



**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:** Mary Cecilia Thompson / CFW Planning and Development

**Site Location:** 2216 Primrose Avenue Mapsco: 63L

**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 2216 Primrose Avenue as a Historic and Cultural Landmark. The site is a Minimal Traditional Style residence, constructed in 1946. It's a contributing structure to the Oakhurst National Register Historic District.

The structure/site at 2216 Primrose Avenue 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: Mary Cecilia Thompson  
2216 Primrose Avenue  
Fort Worth, TX 76111

Acreage: 0.2479 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
Primrose Ave	Residential	Residential

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Riverside Alliance	Eastside Sector Alliance
Oakhurst NA	Oakhurst Scenic Drive Inc.
Scenic Bluff 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:**

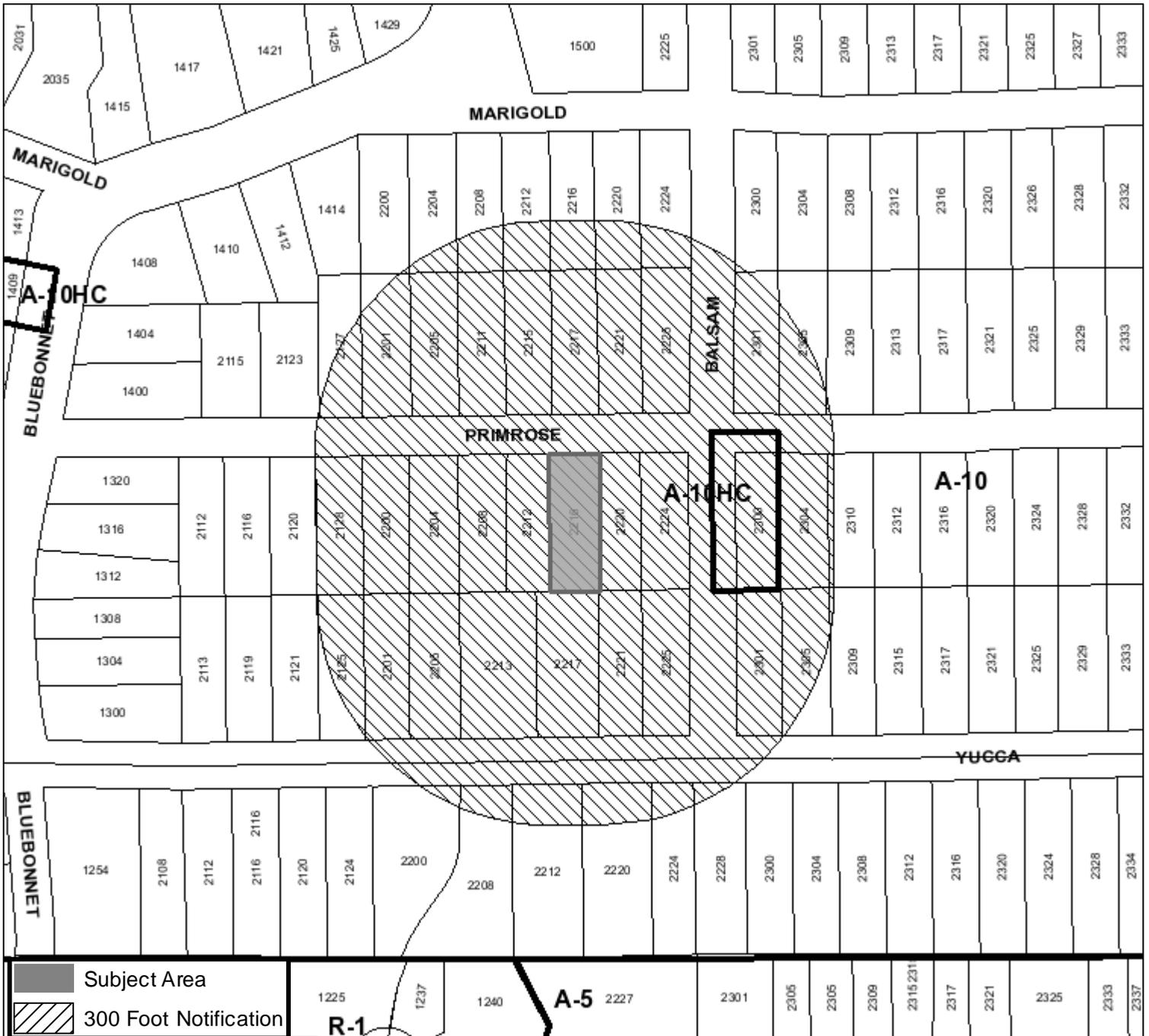
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes of September 14, 2016 Zoning Commission hearing



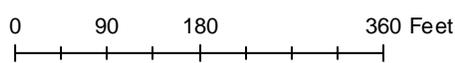
ZC-16-167

# Area Zoning Map

Applicant: Mary Thompson  
 Address: 2216 Primrose Avenue  
 Zoning From: A-10  
 Zoning To: A-10 with HC Historic and Cultural overlay  
 Acres: 0.26778777  
 Mapsco: 63L  
 Sector/District: Northeast  
 Commission Date: 9/14/2016  
 Contact: 817-392-8000



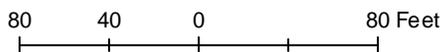
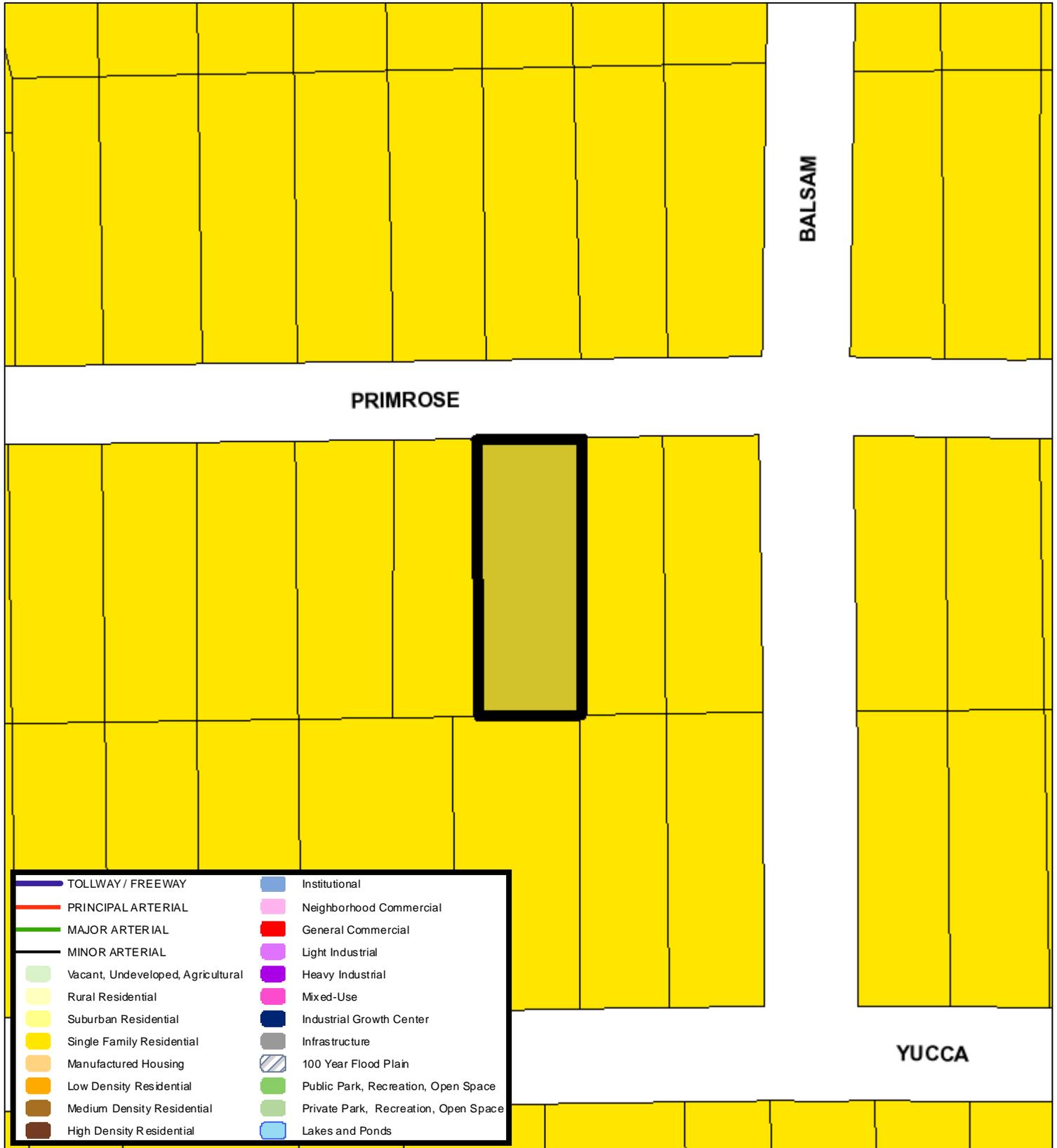
 Subject Area  
 300 Foot Notification



## 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 50 100 200 Feet



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

**DATES:** June 13, 2016

**COUNCIL DISTRICT:** 2

***GENERAL INFORMATION***

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<b>REQUEST</b>	Designation as Historic and Cultural Landmarks (HC)
<b>APPLICANT/AGENT</b>	Mary Cecilia Thompson/ Libby Willis
<b>LOCATION</b>	2216 Primrose Avenue
<b>ZONING/ USE (S)</b>	A-10
<b>NEIGHBORHOOD ASSOCIATION</b>	Oakhurst

***DESIGNATION***

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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***

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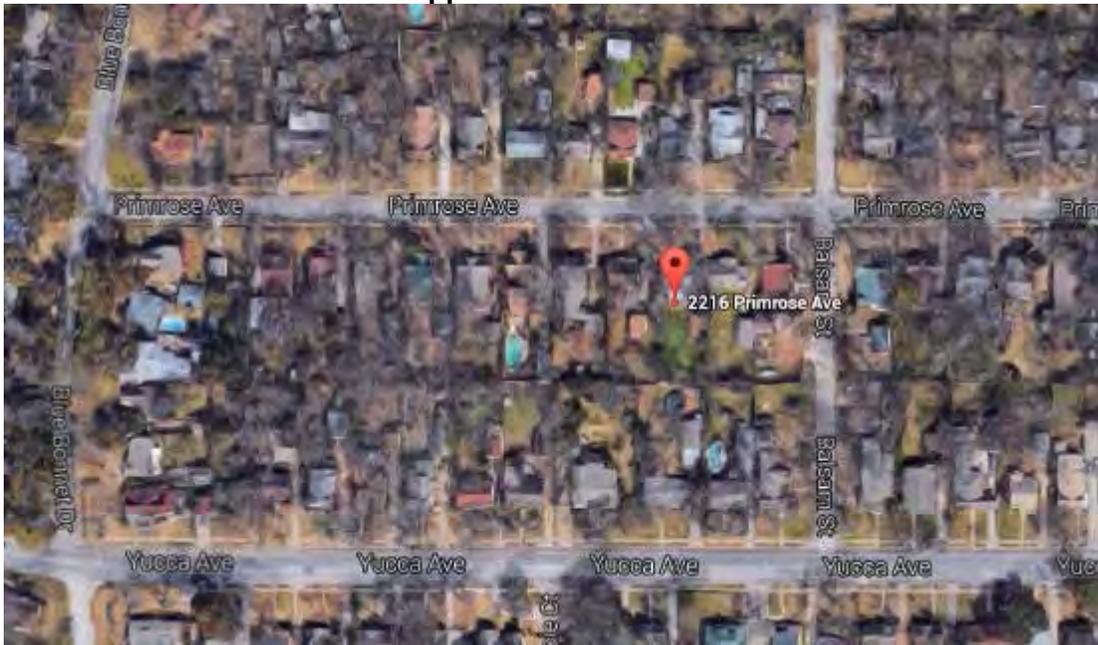
The applicant is requesting to designate 2216 Primrose Avenue as a Historic and Cultural Landmark.

2216 Primrose Avenue is a Minimal Traditional Style residence, constructed in 1946. 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 2216 Primrose Avenue 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 2216 Primrose Avenue 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 North (Front) Elevation

Additional Photos



North (Front) and West Elevations



East Elevation



South (Rear) Elevation



South (Rear) Elevation



North (Front) and West Elevations of Accessory Structure



West Elevation of Accessory Structure

## Historic and Cultural Landmark Nomination

2216 Primrose Avenue, Fort Worth, Texas 76111

Owners: Mary Cecilia Thompson

### 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**

2216 Primrose Avenue 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 McAlesters describe the Minimal Traditional style in this way and illustrate why 2216 Primrose 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."*

2216 Primrose Avenue 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. In 1943, Eldon T. Finley and his wife, Emma Wilbur Finley, were living at 2013 Mapleleaf Street in Oakhurst. They bought the lot at 2216 Primrose Avenue and it is possible they had the house built there in 1946. A Karl W. Bourie lived in the house in

1946; in 1947, Mayme S. Moon, an employee at Ward's, and Sue Moon, a stenographer at Ward's, lived at 2216 Primrose. Dorothy and Frank P. Parker purchased the house in 1948. Parker was a Department Head at Montgomery Ward's. Amy and Ford A. Reynolds, who lived at 2337 Primrose Avenue, purchased the property in 1949 although the Parkers continued to live there. Reynolds was a Vice President of Brantley-Draughon College. Later in 1949, Robert and Wynelle Smith bought the house. Robert was a salesman and Wynelle was a longtime teacher in the Fort Worth public schools. Their son, David, inherited the house. After his death, the home was owned by Susie McKinzie, another Primrose resident, and purchased by Mary Cecilia Thompson for her children.

**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, 2216 Primrose Avenue is a good example of a strong contributor to that Oakhurst character.

The house is simple in design and character but its construction and materials have stood the test of time for many Oakhurst families over the years. Today, the fourth generation of the Mulholland – Thompson family, longtime residents of 2221 Primrose across the street, live in the house.

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

2216 Primrose Avenue 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