



**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: None submitted

Continued Yes ___ No X
Case Manager Lizz Casso
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **W. A. Powers, Jack Powers, Bryan & Vickery Lofts, LLC Etal/
City of Fort Worth Planning and Development**

Site Location: 119-125 South Main Street & 100-124 Bryan Avenue
Mapsco: 77E

Proposed Use: **Historic Designation**

Request: From: "NS-T5" Near Southside – Urban Center Zone
To: "NS-T5/HC" Near Southside – Urban Center Zone / Historic and Cultural Overlay

Land Use Compatibility: No effect.

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

Background:

The applicant has provided a summary of how this proposed historic districts meets three of the Criteria for Designation. Please see attached.

Contributing and Non-Contributing Structures

- 119 South Main Street Contributing
- 121 South Main Street Contributing
- 123 South Main Street Contributing
- 125 South Main Street Contributing
- 100 Bryan Avenue Contributing
- 110 Bryan Avenue Non-Contributing
- 124 Bryan Avenue Non-Contributing

The proposed W.A. Powers Co. Historic District meets 3 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) districts.

The applicants are requesting 'HCD' Historic and Cultural Landmarks District designation because it meets the following 3 of 10 criteria for 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. Is (or includes) an important example(s) 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
- 125 South Main Street is eligible for individual designation based on Criteria 1, 2, & 5.
 - 100 Bryan Avenue is eligible for individual designation based on Criteria 1, 2, & 5.

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

Site Information:

Owner:	W A Powers 125 S. Main St Fort Worth, Texas 76104	Jack Powers Etal 110 Bryan Avenue Fort Worth, Texas 76104
	Bryan & Vickery Lofts LLC 100 Bryan Avenue Fort Worth, Texas 76104	

Acreage: acres 0.978
 Comprehensive Plan Sector: Southside
 Agent: City of Fort Worth Historical

Surrounding Zoning and Land Uses:

North "NS-T5I" Near Southside – Urban Center/Institutional/Industrial Zone
 East "NS-T5" Near Southside – Urban Center Zone
 South "NS-T5" Near Southside – Urban Center Zone
 West "NS-T5I" Near Southside – Urban Center/Institutional/Industrial Zone

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-164 Council-initiated rezoning for various properties, various zoning districts; effective 3/24/08
Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Main St	Major Arterial	Major Arterial	No
Vickery Blvd	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Fort Worth South	

*Located within this neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**
 The requested "HCD" district 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:

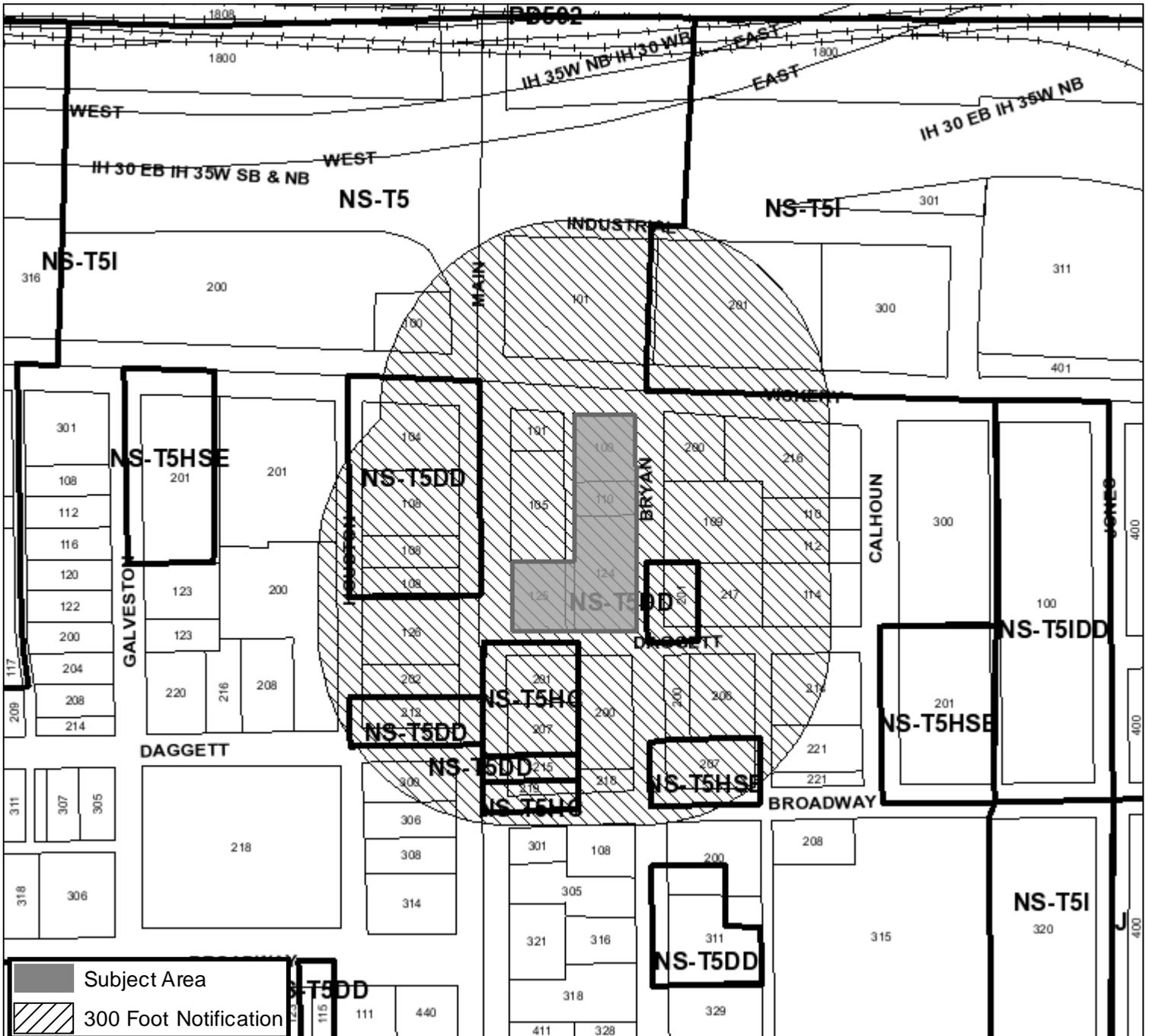
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for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

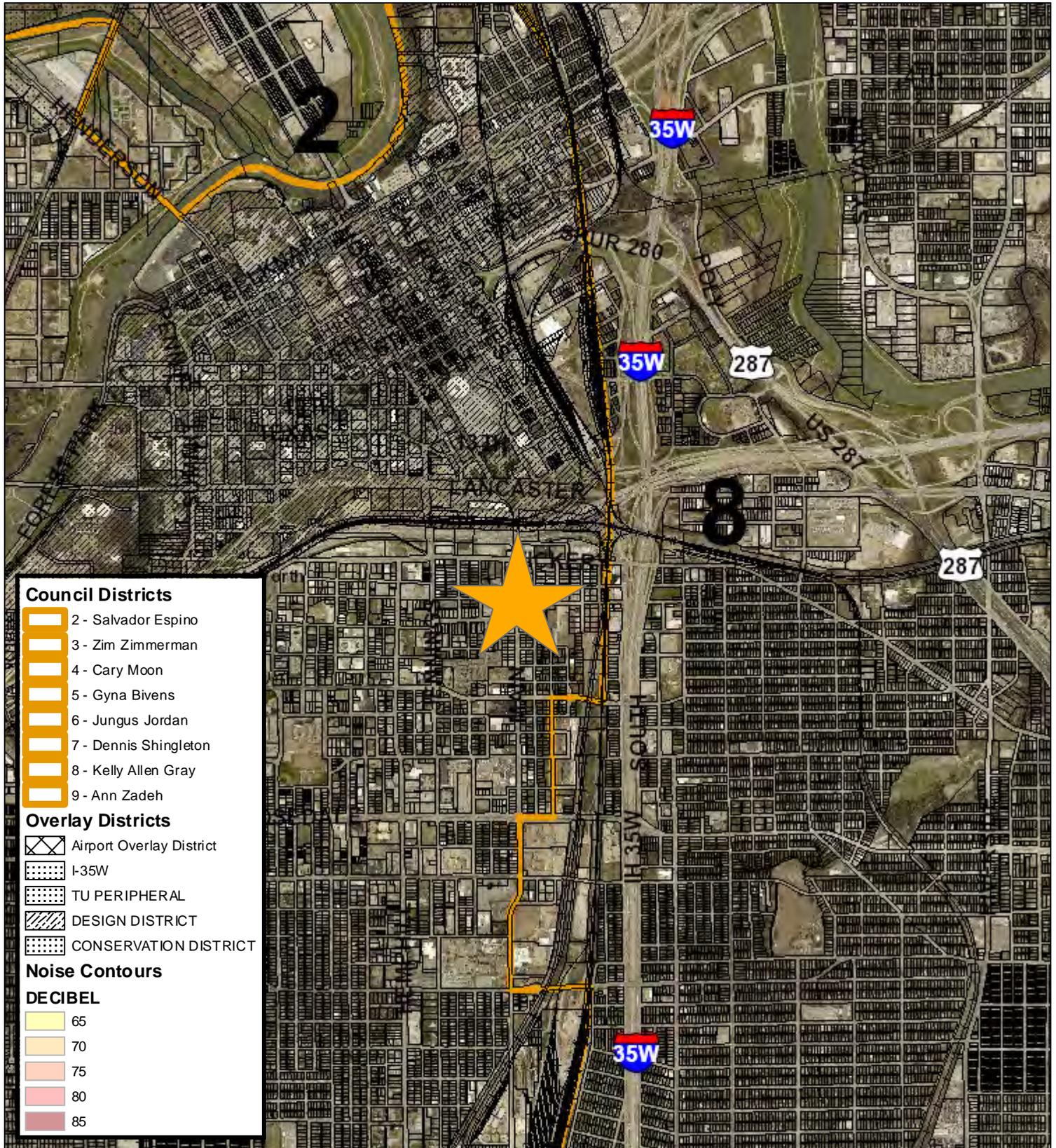
Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 119 & 125 S. Main Street, 100 block (evens) Bryan Avenue
 Zoning From: NS-T5
 Zoning To: Add HC historic overlay
 Acres: 0.97793107
 Mapsco: 77E
 Sector/District: Southside
 Commission Date: 3/9/2016
 Contact: 817-392-8015



0 112.5 225 450 Feet

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

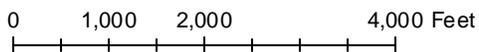
Overlay Districts

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

Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Aerial Photo Map



0 100 200 400 Feet



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

DATES: February 8, 2016

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as a Historic & Cultural Landmark District (HC)
APPLICANT/AGENT	Property Owners (petition)
LOCATION	119-125 South Main Street & 100-124 Bryan Avenue
ZONING/ USE (S)	NS-T5

DESIGNATION

The applicants are requesting 'HCD' Historic and Cultural Landmarks District designation because it meets the following 3 of 10 criteria for 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: Is (or includes) an important example(s) 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
- 125 South Main Street is eligible for individual designation based on Criteria 1, 2, & 5.
 - 100 Bryan Avenue is eligible for individual designation based on Criteria 1, 2, & 5.

FINDINGS / RECOMMENDATIONS

The applicant has provided a summary of how this proposed historic districts meets three of the Criteria for Designation. Please see attached.

Contributing and Non-Contributing Structures

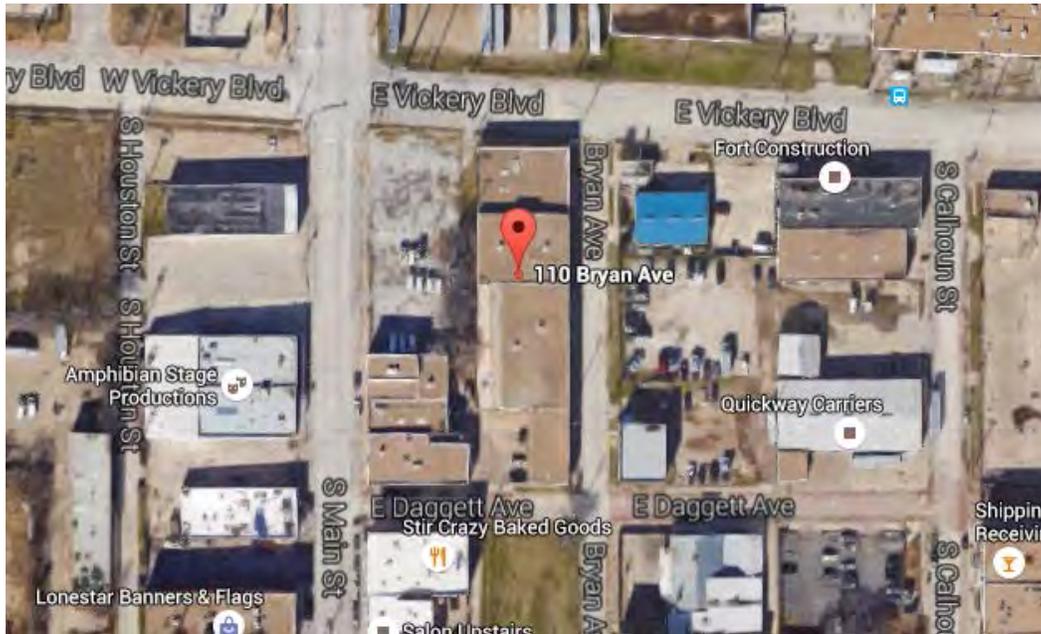
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- 125 South Main Street Contributing
- 100 Bryan Avenue Contributing
- 110 Bryan Avenue Non-Contributing
- 124 Bryan Avenue Non-Contributing

The proposed W.A. Powers Co. Historic District meets 3 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) districts.

Staff recommends the following motion: **Motion to approve the designation of W. A. Powers Historic District as a Historic and Cultural Landmark (HC) district and the use of the Secretary of the Interior’s Standards for Rehabilitation when evaluating any proposed alterations.**

Supplemental Materials



Ariel



Summary of Criteria for Designation Provided by the Applicant

W. A. Powers Co. Historic District, description of the district proposed for nomination

Criterion 1

Sanborn maps of 1898, 1911 and 1926 (attached) show the history of this city block and surrounding area: small, tightly spaced mostly residential structures predominating prior to the turn of the 20th century gave way after the great fire of April 3, 1909 to a high proportion of still-vacant lots in 1911. By 1926 the area had transitioned to a commercial and industrial district. Most, but not all, of the contributing structures in the proposed district are present by 1926. The location near the Texas and Pacific Railway yard and intersecting north-south rail lines enabled the neighborhood to become a freight destination, with commercial storefronts on South Main Street. The non-contributing structure was the site of the Merchants Fast Motor Lines Inc. freight yard, alongside a rail spur built on Bryan Ave. The buildings are representative of the post-1909 transition of the near Southside from a predominantly residential district to a nascent commercial-industrial district, illustrating the changes in the inner city of Fort Worth as residential areas moved further away from downtown.

Criterion 2

The contributing structures in the proposed W. A. Powers Co. Historic District represent a distinctive collection of 1910s-1930s brick one- to two-story commercial buildings. Brick was the material of choice after the 1909 fire destroyed the mostly wood-frame houses that had populated the near south side. The varied heights and brick styles of the street-front facades are mated to generally narrow (25 feet) buildings extending to the alley between Main Street and Bryan Avenue. In some cases, exteriors have been modified (brick has been painted, window openings filled-in), but the buildings retain distinctive low-arched windows, decorative raised brick outcroppings, contrasting horizontal masonry at or near the roofline, and large storefront windows. These structures are representative of pre-Depression era commercial buildings found throughout the older parts of the city of Fort Worth.

Criterion 5

The collection of buildings in the proposed W. A. Powers Co. Historic District are a valuable part of a larger potential historic district on the near south side of Fort Worth. The entire area, including 250 homes along with businesses, churches and railroad buildings and equipment, was destroyed in the fire of 1909 and rebuilt predominantly in masonry over the succeeding decades. The area transitioned from predominantly residential before the fire to a largely commercial and industrial area afterward. The early 20th century buildings that remain contribute mightily to the charm of the area, which has led in the 21st century to the near South Side becoming one of the fastest growing and more interesting parts of Fort Worth. In particular, the buildings on South Main Street for several blocks to the south bear a strong kinship to those in the W. A. Powers Co. Historic District and create a linear testament to the past, embodying the varied commercial building styles of the era.

119-121 South Main Street



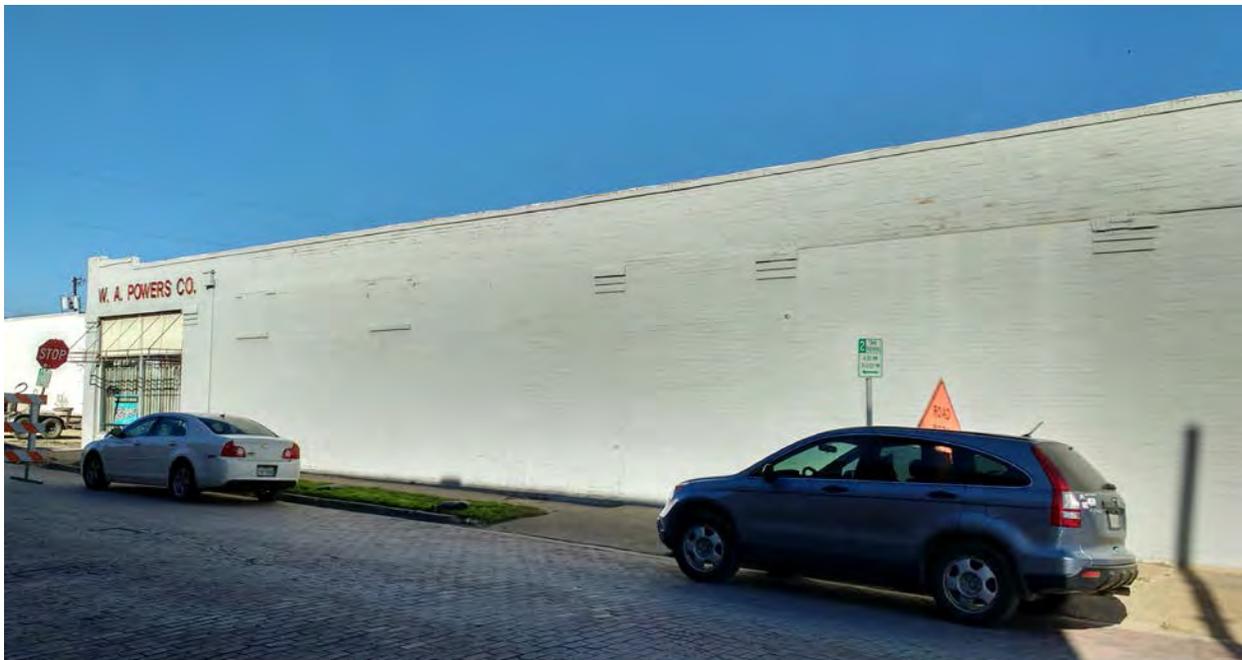
123 South Main Street



125 South Main Street



Front Elevation



South Elevation

100 Bryan Avenue



Front Elevation

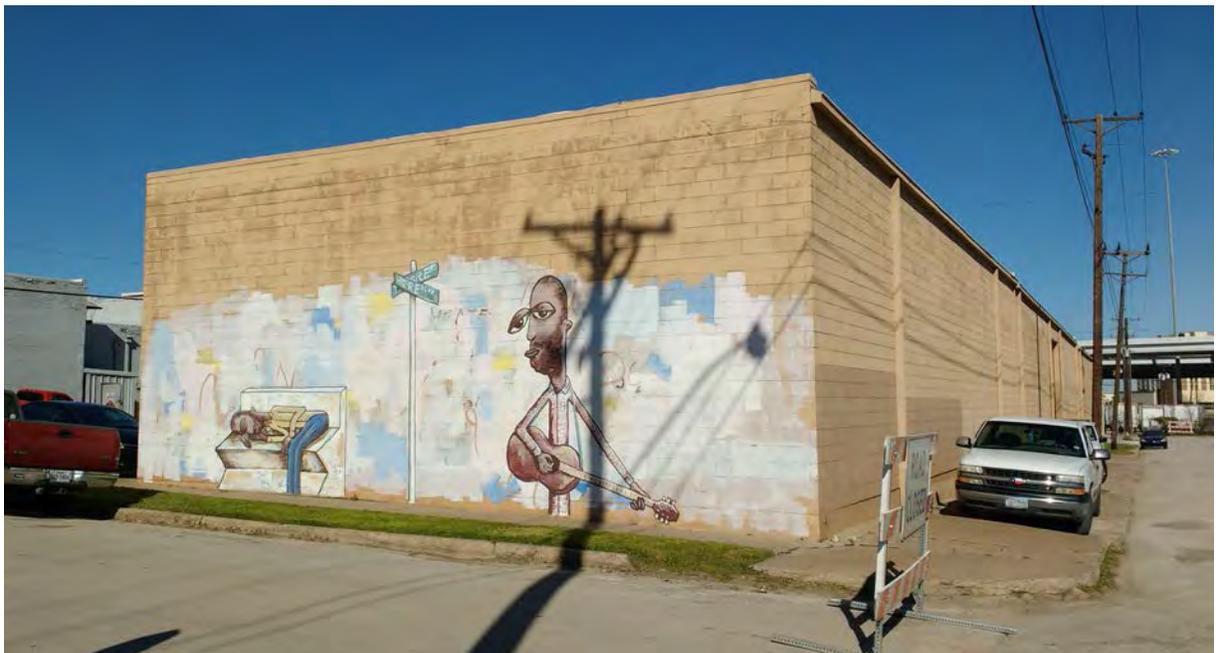


North Elevation

110 - 124 Bryan Avenue (Non-Contributing)



Front Elevation



South Elevation

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 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.