



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 9

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth/SUP 916 Bryan, LLC

Site Location: 916 Bryan Avenue Mapsco: 77J

Proposed Use: Historic Designation

Request: From: "NS-T5I" Near Southside Transect 5 Industrial/Institutional
To: "NS-T5I/HSE" Near Southside Transect 5 Industrial/Institutional /Highly Significant Endangered

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on Bryan Ave. near Terrell Ave. The applicant is proposing a zoning change to "NS-T5I/HSE" Near Southside T5I District /Highly Significant Endangered.

The applicant is requesting to designate the site located at 1001 Bryan Avenue. The structure was constructed in 1943 and is typical of commercial architecture from that time. Prior to 1943, a single family residence was located at this site. Initially this commercial structure was subdivided into three units (1001, 1003, 1005 Bryan Ave), one of which was a dwelling. One of the earliest businesses in the structure was Lane Grocery and Market, owned by Claude B. Lane. By 1949, the grocery was gone and Bryan Street Tavern was now the business located here. There also continued to be tenants who resided in the structure as well. In 1951, the business changed to the Tip Top Inn, a bar and restaurant. It remained the Tip Top Inn for about 60 years. In 2012, the business had become Nu Flava Night Club.

The structure consists of a simple rectangular form and is clad in brick. There is a simple brick dentil motif located along the parapet. The front elevation consists of three bays, separated by brick pilasters. Within each bay would have been storefront windows and entry doors. These have all been covered in vertical board siding with one central entry. Such an alteration would be easy to reverse. Though they have been boarded up, there is evidence that both the north and south elevation consisted of two windows and a rear entry door.

The interior of the structure appears to have been gutted. There are condition issues with the interior due to neglect. Also, the roof appears to have holes which have left the interior exposed to the elements. This has contributed to the structure's deteriorated state.

This structure is one of the few remaining examples of historic commercial architecture in this part of south Fort Worth. The structure is at risk of being lost, due to both its condition and growing new development around it.

The structure/site at 916 Bryan Avenue meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

- 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.
- An important example of a particular architectural type or specimen in the City of Fort Worth
- Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- 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.
- Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area. Any future building changes to the site will be required to seek approval from Historic staff.

Site Information:

Owner: SUP 916 Bryan, LLC
 2929 W. 5th St. Suite A
 Fort Worth, TX 76107

Acreage: 0.334 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North	"NS-T5" Near Southside T5 District / hospital
East	"NS-T5" Near Southside T5 District / commercial
South	"NS-T4" Near Southside T4 District / residential
West	"NS-T4" Near Southside T4 District / commercial

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bryan St.	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Near Southside Neighborhood Alliance	Trinity Habitat for Humanity
Fort Worth South Inc.	Streams And Valleys Inc
NUP-Neighborhood Unification Project	FWISD

*Not located within a registered neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**
 The requested "HSE" 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 2015 Comprehensive Plan:

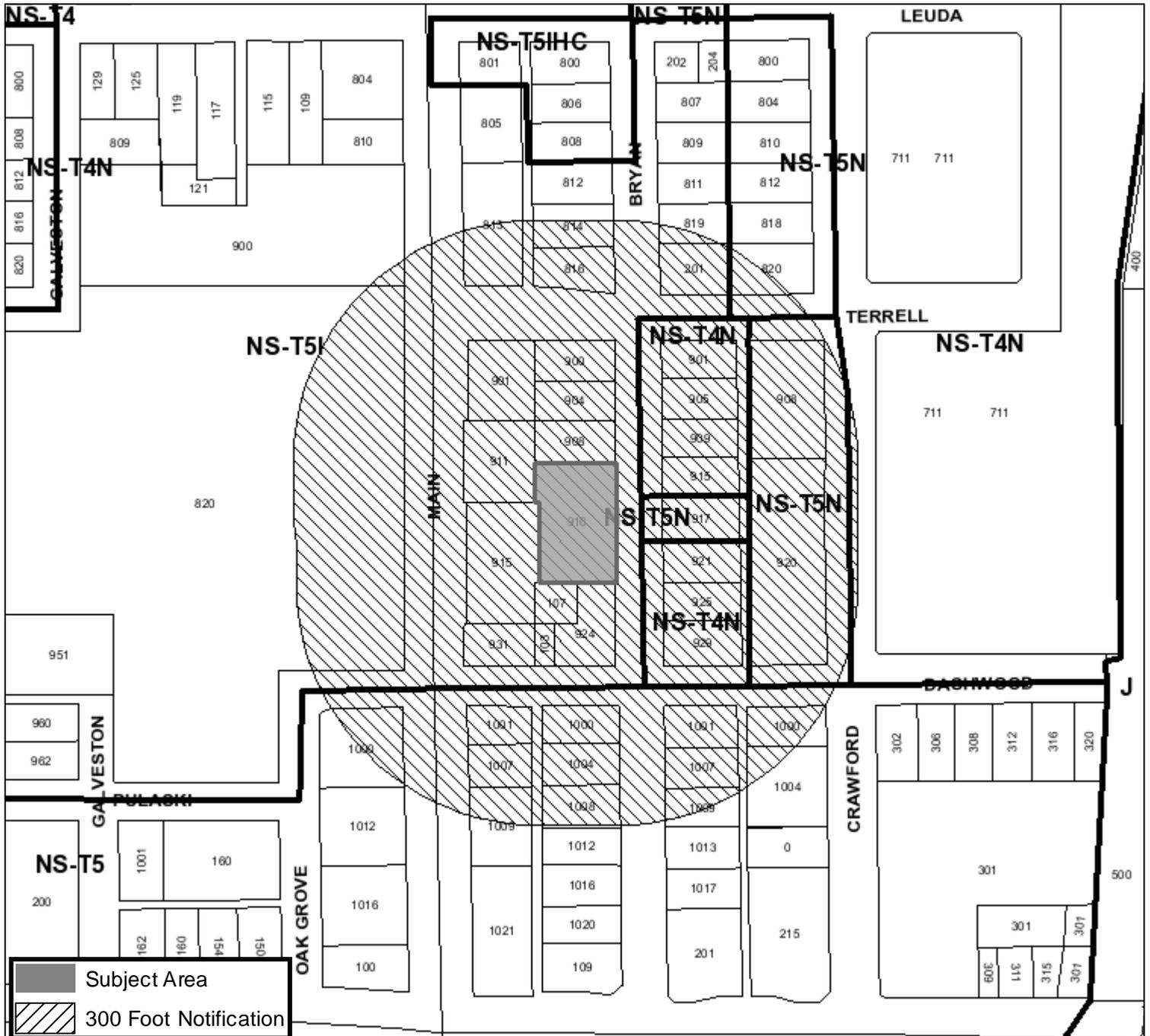
- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for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

Attachments:

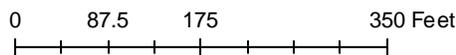
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report
- Minutes from the Zoning Commission meeting

Area Zoning Map

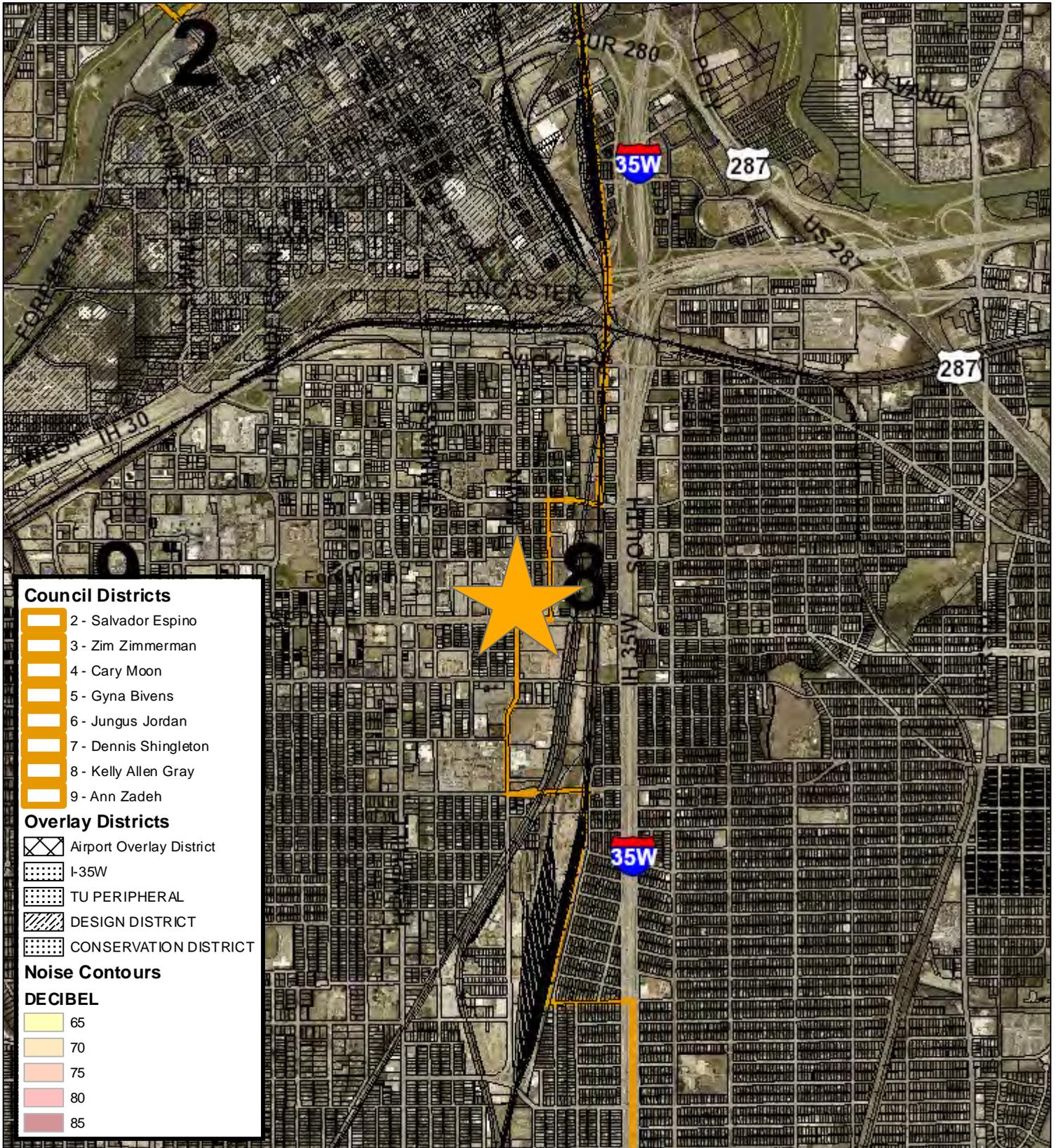
Applicant: SUP 916 Bryan LLC/City FW Historic Preservation
 Address: 916 Bryan Avenue
 Zoning From: NT-T5I
 Zoning To: NT-T5I plus Highly Significant Endangered overlay
 Acres: 0.33402258
 Mapsco: 77J
 Sector/District: Southside
 Commission Date: 1/13/2016
 Contact: 817-392-8043



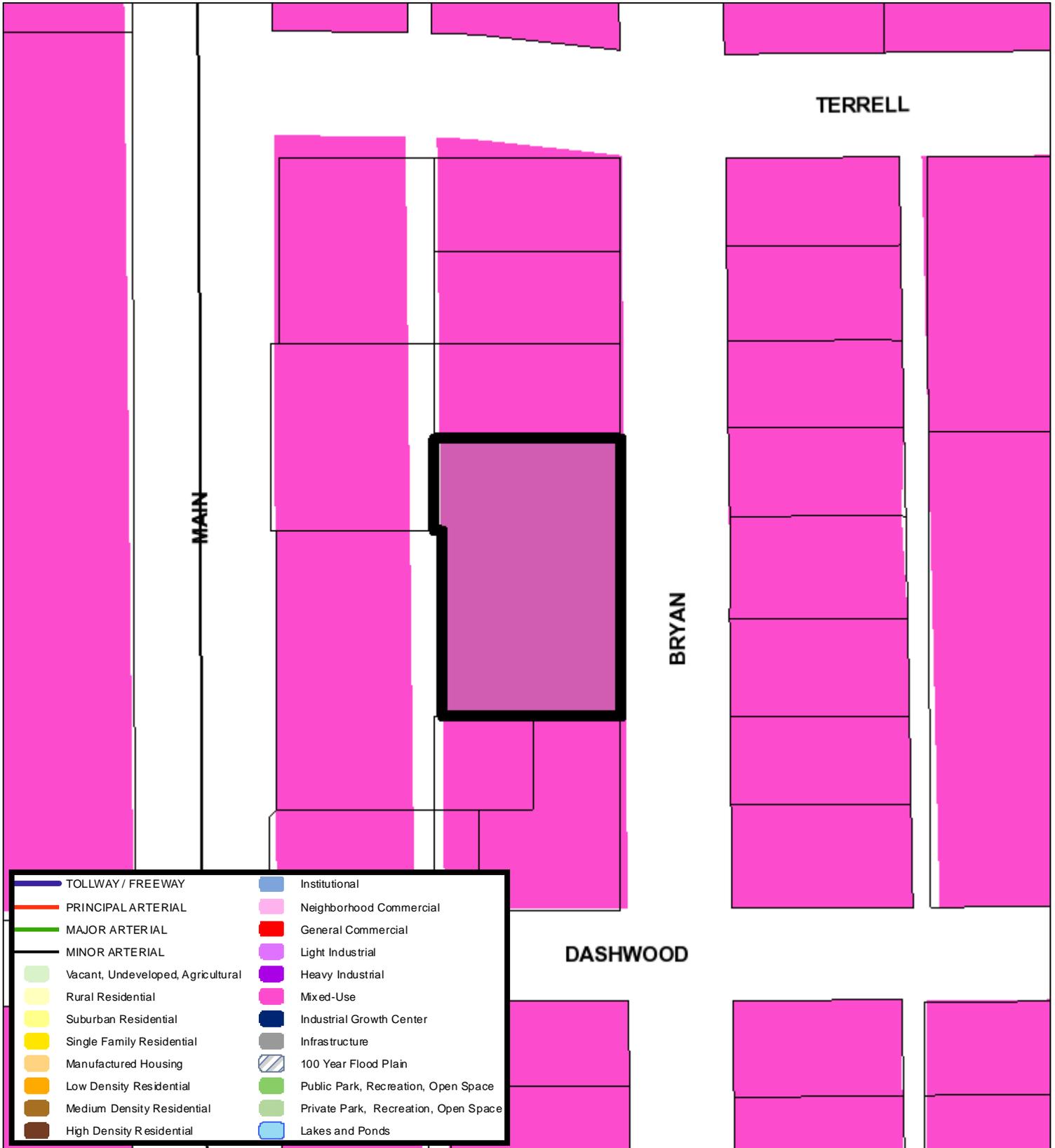
-  Subject Area
-  300 Foot Notification



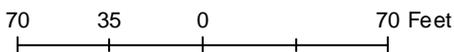
Area Map



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 17, 2015.



Aerial Photo Map



MAIN

TERRELL

BRYAN

DASHWOOD

0 45 90 180 Feet



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

DATES: March 9, 2015

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Highly Significant and Endangered (HSE)
APPLICANT/AGENT	SUP 916 Bryan LLC/ Dak Hatfield
LOCATION	916 Bryan Avenue
ZONING/ USE (S)	NS-T5I
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 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 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 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

The applicant is requesting to designate the site located at 916 Bryan Avenue. The structure is a unique and unusual example of industrial type architecture in Fort Worth's Near South area. Original uses included auto repair and warehouse/storage facility. The building is unique in that

was constructed completely with salvaged building materials. At first glance, this structure appears to have been constructed in the 1930s or 1940s. The building form and materials are reminiscent of existing 1930s and 1940s industrial, commercial and recreational architecture in the Near South area. However, the structure was constructed circa 1955. The building does not exist on the 1951 Sanborn Fire Insurance map, or the 1952 historic aerial of Fort Worth. However, it is on the 1956 historic aerial photo. Likely, the structure was constructed out of salvaged building materials from nearby architecture that dated to the 1930s and 1940s.

The structure consists of a simple rectangular form and is clad in a menagerie of different type and color brick. The front (East) elevation includes an arched Mission Style parapet with ceramic tile coping, a single wood entry door at the far left corner, and a ribbon of 10 windows. All the windows are boarded up with the exception of one that shows the structure had metal jalousie windows. There are two metal entry doors on the North elevation and one window opening above the right-most door. The South elevation abuts the adjacent structure. The rear (West) elevation is clad in stucco and has a large central entry flanked by two smaller entries or windows (features difficult to see). The parapet does not extend around to the rear façade. Instead the structures barrel roof form with wide overhanging eave is visible. Another unique feature to this structure is the second floor, which is suspended on trusses. This truss system has allowed the ground floor to remain column free, as those supports were not needed.

The structure/site at 916 Bryan Avenue meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Highly Significant and Endangered (HSE) properties.

Staff recommends the following motion: **Motion to approve the designation of 916 Bryan Avenue as a Highly Significant and Endangered Structure (HSE) and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.**

Supplemental Materials



Aerial



Existing West (Front) Elevation

Additional Images of Structure



South Elevation



East (Rear) Elevation

