



**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: 2221 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 2221 Primrose Avenue as a Historic and Cultural Landmark. The site is a Tudor Style residence, constructed in 1941. It's a contributing structure to the Oakhurst National Register Historic District.

The structure/site at 2216 Primrose Avenue meets 4 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 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community

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

2221 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

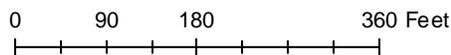


Area Zoning Map

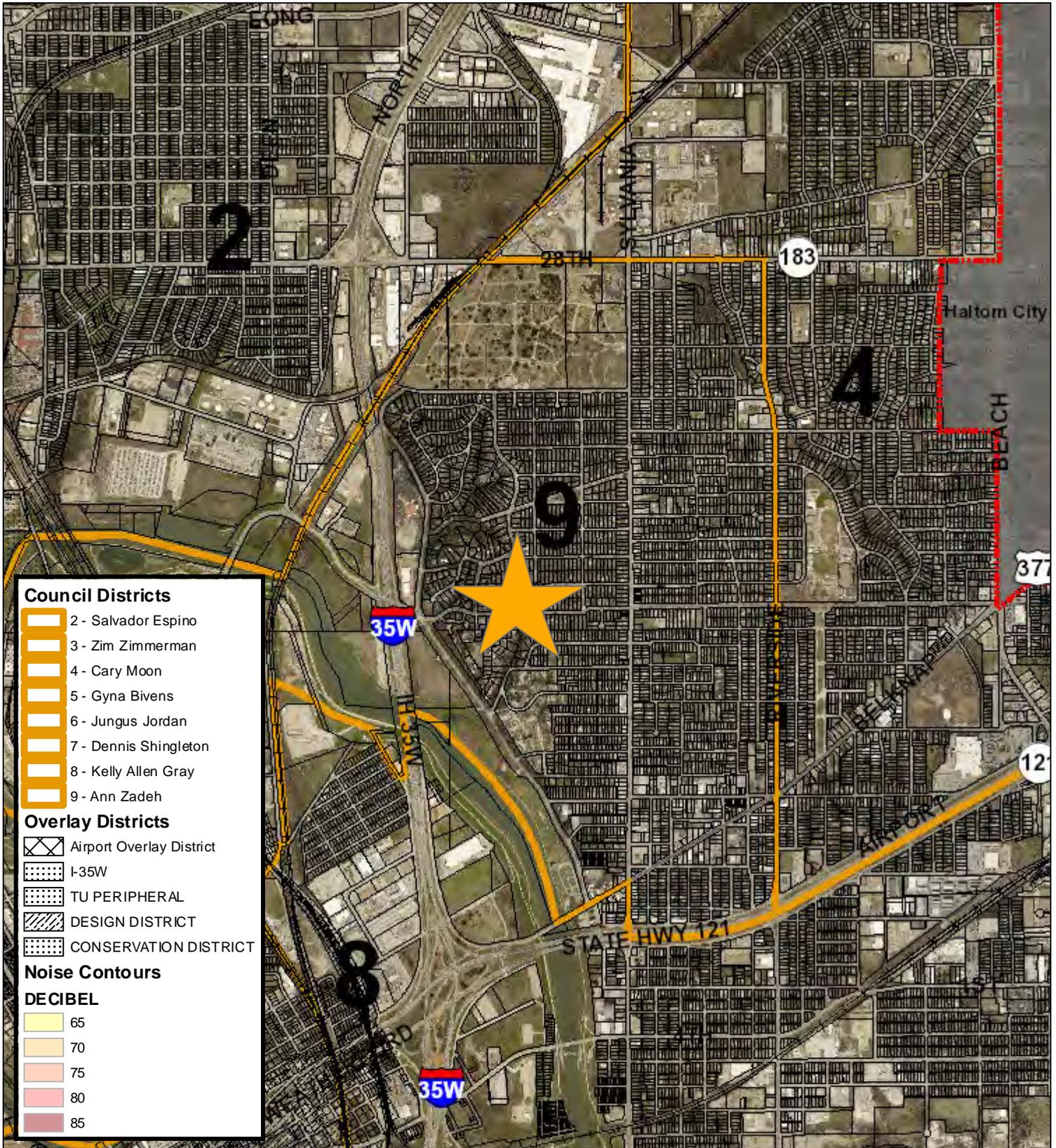
Applicant: Mary Thompson
 Address: 2221 Primrose Avenue
 Zoning From: A-10
 Zoning To: A-10 with HC Historic and Cultural overlay
 Acres: 0.24129605
 Mapsco: 63L
 Sector/District: Northeast
 Commission Date: 9/14/2016
 Contact: 817-392-8000



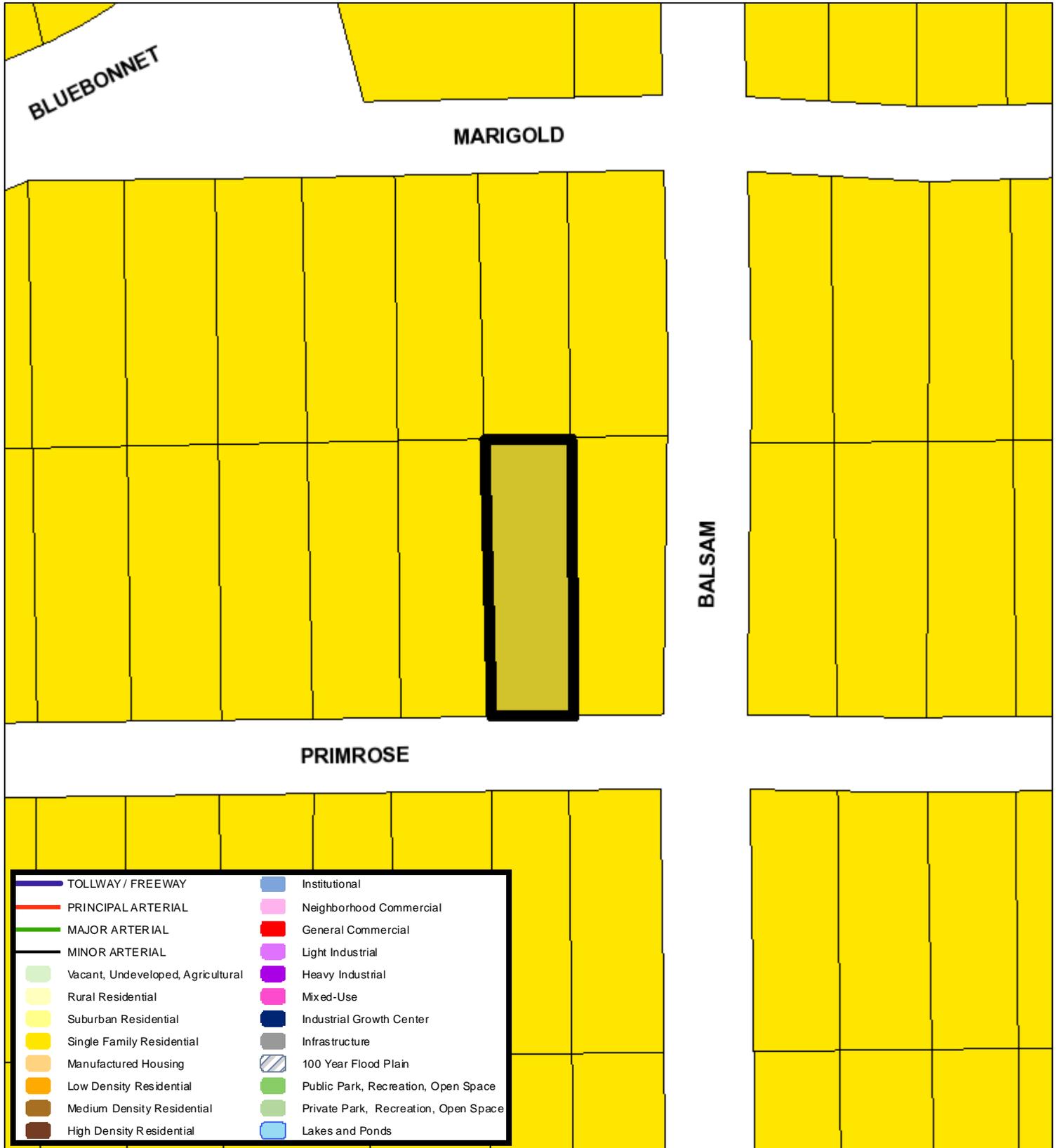
 Subject Area
 300 Foot Notification



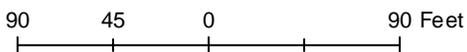
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 55 110 220 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	Mary Cecilia Thompson/ Libby Willis
LOCATION	2221 Primrose Avenue
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 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community

- 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

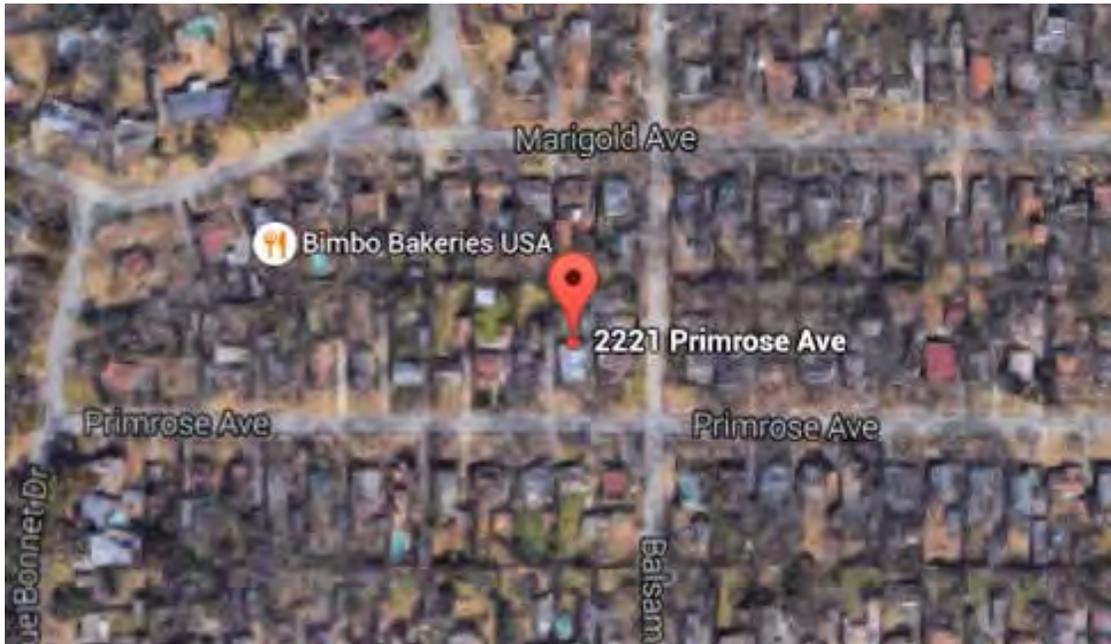
The applicant is requesting to designate 2221 Primrose Avenue as a Historic and Cultural Landmark.

2221 Primrose Avenue is a Tudor 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 2221 Primrose Avenue meets 4 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 2221 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 South (Front) Elevation

Additional Photos



South (Front) and East Elevations



East Elevation



South (Front) and West Elevations



West Elevation



East and North (Rear) Elevations



North (Rear) Elevation and West Elevation of Accessory Structure



Accessory Structure



Shed in Rear Yard

Historic and Cultural Landmark Nomination, June 2016

2221 Primrose Avenue, Fort Worth, Texas 76111

Owner: 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**

The 1941 Tudor style house at 2221 Primrose Avenue represents the predominant style of houses in the Oakhurst Addition built between the 1920s and 1940s. The Tudor Revival's popularity was greatest between approximately 1925 (just at the beginning of the development of Oakhurst) to the late 1930s. With its construction date of 1941, the present house represents the late period of the construction of this style house in Oakhurst. The location of the 2221 Primrose house puts it within the second plat (1925) for development by the Oakhurst Land Company.

Tudor Revival style houses are common in Fort Worth historic neighborhoods as well as in many historic neighborhoods of the period across the United States. In her descriptions of house styles prevalent in Oakhurst, historian Susan Kline wrote in the Oakhurst Historic District National Register Nomination (listed 2010) that Tudor Revival "Ornamentation can include decorative brickwork, arched entrances, batten wood doors, prominent chimneys and cross-gabled roofs Most examples were constructed of brick." This is the case with 2221 Primrose Avenue.

The house has an interesting history of ownership as well. In 1925, the Oakhurst Land Company platted and dedicated to the public blocks 9 through 25 of its Oakhurst development. In 1941, James Walker purchased Lot 2 of block 23, perhaps for investment purposes. By August of 1941, Elza H. Hausner and his wife, Viola, who were living at 228 N. Chandler in Riverside, had purchased the lot. Hausner was a foreman for Sinclair Refining Company. The house was built in 1941.

In 1942, Mrs. May Mulholland purchased the house. Her late husband, John F. Mulholland. The Mulhollands arrived in Fort Worth in the late 1800s and helped develop

the North Side. In 1931, Mr. Mulholland was the manager of Texas Ice and Refrigerating Company. He died in 1940. Mrs. Mulholland's daughter, Mary Margaret, lived with her husband, Francis H. Thompson, in the home after their marriage. Thompson served on Leyte, an island in the Philippines, during World War II and was awarded the Distinguished Service Cross. After the war, he was a stenographer for Axtell Company, and later a District Agent for John Hancock Insurance and a Collector of Internal Revenue. Thompson owned the house beginning in 1953. Mary Cecilia Thompson, a daughter of Mary Margaret and Francis Thompson and an employee of the City of Fort Worth, grew up in the house and owns it today. She is the 3rd generation of the same family to have lived in the house. Members of the Mulholland – Thompson family have lived in the house for almost 75 years.

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

Primrose Avenue has one of the highest concentrations of Tudor style houses in the entire Oakhurst National Register Historic District. Of 21 houses in the 2100 – 2200 block of Primrose, 15 (or 71%) are Tudor style. Of the 59 houses in the 2100 – 2200, 2300, and 2500 blocks of Primrose, 40 (or 67%) are Tudor style. Most of these were built in the 1920s and 1930s suggesting that builders of Primrose houses in the 1940s (as 2221 Primrose was) chose the Tudor style in response to the predominant style they found when they bought the lots. The house represents the middle class lifestyle of Oakhurst and the early twentieth century in Fort Worth.

No two houses in Oakhurst, even though they may be of the same architectural style, are exactly alike. Most of the houses, such as 2221 Primrose Avenue, are brick veneer and display craftsman details in their exteriors which are unique to each house. Each house is unique but is easily categorized as Tudor Revival. This is a real strength of the residential architecture in Oakhurst.

The house is also representative of the typical Oakhurst Addition lot size and configuration. The typical Oakhurst Addition lot is 60 feet wide by 180 feet deep. This means there is a generous front yard and an extremely generous long and deep backyard. These lush front yards contribute to the accent on well-maintained front landscapes and lend themselves to backyard gardens, common in the neighborhood from earliest times in the 1920s until today.

9. Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area

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. 2221 Primrose Avenue is a good example of an Oakhurst Tudor style home for which the neighborhood is so well known.

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

2221 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.”