



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: One person spoke, one letter submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Nila Riddle / CFW Planning and Development

Site Location: 1601 Bluebonnet Drive Mapsco: 63K

Proposed Use: Historic Designation

Request: From: "A-10" One-Family
To: Add Historic and Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting to designate 1601 Bluebonnet Drive as a Historic and Cultural Landmark. The site is a Minimal Traditional Style residence, constructed in 1947. It's a contributing structure to the Oakhurst National Register Historic District.

The structure/site at 1601 Bluebonnet Drive meets 3 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

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

Site Information:

Owner: Nila Riddle
1601 Bluebonnet Drive
Fort Worth, TX 76111
Acreage: 0.359 acres

Comprehensive Plan Sector: Northeast
 Agent: City of Fort Worth Historical
 Surrounding Zoning and Land Uses:
 North "A-10" One-family / single-family
 East "A-10" One-family / single-family
 South "A-10" One-family / single-family
 West "A-10" One-family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Bluebonnet Drive	Residential	Residential

Public Notification:

The following organizations were notified:

Organizations Notified	
Riverside Alliance	Eastside Sector Alliance
Oakhurst NA*	Trinity Habitat for Humanity
Charleston Homeowners Association	Streams And Valleys Inc.
Oakhurst Alliance of Neighbors	Fort Worth ISD

*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**

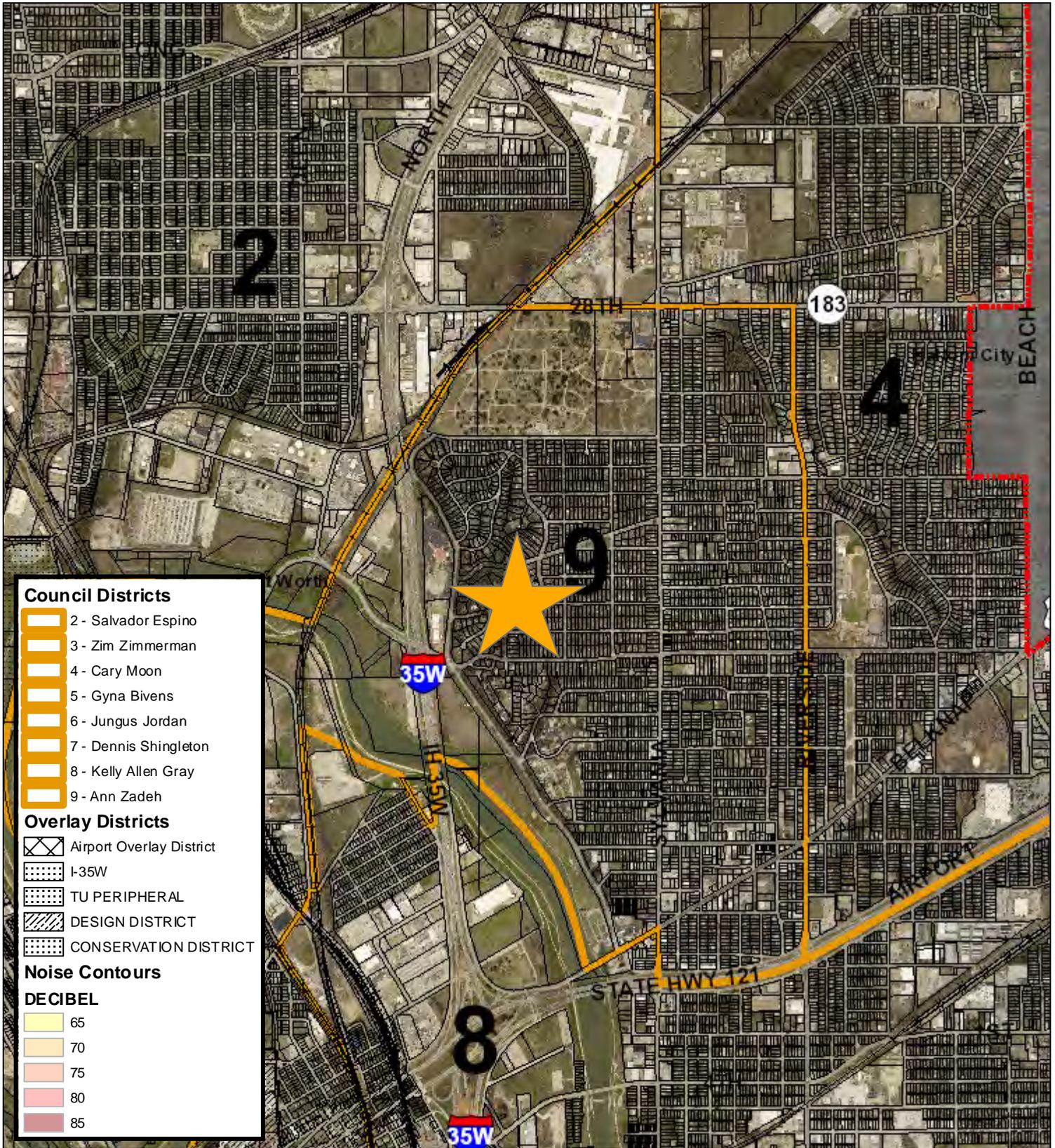
The proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the Historic Preservation Section of the 2016 Comprehensive Plan:

- 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.

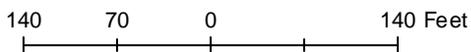
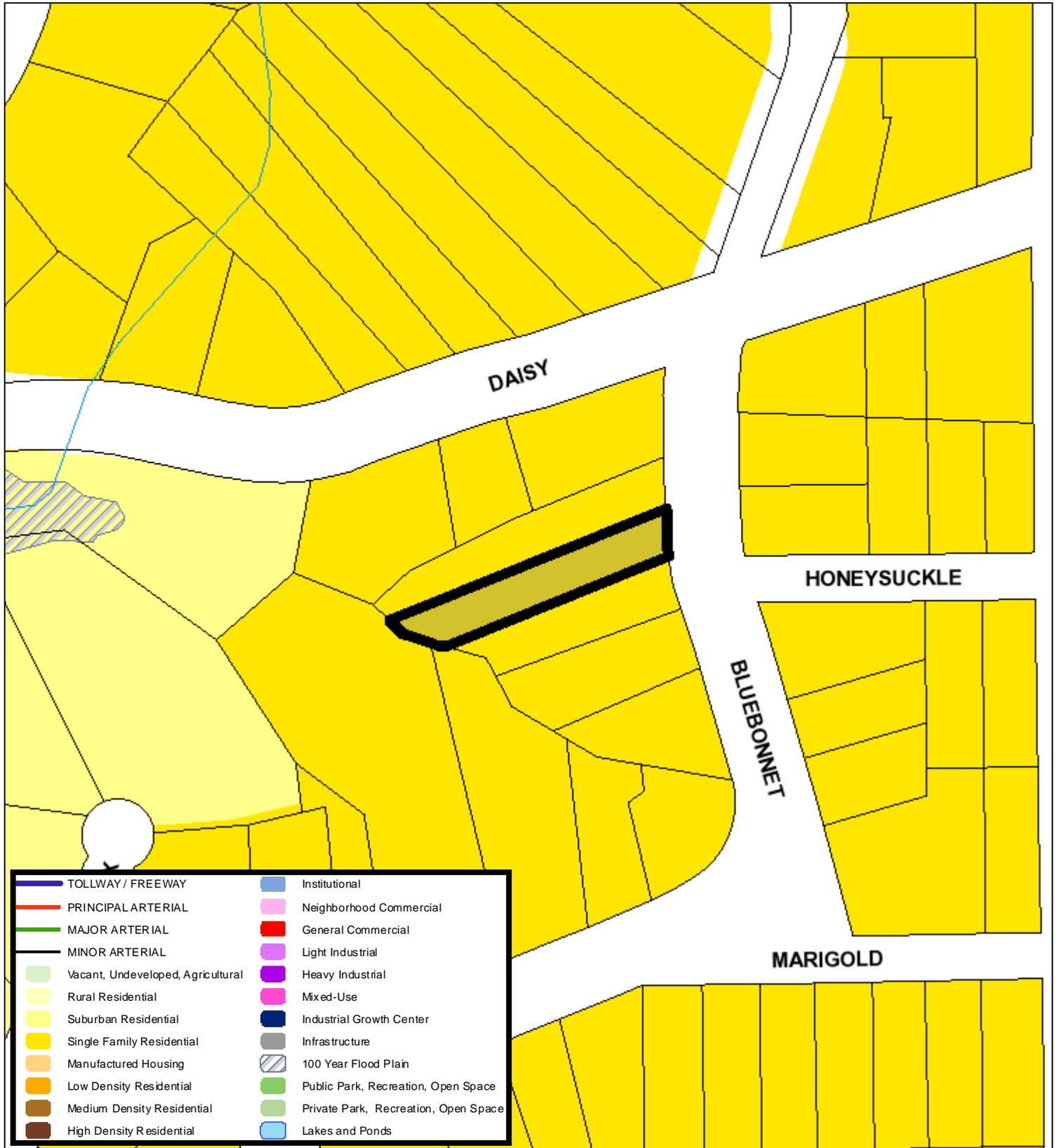
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes of September 14, 2016 Zoning Commission hearing

Area Map



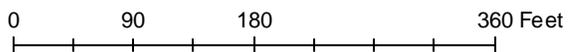
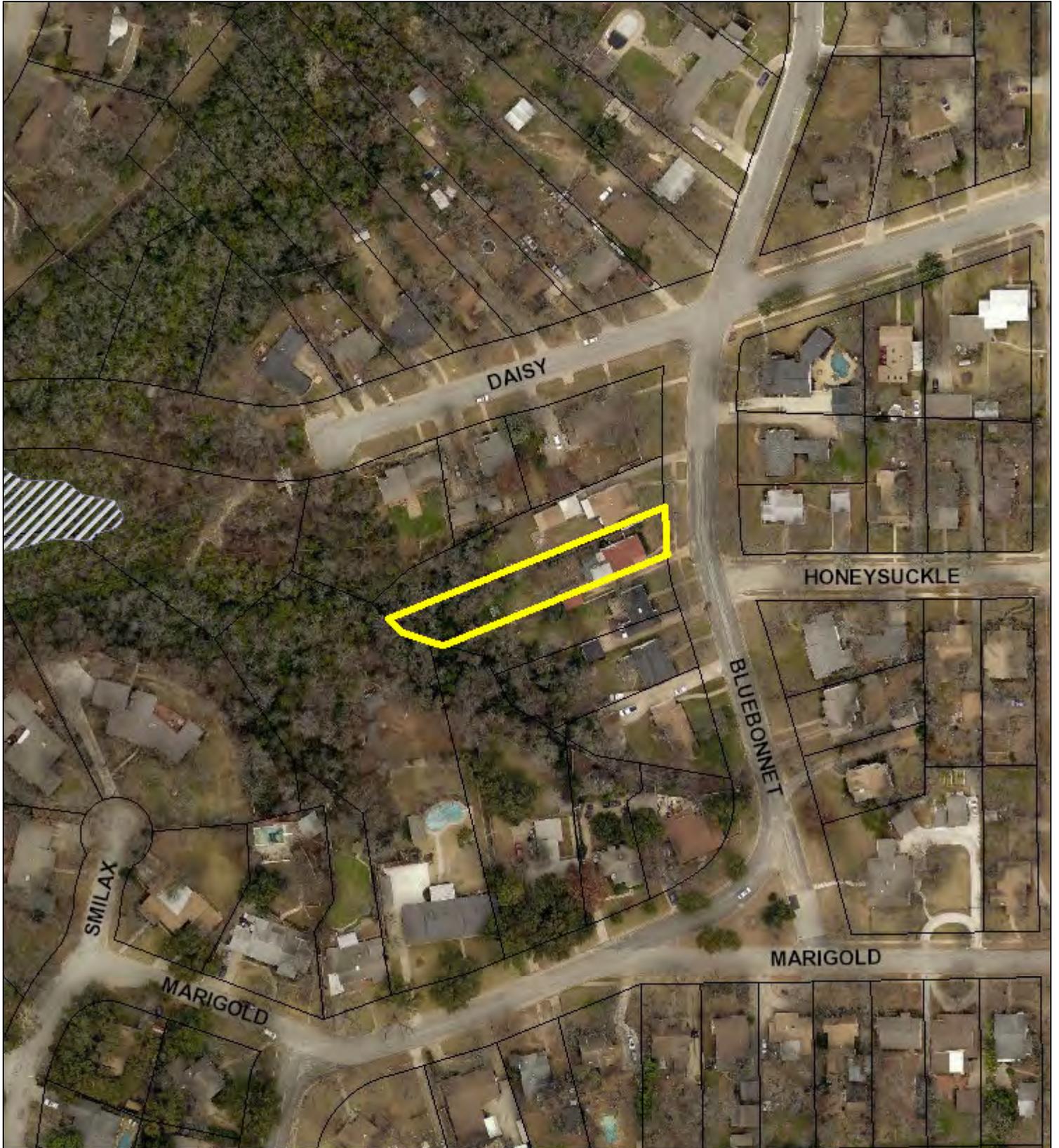
Future Land Use



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 29, 2016.



Aerial Photo Map



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

DATES: June 13, 2016

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmarks (HC)
APPLICANT/AGENT	Nila & James Riddle/ Libby Willis
LOCATION	1601 Bluebonnet Drive
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 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 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

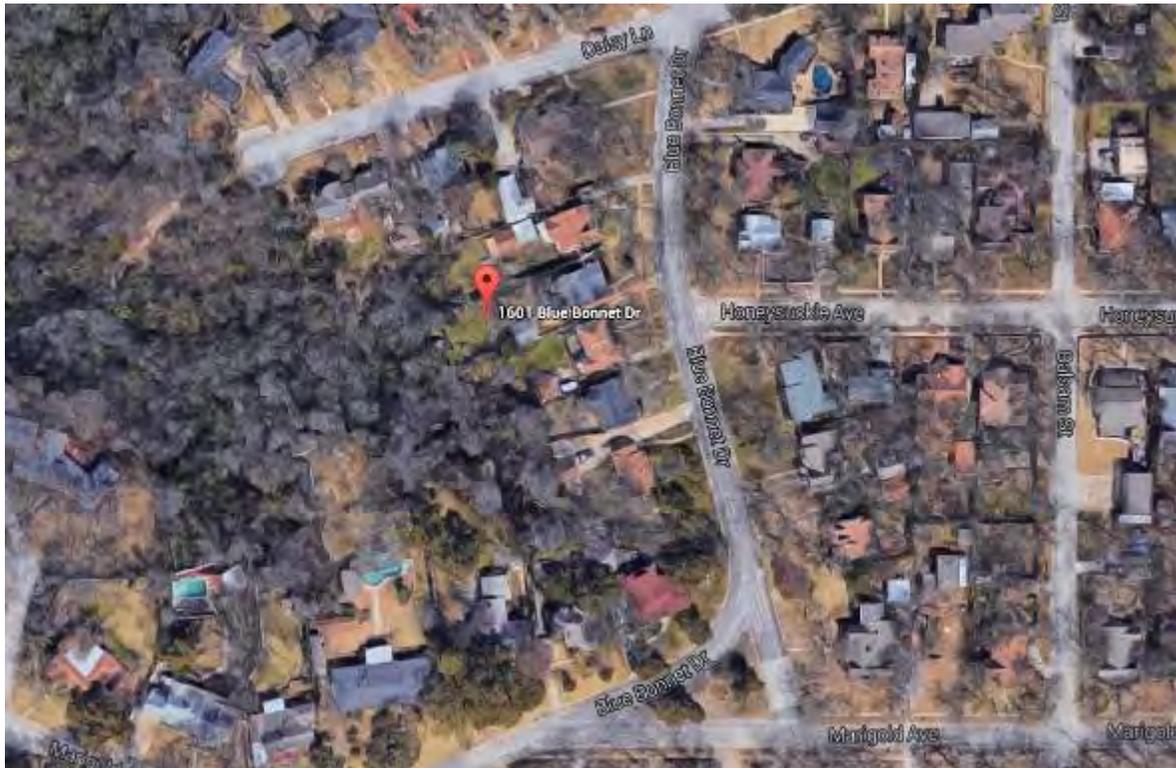
The applicant is requesting to designate 1601 Bluebonnet Drive as a Historic and Cultural Landmark.

1601 Bluebonnet Drive is a Minimal Traditional Style residence, constructed in 1947. It is a contributing structure to the Oakhurst National Register Historic District. The applicant provided an excellent summary explaining how the site meets the above criteria for designation. Please see attached.

The structure/site at 1601 Bluebonnet Drive meets 3 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 1601 Bluebonnet Drive 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



Existing East (Front) Elevation

Additional Photos



East (Front) and South Elevations



North Elevation



North Elevation (towards rear)



West (Rear) Elevation of Primary Structure (left) and Accessory Structure (right)



East (Front) Elevation of Accessory Structure



West (Rear) Elevation of Accessory Structure and Shed



2nd Accessory Structure – located at the rear of the property behind garage

Historic and Cultural Landmark Nomination

1601 Bluebonnet Drive, Fort Worth, Texas 76111

Owners: Nila Riddle

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**

On April 14, 1926, the Oakhurst Land Company officially platted and dedicated to the public Blocks 26 and 27 in the Oakhurst Addition. Block 27, lot 5 of that plat was developed as 1601 Bluebonnet Drive.

1601 Bluebonnet Drive is representative of many characteristics of Minimal Traditional architecture, a style which according to Lee and Virginia McAlester in their "A Field Guide to American Houses" (1984) was prominent between 1935 and 1950. The McAlester's describe the Minimal Traditional style in this way and illustrate why 1601 Bluebonnet Drive is a good example of it:

"With the economic depression of the 1930s came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch style. Usually, but not always, there is a large chimney and at least one front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roof line lowered and detailing removed. These houses were built in great numbers in the years immediately preceding and following World War II; they commonly dominate the large tract-housing development of the period. They were built of wood, brick, stone or a mixture of these wall-cladding materials."

1601 Bluebonnet is a wood frame structure with minimal detailing on the exterior. The original structure remains unaltered by additions. The home has a typical Oakhurst stand-alone garage at the end of the long driveway and long lot.

The house has an interesting owner history. The Minimal Traditional/L Plan house at 1601 Bluebonnet Drive in the Oakhurst National Register District was built in 1947, most likely by John H. and Jessie Ellen Weaver who purchased the lot in May of that year. John was listed in the 1949 Fort Worth City Directory as a sheep buyer living at 1601 Bluebonnet Drive. Those years coincided with the days of prominence for the Fort Worth Stockyards as one of the top sheep markets in the nation. After the Weavers lived in the house for almost 20 years, Dortha and James I. Moore bought it in 1968. James Moore was a switchman for the Chicago, Rock Island and Pacific Railroad. Later, beginning in 1982, Candy and Don Shelton owned the house as well as Genella and Sid Tankersley. In 1990, Nila Dawson Riddle bought the house. She and her husband, Kenneth, have lived there until today.

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

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. With its multiple mature trees which frame the lot and house, 1601 Bluebonnet Drive is a very good example of a strong contributor to that Oakhurst character.

Bluebonnet Drive is a major entrance into the neighborhood off Yucca Avenue. It is a distinctive curving street with beautiful trees and period style houses and forms a spine of the plan of the original Oakhurst Addition. It is the hinge which joins the Oakhurst Addition of the 1920s, 1930s, and 1940s to the late 1940s and early 1950s development of the immediately adjacent West Oakhurst Addition. The street and houses such as 1601 Bluebonnet Drive help provide a transition between the original Oakhurst development and the western part of the Oakhurst Historic District. Although the curve of Bluebonnet Drive in the Oakhurst Addition presages the same curving streets in the later West Oakhurst Addition, it is also complementary to the more traditional straight streets of the earlier platted sections of the Oakhurst Addition; 1601 Bluebonnet Drive forms the perfect focal point of Bluebonnet Drive where Honeysuckle Avenue dead ends into the street.

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

1601 Bluebonnet Drive 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.”

Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Janet Wright	4300 Ledgeview	In		Support	Sent letter in
David Nolet	3404 Acorn Run	In		Support	Sent letter in
Cynthia Prince	4309 Woodwick	In		Support	Sent letter in
Bill Campbell	4420 Overton Terrace	In		Support	Sent letter in
George Gilbert	4509 Overton Terrace	In		Support	Sent letter in
Steven/Melissa Schultz	4428 Overton Crest	In		Support	Sent letter in
Nona Cobden	3313 Overton Park Dr E.	In		Opposition	Sent letter in

Mr. Genua asked Ms. Murphy to call ZC-16-163 through ZC-16-168 together.

17. ZC-16-163 Mary Byrd/City of Fort Worth Planning & Development (CD 9) – 1320 Bluebonnet Drive (Oakhurst Addition, Block 24, Lot 17, 0.22 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Cockrell. The motion carried 8-0.

<i>Document received for written correspondence</i>					ZC-16-163
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Doyle/Libby Willis	2300 Primrose	Out		Support	Spoke at hearing

18. ZC-16-164 Nila Riddle/City of Fort Worth Planning & Development (CD 9) – 1601 Bluebonnet Drive (Oakhurst Addition, Block 27, Lots 5 S 40’ 5 and N 20’ 6, 0.32 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-164
Name	Address	In/Out 300 notification area	ft	Position on case	Summary

Doyle/Libby Willis	2300 Primrose	Out		Support	Spoke at hearing
Jo/Louis Hatchel	1501 Bluebonnet	In	Opposition		Sent letter in

19. ZC-16-165 Lana and James Self/City of Fort Worth Planning & Development (CD 9) – 1604 Bluebonnet Drive (Oakhurst Addition, Block 21, Lot 5, 0.23 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-165
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Doyle/Libby Willis	2300 Primrose	Out		Support	Spoke at hearing
Jo/Louis Hatchel	1501 Bluebonnet	In		Opposition	Sent letter in

20. ZC-16-166 Carlela and Andrew Vogel/City of Fort Worth Planning & Development (CD 9) – 2017 Mapleleaf Street (Oakhurst Addition, Block 16, Lot 12, 0.22 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 8-0.

21. ZC-16-167 Mary Cecilia Thompson/City of Fort Worth Planning & Development (CD 9) – 2216 Primrose Avenue (Oakhurst Addition, Block 24, Lot 26, 0.26 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 8-0

<i>Document received for written correspondence</i>					ZC-16-167
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Doyle/Libby Willis	2300 Primrose	In		Support	Spoke at hearing