Case Number **ZC-16-051**

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	Liz Casso	
Surplus	Yes ___	No _X_
Council Initiated	Yes ___	No _X_

Owner / Applicant: **Elizabeth and Doyle Willis / City of Fort Worth Planning and Development**

Site Location: 2300 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 2300 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: Doyle H Willis
2300 Primrose Avenue
Fort Worth, TX 76111

Acreage: 0.206 acres

Comprehensive Plan Sector: Northeast

Agent: City of Fort Worth Historical

Surrounding Zoning and Land Uses:

North "A-10" One-family / residential
East "A-10" One-family / residential
South "A-10" 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)
Balsam St	Residential	Residential	No
Primrose Ave	Residential	Residential	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.

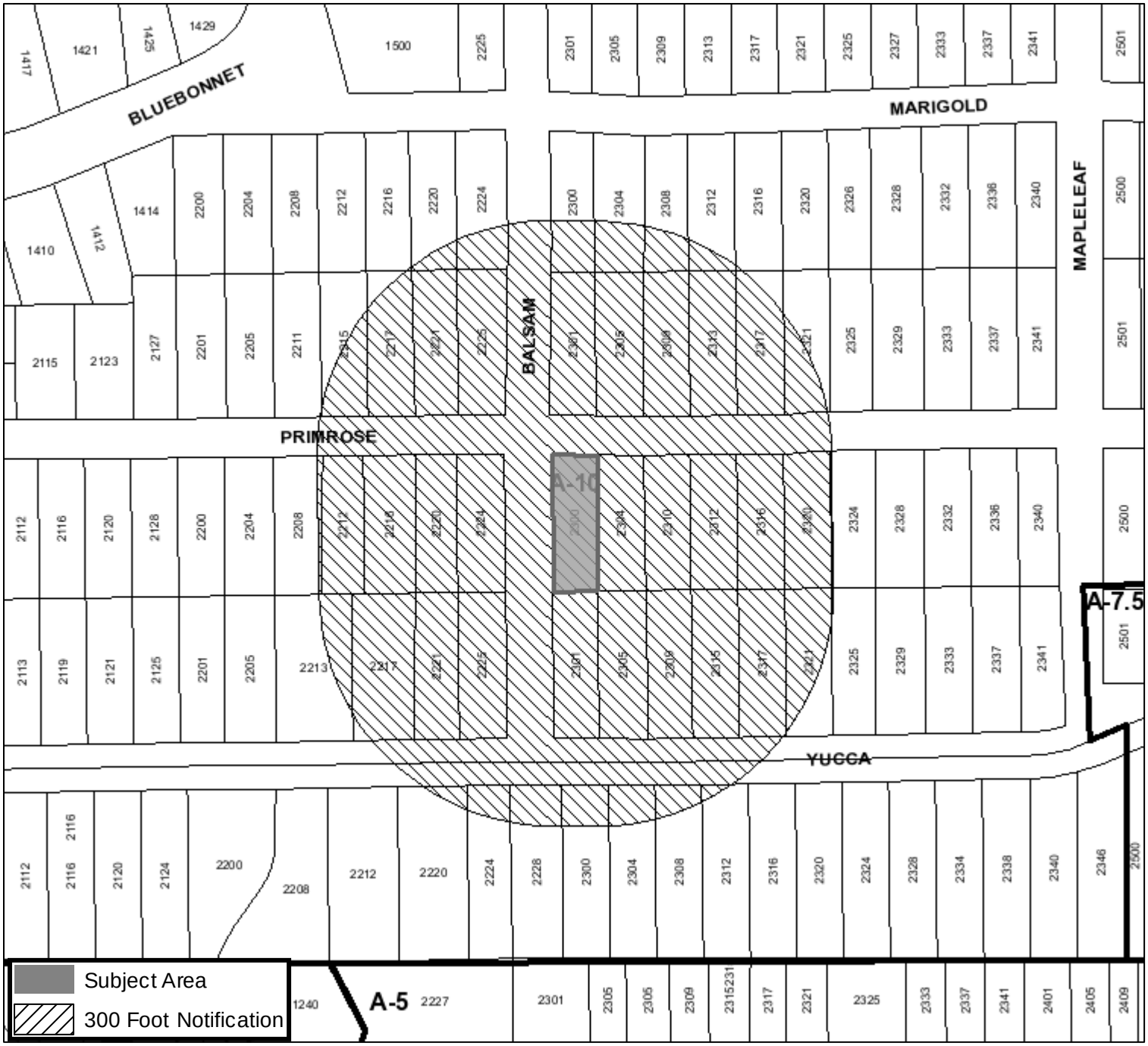
Attachments:

- 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

ZC-16-051

Area Zoning Map

Applicant:	City of Fort Worth Planning & Development
Address:	2300 Primrose Avenue
Zoning From:	A-10
Zoning To:	Add HC historic overlay
Acres:	0.2328361
Mapsco:	63L
Sector/District:	Northeast
Commission Date:	3/9/2016
Contact:	817-392-8015



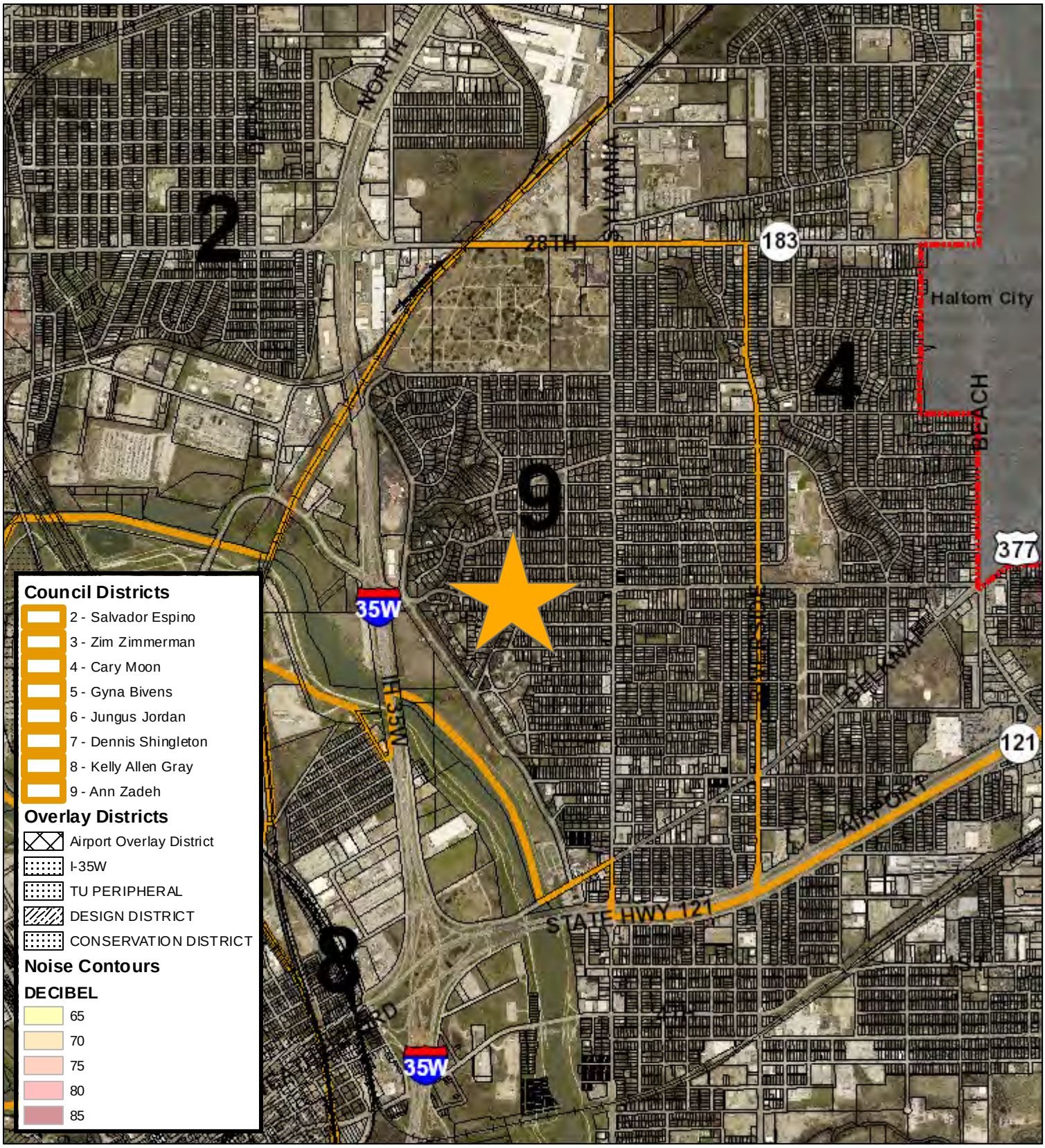
0 90 180 360 Feet

Created: 2/17/2016 2:23:14 PM

FORT WORTH®

ZC-16-051

Area Map



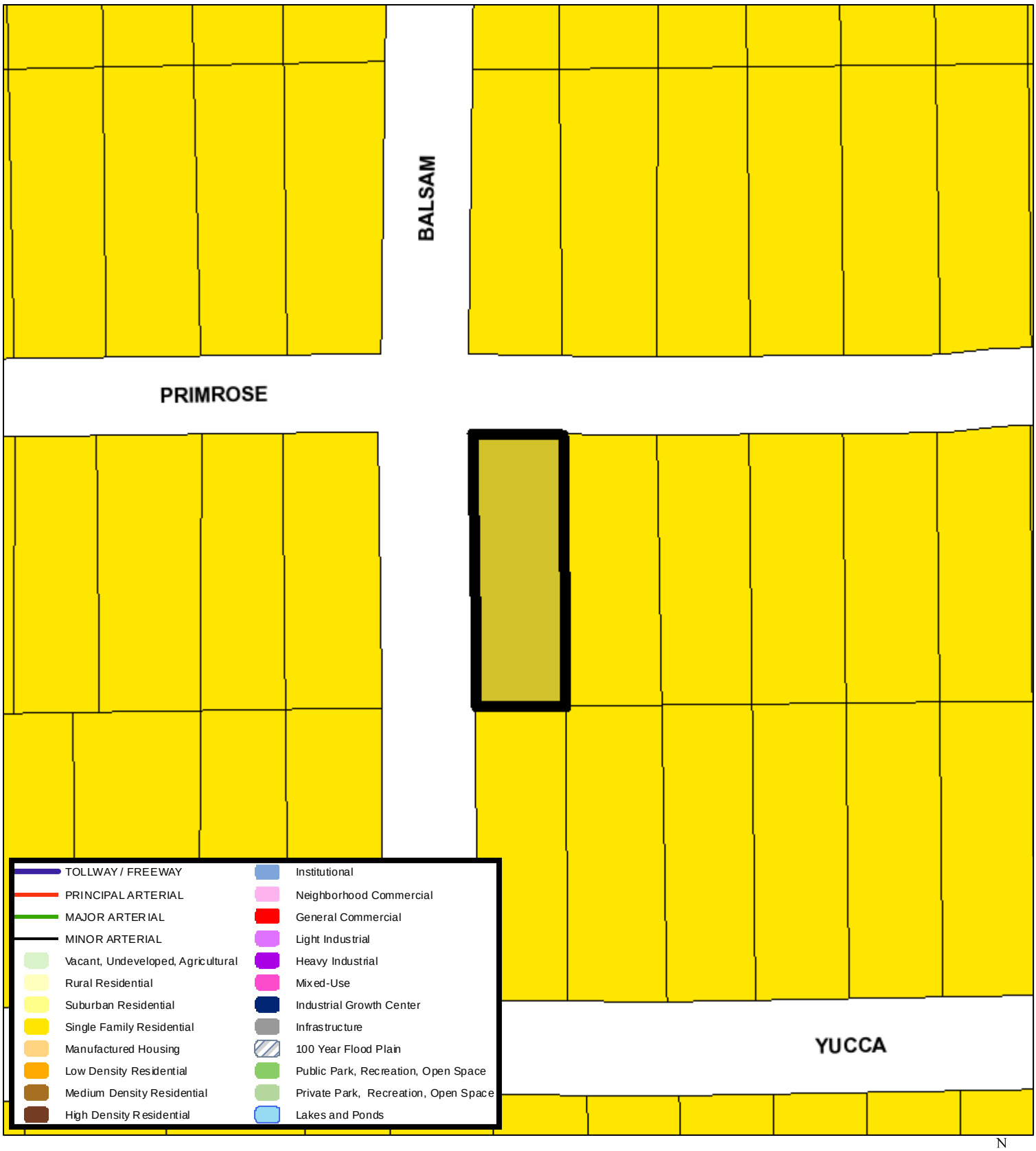
N

0 1,000 2,000 4,000 Feet

Created: 2/17/2016 2:23:12 PM

ZC-16-051

Future Land Use



80 40 0 80 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.

N

Created: 2/17/2016 2:23:15 PM

FORT WORTH®

ZC-16-051

Aerial Photo Map

0 50 100 200 Feet

N

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

DATES: February 8, 2016 **COUNCIL DISTRICT: 2**

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmarks (HC)
APPLICANT/AGENT	City of Fort Worth
LOCATION	2300 Primrose Dr.
ZONING/ USE (S)	A-10
NEIGHBORHOOD ASSOCIATION	Oakhurst

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

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

The applicant is requesting to designate 2300 Primrose Avenue as a Historic and Cultural Landmark.

Attached is the recently completed survey of the property.

The structure/site at 2300 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 2300 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

2300 Primrose Avenue, Fort Worth, Texas 76111

Owners: Elizabeth and Doyle Willis, Jr.

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 Tudor Revival style house at 2300 Primrose Avenue, Fort Worth was built in 1940. 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, owned initially by a man who was the vice president of a funeral/undertaking company. 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. This house is not "High Tudor" but neither is it "working class Tudor." It falls somewhere in between the two styles to represent the middle class lifestyle of Oakhurst and the early twentieth century in Fort Worth.

   The house was built by Will C. Cantrell; he and his wife, Bessie, lived there beginning in 1940. Will was the vice president of Fort Worth Undertaking Company where he served for over 20 years. Will died in March 1944; Bessie lived on at the house until at least the early 1950s according to City Directories of the period. Both Will and Bessie are buried at Mount Olivet Cemetery, Oakhurst's neighbor immediately north of the neighborhood. After several other owners, the next owners of the home who have owned it the longest are Elizabeth (Libby) and Doyle Willis, Jr. who purchased the home in 1987.

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

   2300 Primrose Avenue is a particularly fine example of a Tudor Revival 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 1940, the

present house represents the beginning of the end of the construction of this style house in Oakhurst. In Oakhurst, the 2100, 2200, and 2300 blocks of Primrose provide some of the largest collection of Tudor Revival style houses with the most integrity in the neighborhood. The prominent corner lot location of 2300 Primrose Avenue makes it a particular standout in the collection of Tudor Revival style houses in the neighborhood.

In her discussion of the Tudor Revival style in the Oakhurst Historic District National Register nomination, Historian Susan Kline wrote, "Most examples were constructed of brick veneer . . . . Ornamentation can include decorative brickwork, arched entrances, batten wood doors, prominent chimneys, and cross-gabled roofs, often of varying heights." 2300 Primrose meets this description in many respects: it is a brick structure which includes arched entrances and the original wood door as well as a prominent chimney. The house includes distinctive ornaments which mark it as a notable Tudor Revival style house in Oakhurst.

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

2300 Primrose is an important contributor to the significant collection of Tudor Revival 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 2300 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 and 2300 Primrose Avenue exemplifies that strength.

The 2300 Primrose 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. 2300 Primrose Avenue is a very good example of a strong contributor to that Oakhurst character.

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

2300 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."

(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 _x_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 _x_meets ____does not meet the National Register criteria. I recommend that this property be considered significant ___nationally ___statewide _x_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):		

2120	Primrose Ave.	Oakhurst Addition	1940	Contributing	Minimal Traditional
2123	Primrose Ave.	Oakhurst Addition	1937	Contributing	Minimal Traditional
2127	Primrose Ave.	Oakhurst Addition	1930	Contributing	Tudor
2128	Primrose Ave.	Oakhurst Addition	1928	Contributing	Tudor
2200	Primrose Ave.	Oakhurst Addition	1928	Contributing	Tudor
2201	Primrose Ave.	Oakhurst Addition	1938	Contributing	Tudor
2204	Primrose Ave.	Oakhurst Addition	1930	Contributing	Tudor
2205	Primrose Ave.	Oakhurst Addition	1940	Contributing	Colonial Revival/Minimal Trad.
2208	Primrose Ave.	Oakhurst Addition	1933	Contributing	Tudor
2211	Primrose Ave.	Oakhurst Addition	1928	Contributing	Tudor
2212	Primrose Ave.	Oakhurst Addition	1940	Contributing	Minimal Traditional/Tudor
2215	Primrose Ave.	Oakhurst Addition	1930	Contributing	Tudor
2216	Primrose Ave.	Oakhurst Addition	1946	Contributing	Minimal Traditional
2217	Primrose Ave.	Oakhurst Addition	1940	Contributing	Minimal Traditional/Tudor
2220	Primrose Ave.	Oakhurst Addition	1941	Contributing	Minimal Traditional/Tudor
2221	Primrose Ave.	Oakhurst Addition	1941	Contributing	Tudor
2224	Primrose Ave.	Oakhurst Addition	1930	Contributing	Tudor
2225	Primrose Ave.	Oakhurst Addition	1938	Non Contributing	Tudor
2300	Primrose Ave.	Oakhurst Addition	1940	Contributing	Tudor
2301	Primrose Ave.	Oakhurst Addition	1940	Non Contributing	Tudor
2304	Primrose Ave.	Oakhurst Addition	1928	Contributing	Tudor
2305	Primrose	Oakhurst Addition	1942	Non Contributing	National Folk

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

Document received for written correspondence					*ZC-16-048*
Name	**Address**	**In/Out 300 ft notification area**	**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.

Document received for written correspondence					*ZC-16-049*
Name	**Address**	**In/Out 300 ft notification area**	**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.

Document received for written correspondence					*ZC-16-050*
Name	**Address**	**In/Out 300 ft notification area**	**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.

Document received for written correspondence					*ZC-16-051*
Name	**Address**	**In/Out 300 ft notification area**	**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 2nd 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.