



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 1, 2016

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** One letter submitted  
**Support:** One letter submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Equity Trust Company Custodian / CFW Planning and Development**

**Site Location:** 2200 Marigold Avenue Mapsco:

**Proposed Use:** **Historic Designation**

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

**Land Use Compatibility:** No effect.

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The property at 2200 Marigold Avenue, Thornton House, is an excellent example of a stone-veneered Tudor Revival style house, constructed in 1936. It is a contributing structure to the Oakhurst National Register Historic District. The applicant provided an excellent summary explaining how the site meets the criteria for 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 2: An important example of a particular architectural type or specimen in the City of Fort Worth
- 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: Equity Trust Company Custodian  
P.O. Box 173093  
Arlington, TX 76003

Acreage: 0.260 acres  
 Comprehensive Plan Sector:  
 Agent: City of Fort Worth Historical  
 Surrounding Zoning and Land Uses:  
   North "A-10" One-family / residential  
   East "A-10" One-family / residential  
   South "A-10" One-family / residential  
   West "A-10" One-family / residential

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Marigold	Two-Way Residential	Two-Way Residential	No
Bluebonnet	Two-Way Residential	Two-Way Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Notified through the HCLC process	

**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:**

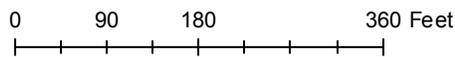
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission hearing

### Area Zoning Map

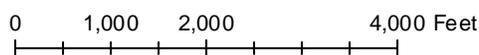
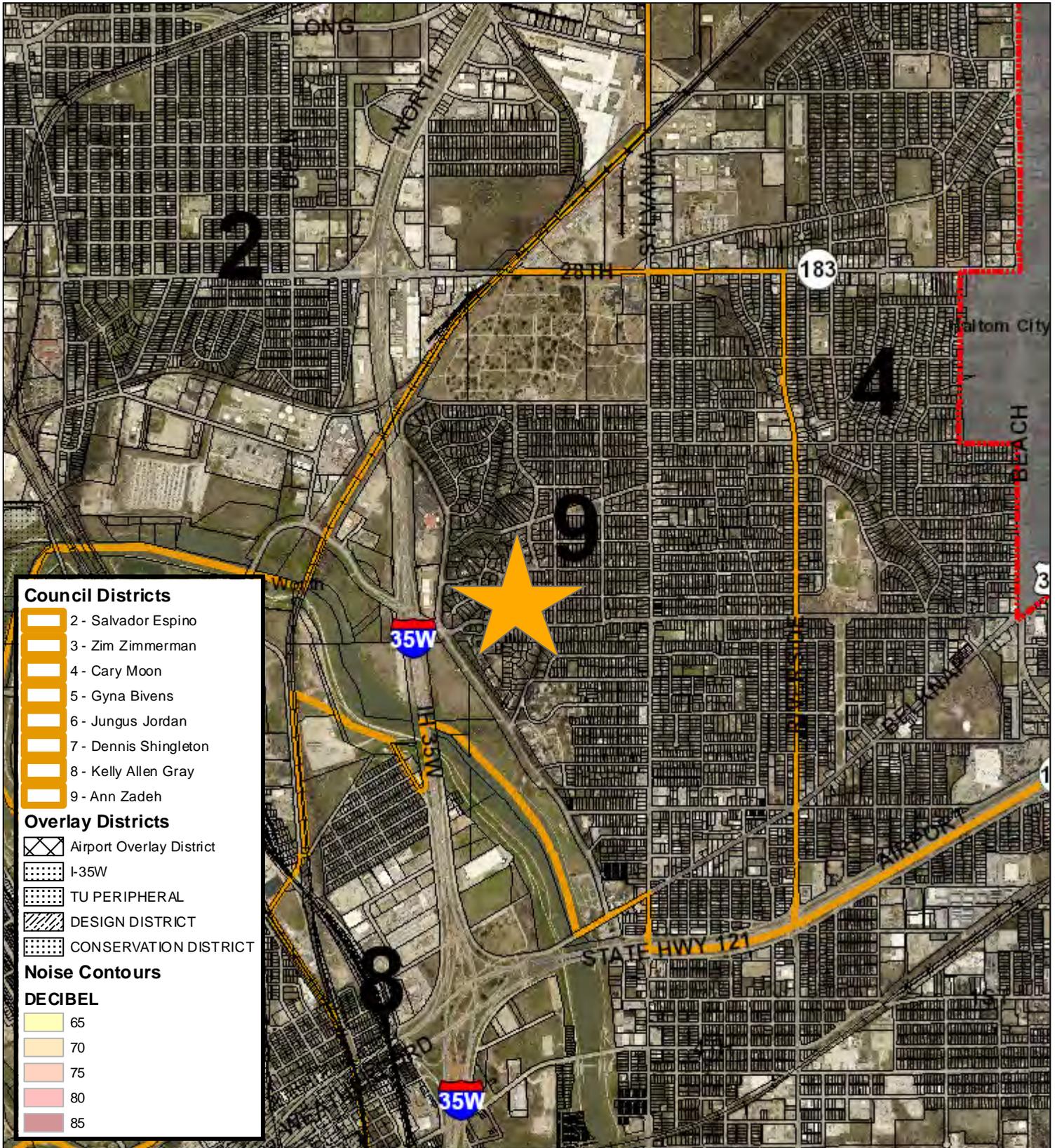
Applicant: Equity Trust Co./Fort Worth Planning & Dev.  
 Address: 2200 Marigold Avenue  
 Zoning From: A-10  
 Zoning To: A-10 with HC Historic and Cultural Overlay  
 Acres: 0.26089946  
 Mapsco: 63K  
 Sector/District: Northeast  
 Commission Date: 10/12/2016  
 Contact: 817-392-8000



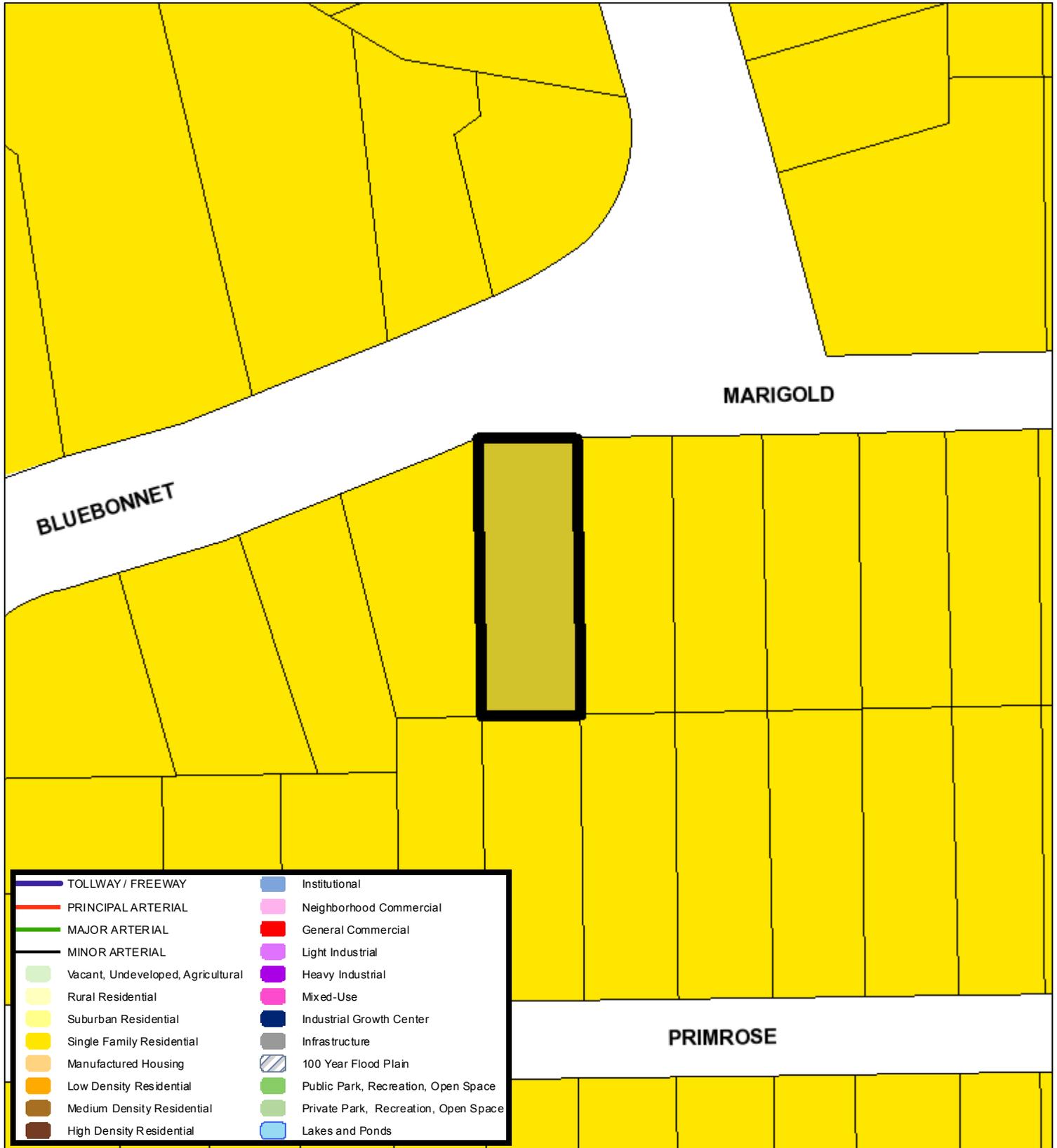
Subject Area  
 300 Foot Notification



### Area Map



### Future Land Use



80 40 0 80 Feet

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:** August 8, 2016

**COUNCIL DISTRICT:** 9

***GENERAL INFORMATION***

---

<b>REQUEST</b>	Designation as Historic and Cultural Landmarks (HC)
<b>APPLICANT/AGENT</b>	Equity Trust Company Custodain/ Libby Willis
<b>LOCATION</b>	2200 Marigold Avenue
<b>ZONING/ USE (S)</b>	A-10
<b>NEIGHBORHOOD ASSOCIATION</b>	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 2: An important example of a particular architectural type or specimen in the City of Fort Worth
- 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***

---

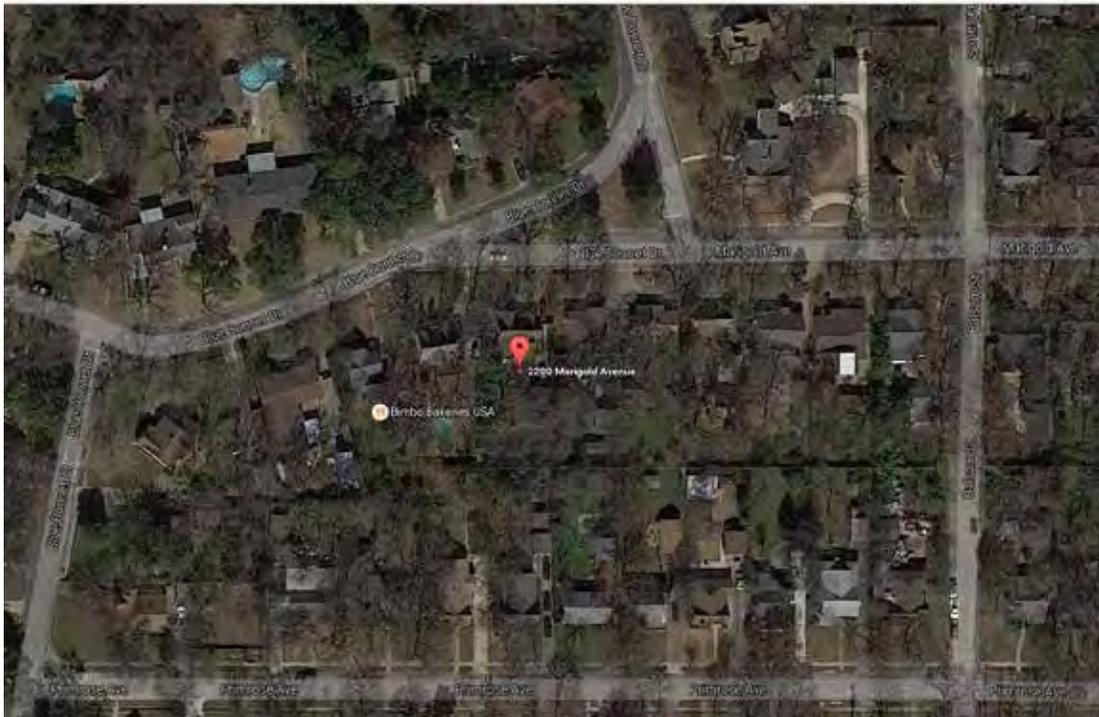
The applicant is requesting to designate 2200 Marigold Avenue as a Historic and Cultural Landmark.

2200 Marigold Avenue, Thornton House, is an excellent example of a stone-veneered Tudor Revival style house, constructed in 1936. 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.

Staff recommends the following motion: **Motion to approve the designation of 2200 Marigold 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



Front elevation



Additional Photos







## **Historic and Cultural Landmark Nomination, February 2016**

**2200 Marigold Avenue (Thornton House), Fort Worth, Texas 76111**

**Owner: Brad Roberts**

### **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 Tudor Revival style Thornton House at 2200 Marigold Avenue, Fort Worth in the Oakhurst National Register Historic District was built in 1936. Tudor Revival is the predominant style of houses in the Oakhurst Addition, built between the 1920s and 1940s. The Thornton House is one of four Oakhurst homes documented for its architectural significance in the 1989 volume, "Fort Worth: Upper North, Northeast, East, Far South, and Far West" of the Historic Resources Survey of the Historic Preservation Council for Tarrant County.

The house was built by contractor Thomas Powell for Otis H. Thornton and his family. Thornton was a manager for Finley – Kitchens Commission Company, a livestock buying and selling commission in the Fort Worth Stockyards. The ownership of the house illustrates the strong tie between the North Side, the Stockyards, and Oakhurst. Many who worked in the Stockyards in a wide variety of occupations built homes in Oakhurst. For a number of decades, the Fort Worth Stockyards were a tremendously important economic engine for the growth and development of Fort Worth. Oakhurst was a neighborhood developed to respond, in part, to housing needs sparked by that economic engine.

According to the Preservation Council Survey of historic architectural resources, the combination of the form (two front somewhat exaggerated gables) and the materials (sandstone veneer possibly from nearby Palo Pinto County) “. . . gives the house a diminutive doll house quality.” The house is certainly one of the most architecturally distinctive and well known in the original Oakhurst Addition.

In 1951, Otis Thornton sold the house to Fred D. and Ruby J. O’Neal who owned O’Neal Furniture and Appliance Company. Mrs. O’Neal lived in the house for a long while, only

selling it in 1989. A succession of residents owned the house after that, each for about 10 years until Brad Roberts purchased the home about two years ago. He has skillfully both restored and renovated the house by honoring the historic fabric and making its interior quite livable for the 21<sup>st</sup> century.

**2. Is an important example of a particular architectural type or specimen in the City of Fort Worth.**

The Thornton House is an important contributor to the significant collection of Tudor Revival style houses in the Oakhurst neighborhood. Of over 500 houses in the Oakhurst Addition, the most prevalent house style is Tudor Revival. No two houses in Oakhurst, even though they may be of the same architectural style, are exactly alike.

The Thornton House is a particularly fine example of a Tudor Revival style house in Oakhurst as well as other Fort Worth historic neighborhoods. 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 1936, the present house represents the height of the construction of this style house in Oakhurst. In Oakhurst, the 2100, 2200, and 2300 blocks of Primrose, just around the corner from 2200 Marigold Avenue, provide some of the largest collection of Tudor Revival style houses with the most integrity in the neighborhood.

While many Oakhurst Tudor style houses are brick veneered, there are also a significant number which are sandstone veneered. Because much of this sandstone came from nearby Palo Pinto county, the use of this material gives the style a particularly Fort Worth or North Texas twist. Of the many sandstone veneered Tudor style houses in Oakhurst, it is fair to say that the Thornton House is the most outstanding example of the Tudor style and sandstone materials. It is a showplace sitting just across from the Marigold common area green space just a couple of blocks into the neighborhood.

The Thornton 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 and back yards contribute to the accent on well-maintained landscapes and lend themselves to backyard gardens, common in the neighborhood from earliest times in the 1920s until today.

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

The Thornton House at 2200 Marigold 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.”

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 7 Page 21Oakhurst Historic District  
Fort Worth, Tarrant County, Texas

2015	Marigold Ave.	Oakhurst Addition	1938	Contributing	Colonial Revival / Ranch
2031	Marigold Ave.	Oakhurst Addition	1942	Contributing	Ranch
2035	Marigold Ave.	Oakhurst Addition	1940	Non Contributing	Ranch
2200	Marigold Ave.	Oakhurst Addition	1936	Contributing	Tudor
2204	Marigold Ave.	Oakhurst Addition	1930	Contributing	Bungalow
2208	Marigold Ave.	Oakhurst Addition	1940	Non Contributing	National Folk
2212	Marigold Ave.	Oakhurst Addition	1930	Contributing	Minimal Traditional
2216	Marigold Ave.	Oakhurst Addition	1945	Contributing	Colonial Revival
2220	Marigold Ave.	Oakhurst Addition	1946	Contributing	Ranch
2224	Marigold Ave.	Oakhurst Addition	1938	Contributing	Tudor
2225	Marigold Ave.	Oakhurst Addition	1928	Contributing	Bungalow
2300	Marigold Ave.	Oakhurst Addition	1940	Non Contributing	Tudor / Minimal Traditional
2301	Marigold Ave.	Oakhurst Addition	1939	Contributing	Colonial Revival
2304	Marigold Ave.	Oakhurst Addition	1937	Contributing	Tudor
2305	Marigold Ave.	Oakhurst Addition	1926	Non Contributing	Tudor
2308	Marigold Ave.	Oakhurst Addition	1927	Contributing	Bungalow
2309	Marigold Ave.	Oakhurst Addition	1932	Non Contributing	Minimal Traditional
2312	Marigold Ave.	Oakhurst Addition	1927	Non Contributing	Minimal Traditional
2313	Marigold Ave.	Oakhurst Addition	1928	Non Contributing	Bungalow
2316	Marigold Ave.	Oakhurst Addition	1933	Contributing	Tudor
2317	Marigold Ave.	Oakhurst Addition	1941	Contributing	Minimal Traditional
2320	Marigold Ave.	Oakhurst Addition	1935	Non Contributing	Bungalow
2321	Marigold Ave.	Oakhurst Addition	1940	Contributing	Tudor / Minimal Traditional
2325	Marigold Ave.	Oakhurst Addition	1931	Contributing	Tudor
2326	Marigold Ave.	Oakhurst Addition	1928	Contributing	Colonial Revival / Bungalow
2327	Marigold Ave.	Oakhurst Addition	1927	Contributing	Bungalow
2328	Marigold Ave.	Oakhurst Addition	1928	Non Contributing	Minimal Trad. / Colonial Revival
2332	Marigold Ave.	Oakhurst Addition	1930	Contributing	Tudor
2332 A	Marigold Ave.	Oakhurst Addition	1930	Contributing	Garage Apartment
2333	Marigold Ave.	Oakhurst Addition	1928	Contributing	Bungalow
2336	Marigold Ave.	Oakhurst Addition	1941	Contributing	Colonial Revival
2337	Marigold Ave.	Oakhurst Addition	1930	Non Contributing	National Folk
2337 A	Marigold Ave.	Oakhurst Addition	1939	Contributing	Garage Apartment
2340	Marigold Ave.	Oakhurst Addition	1931	Contributing	Tudor
2341	Marigold Ave.	Oakhurst Addition	1939	Contributing	Minimal Traditional
2500	Marigold Ave.	Oakhurst Addition	1926	Non Contributing	Tudor
2501	Marigold Ave.	Oakhurst Addition	1936	Contributing	National Folk
2504	Marigold Ave.	Oakhurst Addition	1925	Contributing	Bungalow
2505	Marigold Ave.	Oakhurst Addition	1939	Non Contributing	Colonial Revival
2508	Marigold Ave.	Oakhurst Addition	1928	Contributing	Bungalow
2509	Marigold Ave.	Oakhurst Addition	1925	Non Contributing	Bungalow
2511	Marigold Ave.	Oakhurst Addition	1945	Contributing	Minimal Traditional
2512	Marigold Ave.	Oakhurst Addition	1938	Contributing	Minimal Traditional
2516	Marigold Ave.	Oakhurst Addition	1930	Contributing	Colonial Revival / Bungalow
2517	Marigold Ave.	Oakhurst Addition	1925	Non Contributing	Minimal Traditional



Highway 35W



Entry Columns (2 at each star)



Oakhurst Historic District Boundary (~253 Acres)

# Oakhurst Historic District



*Yellow = 2200 Marigold*

CARD OF 3  
MASTER CARD

ASSESSOR'S ABSTRACT OF CITY PROPERTY TARRANT COUNTY

OAKHURST ADDITION CITY OF FORT WORTH

ABSTRACT NO. 422 ORIGINAL GRANTEE C. B. DAGGETT BLOCK NO. PLAT RECORDED VOL. PAGE

SCALE - 1 inch = 250 FT  
Vol. 204 - Page. 107  
4-9-1925



Yellow =  
2200 Marigold

NUM	RS
CONTROL	LOT

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 10

Oakhurst Historic District  
Fort Worth, Tarrant County, Texas

**2324 Honeysuckle Avenue, R. J. and Eva May Thompson House, 1927.** The Oakhurst Land Company built this five-room house, a detached garage, a fence and concrete walk and curbs for \$4635.00. The small 1-story frame house has a Colonial Revival influence. Its symmetrical façade features a prominent front gable porch with an arched frieze supported by simple paired Doric columns. Flanking the porch on either side is a set of triplet double windows. The house is sheathed with 117 siding. (Photo 5)

**1908 Marigold Avenue, 1952.** Located on an incline, this 1 ½-story brick Colonial Revival style house takes advantage of its site with the house sitting high on the lot and the attached 2-car garage projecting forward at a lower grade. The main body of the house has a center entrance but no porch above it. The entrance is flanked by a single window on the side. Attic dormers compliment the style. The rubble stone retaining wall along the driveway and fronting the street is typical for this block of Marigold Avenue. (Photo 6)

**2200 Marigold Avenue, Thornton House, 1936.** The Thornton House is an excellent example of a stone-veneered Tudor Revival style house in Oakhurst. It has a cross-gabled form featuring a large projecting front-gabled bay with extended eave lines that form arcaded wing walls at its ends. A smaller, projecting gabled bay is located on the side-gabled wing. The vibrant sandstone veneer is uncoursed. Contractor Thomas Powell built this house for Otis H. Thornton, a manager for Finley-Kitchens Commission Company. This house was featured in *Tarrant County Historic Resources Survey: Upper North, Northeast, East, Far South and Far West* (1989, p. 68). (Photo 7)

**2327 Marigold Avenue, 1927. Arthur N. Teague House.** This house is a good example of a 1-story, brick veneered Bungalow in Oakhurst. It has a low pitched, cross-gabled roof with exposed rafter tails and simple wood brackets under the eaves. The façade features a large gabled-bay with a lower projecting gabled porch. The gable ends are covered with 117 siding. The porch roof is supported by two square brick columns. A brick balustrade with cast coping frames the porch. The first occupant, Arthur N. Teague was secretary of the Cooke-Teague Motor Company, a Chevrolet dealership. (Photo 8)

**2508 Marigold Avenue, 1928.** Doric columns on top of brick piers lend a unique feature to this otherwise common 1-story bungalow. The house is sheathed with 117 siding and has a cross gabled roof with wide overhanging eaves and exposed rafter tails. The front gabled porch projects from the main body of the house and has triangular brackets under the eaves. Brick piers line the wraparound porch. (Photo 9)

**1917 N. Sylvania Avenue and 1917 N. Sylvania Avenue (rear), Bert O. and Gladys Hayes House, 1929, 1937.** T. J. Powell and the Farrar Lumber Company built this five-room brick veneer residence for Bert and Gladys Hayes. The house has stylistic features common to both the Tudor Revival and Bungalow style house. Its two prominent stuccoed gables on the façade suggest the Tudor Revival but the roof pitch more closely resembles a Bungalow. A side-gabled porte cochere extends south from the front integral porch. When originally constructed, the mechanics lien indicated that a frame garage was constructed at the same time. In 1937, the Hayes' had A. M. Reed construct a frame double garage with a servants quarters upstairs. The side gabled building features exterior stairs that access a balcony that leads to the servants quarter entrance. (Photo 10)

**2012 Watauga Court East, 1942.** With its pyramidal hipped roof, the form of the 1-story frame house is suggestive of earlier traditional National Folk houses. However, this example is very expressive of its time with its attached one-car garage. It also features an integral porch between the recessed entrance and the garage. Similarly styled houses are found in the Oakhurst Historic District. (Photo 11)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section PHOTO Page 62

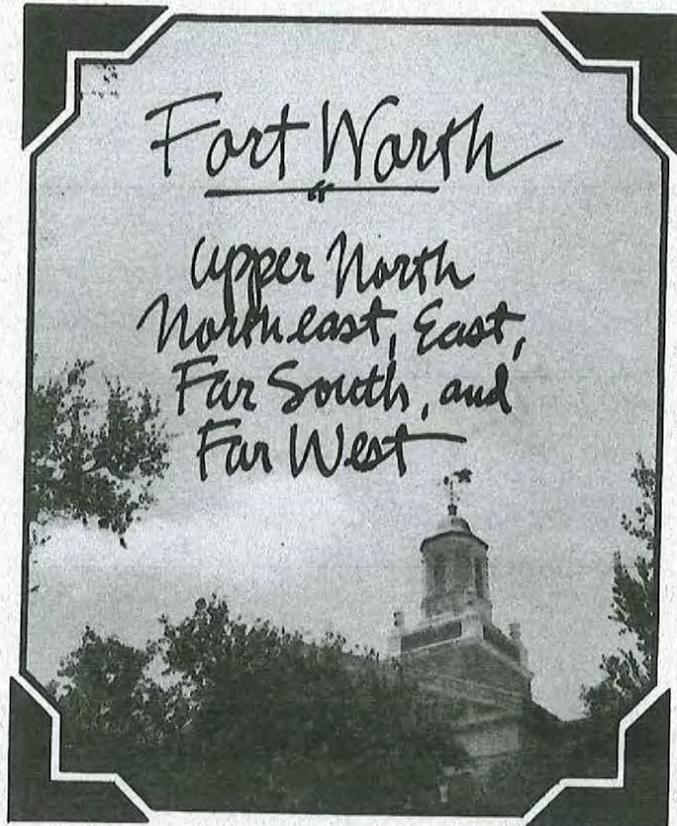
Oakhurst Historic District  
Fort Worth, Tarrant County, Texas

**Photo 7: 2200 Marigold Avenue**



**Photo 8: 2327 Marigold Avenue**





# TARRANT COUNTY HISTORIC RESOURCES SURVEY

Principal Findings and Resource Characteristics  
HISTORIC PRESERVATION COUNCIL FOR TARRANT COUNTY, TEXAS

45

**2200 Marigold Avenue, Thornton House, 1937.** This quaint sandstone veneer house features two front gables intersected by the gable of the main body of the house. One small gable forms a separate bay, and the large steeply pitched main gable has wide eaves which shelter low, round arch openings. The combination of form and materials gives the house a diminutive doll house quality. Otis H. Thornton hired contractor Thomas Powell to build this house in 1937. Mr. Thornton, a manager with Finley-Kitchens Commission Co., lived here until 1951 when the current owner purchased the property.



45

46

**416-18 Paradise Street, 420-22 Paradise Street, Duplexes, 1942.** These two identical duplexes were built as low-cost housing in 1942. The simple gable roof buildings, clad in rustic siding, have central shed roofed porches. Shaffer-Billingsley, Inc. built both duplexes for \$2,000 each. W. Garland Ellis, a real estate and insurance agent, bought the buildings soon after construction, and owned them as rental properties until 1971. Adrian Bradford, a laborer, and Charles P. Plummer, a soldier in the U.S. Army, were the first tenants according to city directory records.



46

47

*demolished*  
**3200 Race Street, J.A. McAdams Building, 1929; 1957.** Sited on the corner of Race Street and Riverside Drive, this commercial building has a front one-story 1929 storefront and a two-story rear addition dating from 1957. The storefront has brick walls and a stepped parapet with cast-stone urn finials. Segmental arch store windows have small paned transoms. The first tenant in the building was F. Albert Hillard's Furniture Co. Cal-Aero of Texas took over the space in 1944. James A. McAdams, Riverside businessman and civic leader, developed this site. He had purchased the land in 1899, and the property remained in the McAdams family until 1984. This structure has been demolished, but is retained in the survey for purposes of documentation.



47

48

**3321, 3321A, 3321B, 3321C Race Street, Houses, 1939.** This complex on Race Street has four identical detached units each with its own garage. Each small house has a gable roof with exposed roof rafters and simply framed windows and doors. The buildings are unaltered, in good condition, and consequently valuable examples of low cost, cluster housing from this period. The complex was built in 1939 as rental housing by J.F. Hightower, a pharmacist, who lived nearby at 3319 Race Street. The houses have experienced a frequent turnover of tenants throughout their history.



48

## Thornton House on Marigold Reveals Treasures

*Bu Libby Willis*



*Howard W. Thornton in 1940 as a Corps member at North Texas Agricultural College (NTAC)*

It's not unusual to find something left behind when you move into an older house. In Brad Roberts' case, what he found at 2200 Marigold was a special treasure. He lives there with his bulldog, Cain, and his kitty, Lucy. Roberts, who is in home sales, has done extensive sensitive interior renovation work on the house built by Livestock Commission proprietor Otis H. Thornton and his wife, Bertha, in 1936.

Roberts found two letters in the attic, one complete and one in only a fragment, written to the Thorntons

by their son, U.S. Navy Ensign Howard Thornton, from his ship somewhere in the Pacific Ocean in March 1943. Realizing the significance of the letters, Roberts was interested to share the letters with the neigh-

borhood. Recently, we sat down to talk about the Thorntons, the letters, and the house which Roberts has so meticulously brought back to life.

Howard Thornton, born in 1919, was a 1938 Paschal High School graduate, a 1940 graduate of North Texas Agricultural College in Arlington (Chemistry), and a 1942 graduate of the University of Texas. He enlisted in the Navy in October 1942, was listed on January 1, 1943 in the Naval Reserve Register, and was discharged in March 1946. After the war, Howard lived for a time with his parents on Marigold. In 1947 and 1949 he was noted as a "Manager" for Kahn-Thornton Commission Company. By 1952, the Thorntons had moved to 1921 Bluebird. Eventually, they lived in White Lake Hills. Howard died at age 52 in 1972, three years before his father, and was living in Lake Worth Village at the time and working as a pharmacist.

Given the nature of Howard's comments, it is possible this was his first letter from his ship. Still thinking about his former world, he mentions a tailor bill that needs to be paid. He's been made a member of the Censoring board with the responsibility to ensure sailors weren't revealing where they were. It was all part of naval security. "Loose lips sink ships." Howard Thornton was all of 23 years old.

Howard's letter is not the only interesting thing Brad Roberts found. He found "Old Quaker" whiskey bottles in the walls ("It was either grandma or the people who built the house who must have left them. You know builders used to do that to celebrate when they finished a house - they'd leave the liquor bottles in the walls," Roberts said.) He found a bottle cap from the "Gulf Brewing Company of Houston Texas" in the backyard. He displays these treasures, along with keys, fragments of original wall paper, and other items he found, such as a miniature painting by K.B. (perhaps Kitty Brown who used to live on Marigold?) in a glass and wood cabinet.



*The Thornton House at 2200 Marigold where Howard Thornton lived with his sister, Bernell, and his parents, Otis H. and Bertha Thornton in the 1930s and 1940s before and after World War II.*



*Brad Roberts has renovated and restored the Thornton House.*

The work Roberts has done on the renovation of the house is remarkable for its attention to historical detail, all the while including what he wanted in the way of convenience and modern appliances but never compromising the home's charm and uniqueness. You are aware you are in a renovated space but it feels like the original 1936 fabric is all around – which it is. Roberts has kept the original stained glass windows as well as built-in cabinetry and the phone inset. He reused some of the wood from a window to frame a mirror. He used a floor grate to front a vent in a bedroom. He saved an original light fixture in the hall space (really more like a room, probably because that's where the telephone inset was). It all works even as he has incorporated contemporary paintings of his own in the living room. He is still working. It's "therapy" he says.



Roberts recognizes the special nature of the house's exterior as well. His house was one of four Oakhurst houses documented in the 1989 Tarrant County Historic Architectural Resources Survey volume which includes Riverside. It's a Tudor style house constructed by Thomas Powell. According to the survey its veneer is sandstone, probably from Palo Pinto County, as the materials for so many Riverside houses were. "The combination of form and materials gives the house a diminutive doll house quality," according to the survey. In 1936, the land and house were valued at just over \$4,700. The house is a contributing structure in the Oakhurst Historic District, listed in the National Register of Historic Places.

How great to find Howard Thornton's letter, to open a window into the lives being lived in the Thornton house 73 years ago and provide a snapshot of a young navy

officer's experience on board a World War II ship so many thousands of miles away from Oakhurst.



Howard Thornton's March 1943 letter was handwritten on U.S. Navy stationery with an image of a navy ship and planes flying overhead in blue on the masthead. The text of the letter reads as follows:

*"Tuesday, March 9<sup>th</sup>*

*Dear Mother and Dad,*

*The mail boat is coming along side in a minute so I will try to get a couple of lines off before he comes.*

*I am still out in the Pacific some where, and will have some good stories to tell when the war is over and I get home. I have been made Junior Division officer and am on Censoring board. You should read some of the letters these fellow write.*

*They gave us 3 new ensigns a swell cabin. Has a private bath. (The only cabin, besides the Captain with same.)*

*Still learning a heck of a lot. But still lots to learn. Haven't been sea sick yet, and quite proud of the fact.*

*Am going to send a money order home, and when my tailor bill gets there, wish you would pay it for me. Will amount to about 40.00 or more.*

*Haven't received any mail since I left. Will probably have a \_\_\_\_\_ when I get back.*

*Howard"*



*Above: Roberts believes the phone hall light fixture is original to the house; Lower left: the Old Quaker Whiskey bottles Roberts found inside a wall during renovation; Lower right: The phone inset in the large hall connecting several rooms*

**12. SP-16-013 JBS Holdings LP (CD 9) – 3250 Hulen Street (Chamberlain Arlington Heights, Block 2R, Lot 4R, 0.88 Acre): from PD 455 “PD/SU” Planned Development/Specific Use for all uses in “G” Intensive Commercial with waiver of setbacks on all sides to Amend PD 455 site plan to reconfigure parking area and add a driveway onto Geddes Street**

Mickey Thomas, 3973 W. Vickery Boulevard, Suite 103, Fort Worth, Texas representing JBS Holdings LP explained to the Commissioners they are trying to reconfigure the parking lot for Starbucks so as to create better traffic flow between the two sites. Mr. Thomas said the parking will be at 45 degree parking on the north and 60 degree parking to the west and to provide a one-way exit only onto Geddes. He also noted they did provide a traffic study to TPW and reached out to Alamo Heights and Sunset Heights NA in which that was one of the concerns. The neighborhood is requesting a left turn only sign on to Geddes in which the applicant is willing to provide.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Runnels. The motion carried 8-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>					<i>SP-16-013</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Peter Jacobson	3319 Hulen	In		Support	Sent letter in
Alexis Brooks/Sunset Heights NA	4633 Geddes	In		Support	Sent letter in

Mr. Flores asked Ms. Murphy to call ZC-16-187 through ZC-16-189 together.

**13. ZC-16-187 Equity Trust Company Cust. /City of Fort Worth Planning & Development (CD 9) – 2200 Marigold Avenue (Oakhurst Addition, Block 23, Lot 17, 0.26 Acre): from “A-10” One-Family to Add HC Historic and Cultural Overlay**

Ms. Murphy explained to the Commissioners this is an historic designation.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion carried 8-0-1 with Mr. Northern recusing himself.

**14. ZC-16-188 Will and Elizabeth Northern/City of Fort Worth Planning & Development (CD 9) – 1145 Mistletoe Drive (Mistletoe Heights Addition, Block 22, Lot 2, 0.17 Acre): from “A-5” One-Family to Add HC Historic and Cultural Overlay**

Ms. Murphy explained to the Commissioners this is an historic designation.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion carried 8-0-1 with Mr. Northern recusing himself.