



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: One person spoke, one letter submitted

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

Owner / Applicant: Mary Byrd / CFW Planning and Development

Site Location: 1320 Bluebonnet Drive Mapsco: 63K

Proposed Use: Historic Designation

Request: From: "A-10" One-Family
To: Add Historic and Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting to designate 1320 Bluebonnet Dr. as a Historic and Cultural Landmark. The site is a Minimal Traditional Style residence, constructed in 1941. It is a contributing structure to the Oakhurst National Register Historic District.

The structure/site at 1320 Bluebonnet Drive meets 3 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

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 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

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

Site Information:

Owner: Mary Byrd
1320 Bluebonnet Drive
Fort Worth, TX 76111
Acreage: 0.1882 acres

Comprehensive Plan Sector: Northeast
 Agent: City of Fort Worth Historical
 Surrounding Zoning and Land Uses:
 North "A-10" One-family / single-family
 East "A-10" One-family / single-family
 South "A-10" One-family / single-family
 West "A-10" One-family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Primrose Ave	Residential	Residential
Bluebonnet Dr	Residential	Residential

Public Notification:

The following organizations were notified:

Organizations Notified	
Riverside Alliance	Eastside Sector Alliance
Oakhurst NA*	Trinity Habitat for Humanity
Charleston Homeowners Association	Streams And Valleys Inc
Oakhurst Alliance of Neighbors	Fort Worth ISD

*Located within this neighborhood organization

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 of September 14, 2016 Zoning Commission hearing

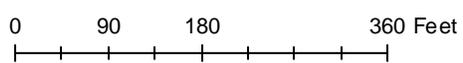


Area Zoning Map

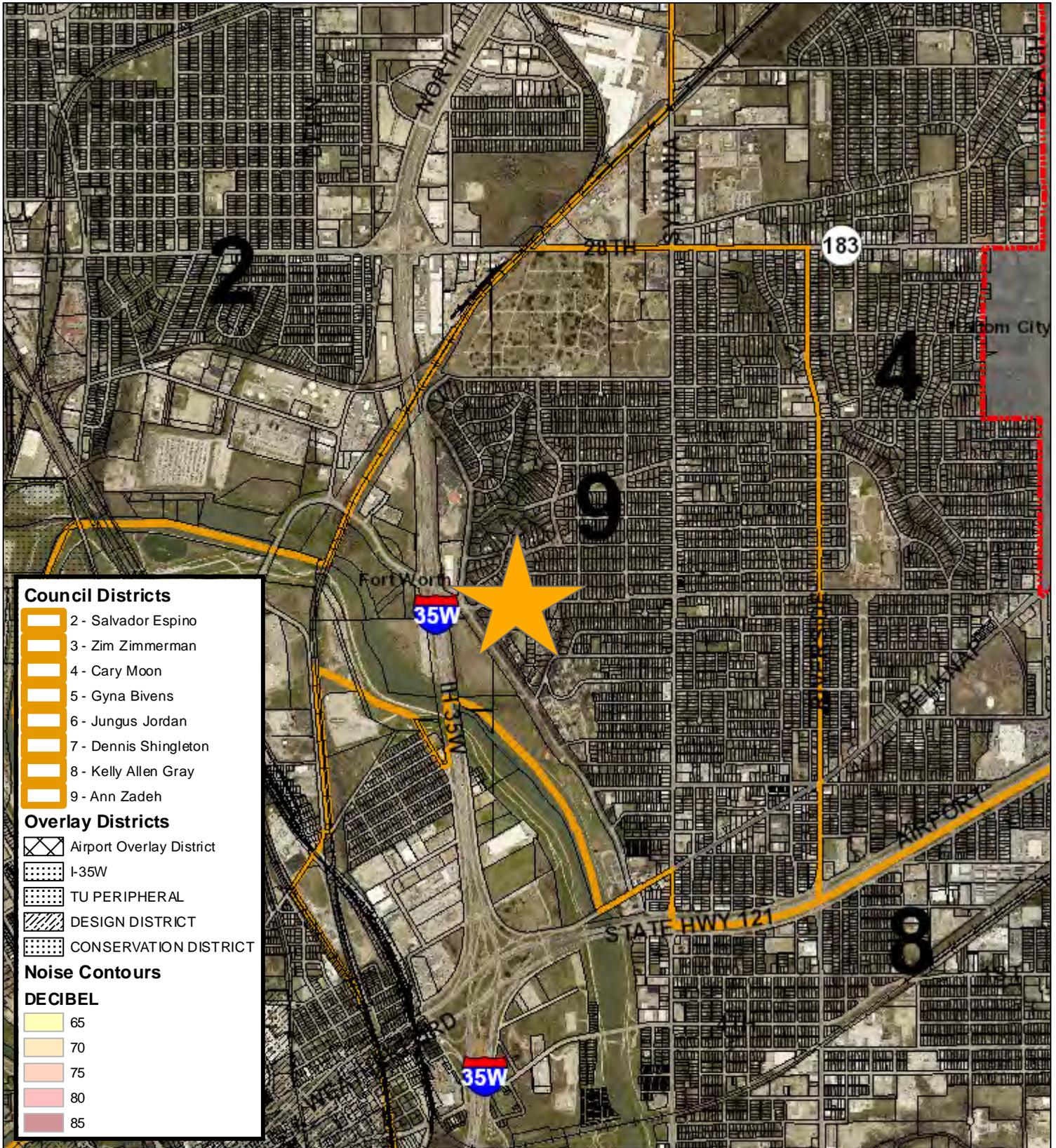
Applicant: Mary Byrd
 Address: 1320 Bluebonnet Drive
 Zoning From: A-10
 Zoning To: A-10 with HC Historic and Cultural overlay
 Acres: 0.22047667
 Mapsco: 63K
 Sector/District: Northeast
 Commission Date: 9/14/2016
 Contact: 817-392-8000



Subject Area
 300 Foot Notification



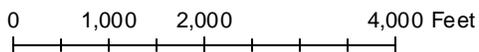
Area Map



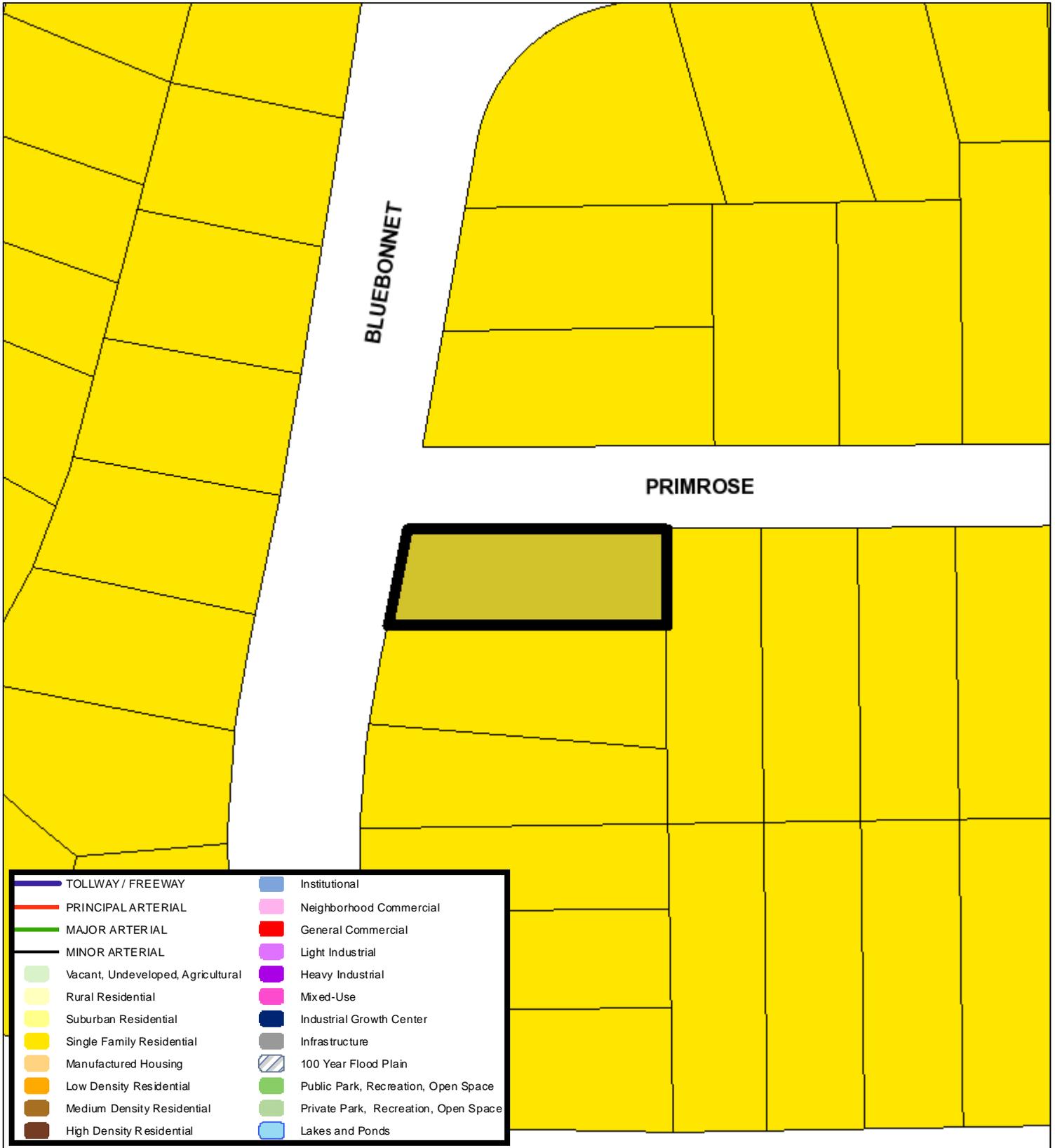
Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

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

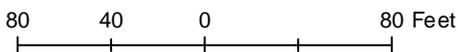
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



 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 29, 2016.



Aerial Photo Map



0 50 100 200 Feet



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

DATES: June 13, 2016

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmarks (HC)
APPLICANT/AGENT	Mary Byrd/ Libby Willis
LOCATION	1320 Bluebonnet Drive
ZONING/ USE (S)	A-10
NEIGHBORHOOD ASSOCIATION	Oakhurst

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 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

- Criterion 10: Is designated as a Recorded Texas Historic Landmark or State Antiquities Landmark, or is included on the National Register of Historic Places

FINDINGS / RECOMMENDATIONS

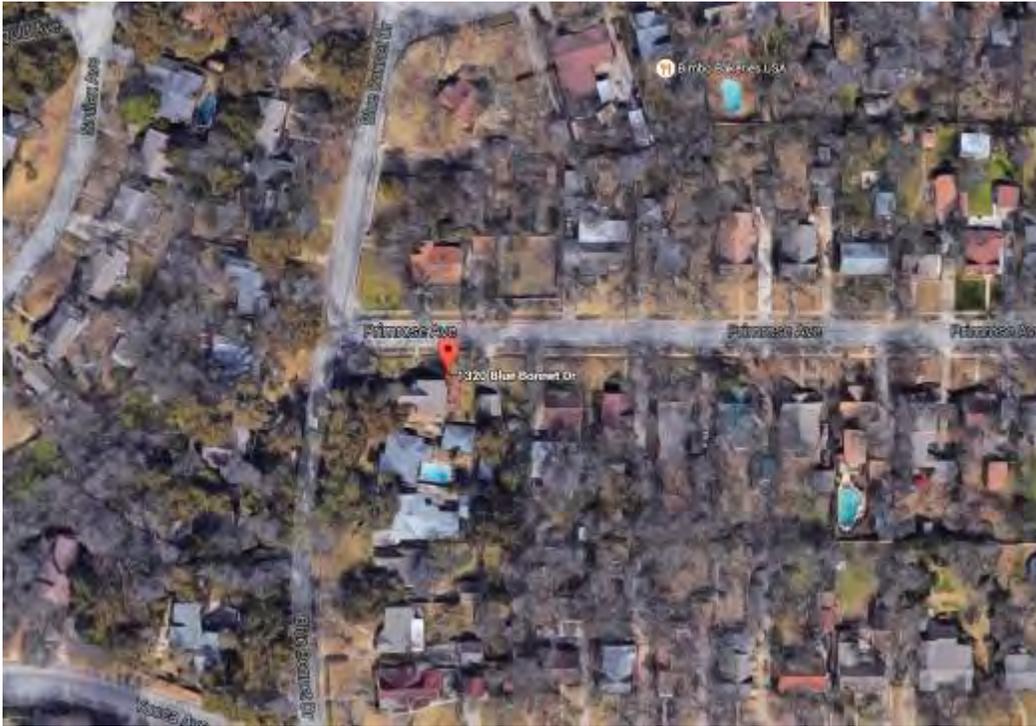
The applicant is requesting to designate 1320 Bluebonnet Drive as a Historic and Cultural Landmark.

1320 Bluebonnet Drive is a Minimal Traditional Style residence, constructed in 1941. It is a contributing structure to the Oakhurst National Register Historic District. The applicant provided an excellent summary explaining how the site meets the above criteria for designation. Please see attached.

The structure/site at 1320 Bluebonnet Drive meets 3 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 1320 Bluebonnet 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



Existing North (Front) Elevation

Additional Photos



North (Front) and West Elevations



West and South (Rear) Elevations



East Elevation



East Elevation & Accessory Structure



Accessory Structure

Historic and Cultural Landmark Nomination

1320 Bluebonnet Drive, Fort Worth, Texas 76111

Owners: Mary Byrd

Criteria for Designation

- 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**

1320 Bluebonnet Drive is representative of many characteristics of Minimal Traditional architecture, a style which according to Lee and Virginia McAlester in their "A Field Guide to American Houses" (1984) was prominent between 1935 and 1950. The McAlester's describe the Minimal Traditional style in this way and illustrate why 1320 Bluebonnet Drive is a good example of it:

"With the economic depression of the 1930s came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch style. Usually, but not always, there is a large chimney and at least one front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roof line lowered and detailing removed. These houses were built in great numbers in the years immediately preceding and following World War II; they commonly dominate the large tract-housing development of the period. They were built of wood, brick, stone or a mixture of these wall-cladding materials."

1320 Bluebonnet Drive is a brick veneer structure with minimal detailing on the exterior. The original structure remains unaltered by additions. The home has a typical Oakhurst stand-alone garage.

The house has an interesting owner history. In 1925, the Oakhurst Land Company platted and dedicated to the public Blocks 9 - 25 of their land originally developed as Oakhurst. James Walker, who had owned at least one other lot farther east on Primrose, owned this lot in 1941, perhaps as an investment. In October of 1941, Mrs. Minnie Withers purchased the lot and may have built the house. She had moved from Dallas

where her husband, John T. Withers, Jr., an accountant for the steam railroad, had died at the age of 42 in 1929. Block 24, Lot 17 was developed as 1320 Bluebonnet Drive. In 1965, J.B. Bradley, Jr. and his wife, Jeane Byrd Bradley, purchased the house. Bradley was an employee of Convair and Jeane was an account clerk for Texas Electric Service Company. Jeane's sister, Mary Byrd, has owned the house since 2007.

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

The Oakhurst Neighborhood, first developed in 1924, is known for its mature trees, the period architectural styles of its homes, and its landscaping. These are distinctive resources, both natural and man-made, which have helped create the character and image of Oakhurst for over 90 years. With its multiple mature trees which frame the lot and house, 1320 Bluebonnet Drive is a very good example of a strong contributor to that Oakhurst character.

The Oakhurst Land Company's promise of "country living in the city" in its original marketing brochure proved attractive to buyers during the World War II years just as it had during the 1920s and 1930s. Because of the curving nature of Bluebonnet Drive and because Block 24, Lot 17 is a corner lot at the intersection of Bluebonnet Drive and Primrose Avenue, the home is prominent as are all such houses in Oakhurst situated on corner lots.

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

1320 Bluebonnet Drive is one of over 550 contributing structures in the Oakhurst Historic District, listed on the National Register of Historic Places in 2010. The district was deemed eligible for the National Register as an example of community planning and development under Criterion A as "a suburban middle class neighborhood whose development between 1924 and through the 1950s coincided with Fort Worth's growth as a regional industrial and transportation hub in North Texas." The district was also found eligible for the National Register under Criterion C "for its architectural significance and as an excellent local example of a residential subdivision designed by the landscape architecture firm of Hare and Hare of Kansas City, Missouri."

Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Janet Wright	4300 Ledgview	In		Support	Sent letter in
David Nolet	3404 Acorn Run	In		Support	Sent letter in
Cynthia Prince	4309 Woodwick	In		Support	Sent letter in
Bill Campbell	4420 Overton Terrace	In		Support	Sent letter in
George Gilbert	4509 Overton Terrace	In		Support	Sent letter in
Steven/Melissa Schultz	4428 Overton Crest	In		Support	Sent letter in
Nona Cobden	3313 Overton Park Dr E.	In		Opposition	Sent letter in

Mr. Genua asked Ms. Murphy to call ZC-16-163 through ZC-16-168 together.

17. ZC-16-163 Mary Byrd/City of Fort Worth Planning & Development (CD 9) – 1320 Bluebonnet Drive (Oakhurst Addition, Block 24, Lot 17, 0.22 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Cockrell. The motion carried 8-0.

<i>Document received for written correspondence</i>					ZC-16-163
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Doyle/Libby Willis	2300 Primrose	Out		Support	Spoke at hearing

18. ZC-16-164 Nila Riddle/City of Fort Worth Planning & Development (CD 9) – 1601 Bluebonnet Drive (Oakhurst Addition, Block 27, Lots 5 S 40’ 5 and N 20’ 6, 0.32 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-164
Name	Address	In/Out 300 notification area	ft	Position on case	Summary