



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2016

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Left Deep Left, LP / CFW Planning and Development

Site Location: 210 E. 8th Street Mapsco: 77A

Proposed Use: Historic Designation

Request: From: "H/DD/DUDD" Central Business District/Demolition Delay/Downtown Urban Design District

To: Remove Demolition Delay Overlay and add Historic and Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

This site is known as Winfield Place and was originally designed as a parking garage for the Winfield Hotel, which ended up being called the Texas Hotel. Construction began in 1919 and was completed in 1920. The first business housed there was the Winfield Garage and Livery Company. It is also the site of Fort Worth's Annual Auto Show. The most recent uses for the structure have been office and restaurant/bar.

The site was associated with Winfield Scott, Fort Worth's poor boy turned millionaire. It was his intention to construct the largest hotel in the south, the Winfield hotel, at the corner of Eighth and Main Street. He died in 1911 before this project could get off the ground. After WWI, a group of Fort Worth businessmen formed Citizen Hotel Company and raised the money to construct Scott's Winfield Hotel. The hotel's name changed to Texas Hotel, but the garage kept the name Winfield.

The structure itself was designed by well-known architects, Sanquinet and Staats. It is unusual in that it was constructed with only four massive columns in the structure with the weight of the upper floors supported on steel pans. This allowed the interior to be more open with enough space for cars to move around.

The applicant is requesting 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.

- Criteria 3: Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth.
- Criteria 4: Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- 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.
- Criteria 7: Is the site of a significant historic event.
- Criterion 8: Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or United States.

Site Information:

Owner: Left Deep Left, LP
 100 E. 15th Street, Suite 320
 Fort Worth, TX 76102

Acreage: 0.361 acres

Comprehensive Plan Sector: Downtown

Agent: City of Fort Worth Historical

Surrounding Zoning and Land Uses:

- North "J/DUDD" Medium Industrial / parking lot
- East "H/DUDD" Central Business District / parking lot
- South "H/DD/DUDD" Central Business District / commercial
- West "H/DUDD" Central Business District / commercial

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed
8 th St.	One-Way Residential	One-Way Residential
Calhoun	CMU	CMU

2016 Thoroughfare Plan Street Types:

- ACT Activity Street
- CMU Commercial Mixed Use
- NC Neighborhood Connector
- CMCO Commercial Connector
- SL System Link

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:

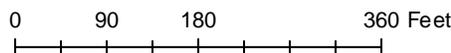
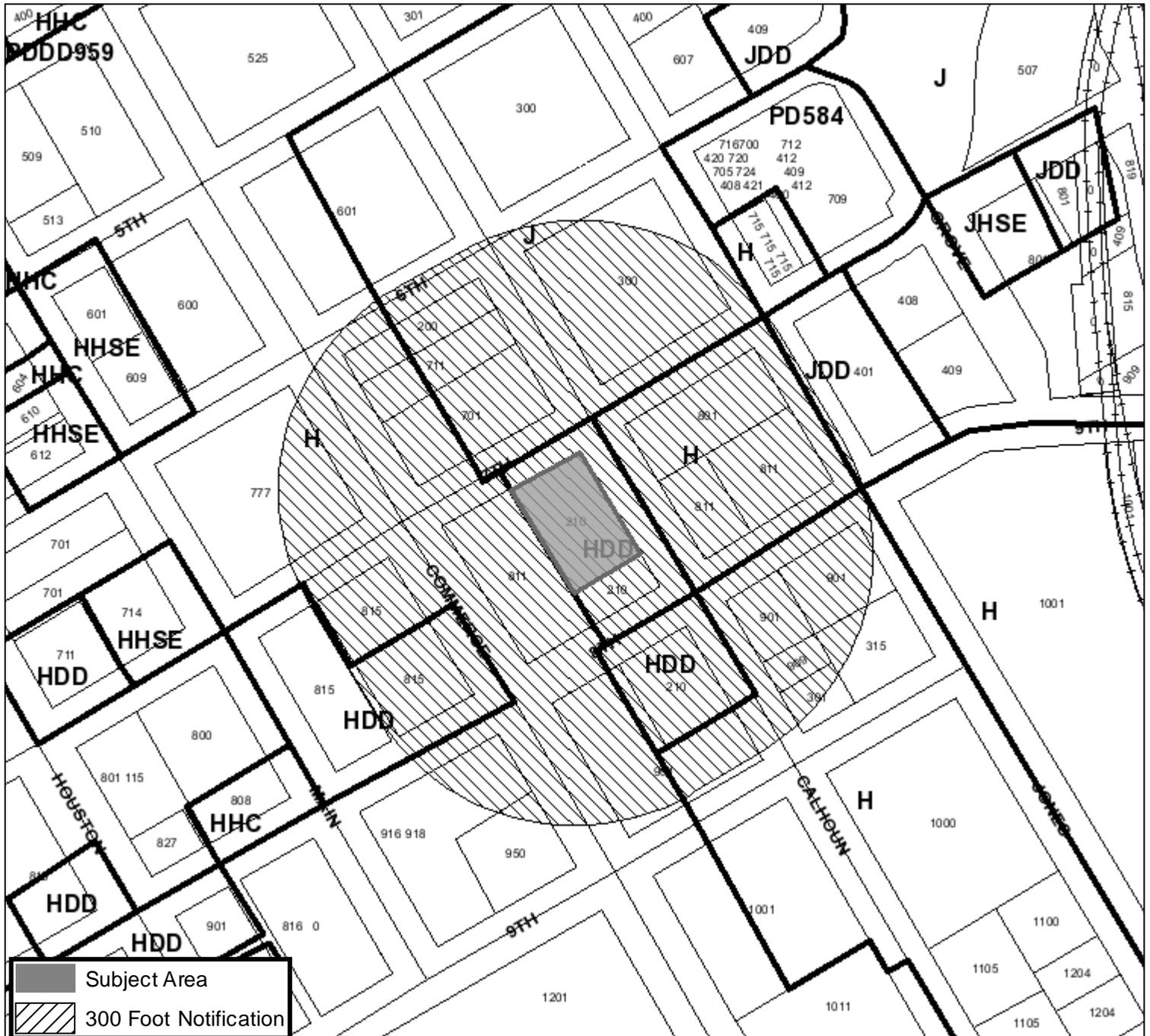
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for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

Attachments:

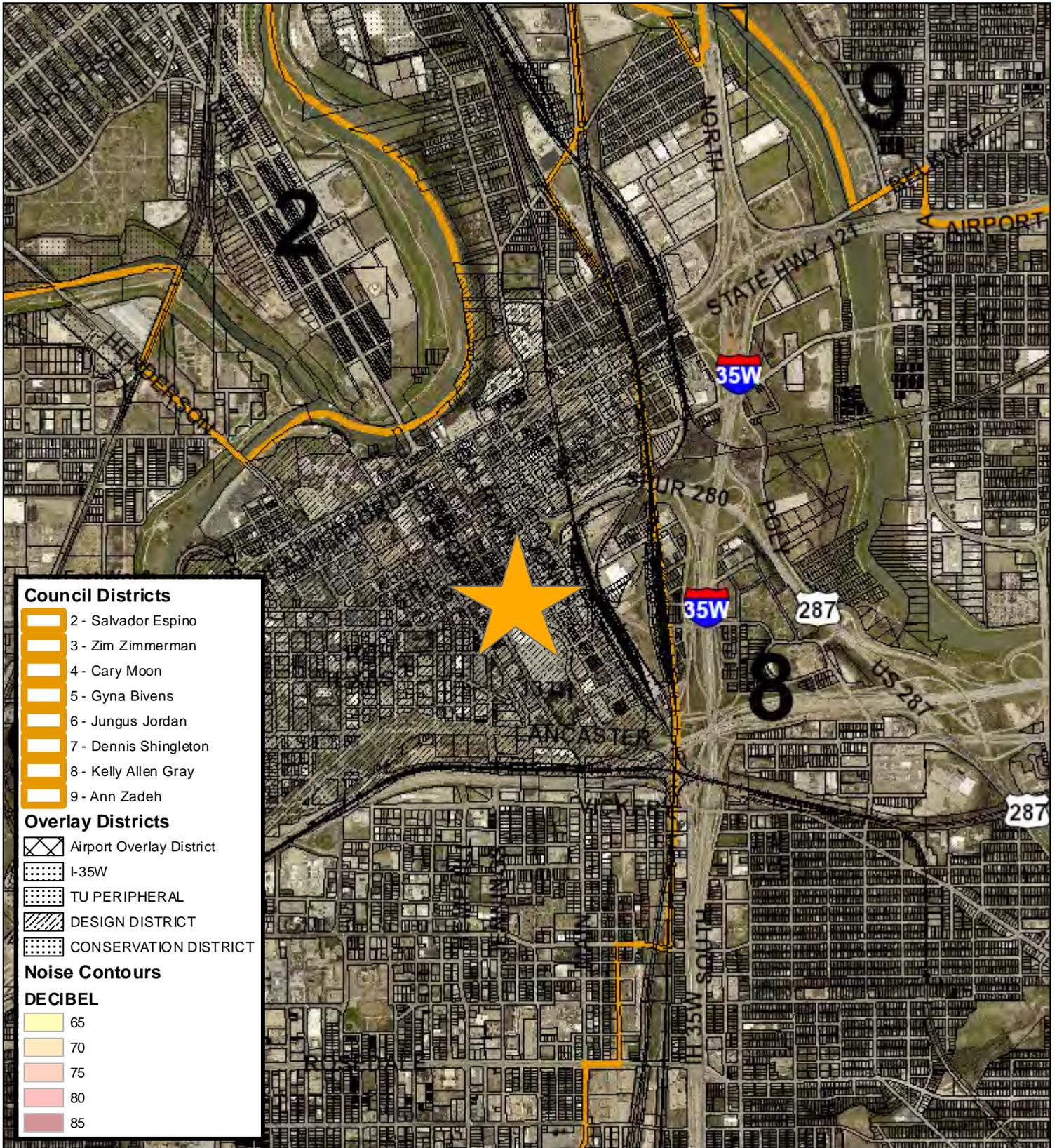
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission hearing

Area Zoning Map

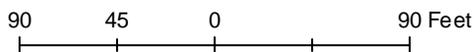
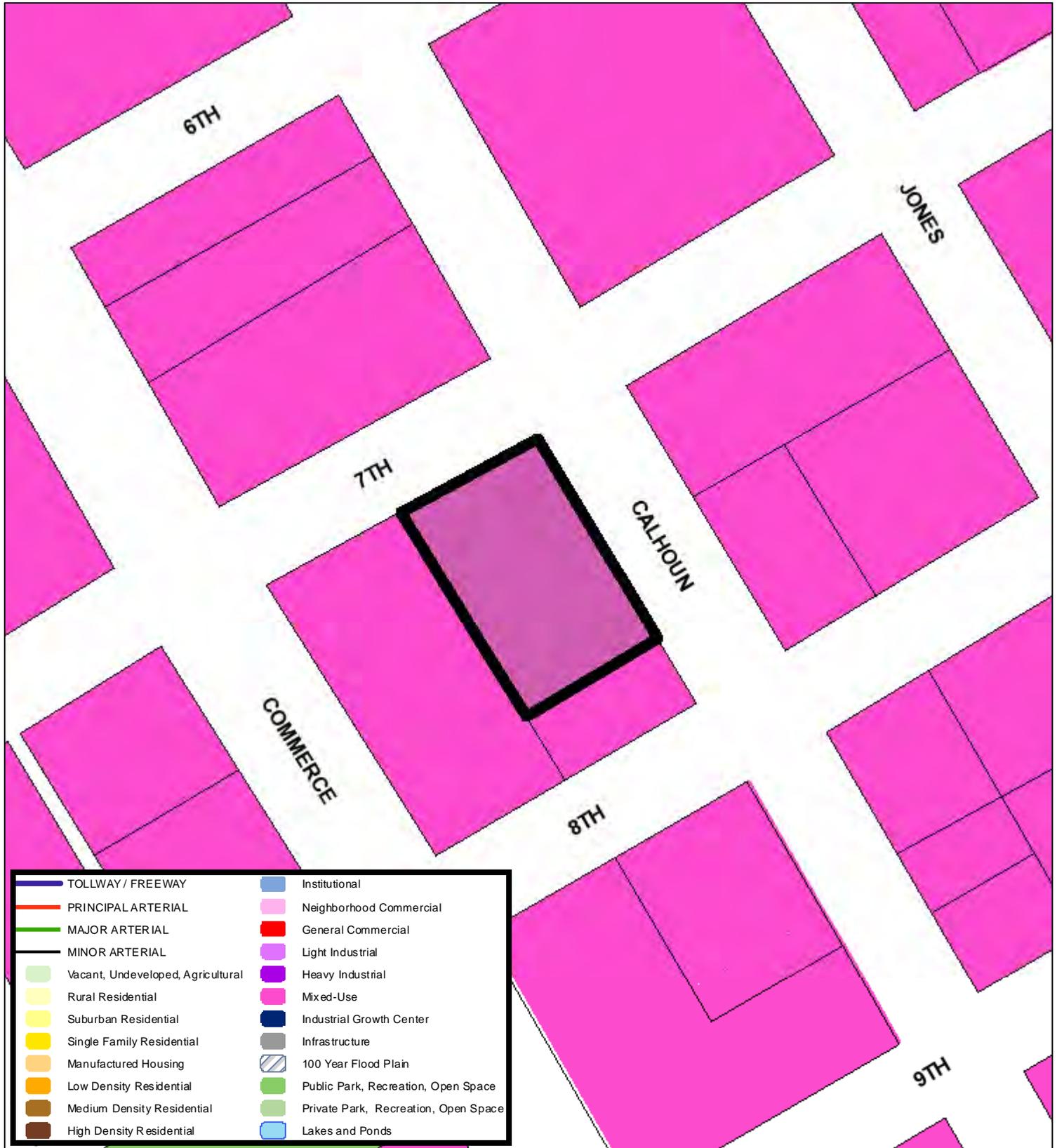
Applicant: Left Dept Left/Fort Worth Planning & Development
 Address: 210 E. 8th Street
 Zoning From: H/DD/DUDD Downtown Urban Design District
 Zoning To: Change DD Demolition Delay Overlay to HC Historic Overlay
 Acres: 0.3612617
 Mapsco: 77A
 Sector/District: Downtown
 Commission Date: 10/12/2016
 Contact: 817-392-8000



Area Map



Future Land Use



Aerial Photo Map



0 55 110 220 Feet



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

DATES: February 9, 2015

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmark (HC)
APPLICANT/AGENT	Left Deep Left, LP
LOCATION	210 East 8 th Street
ZONING/ USE (S)	H/DD
NEIGHBORHOOD ASSOCIATION	Individual

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 3: Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth.
- Criterion 4: Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- Criterion 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.
- Criterion 7: Is the site of a significant historical event.
- Criterion 8: Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or United States

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate the site located at 210 East 8th Street. This structure is known as Winfield Place and was originally designed as a parking garage for the Winfield Hotel,

which ended up being called the Texas Hotel. Construction began in 1919 and was completed in 1920. The first business housed there was the Winfield Garage and Livery Company. It is also the site of Fort Worth's First Annual Auto Show. The most recent uses for the structure have been office and restaurant/bar.

This site was associated with Winfield Scott, Fort Worth's poor boy turned millionaire. It was his intention to construct the largest hotel in the south, the Winfield hotel, at the corner of Eighth and Main Street. He died in 1911 before this project could get off the ground. After WWI, a group of Fort Worth businessmen formed Citizen Hotel Company and raised the money to construct Scott's Winfield Hotel. The hotel's name changed to Texas Hotel, but the garage kept the name Winfield.

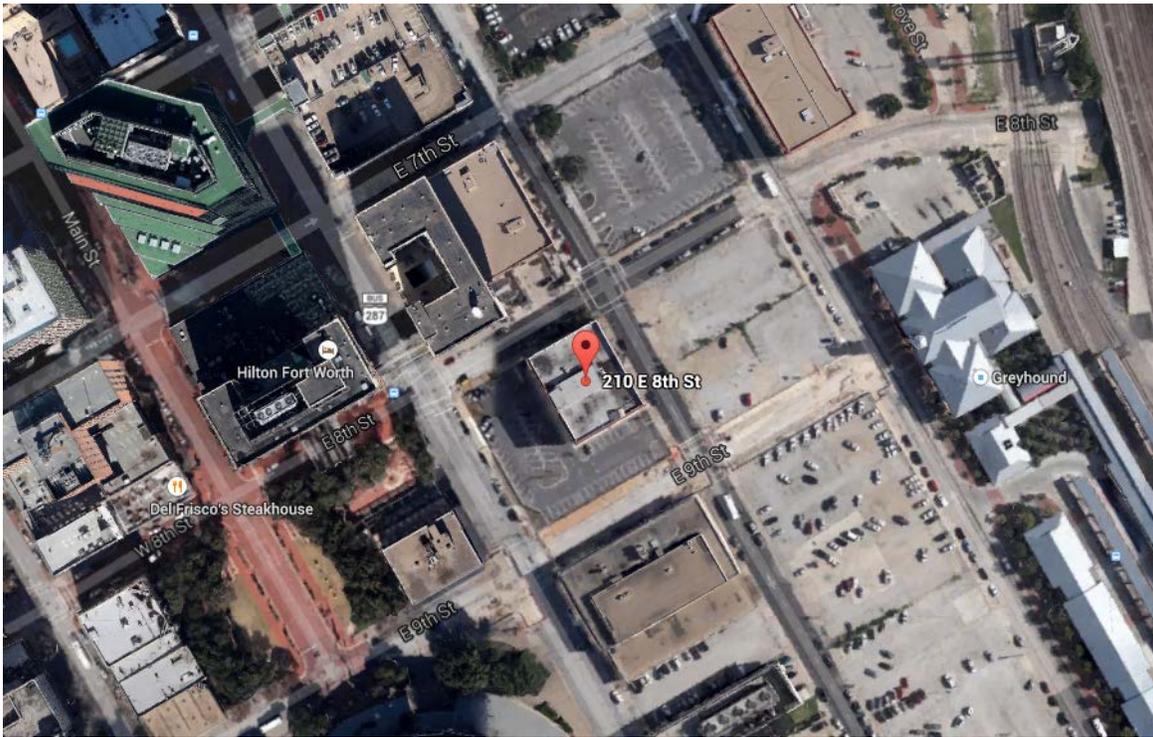
The structure itself was designed by well known architects, Sanguinet and Staats. It is unusual in that it was constructed with only four massive columns in the structure with the weight of the upper floors supported on steel spans. This allowed the interior to be more open with enough space for cars to move around.

Please see the attached historic research materials provided by the applicant for a more detailed history of the structure.

The structure/site at 210 East 8th Street meets 6 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 210 East 8th 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 North (Front) Elevation

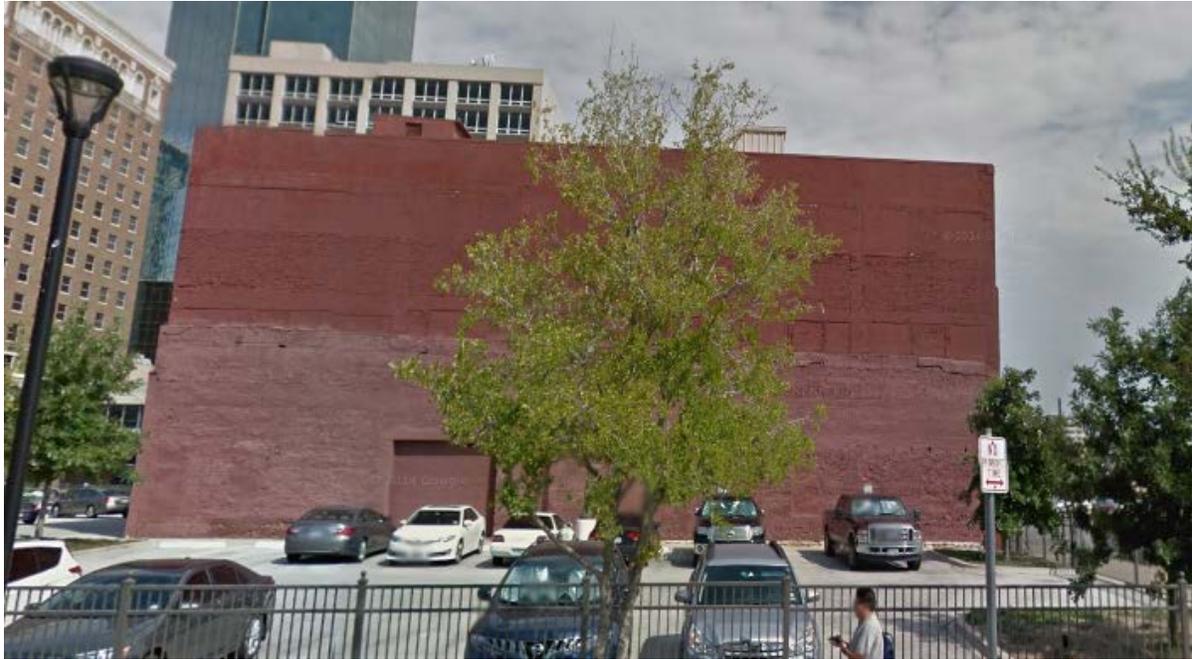
Additional Images of Structure



West Elevation



East Elevation

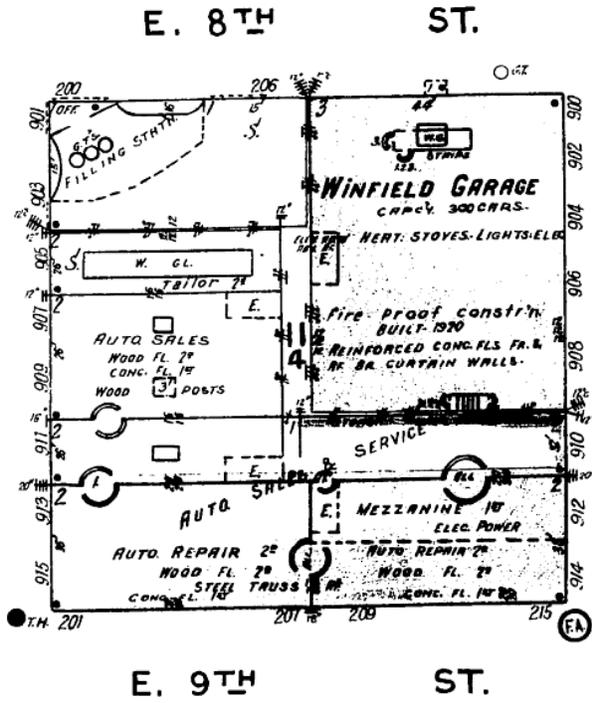
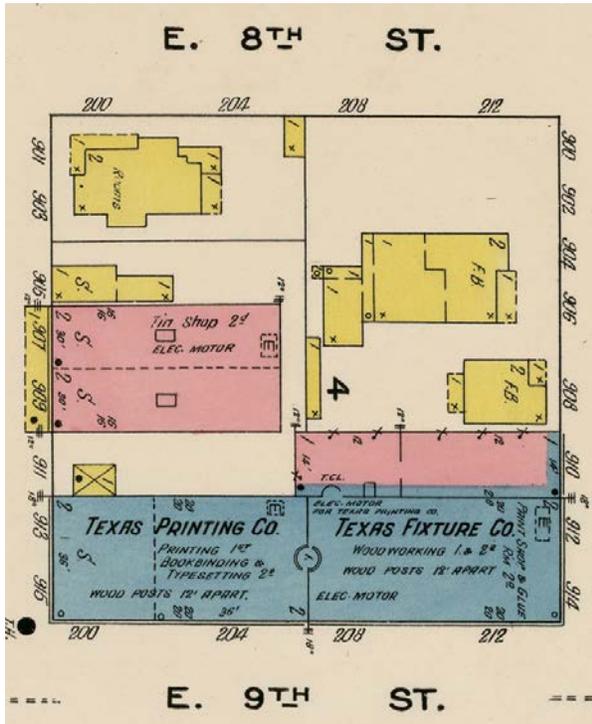


South (rear) Elevation

Sanborn Maps

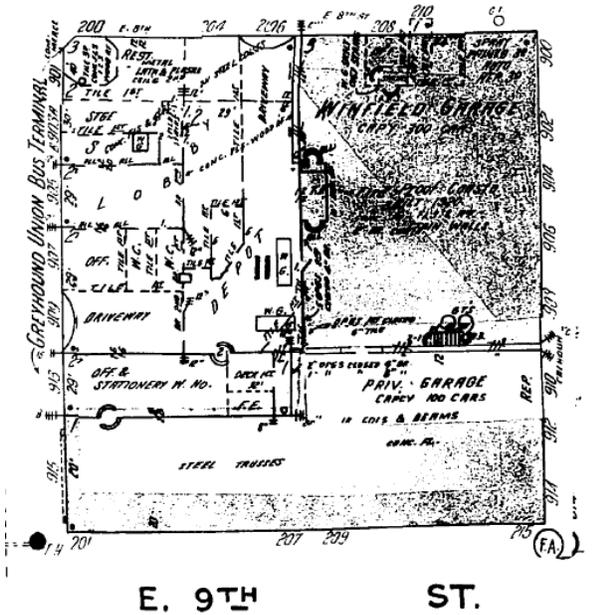
1911 Sanborn Map

1927 Sanborn Map



1951 Sanborn Map

E. 8TH ST.



Criteria for Designation Summary Provided by the Applicant

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:

Yes, Winfield Place was constructed in 1919 as one of the first parking garages in Fort Worth; it housed the first Fort Worth Automobile Show. The original car elevator that was used to move cars between levels of the garage remains today.

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

3) Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth:

Winfield Place was designed by Fort Worth architects Sanguinet and Staats known for many historically notable buildings in Fort Worth. The garage was constructed to serve the Texas Hotel, now known as the Hilton Fort Worth, which was also designed by the same architect.

4) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation, including, but not limited to:

As one of the first parking garages in Fort Worth, the Winfield Place Building was designed to allow for an open plate construction for ease of automobile movement throughout. There are only four interior columns used to support the structure.

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:

Winfield Place is one of the original parking garages in Fort Worth and has survived nearly 100 years. Neighboring buildings which had similar significance have since been demolished.

6) Possesses significant archeological value, which has produced or is likely to produce data affecting theories of historic or prehistoric interest

7) Is the site of a significant historic event:

Winfield Garage held the first Fort Worth Automobile Show in 1920. The Auto Show included a Gala Week and was highly publicized in The Star Telegram as a significant Fort Worth Event.

8) Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States

Winfield Place was named for Winfield Scott, the Fort Worth business man responsible for many of the Properties in downtown. Even though he passed away prior to the construction of the Winfield Hotel and Garage, his vision came to be. The Winfield Hotel opened as the Texas Hotel.

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

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

An application is in process to submit Winfield Place to the Texas Historic Commission to be designated as a Recorded Texas Historic Landmark and to be listed on the National Register of Historic Places.