



**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 Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** City of Fort Worth/112 S. Main LLC

**Site Location:** 1001 Bryan Avenue Mapsco: 77J

**Proposed Use:** Historic Designation

**Request:** From: "NS-T5" Near Southside Transect 5 Urban Center Zone  
To: "NS-T5/HSE" Near Southside Transect 5 Urban Center Zone/Highly Significant Endangered

**Land Use Compatibility:** No effect.

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

**Background:**

The proposed site is located south of Dashwood and east of Bryan Avenue. The applicant is proposing a zoning change to "NS-T5/HSE" Near Southside/Urban Center Zone/ Highly Significant Endangered for the historic overlay.

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, one of which was a dwelling. One of the earliest businesses in the structure was Lane Grocery and in 1949 Bryan Street Tavern occupied the structure. In 1951, the business changed to the Tin Top Inn, a bar and restaurant which was in business for nearly 60 years. In 2012, the business changed to 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. The interior of the structure appears to be gutted with holes in the roof. The structure is at risk of being lost, due to both its condition and growing new development around it.

The structure meets 5 out of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

- Distinctive in character, interest or values; 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 Texas or the United States.
- 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: 112 S. Main LLC  
 201 S. Calhoun Street, Suite 125  
 Fort Worth, TX 76104

Acreage: 0.11 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T4N" Near Southside / vacant  
 East "NS-T5" Near Southside / vacant  
 South "NS-T5" Near Southside / vacant  
 West "NS-T5" Near Southside / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: NA Platting History: NA

**Transportation/Access**

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

**Public Notification:**

The following organizations were notified:

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

**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

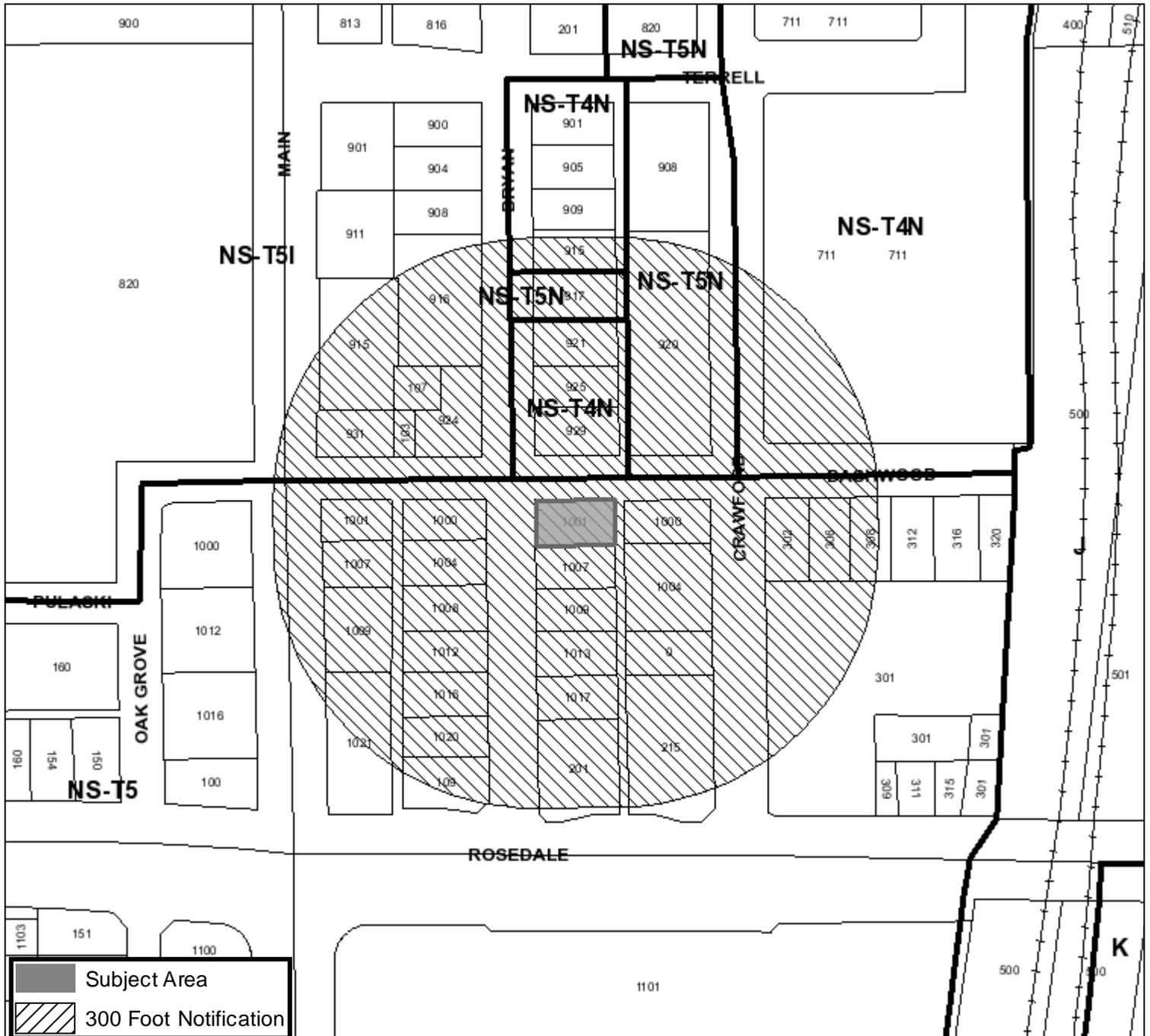
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Minutes from the Zoning Commission meeting



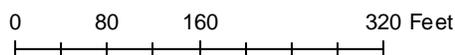
ZC-16-015

# Area Zoning Map

Applicant: 1 K S Main LLC/City FW Historic Preservation  
 Address: 1001 Bryan Avenue  
 Zoning From: NT-T5  
 Zoning To: NS-T5 plus Highly Significant Endangered overlay  
 Acres: 0.10779669  
 Mapsco: 77J  
 Sector/District: Southside  
 Commission Date: 1/13/2016  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



## Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

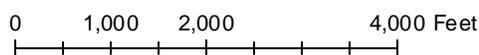
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

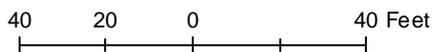
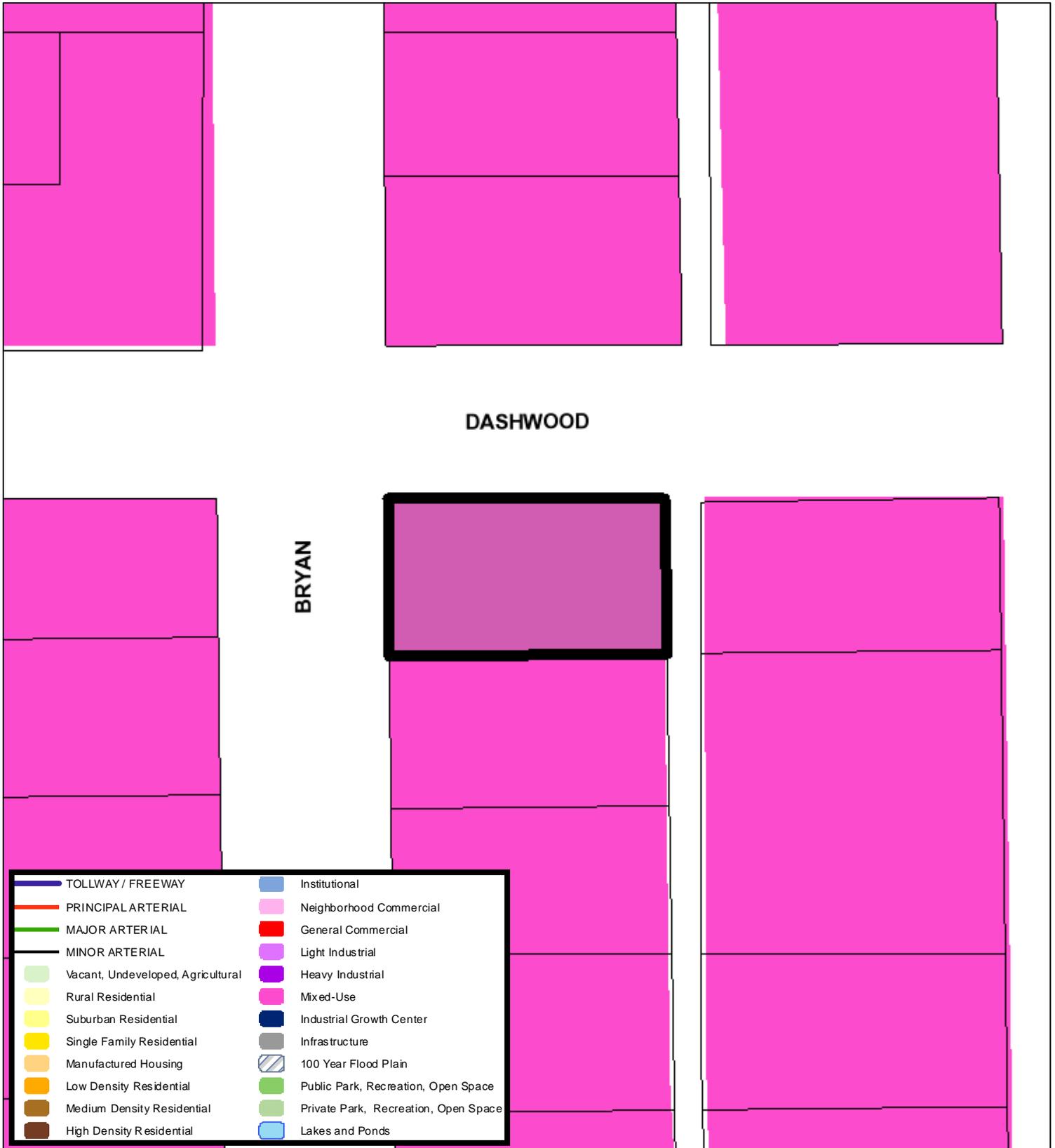
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



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**



0 25 50 100 Feet



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

**DATES:** August 10, 2015

**COUNCIL DISTRICT:** 9

***GENERAL INFORMATION***

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<b>REQUEST</b>	Designation as Highly Significant and Endangered (HSE)
<b>APPLICANT/AGENT</b>	IKS Main LLC/ Dak Hatfield
<b>LOCATION</b>	1001 Bryan Avenue
<b>ZONING/ USE (S)</b>	NS-T5
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual

***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:

- 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***

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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 has 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 1001 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 1001 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



North Elevation

### Criteria for Designation Summary Provided by the Applicant

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.

The 1001 Bryan Ave building, originally built in 1943, is an example of typical retail buildings built during that time. The historic character of the building is most clearly seen in the roof line detail which is not used in today's architecture.

Criterion 2: An important example of a particular architectural type or specimen in the City of Fort Worth.

The building is an example of modern style industrial architecture in the City of Fort Worth. The simple design with minimal use of ornamentation is typical of the modern style architecture that originated in the 1920's.

Criterion 4: Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation

The simple dentil brick cap front roofline and brick shell represent an example of the modern style architecture that can be seen elsewhere in the area. This kind of long-lasting, durable industrial structure is not typical of today's industrial design.

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.

The building is additionally significant because it's a remnant of the Near Southside's industrial past. While other areas of the city have demolished industrial buildings to make way for development, refurbishing existing buildings is a way to link the area's past with its future. It is a smaller building with varied brick color, minimal setbacks from Bryan Avenue, which is emblematic of its time and are no longer typical in contemporary conventional industrial development.

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.

New construction in this part of Fort Worth (the Near Southside and Medical District) is almost entirely comprised of medical related development including surgery centers. The building at 1001 Bryan Avenue appears to be one of the last surviving 1940's era, brick, industrial building in the area. If the building was removed, it is virtually 100% likely that the structure replacing them would be a single purpose medical office building. Saving and protecting this building preserves an important tie to the Near Southside's past and its ambition to retain and grow a healthy mix of commercial uses, rather than just medical development.