



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 5, 2013

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Crystal Castoreno  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** James Daren George

**Site Location:** 1901 Ben Hall Court Mapsco: 76Q

**Proposed Use:** Historic Overlay

**Request:** From: "A-5" One-Family  
To: "A-5/HC" One-Family/Historic and Cultural Overlay

**Land Use Compatibility:** Not Applicable.

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

**Background:**

1901 Ben Hall Court, also known as "The Llewellyn House", was built for John T Llewellyn and Elsie Crawford Llewellyn and is located in the Berkeley Place neighborhood. Construction began in 1920 and was completed in 1922. Mobley and Delaney were the realtors and builders for most of the Cheltenham Addition (where this structure is located) and are believed to be the builders for the Llewellyn house.

The structure was constructed in the Craftsman Bungalow style with European Revival influenced openings at the front elevation. The structure exemplifies all of the major Craftsman's features including a low pitched gabled roof with exposed rafter tails and roof beams, half timbering at the gables, a full width front porch supported by square columns, a shed dormer and six-over-one windows.

The front elevation of the property is divided into three bays, each having a wide opening. The central, or main entry, is a segmentally arched 15-lite door. It is flanked by oversized, segmentally arched, French doors. Arched and segmentally arched French doors are often found in the European Revival subtypes, such as Tudor, French Eclectic, Spanish Revival and Italian Renaissance. European Revivals were popular throughout the Fort Worth area from 1915 to 1940.

Historic and Cultural Landmarks Commission made a motion to approve the designation of 1901 Ben Hall court as a Historic and Cultural Landmark (HC) on December 10, 2012.

The applicant requests historic designation change as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

Criteria 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 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.

**Site Information:**

Owner: James Daren George  
1901 Ben Hall Court  
Fort Worth, TX 76110  
Agent: City of Fort Worth  
Acreage: 0.33 acres  
Comprehensive Plan Sector: TCU/Westcliff  
Surrounding Zoning and Land Uses:  
North "A-5" One-Family / single-family  
East "NS-T5I" Near Southside District / Industrial  
South "A-5" One-Family / single-family  
West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ben Hall Ct.	Residential	Residential	No
Warner St.	Residential	Residential	No

**Public Notification:**

The following Neighborhood Associations were notified:

Mistletoe Heights	Southside Preservation Association
Fairmount NA	NUP-Neighborhood Unification Project
Berkley Place	FWISD
Fort Worth South, Inc.	

**Development Impact Analysis:**

**1. Land Use Compatibility**

1901 Ben Hall Ct. is surrounded by other similar residential uses. The requested addition of the "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as single-family. Therefore, the overlay district will not affect the underlying zoning district and future land use. Based on conformance with the future land use map; the proposed zoning **is consistent** with the 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.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area

- Future Land Use Map
- Aerial Photograph
- HCLC report
- Minutes of the Zoning Commission meeting

## Location Map



### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet

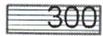


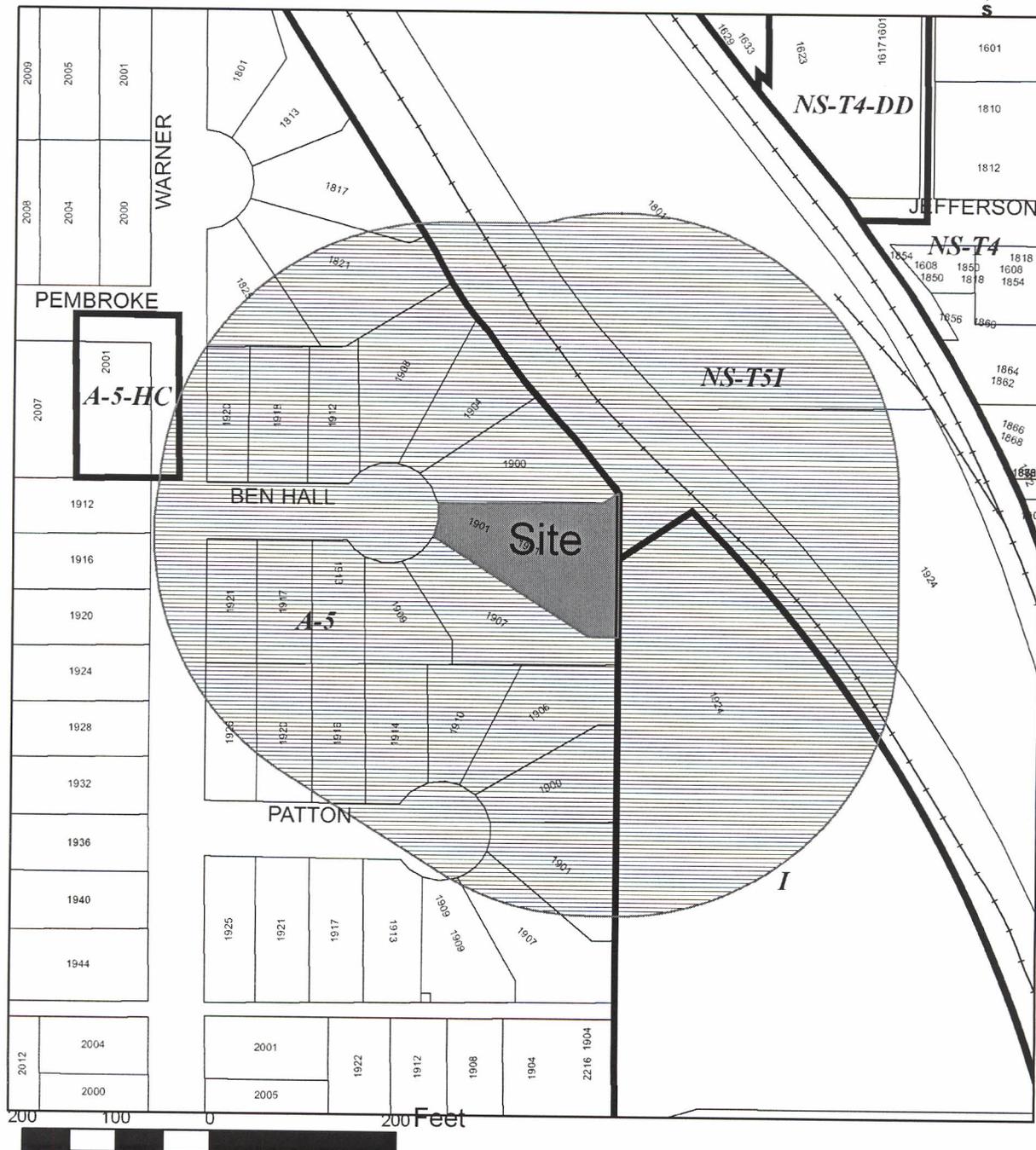


ZC-13-023

# Area Zoning Map

Applicant: James Daren George  
 Address: 1901 Ben Hall Court  
 Zoning From: A-5  
 Zoning To: Add Historic and Cultural overlay  
 Acres: 0.34  
 Mapsco: 76Q  
 Sector/District: TCU/W.cliff  
 Commission Date: 02/13/2013  
 Contact: 817-392-8037

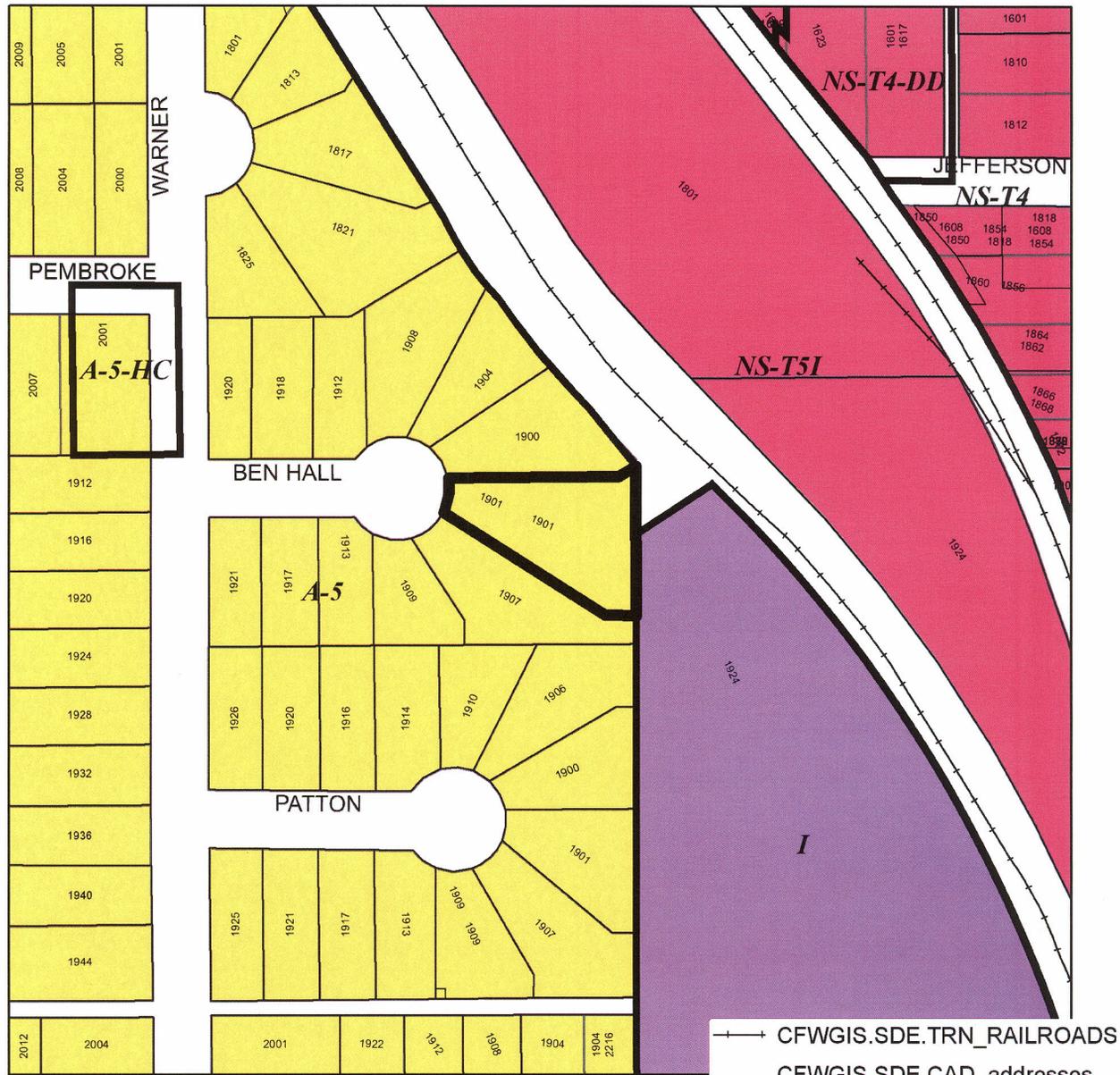
 300 Ft. Notification Buffer





# Future Land Use

ZC-13-023



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



## Aerial Photo Map



200 100 0 200 Feet



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

**DATES:** December 10, 2012

**COUNCIL DISTRICT:** 9

***GENERAL INFORMATION***

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<b>REQUEST</b>	Designation as a Historic & Cultural Landmark (HC)
<b>APPLICANT/AGENT</b>	James Darren George
<b>LOCATION</b>	1901 Ben Hall Court
<b>ZONING/ USE (S)</b>	A-5
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual

***DESIGNATION***

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***FINDINGS / RECOMMENDATIONS***

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1901 Ben Hall Court, also known as ‘The Llewellyn house”, was built for John T Llewellyn and Elsie Crawford Llewellyn and is located in the Berkeley Place neighborhood. Construction began in 1920 and was completed in 1922. Mobley and Delaney were the realtors and builders for most of the Cheltenham Addition (where this structure is located) and are believed to be the builders for the Llewellyn house.

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The Llewellyn family name is synonymous with real estate and real estate development in the Fort Worth area. John T Llewellyn was the district manager for the South Texas Winter Garden Farms Inc. until he and Elsie started their own real estate and development company in 1935, known as the Llewellyn Realty Inc. Elsie and John ran the company together until John's death in 1940. Elsie ran the company alone until her son, Jack, returned from World War II in 1949.

Jack and Elsie developed residential and commercial properties throughout Fort Worth including West Vickery Heights, Sherwood Forest, Forest Hill Circle and many more residential and commercial sites. The Llewellyn name can be found on many real estate documents filed in Fort Worth and continues their tradition in real estate as Llewellyn Management LLC.

The Llewellyn House is recognized by the Historic Fort Worth Inc. and is displayed on their website. It is also recognized in the Tarrant County Survey and can be found in the South Side book.

Staff recommends the following motion: **Motion to approve the designation of 1901 Ben Hall Court 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.**



Existing Northwest (Front) Façade of Structure



Back side of house

**15. ZC-13-022 Chase Place Subdivision (CD 9) – 1 – 14 Chase Court (Chase Place Addition, Block , Lots 1 & E1/2 2, 3 & W1/2 2, 4 & E1/2 5, W1/2 5, 7 & W1/2 6, 8, 9, 10R, 12, W60’ 13, 14 & E7’ 13, 4.38 Acres): from “A-5” One-Family, “B” Two-Family, “E” Neighborhood Commercial to “A-5/HC” One-Family/Historic & Cultural Overlay, “B/HC” Two-Family/Historic & Cultural Overlay, “E/HC” Neighborhood Commercial/Historic & Cultural Overlay**

Dana Burghdoff, Deputy Director, City of Fort Worth, Texas explained to the Commissioners there is usually representation from the neighborhood for support. She mentioned this is coming to them with approval from the Historic & Cultural Landmarks Commission.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Ferrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-13-022</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Paul & Janna Randall	3 Chase Court	In		Support	Sent letter in

**16. ZC-13-023 James Daren George (CD 9) – 1901 Ben Hall Court (Cheltenham, Block 8, Lot 7, 0.74 Acres): from “A-5” One-Family to “A-5/HC” One-Family/Historic & Cultural Overlay**

A request was made to move this case up before ZC-13-019. A motion by Ms. Reed, seconded by Mr. Flores was made. The motion carried unanimously.

James Daren George, 1901 Ben Hall Court, Fort Worth, Texas property owner, explained to the Commissioners they are requesting to add the overlay to the existing structure. They have spent a lot of money revamping this house.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Ferrell. The motion carried unanimously 9-0.

**17. ZC-13-024 Robert Adams (CD 9) – 2216 Huntington Lane (Berkeley, Block 3, Lot 18, 0.26 Acres): from “A-5” One-Family to “A-5/HC” One-Family/Historic & Cultural Overlay**

Robert Adams, 2216 Huntington Lane, Fort Worth, Texas property owner explained to the Commissioners the house was built back in 1924 by Charles Nash. This is one of the few Fort Worth residents with Spanish colonial architectural design. They purchased the home in 1974 and have served on several of the Berkley neighborhood organizations. Mr. Adams is currently Chair of the Historic & Cultural Landmarks Commission.

Mr. West said he thinks he recognizes this house. Mr. West thanked them for their services.