



**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:** None submitted  
**Support:** One letter submitted

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

**Owner / Applicant:** Will & Elizabeth Northern / CFW Planning and Development Department

**Site Location:** 1145 Mistletoe Drive Mapsco: 76K

**Proposed Use:** Historic Designation

**Request:** From: "A-5" 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 1145 Mistletoe Drive is an excellent example of Craftsman style architecture. The structure was constructed circa 1918. The applicant has provided a summary of how the structure/site meets 4 of the 10 designation criteria.

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 4: Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.
- Criterion 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

**Site Information:**

Owner: Will & Elizabeth Northern

2226 W. Rosedale Street South  
 Fort Worth, TX 76110  
 Acreage: 0.171 acres  
 Comprehensive Plan Sector: TCU/Westcliff  
 Agent: City of Fort Worth Historical  
 Surrounding Zoning and Land Uses:  
 North "A-5" One-family / residential  
 East "A-5" One-family / residential  
 South "A-5" One-family / residential  
 West "A-5" 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)
Mistletoe Dr	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:

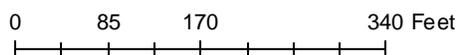
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.

**Attachments:**

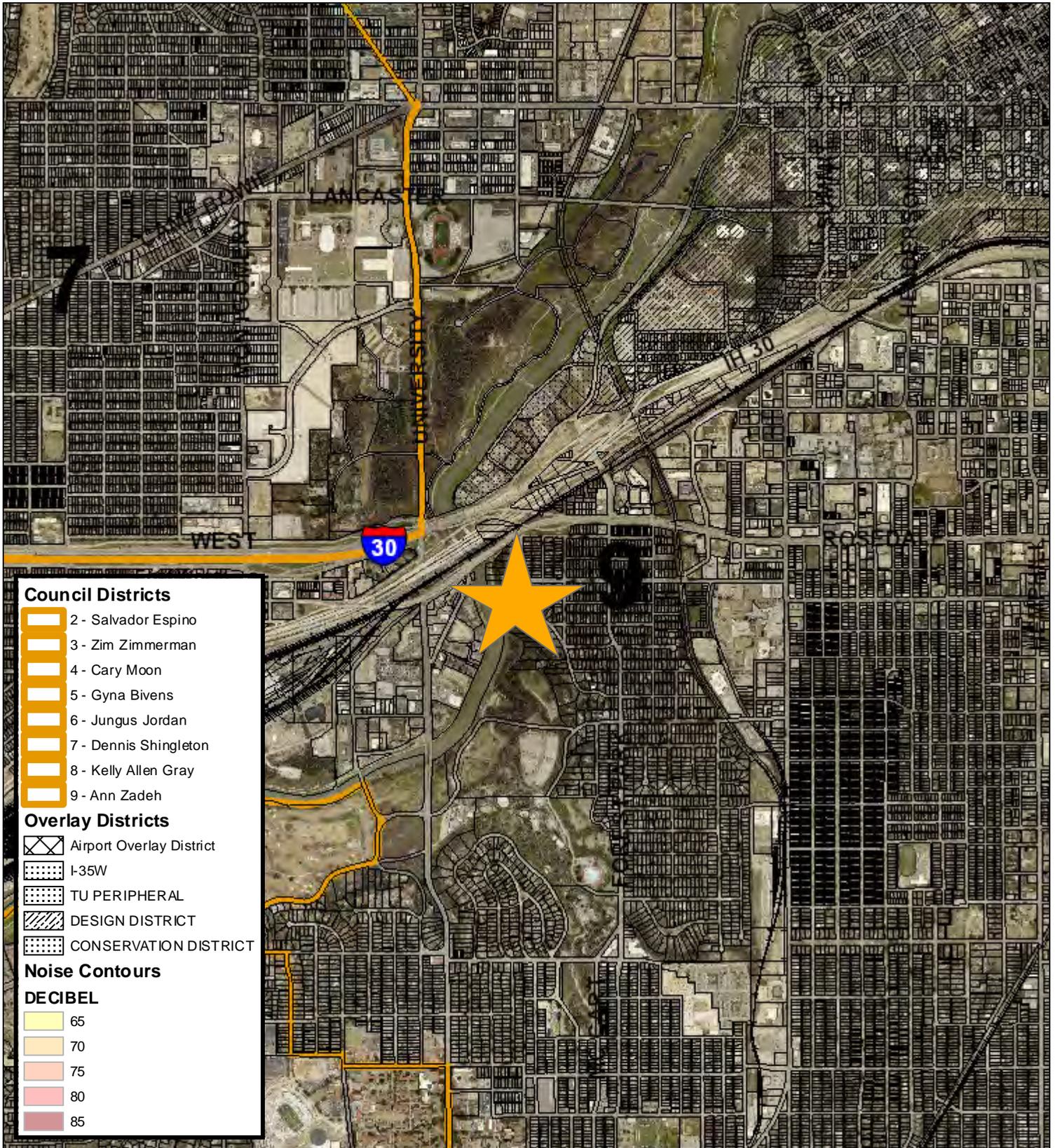
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission hearing

### Area Zoning Map

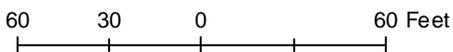
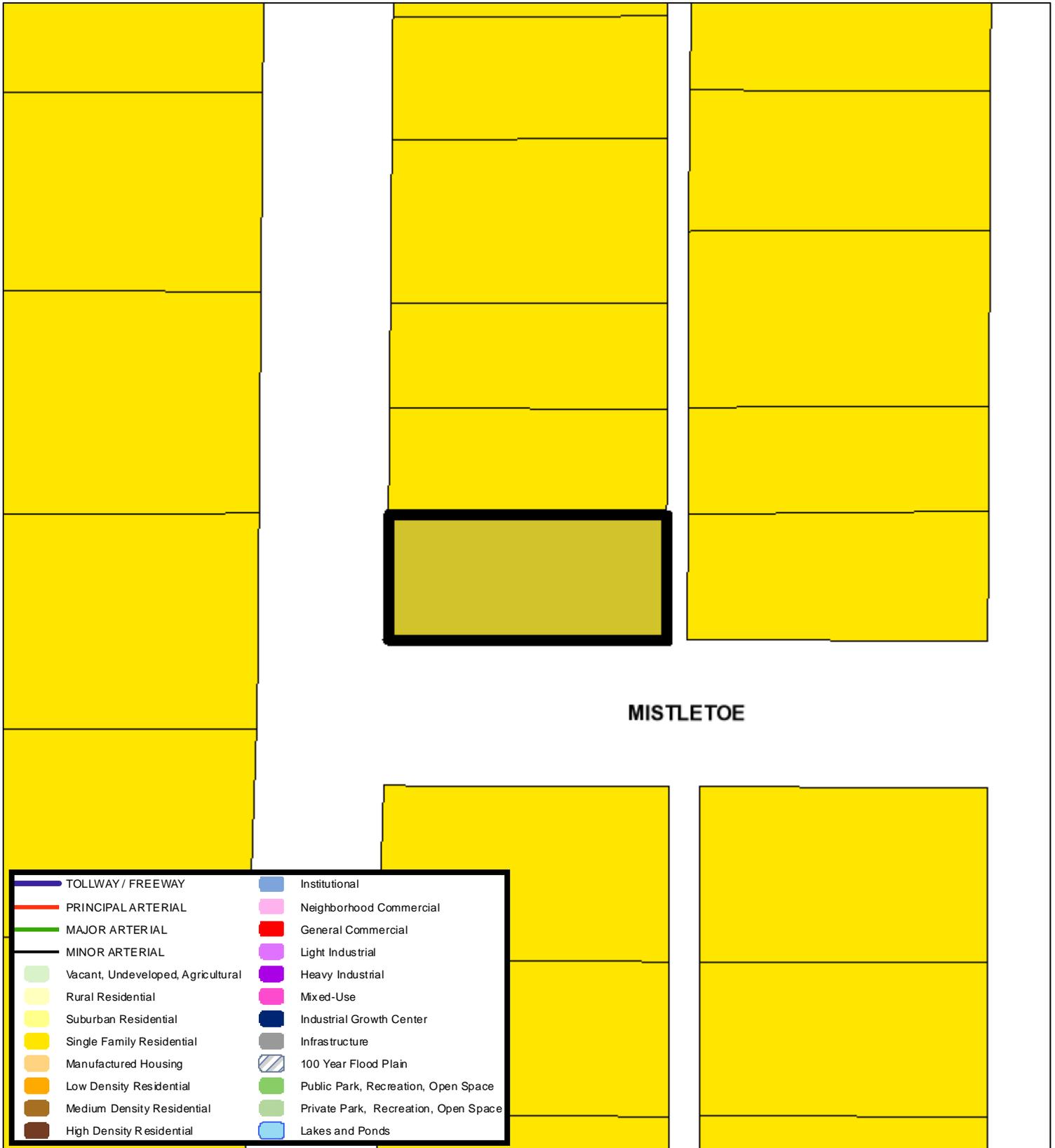
Applicant: William Northern/Fort Worth Planning & Development  
 Address: 1145 Mistletoe Drive  
 Zoning From: A-5  
 Zoning To: A-5 with HC Historic and Cultural Overlay  
 Acres: 0.17197387  
 Mapsco: 76K  
 Sector/District: TCU/W.cliff  
 Commission Date: 10/12/2016  
 Contact: 817-392-8000



### Area Map



### Future Land Use



**Aerial Photo Map**



0 37.5 75 150 Feet



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

**DATES:** August 8, 2016

**COUNCIL DISTRICT:** 9

***GENERAL INFORMATION***

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<b>REQUEST</b>	Designation as Historic and Cultural Landmarks (HC)
<b>APPLICANT/AGENT</b>	Will and Elizabeth Northern
<b>LOCATION</b>	1145 Mistletoe Drive
<b>ZONING/ USE (S)</b>	A-5
<b>NEIGHBORHOOD ASSOCIATION</b>	Mistletoe Heights Neighborhood Association

***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:

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- Criterion 4: Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.
- Criterion 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

***FINDINGS / RECOMMENDATIONS***

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The applicant is requesting to designate 1145 Mistletoe Drive as a Historic and Cultural Landmark.

1145 Mistletoe Drive is an excellent example of Craftsman style architecture. The structure was constructed circa 1918. The applicant has provided a summary of how the structure/site at 1145 Mistletoe Drive 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: 1145 Mistletoe Dr. is a unique Craftsman Style residence built in 1915, per TAD. The property sits at the intersection of Mistletoe Dr. & Mistletoe Blvd., in Mistletoe Heights addition, one of Fort Worth's originally established neighborhoods running along the Trinity River. The main house contains a basement and three brick chimneys, one of which extends into the basement. The chimneys were important as they were used to heat the house prior to modern day heating and provided exhaust for potbelly stoves that were used during that time for cooking. In addition, the house is accompanied by a brick carriage house, which was prevalent in the time for horses. The carriage house bears an adjoining, small, one-bedroom apartment with a brick chimney. The age, location, and construction of the property exemplify cultural, economic, social, and historical heritage of Fort Worth during the time period.

Criterion 2: The property is architecturally unique. It has an uncanny symmetry about it and contains many features contained within Colonial Bungalow subtypes. One can see two sets of two symmetrical, bay windows from the Northern and Southern faces of the house. The fascia of the roofline extends over the exterior walls with rafter tails to provide additional support and aesthetic value. In addition, the front porch is adorned with brick columns bearing white caps, a common architectural feature of the time. Finally, the home has an abundance of windows on all sides to help allow light in the interior and serve as a means to create cross breezes inside. 1145 Mistletoe Dr. contains numerous craftsman, bungalow architectural features.

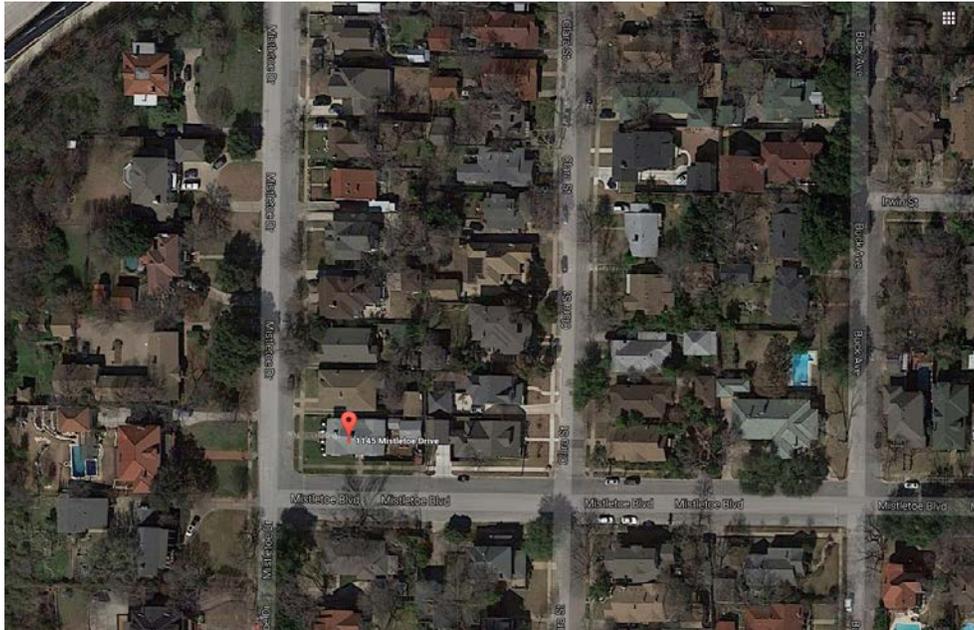
Criterion 4: 1145 Mistletoe Dr., and its garage, were constructed out of a queen-sized, red, scratch-faced brick that remains unpainted to this day. The brick's beautiful natural color works well with the original, white wooden windows that surround the home, many of which still function. The interior of the property has three chimneys to help keep the house warm during the winter. The front porch also has brick columns bearing white caps that are commonly seen with bungalow construction. The property also has a concrete basement, which continues to be a unique feature still today. 1145 Mistletoe Dr. embodies numerous craftsman features that were innovative during the time of construction. The property was built by J.L. Crane who built several structure in the area including 2625 Jennings Avenue and 2005 6<sup>th</sup> Avenue.

Criterion 9:

1145 Mistletoe Drive represents a man-made, architecturally significant, bungalow style of construction that greatly contributes to the character to the Mistletoe Heights neighborhood and Historic District. It exemplifies the time period in which it was constructed.

Staff recommends the following motion: **Motion to approve the designation of 1145 Mistletoe 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



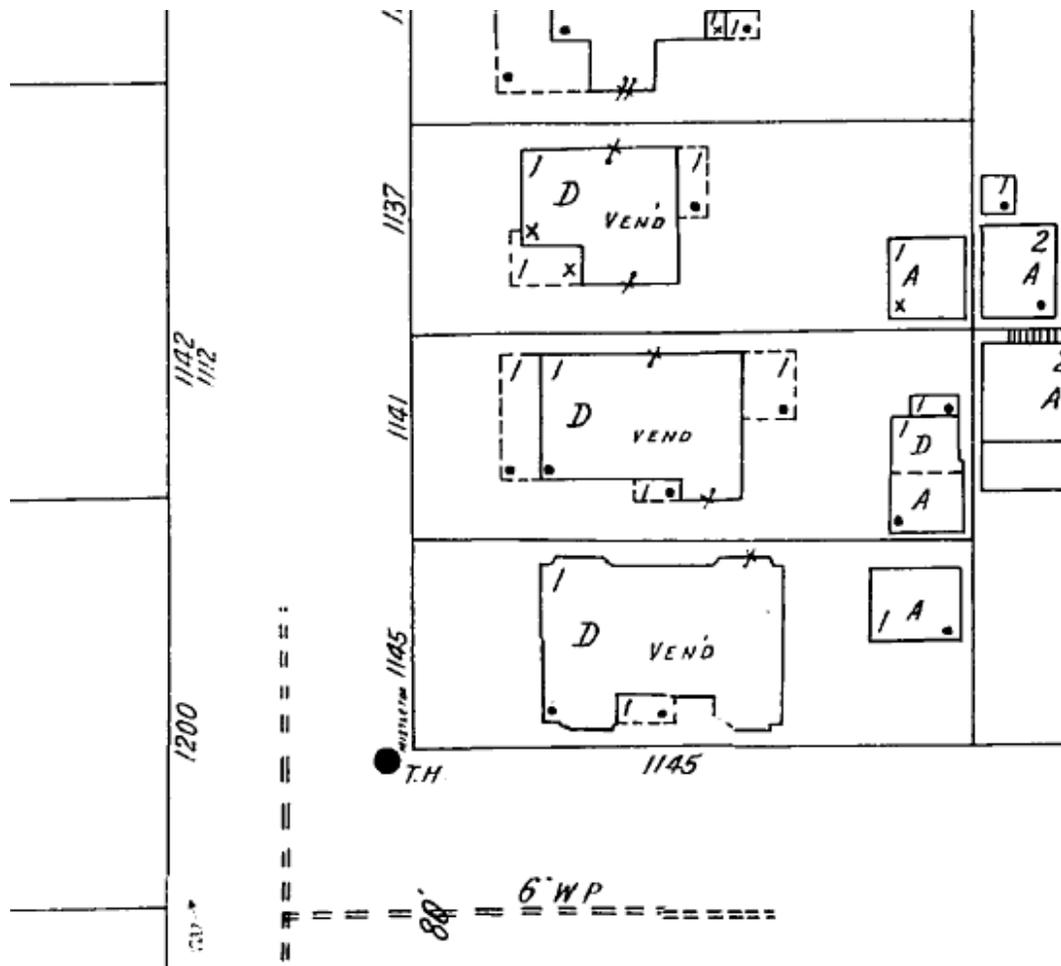
Aerial



View of front entry from Mistletoe Drive



View of side entry from Mistletoe Boulevard



1951 Sanborn Map

