



**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: 2228 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 2228 N. Main Street as a Historic and Cultural Landmark. This is the McCarthy Building, home to the former Cliff Majors Chevrolet dealership. This commercial development, built in 1921 followed the initial development of the stockyards 20 years earlier.

Attached is the recently completed survey of the property.

The structure located at 2228 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 "PD 1017" Planning Division
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:

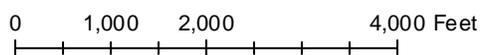
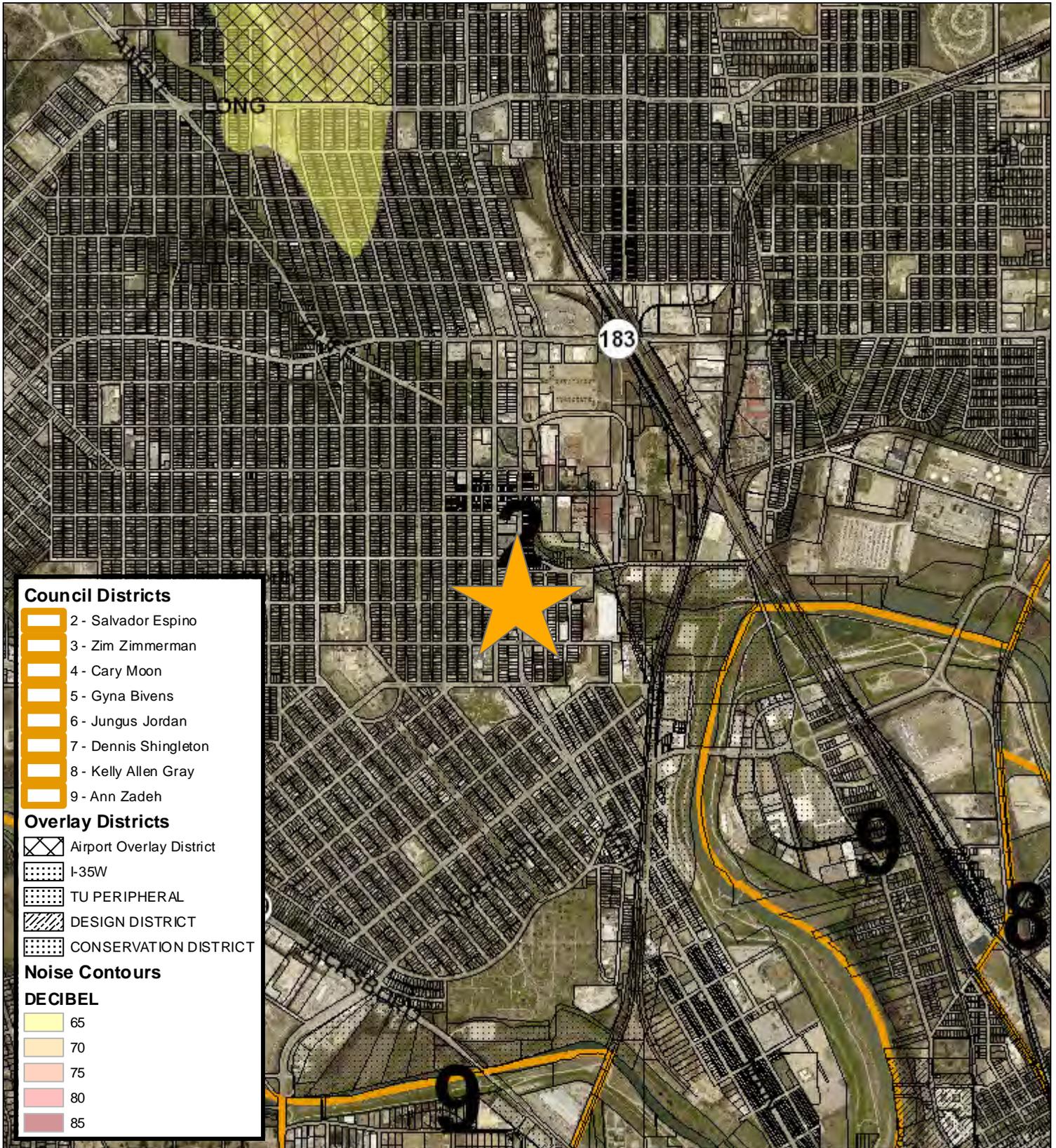
- 1. **Land Use Compatibility**
The requested "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.
- 2. **Comprehensive Plan Consistency**
The proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the 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.

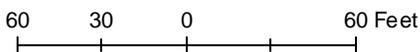
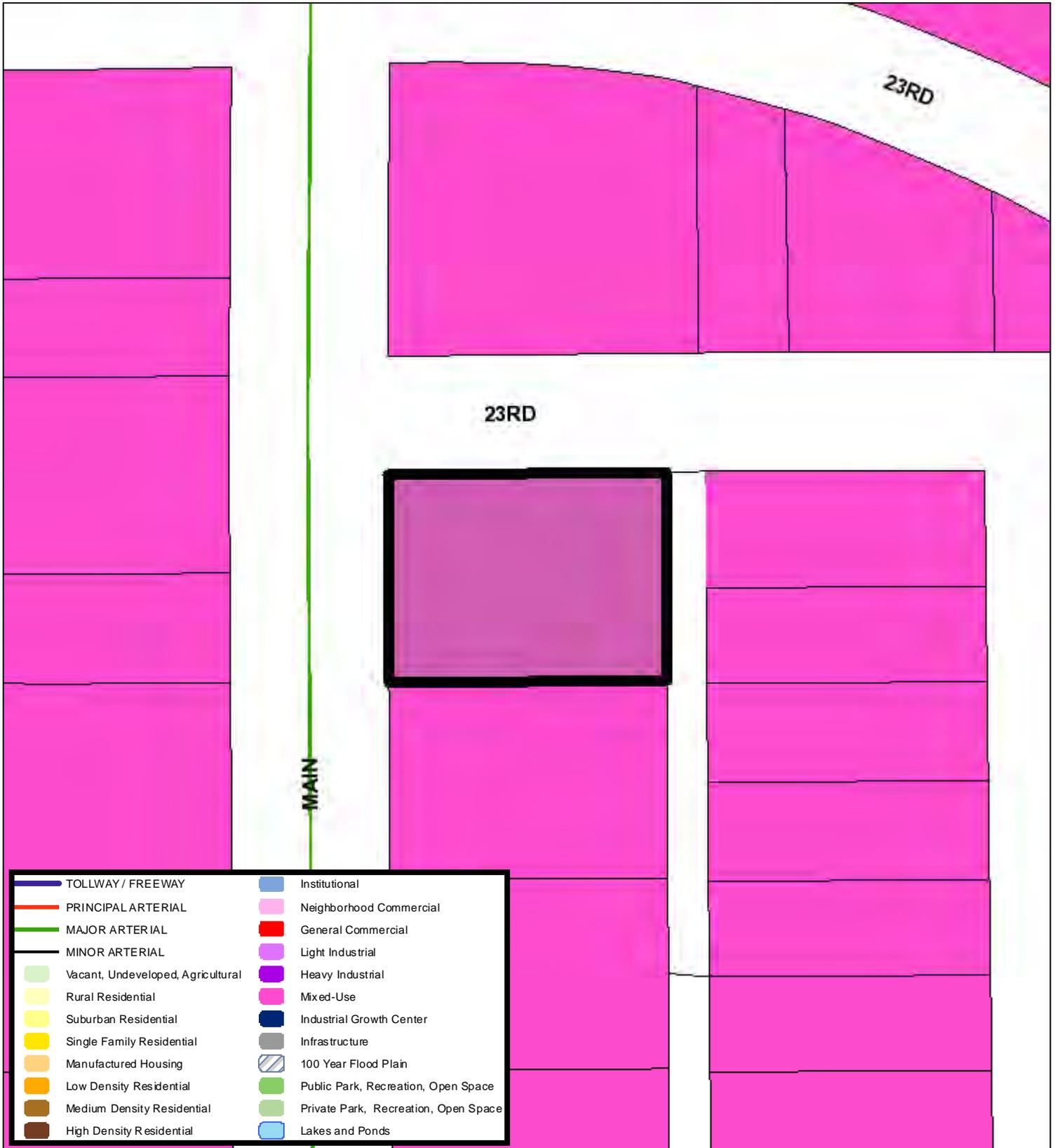
Attachments:

- 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

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	2228 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

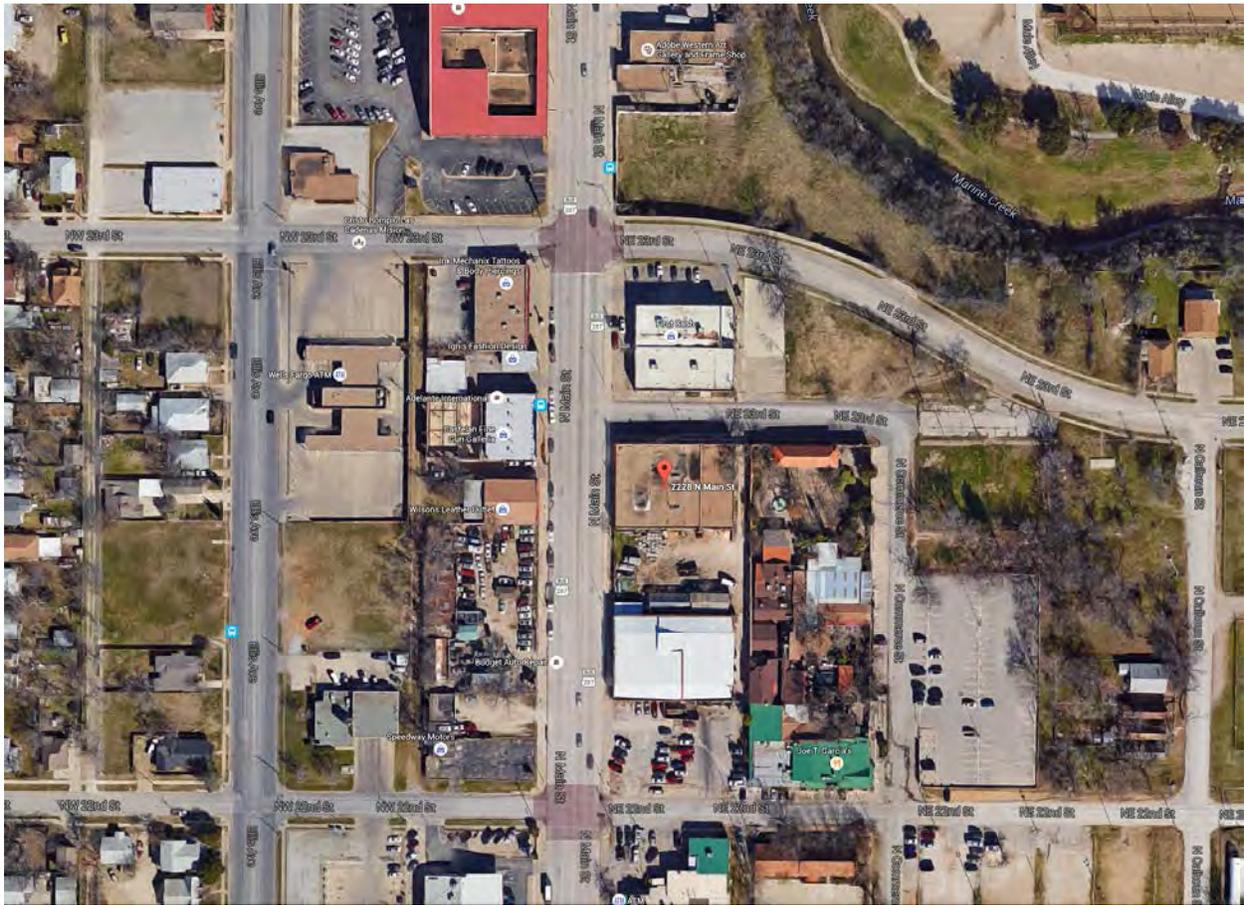
The applicant is requesting to designate 2228 N. Main Street as a Historic and Cultural Landmark. This is the McCarthy Building, home to the former Cliff Majors Chevrolet dealership. This commercial development, built in 1921 followed the initial development of the stockyards 20 years earlier.

Attached is the recently completed survey of the property.

The structure located at 2228 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 2228 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.**

Supplemental Materials



Aerial

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

PROJECT # 35T
 County TARRANT
 Address 2228 N Main Street

Local ID 01923366
 City FORT WORTH

SECTION 1

Basic Inventory

Current Name 35T

Historic Name McCarthy Building/Cliff Majors Chevrolet Dealership

Owner Information:

Name	<u>Lancarte Children</u>	Status	<u>01923366</u>
Address	<u>PO Box 4429</u>	City	<u>Fort Worth</u>
State	<u>Texas</u>	Zip	<u>76164</u>

Geographic Location: Latitude: 32.785455 Longitude: -97.349051

Legal Description (Lot/Block) Lots 9 & 10/Block 74

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: 1927 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: KIP WRIGHT Date Recorded: AUGUST 2015

Photo Data: ID# 35T To: 35T Primary Image ID: 35T

