



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 5, 2016

Council District 2

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Lancarte Children Irrev. Trust/ City of Fort Worth-
Planning and Development

Site Location: 2208 North Main Street Mapsco: 62L

Proposed Use: Historic Designation

Request: From: "J" Medium Industrial
To: "J/HC" Medium Industrial/Historic and Cultural Landmark Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting to designate 2208 N. Main Street as a Historic and Cultural Landmark. This is the former Reeder Motor Company and Harris Motor Car Company. This commercial development accompanied the growth of jobs and commerce in the Stockyards.

Attached is the recently completed survey of the property.

The structure located at 2208 N. Main Street meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties. 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.

Site or structure associated with a documented theme in the history of Fort Worth such as the Pioneer and "Fort Worth" era, the Cattle Drives and the Stockyards, Railroads, development patterns, or oil, aviation and other industries.

- 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.

Contributes to a neighborhood or area described by previous historical survey as eligible local or National Register District;

7. Is the site of a significant historic event

General location establishing a pattern of events significant to the city, state, or country such as an industrial district representing the city's achievements in the meat packing industry or a neighborhood developed by oil barons.

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

Defines a relationship between features, sites, or structures.

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: Lancarte Children Irrev. Trust
 PO BOX 4429
 Fort Worth, TX 76164

Acreage: 0.321 acres

Comprehensive Plan Sector: Northside

Agent: City of Fort Worth Historical

Surrounding Zoning and Land Uses:

North "J" Medium Industrial
 East "K" Heavy Industrial
 South "J" Medium Industrial
 West "MU-1" Low Intensity Mixed-Use

Recent Relevant Zoning and Platting History:

Zoning History: NA
Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW 23 rd	Residential	Residential	No
N Main	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Historic Fort Worth, Inc.	

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:

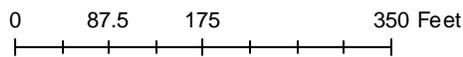
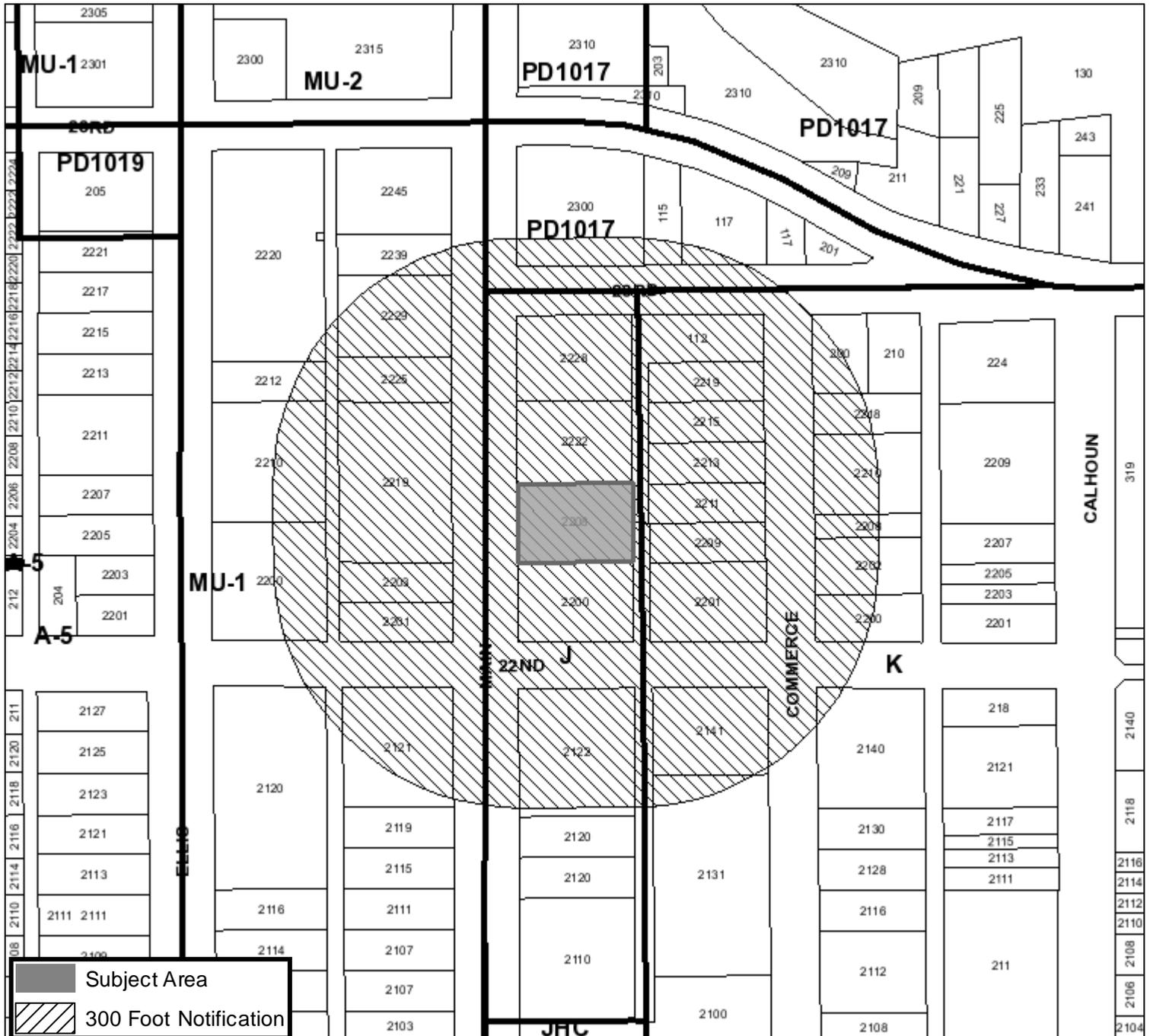
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission meeting



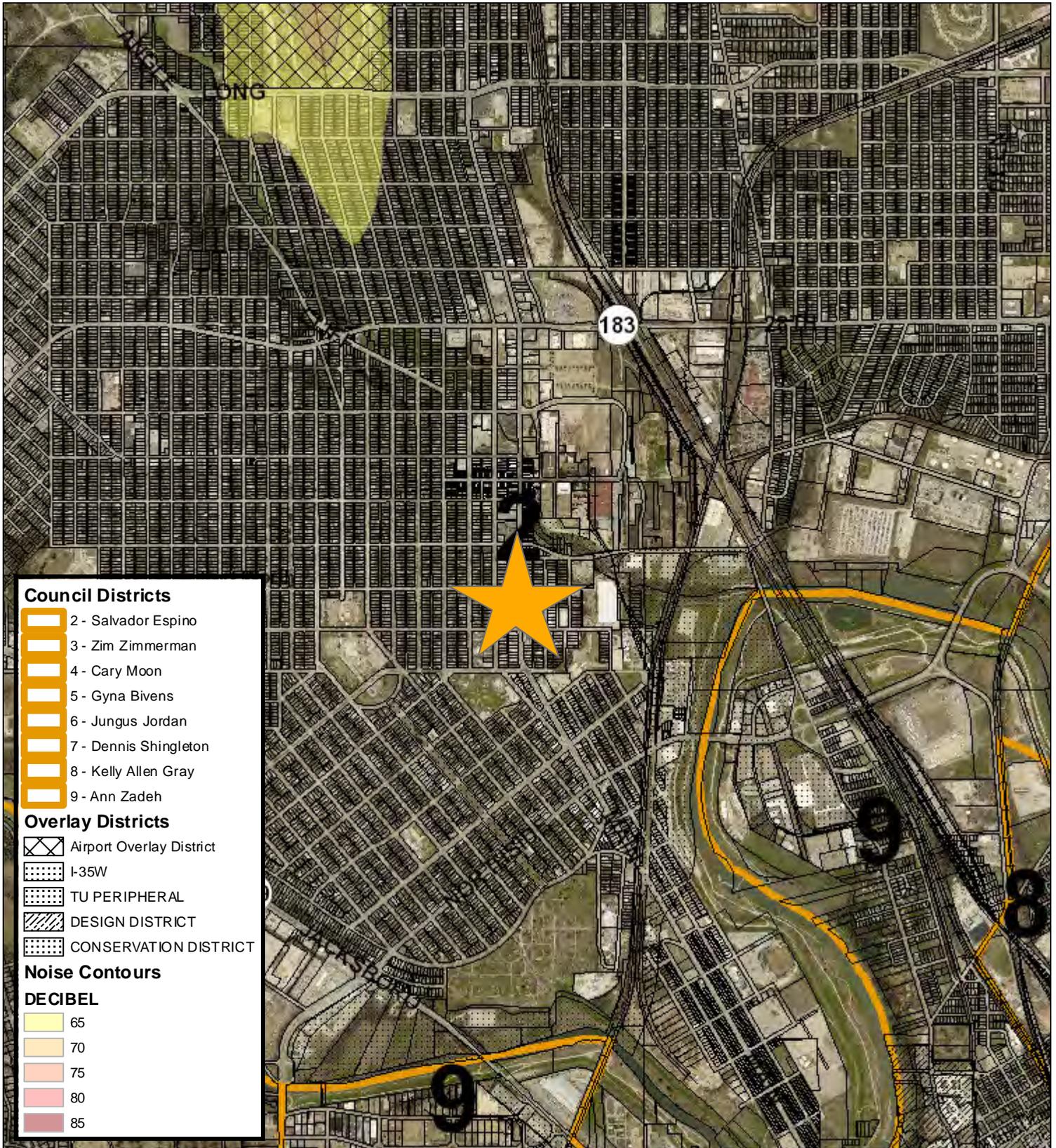
ZC-16-058

Area Zoning Map

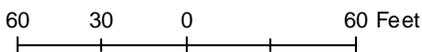
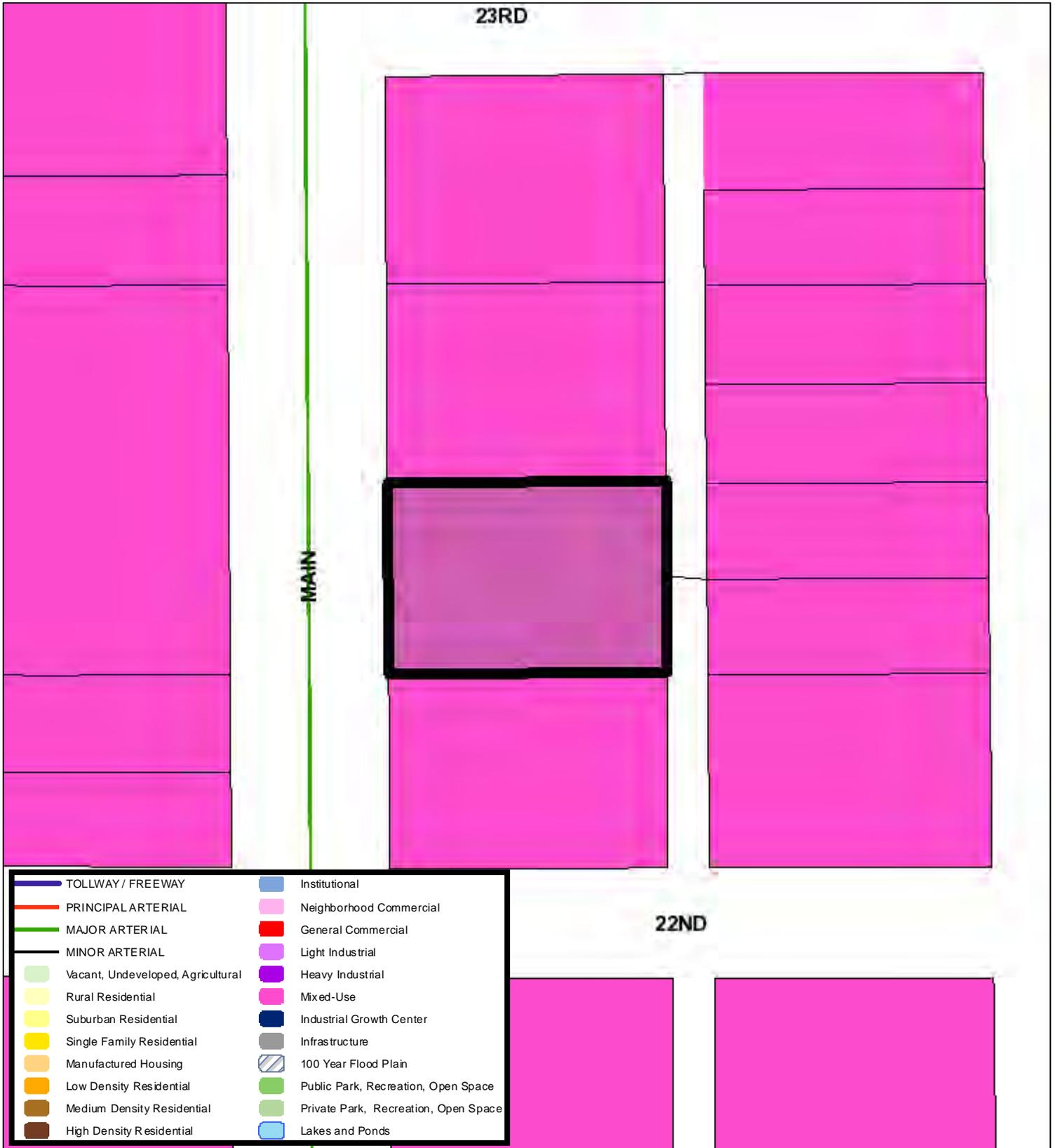
Applicant: City of Fort Worth Planning & Development
 Address: 2208 N. Main Street
 Zoning From: J
 Zoning To: Add HC historic overlay
 Acres: 0.31163317
 Mapsco: 62L
 Sector/District: Northside
 Commission Date: 3/9/2016
 Contact: 817-392-8015



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 40 80 160 Feet



**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	2208 N. Main Street
ZONING/ USE (S)	J
NEIGHBORHOOD ASSOCIATION	Stockyards

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.

Site or structure associated with a documented theme in the history of Fort Worth such as the Pioneer and "Fort Worth" era, the Cattle Drives and the Stockyards, Railroads, development patterns, or oil, aviation and other industries.

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.

Contributes to a neighborhood or area described by previous historical survey as eligible local or National Register District;

Criterion 7: Is the site of a significant historic event

General location establishing a pattern of events significant to the city, state, or country such as an industrial district representing the city's achievements in the meat packing industry or a neighborhood developed by oil barons.

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.

Defines a relationship between features, sites, or structures.

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 2208 N. Main Street as a Historic and Cultural Landmark. This is the former Reeder Motor Company and Harris Motor Car Company. This commercial development accompanied the growth of jobs and commerce in the Stockyards.

Attached is the recently completed survey of the property.

The structure located at 2208 N. Main Street 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 2208 N. Main 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.**

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

PROJECT # <u>35T</u>	Local ID <u>01923382</u>
County <u>TARRANT</u>	City <u>FORT WORTH</u>
Address <u>2208 N Main Street</u>	

SECTION 1

Basic Inventory

Current Name 35T
 Historic Name Reeder Motor Co./Harris Motor Car Co.

Owner Information:
 Name Lancarte Children Status 35T
 Address PO Box 4429 City Fort Worth
 State Texas Zip 76164

Geographic Location: Latitude: 32.784914 Longitude: -97.349049
 Legal Description (Lot/Block) Lot 13/Block 174
 Addition/Subdivision M G Ellis Addition Year 35T

Property Type: Building Structure Object Site District

Current Designations:
 NR District (Is property contributing? Yes No)
 NHL NR RTHL OTHM HTC SAL Local Other35T

Architect: 35T **Builder:** 35T

Construction Date: 1921 Actual Estimated Source: Tarrant County Tax Records, Historic Resources Survey: Fort Worth, Near North Side and West Side, Westover Hills (1988)

Function

Current Use: Agriculture Commerce/trade Defense Domestic Educational
 Government Healthcare Industry/Processing Recreation/Culture Religious Social
 Vacant Other: 35T

Historic Use: Agriculture Commerce/trade Defense Domestic Educational
 Government Healthcare Industry/Processing Recreation/Culture Religious Social
 Vacant Other: 35T

Image Information

Recorded by: <u>KIP WRIGHT</u>	Date Recorded: <u>AUGUST 2015</u>
Photo Data: <u>ID# 35T</u> To: <u>35T</u>	Primary Image ID: <u>35T</u>

