEIGHBORHOOD ASSOCIATION</b>	Oakhurst

***DESIGNATION***

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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
  
- 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 designated as a Recorded Texas Historic Landmark or State Antiquities Landmark, or is included on the National Register of Historic Places

***FINDINGS / RECOMMENDATIONS***

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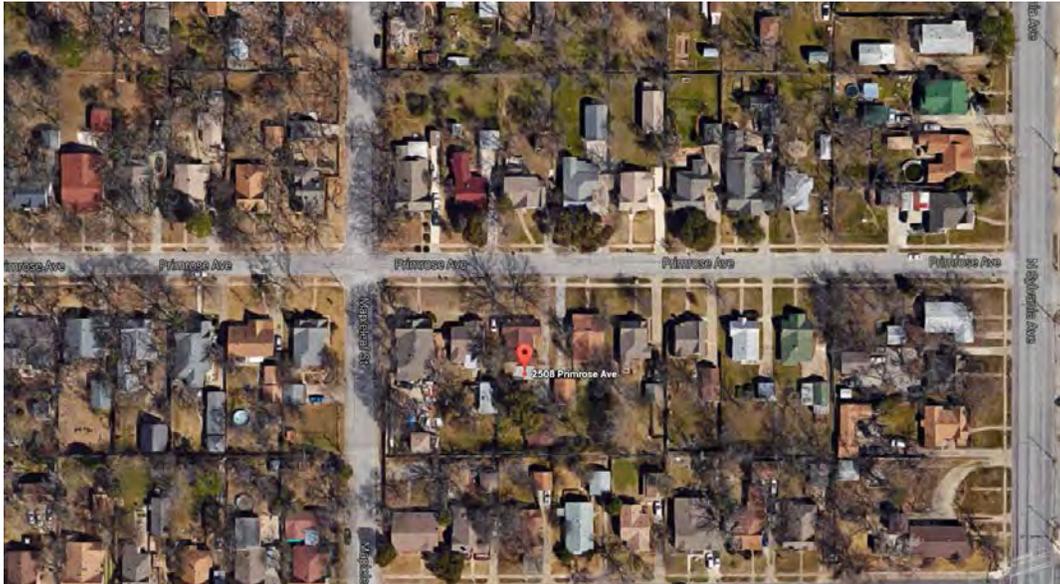
The applicant is requesting to designate 2508 Primrose Avenue as a Historic and Cultural Landmark.

Attached is the recently completed survey of the property.

The structure/site at 2508 Primrose Avenue meets 5 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 2508 Primrose Dr. 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



Elevation

## **Historic and Cultural Landmark Nomination, February 2016**

**2508 Primrose Avenue, Fort Worth, Texas 76111**

**Owner: Virginia R. Bason**

### **Criteria for Designation**

- 1. Is 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**

The 1927 Tudor/Bungalow Minimalist style house at 2508 Primrose Avenue was one of the first 150 houses built by 1928 in the Oakhurst neighborhood. It represents the predominant style of houses in the Oakhurst Addition built between the 1920s and 1940s. It is an example of the typical Oakhurst house built in those years, initially owned by W.A. and Bertha Womack. Mr. Womack worked as a fireman for the Chicago, Rock Island & Gulf Railway Company. He represented a typical homeowner of middle economic status prevalent in the early years of Oakhurst development who worked for an important industry in the city — the railroad. Cattle, oil, aviation and the railroads were the major industries which built Fort Worth in its early years. The Womack family lived at 2508 Primrose from 1927 until 1976, a period of almost 50 years. Margaret Moog Hamm, who bought the house from the Womacks in 1976, lived there until her death in 2014.

Tudor Revival style houses are common in central Fort Worth historic neighborhoods as well as in many historic neighborhoods of the period across the United States. The house represents the middle class lifestyle of Oakhurst and the early twentieth century in Fort Worth.

In her descriptions of house styles prevalent in Oakhurst, historian Susan Kline wrote in the Oakhurst Historic District National Register Nomination (listed 2010) that Tudor Revival “Ornamentation can include decorative brickwork, arched entrances, batten wood doors, prominent chimneys and cross-gabled roofs . . . . Most examples were constructed of brick. In Fort Worth, the Tudor Revival’s popularity was greatest between approximately 1925 to the late 1930s.” The 1,552 square foot house at 2508 Primrose displays several of the Tudor Revival characteristics as well as an open side porch distinctive of many early Oakhurst houses.

**2. Is an important example of a particular architectural type or specimen in the City of Fort Worth.**

2508 Primrose Avenue is a particularly fine example of a small Tudor/Bungalow style house in Oakhurst as well as other Fort Worth historic neighborhoods. The Tudor Revival's popularity was greatest between approximately 1925 (just at the beginning of the development of Oakhurst) to the late 1930s. With its construction date of 1927, the present house represents the early period of the construction of this style house in Oakhurst. In Oakhurst, the 2100, 2200, 2300, and 2500 blocks of Primrose provide some of the largest collection of Tudor Revival style houses with the most integrity in the neighborhood. The location of the 2508 Primrose house puts it within the first plats and development by the Oakhurst Land Company which began development of Oakhurst in 1924.

2508 Primrose displays a high degree of architectural integrity. In the early days of the neighborhood, the house was professionally photographed for a publication entitled "Our Home in Fort Worth." It also appeared as a model of Oakhurst homes on a postcard.

**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**

2508 Primrose is an important contributor to the significant collection of Tudor/Bungalow style houses in the Oakhurst neighborhood. Of over 500 houses in the Oakhurst Addition (and about 200 in the West Oakhurst Addition), the most prevalent house style is Tudor Revival. No two houses in Oakhurst, even though they may be of the same architectural style, are exactly alike. Most of the houses, such as 2508 Primrose Avenue, are brick veneer and display craftsman details in their exteriors which are unique to each house. At the same time, they are all readily identifiable as Tudor Revival. Each house is unique but is easily categorized as Tudor Revival. This is a real strength of the residential architecture in Oakhurst.

The house is also representative of the typical Oakhurst Addition lot size and configuration. The typical Oakhurst Addition lot is 60 feet wide by 180 feet deep. This means there is a generous front yard and an extremely generous long and deep backyard. These lush front yards contribute to the accent on well-maintained front landscapes and lend themselves to backyard gardens, common in the neighborhood from earliest times in the 1920s until today.

**9. Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area**

The Oakhurst Neighborhood, first developed in 1924, is known for its mature trees, the period architectural styles of its homes, and its landscaping. These are distinctive resources, both natural and man-made, which have helped create the character and image of Oakhurst for over 90 years. 2508 Primrose is the quintessential Oakhurst small Tudor bungalow home for which the neighborhood is so well known.

**10. Is designated as a Recorded Texas Landmark or State Archeological Landmark, or is included in the National Register of Historic Places**

2508 Primrose Avenue is one of over 550 contributing structures in the Oakhurst Historic District, listed on the National Register of Historic Places in 2010. The district was deemed eligible for the National Register as an example of community planning and development under Criterion A as “a suburban middle class neighborhood whose development between 1924 and through the 1950s coincided with Fort Worth’s growth as a regional industrial and transportation hub in North Texas.” The district was also found eligible for the National Register under Criterion C “for its architectural significance and as an excellent local example of a residential subdivision designed by the landscape architecture firm of Hare and Hare of Kansas City, Missouri.”

376226

# Oakhurst—The Fulfillment of an Ideal



OAKHURST is more than a fine suburb, it is more than a charming place in which to build one's home. For, in truth, it is the fulfillment of a dream long held in the hearts of Fort Worth business men. The growing need has been felt for years, but never before has the opportunity presented itself to justify the offering of a sensibly restricted suburban residential district which the average family can afford—where life will be better!

Now we have in OAKHURST a desirable residential district where every suburban advantage may be enjoyed—and only eight minutes from Main Street! It is primarily for the average man who can not afford the luxury of an expensive home but who appreciates a quality location at a modest price—a home that his income can afford.

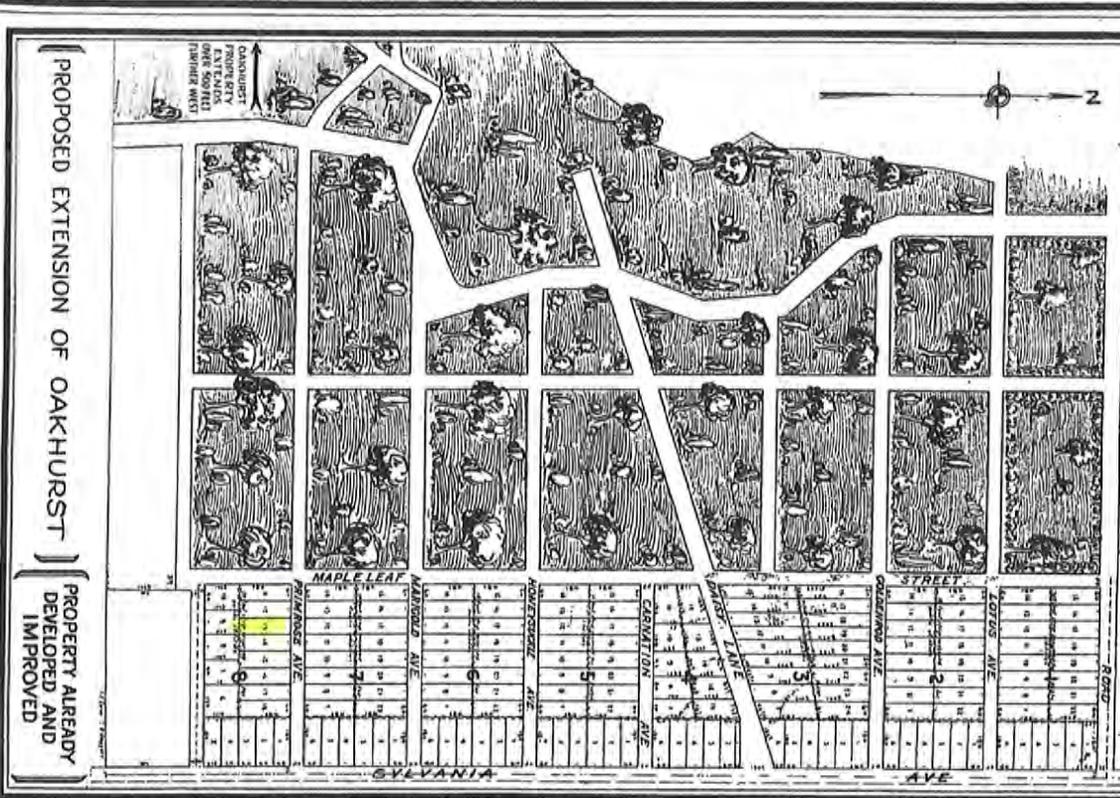
Country life for the city man has been the theme of many an advertisement designed to sell lots in localities that can not compare to OAKHURST in value, and at prices several times higher. But, regardless of the price of property, there is no place where the city man can enjoy more country-suburban advantages than in OAKHURST.

Every home has the right to a garden of flowers and vegetables, to trees, shrubs and orchards, and to all the other things given us by nature to make life worth while. All these can be yours in OAKHURST, for here you will find some of the richest soil in Tarrant County. Every lot is a potential beauty spot and their large size (60x180 feet) offers exceptional landscape possibilities to lovers of beautiful grounds for the home.

Good suburban residential property is in big demand and the available lots in OAKHURST will not be long unsold. Property values in Fort Worth are increasing daily, and from an investment standpoint alone this property should be highly profitable.

You must visit OAKHURST to fully appreciate it, for it is impossible to adequately describe in words and pictures the surpassing beauty of this newest of Fort Worth's suburbs.

(SHOWING PART OF 175 ACRES OF OAKHURST LAND CO.)  
**OAKHURST**  
"Where Everything Grows"



2508 Punnett Ave. T.A.R.  
1924-25 Oakhurst, Q17, C4

Bank of Fort Worth

(Oct. 1990)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**1. NAME OF PROPERTY**

**HISTORIC NAME:** Oakhurst Historic District  
**OTHER NAME/SITE NUMBER:** N/A

**2. LOCATION**

**STREET & NUMBER:** Roughly bounded by Yucca Ave., Sylvania Ave, Watauga Ave, and Oakhurst Scenic Dr.

**CITY OR TOWN:** Fort Worth      **VICINITY:** N/A      **NOT FOR PUBLICATION:** N/A

**STATE:** Texas      **CODE:** TX      **COUNTY:** Tarrant      **CODE:** 439      **ZIP CODE:** 76111

**3. STATE/FEDERAL AGENCY CERTIFICATION**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

**State Historic Preservation Officer, Texas Historical Commission**

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  
(  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register  
 See continuation sheet.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

determined eligible for the National Register  
 See continuation sheet.

\_\_\_\_\_  
\_\_\_\_\_

determined not eligible for the National Register

\_\_\_\_\_  
\_\_\_\_\_

removed from the National Register

\_\_\_\_\_  
\_\_\_\_\_

other (explain): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetOakhurst Historic District  
Fort Worth, Tarrant County, TexasSection 7 Page 35

2508	Ave. Primrose Ave. Primrose	Oakhurst Addition	1929	Contributing	Tudor/Bungalow Minimal
2509	Ave. Primrose	Oakhurst Addition	1940	Non Contributing	Traditional/Tudor
2512	Ave. Primrose	Oakhurst Addition	1927	Non Contributing	National Folk
2515	Ave. Primrose	Oakhurst Addition	1927	Contributing	Tudor/Bungalow
2516	Ave. Primrose	Oakhurst Addition	1937	Contributing	Tudor National
2517	Ave. Primrose	Oakhurst Addition	1925	Contributing	Folk/Classical Rev.
2520	Ave. Primrose	Oakhurst Addition	1936	Non Contributing	Tudor National
2521	Ave. Primrose	Oakhurst Addition	1939	Contributing	Folk/Colonial Rev. Minimal
2524	Ave. Primrose	Oakhurst Addition	1937	Contributing	Traditional/Tudor
2525	Ave. Primrose	Oakhurst Addition	1926	Contributing	Bungalow
2528	Ave. Primrose	Oakhurst Addition	1931	Contributing	Tudor National Folk/L
2529	Ave. Primrose	Oakhurst Addition	1940	Contributing	Plan
1300	Smilax Ave.	Oakhurst Addition	1946	Non Contributing	Ranch
1301	Smilax Ave.	Oakhurst Addition	1940	Contributing	Ranch Minimal
1304	Smilax Ave.	Oakhurst Addition	1945	Contributing	Traditional/Ranch
1305	Smilax Ave.	Oakhurst Addition	1946	Contributing	Ranch
1306	Smilax Ave.	Oakhurst Addition	1950	Non Contributing	Neo-Tudor
1308	Smilax Ave.	Oakhurst Addition	1941	Non Contributing	Ranch Colonial
1309	Smilax Ave.	Oakhurst Addition	1945	Contributing	Revival/Ranch
1312	Smilax Ave.	Oakhurst Addition	1946	Contributing	Colonial Revival National Folk/L
1313	Smilax Ave.	Oakhurst Addition	1940	Non Contributing	Plan
1317	Smilax	Oakhurst Addition	1940	Contributing	Ranch

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-048
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Park Hill Land Plan Lp	3455 Locke Ave	In		Support	Sent letter in

**19. ZC-16-049 Virginia Bason Freeman Hodges (CD 9) - 1409 Bluebonnet Drive (Oakhurst Addition Block 28, Lot 24, 0.20 Acres): from “A-10” One-Family to “A-10/HC” One-Family/Historic & Cultural**

Liz Casso, Historic Preservation Officer explained to the Commissioners the property is located in the Oakhurst neighborhood and is a National Registered Historic District. Ms. Casso said she received an email from a citizen in the neighborhood asking how the historic designation would affect their property. She is trying to coordinate a meeting with them to explain the designations were applied for by the property owners of each individual site, and clarified that the designation would only be applied to the individual properties.

Libby Willis, 2300 Primrose Avenue, Fort Worth, Texas spoke in support. Ms. Willis for the record wanted to clarify the name on the HCLC application should read Virginia Bason Freeman Hodges.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-049
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Libby Willis	2300 Primrose	Out		Support	Spoke at hearing

**20. ZC16-050 Virginia Bason (CD 9) 2508 Primrose Ave (Oakhurst Addition, Block 8, Lot 13 0.24 Acres): from “A-10” One-Family to “A-10/HC” One-Family/Historic & Cultural**

Liz Casso, Historic Preservation Officer explained to the Commissioners the property is located in the Oakhurst neighborhood and is a National Registered Historic District.

Libby Willis, 2300 Primrose Avenue, Fort Worth, Texas spoke in support.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-050
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Libby Willis	2300 Primrose	Out		Support	Spoke at hearing

**21. ZC-16-051 Elizabeth and Doyle Willis (CD 9) - 2300 Primrose Ave (Oakhurst Addition, Block 9, Lot 12, 0.23 Acres): from “A-10” One-Family to “A-10/HC” One-Family/Historic & Cultural**

Liz Casso, Historic Preservation Officer explained to the Commissioners the property is located in the Oakhurst neighborhood and is a National Registered Historic District.

Libby Willis, 2300 Primrose Avenue, Fort Worth, Texas property owner spoke in support. Ms. Willis said this would be the first individually designated historic property in the original Oakhurst Neighborhood.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-051
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
David Collyer	2212 Primrose	In		Support	Sent letter in

**22. ZC-16-052 W.A Powers, Jack Powers, Bryan & Vickery Lofts LLC Etal (CD 9) – 119 & 125 S. Main St., 100 Block (evens) Bryan Ave (Daggett 2<sup>nd</sup> Addition, Block 3, Lots 3B, 4, 5, 6, 7A, 7B, 8, 0.97 Acres): from “NS-T5” Near Southside Transect 5 District to “NS-T5/HC” Near Southside Transect 5 District/Historical & Cultural**

Liz Casso, Historic Preservation Officer explained to the Commissioners this property is located south of Downtown and meets three of the designation criteria for Historic & Cultural.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.