



**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: Carlela & Andrew Vogel / CFW Planning and Development

Site Location: 2017 Mapleleaf Street Mapsco: 63G

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 2017 Mapleleaf Street as a Historic and Cultural Landmark. The site is a Minimal Traditional Style residence, constructed in 1942. It's a contributing structure to the Oakhurst National Register Historic District.

The structure/site at 2017 Mapleleaf Street 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: Carlela & Andrew Vogel
2017 Mapleleaf Street
Fort Worth, TX 76111
Acreage: 0.2066 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-7.5" One-family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Mapleleaf St	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**

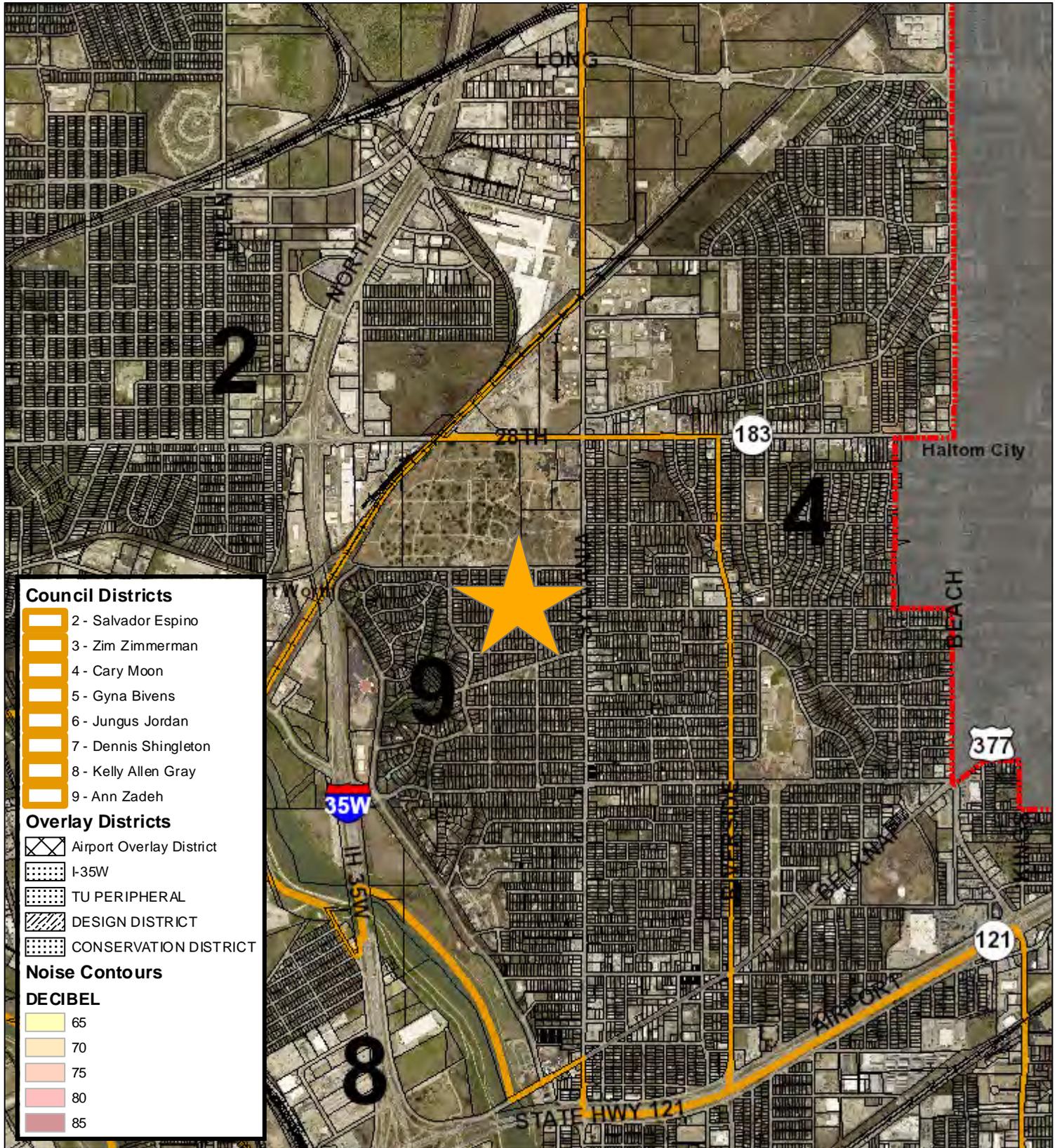
The proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the Historic Preservation Section of the 2016 Comprehensive Plan:

- 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.

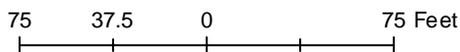
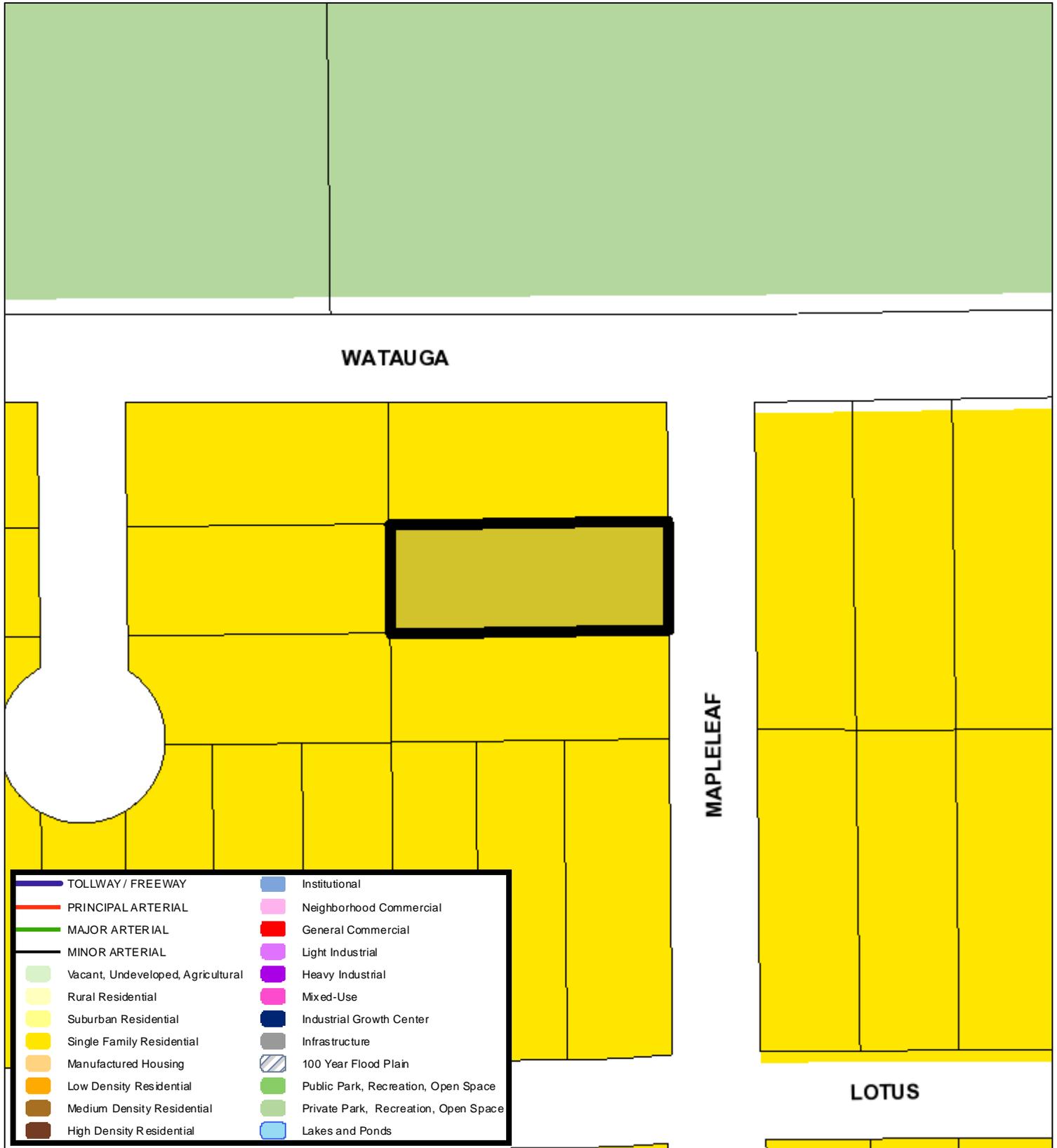
Attachments:

- 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 Map



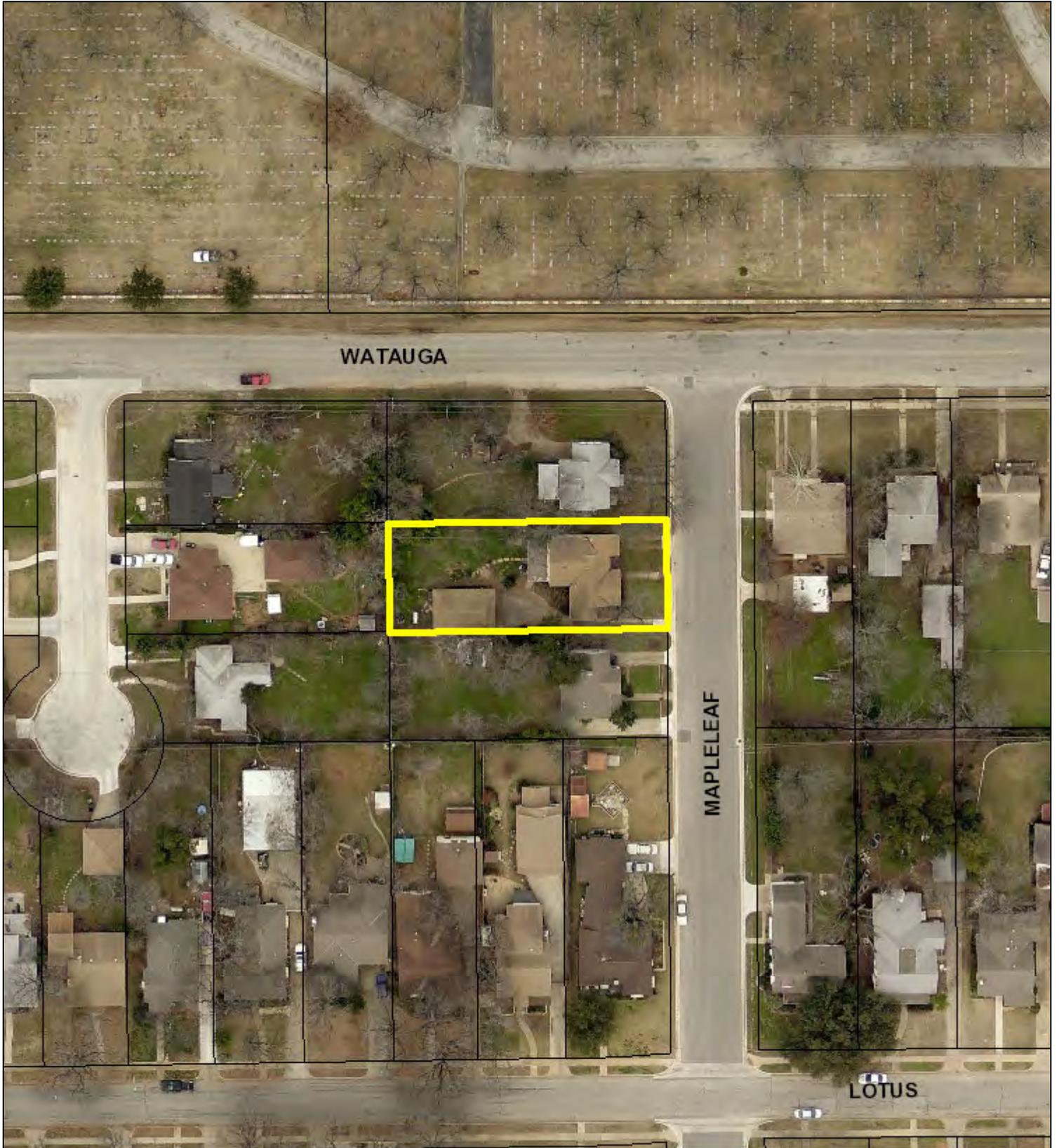
Future Land Use



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 45 90 180 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	Carela & Andrew Vogel/ Libby Willis
LOCATION	2017 Mapleleaf Street
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

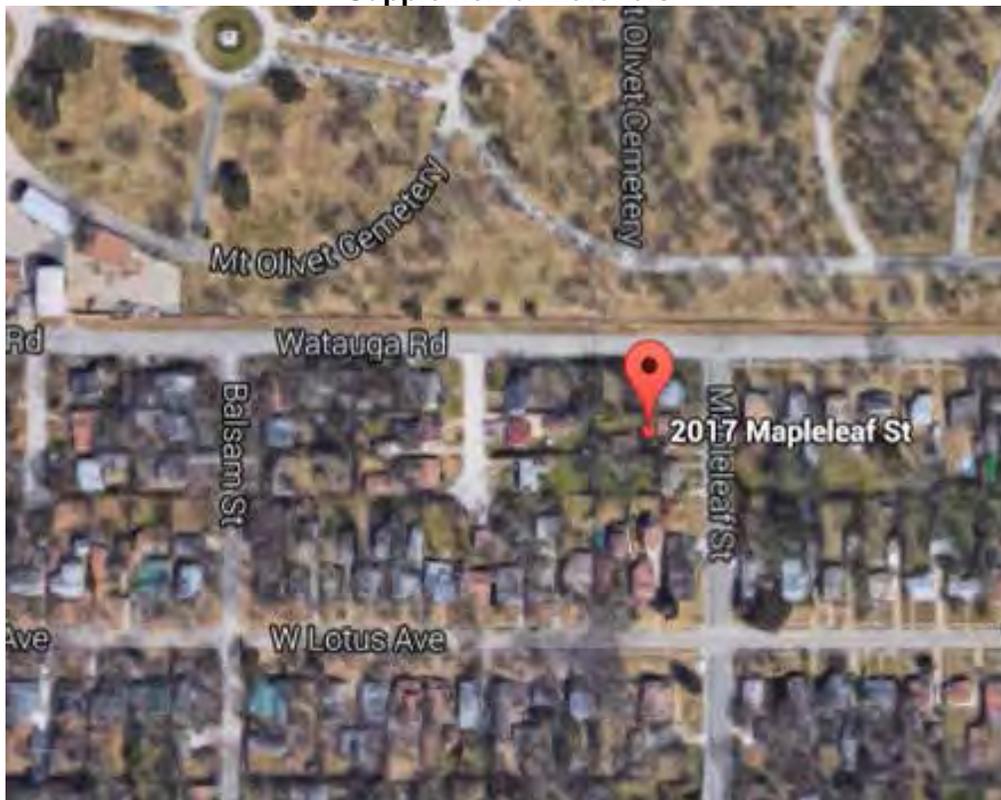
The applicant is requesting to designate 2017 Mapleleaf Street as a Historic and Cultural Landmark.

2017 Mapleleaf Street is a Minimal Traditional Style residence, constructed in 1942. 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 2017 Mapleleaf Street 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 2017 Mapleleaf 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



Existing East (Front) Elevation

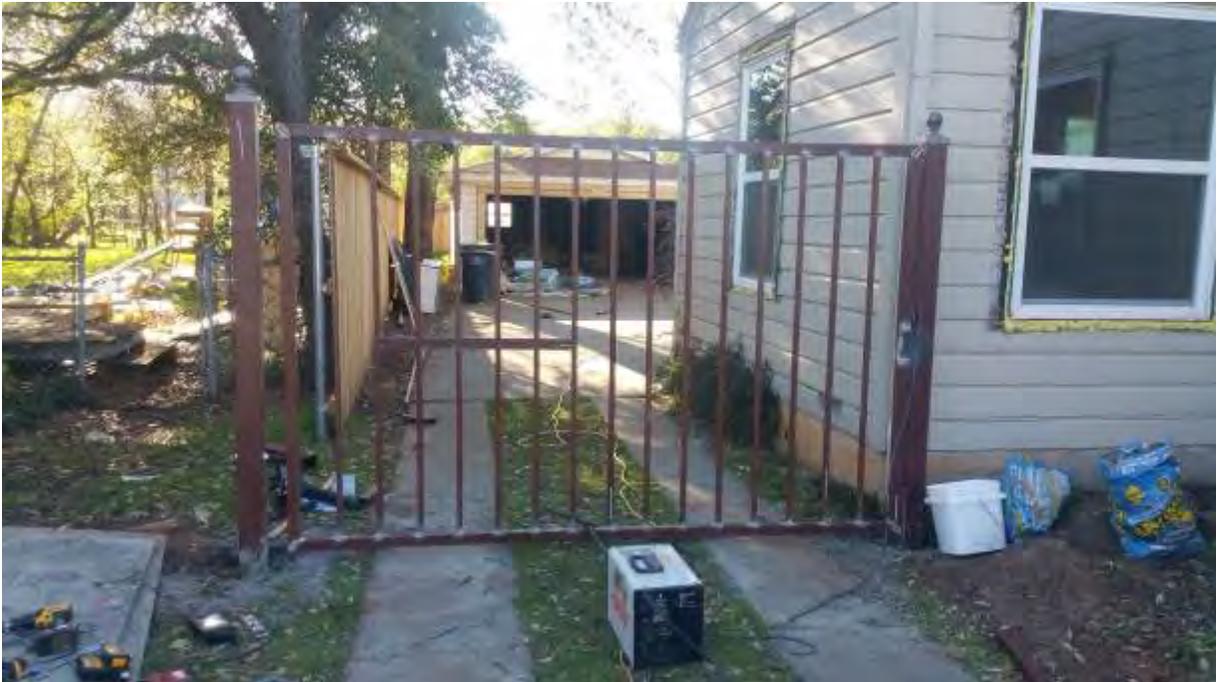
Additional Photos



Rear Elevation



Rear Elevation



South Elevation (towards rear) and Accessory Structure



Accessory Structure

Historic and Cultural Landmark Nomination

2017 Mapleleaf Street, Fort Worth, Texas 76111

Owners: Carlela and Andrew Vogel

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**

2017 Mapleleaf Street 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 2017 Mapleleaf Avenue 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."

2017 Mapleleaf Street 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.

The house has an interesting owner history. In 1925, the Oakhurst Land Company platted and dedicated to the public Blocks 9 – 25 of their land originally developed as Oakhurst. By September 1937, Block 16 had been revised to create Lot Y2. The house at 2017 Mapleleaf Street was built in 1942. The first owners of the wood frame house at 2017 Mapleleaf Street were Sadie and Fielding A. Hilliard. Hilliard was associated with Hilliard's Furniture Company. Dr. William H. Teague purchased the home in 1943. Teague was a physician whose office was at 621 ½ N. Sylvania. In 1971 Grace J. and

Joseph Donnelly owned the home. A series of owners have since owned the home including the present owners, Carlela and Andrew Vogel, who purchased it in 1999.

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, 2017 Mapleleaf Street is a very good example of a strong contributor to that Oakhurst character. 2017 Mapleleaf Street is an example of an Oakhurst home owned by several different business owners who found it convenient to live in Oakhurst close to their places of business either in Riverside or downtown Fort Worth. The Oakhurst Land Company's promise of "country living in the city" in its original marketing brochure proved attractive to buyers during the World War II years just as it had during the 1920s and 1930s.

The house also benefits from its close proximity to Oakhurst's northernmost neighbor, Mount Olivet Cemetery. The lush green space and quiet of the cemetery sets the tone for this part of the neighborhood where 2017 Mapleleaf, noted as "Maple Road" on the 1937 plat, is located.

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

2017 Mapleleaf Street 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."