



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

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: Lana & James Self / CFW Planning and Development

Site Location: 1604 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 1604 Bluebonnet Drive as a Historic and Cultural Landmark. The site is a Ranch Style residence, constructed in 1941. It's a contributing structure to the Oakhurst National Register Historic District.

The structure/site at 1604 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: Lana & James Self
1604 Bluebonnet Drive
Fort Worth, TX 76111
Acreage: 0.1859 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
Blue Bonnet Dr.	Residential	Residential

Public Notification:

The following organizations were notified:

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

*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.

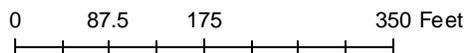
Attachments:

- 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

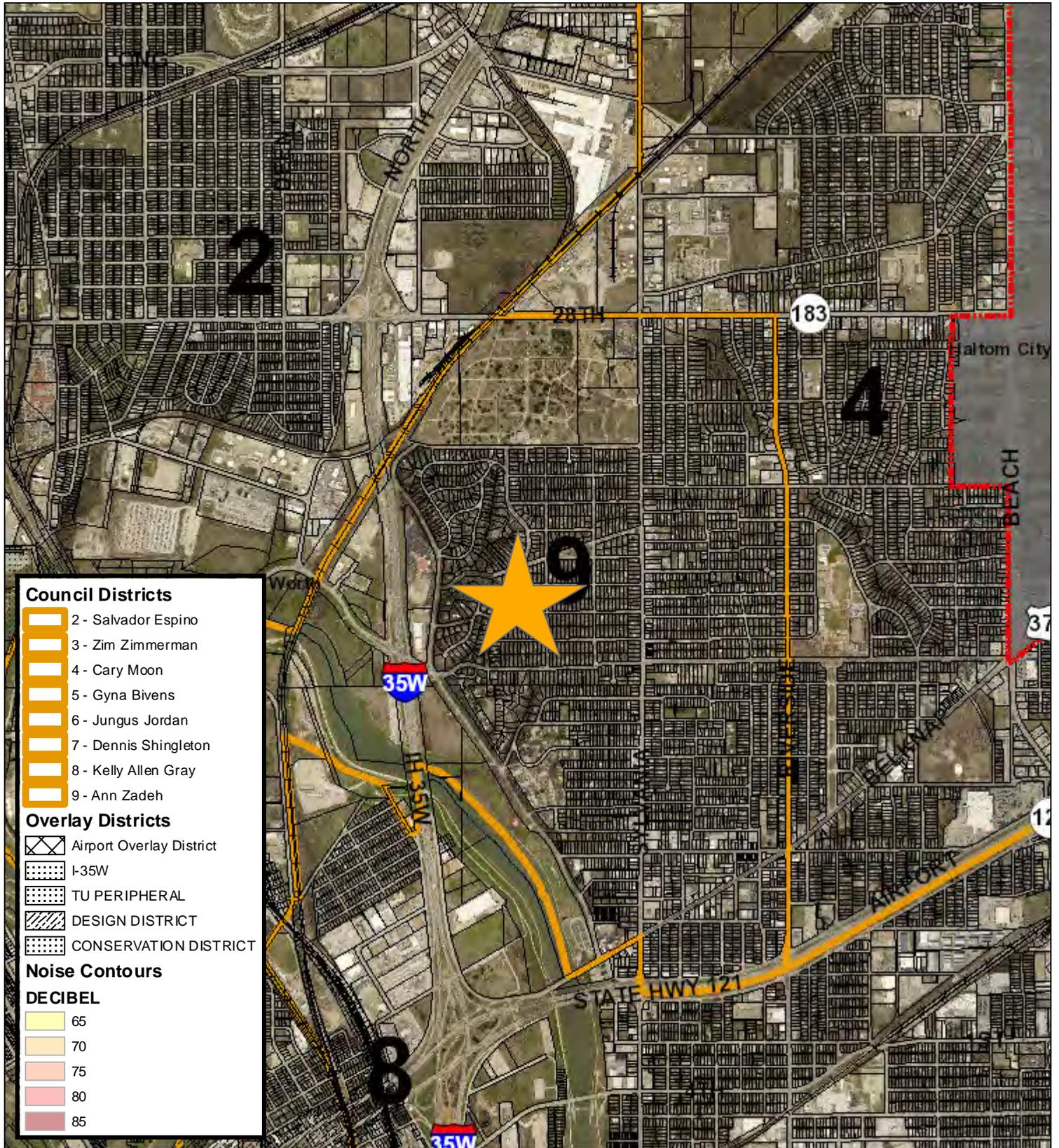


Area Zoning Map

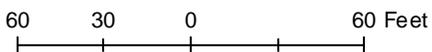
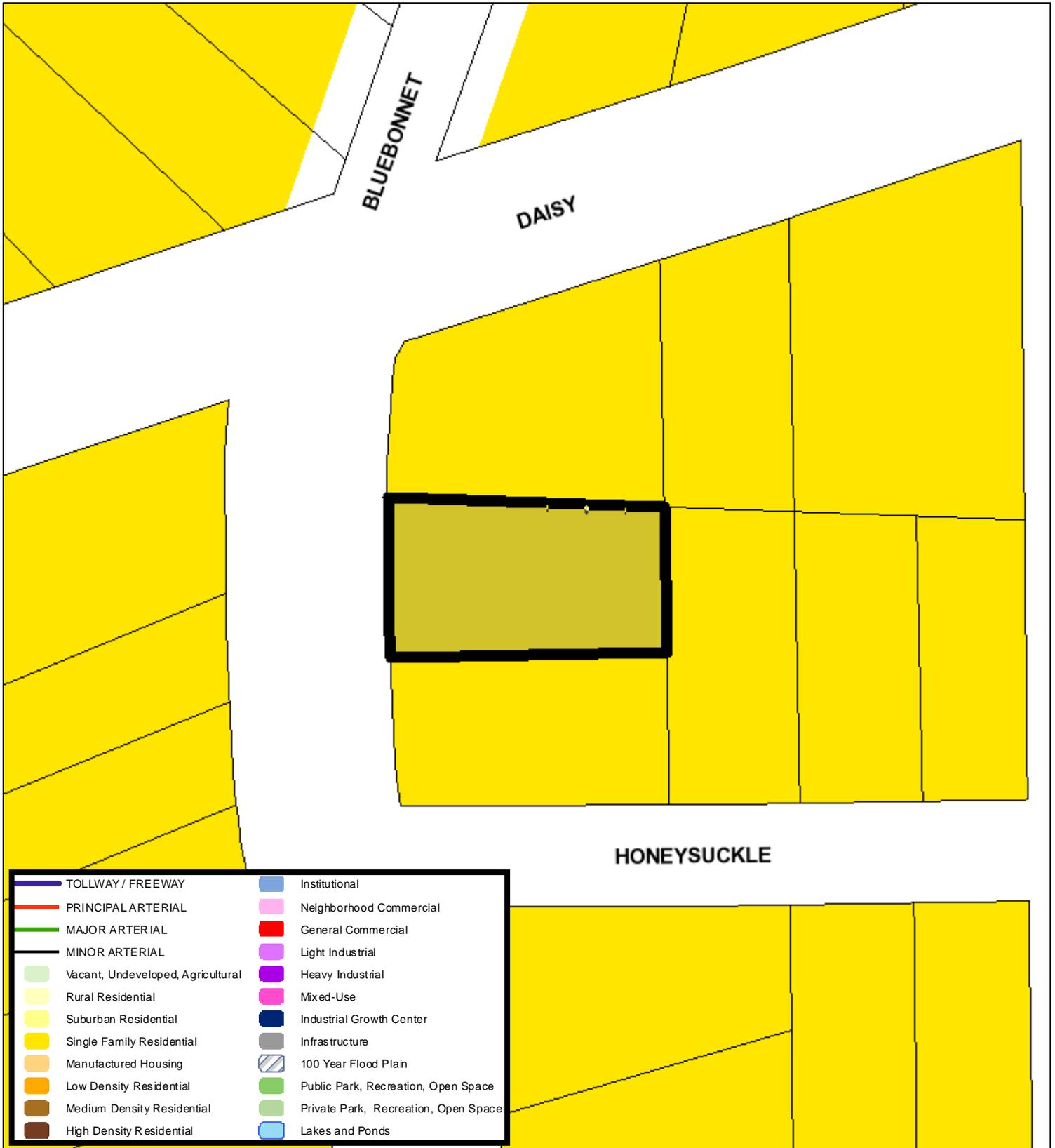
Applicant: James Self
 Address: 1604 Bluebonnet Drive
 Zoning From: A-10
 Zoning To: A-10 with HC Historic and Cultural overlay
 Acres: 0.23482378
 Mapsco: 63K
 Sector/District: Northeast
 Commission Date: 9/14/2016
 Contact: 817-392-8000



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



0 40 80 160 Feet



**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	Lana & James Self/ Libby Willis
LOCATION	1604 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

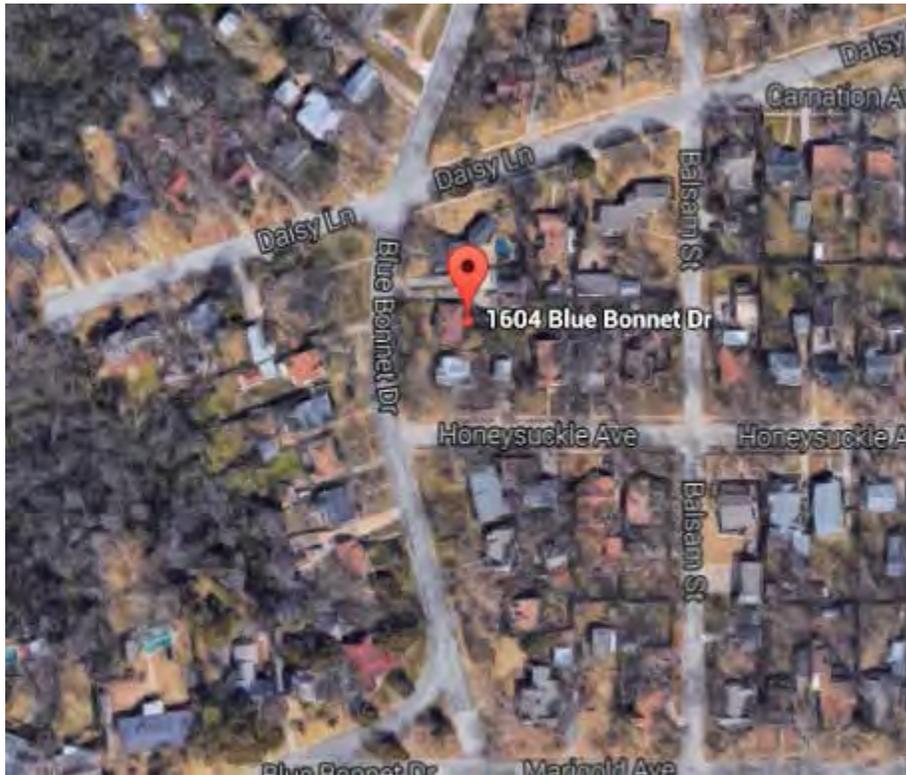
The applicant is requesting to designate 1604 Bluebonnet Drive as a Historic and Cultural Landmark.

1604 Bluebonnet Drive is a Ranch Style residence, constructed in 1941. 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 1604 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 1604 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 West (Front) Elevation

Additional Photos



West (Front) and South Elevations



North Elevation



North Elevation (toward Rear) and Accessory Structure



Rear Elevation

Accessory Structure



Historic and Cultural Landmark Nomination

1604 Bluebonnet Drive, Fort Worth, Texas 76111

Owners: Lana and James Self

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 July 17, 1928, the Oakhurst Land Company granted warranty deeds for Block 21, Lots 5 and 6 in the Oakhurst Addition to F.A. Porterfield. Block 21, Lot 5 eventually was developed as 1604 Bluebonnet Drive.

The Ranch Style house at 1604 Bluebonnet Drive in the Oakhurst National Register District was built in 1941. It is an example of Ranch Style residential architecture which, according to Lee and Virginia McAlester's "A Field Guide to American Architecture" (1984), "... was originated in the mid-1930s by several creative California architects."

1604 Bluebonnet Drive is representative of many characteristics of Ranch Style architecture. Oakhurst National Register Nomination author Susan Kline has written "Ranch style houses are generally known for their elongated forms with low-pitched side-gabled, cross-gabled (typically L-plan) or hipped roofs. Most ranch houses are 1-story in height and have a wide eave overhang." This Ranch Style house in the original Oakhurst Addition exemplifies these characteristics and is a smaller precursor of the Ranch Style houses which became predominant in the later West Oakhurst Addition.

The house has an interesting owner history. As noted, the lot became the property of Frank A. Porterfield in 1928. Porterfield was the State Manager for Guarantee Fund Life Association of Fort Worth. R.G. Porterfield, who in 1923 was an agent of Guarantee Fund Life, is listed as the property owner in 1938. By 1941, Grace Kell Jung owned the lot. City directories list Mrs. Jung's business in 1942 as "Builder, Insurance, Bonds and Real Estate" (and also Kell's Dyeing and Dry Cleaning). Twin Kell Cleaners still exist in Fort Worth in several locations. It is possible that Mrs. Kell built the 1941 house purchased by H.D. Conner in 1942.

During World War II, Conner served in the U.S. Navy. He and his wife Mabel L. Conner lived in the house for many years. H.D. eventually owned Conner's Television and Radio. The home was later owned by Peter Graves and Paula Moore. Its current owners are Lana and James Self who are family therapists.

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, 1604 Bluebonnet Drive is a very good example of a strong contributor to that Oakhurst character. Bluebonnet Drive, as the major curving entrance drive off Yucca Avenue into the neighborhood, is known for both the trees and diversity of architectural styles. Bluebonnet is the middle 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 1604 Bluebonnet Drove help provide a transition between the original Oakhurst development and the westernmost part of the Oakhurst Historic District.

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

1604 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."

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