

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

DATE: December 12, 2016

COUNCIL DISTRICT: 9

**GENERAL INFORMATION**

<b>REQUEST</b>	Certificate of Appropriateness
<b>APPLICANT/AGENT</b>	William Ryan Perry
<b>LOCATION</b>	1932 6 <sup>th</sup> Avenue
<b>ZONING/ USE (S)</b>	B/HC
<b>NEIGHBORHOOD ASSOCIATION</b>	Fairmount Southside

**ANALYSIS OF PROPOSED WORK****CERTIFICATE OF APPROPRIATENESS**

The applicant requests a Certificate of Appropriateness to remove a rear deck and extensions and construct a second-story addition to the main house.

**APPLICABLE FAIRMOUNT DESIGN STANDARDS****SECTION 5 – STANDARDS AND GUIDELINES FOR NEW CONSTRUCTION, ADDITIONS, DEMOLITIONS AND RELOCATION**

*1. The height and overall scale of new construction and additions shall be consistent with that of adjacent structures.*

**SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION**

*9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

**FINDINGS/RECOMMENDATIONS**

The structure located at 1932 6<sup>th</sup> Avenue is a one-story timber and masonry Craftsman Bungalow with a moderately-pitched main gable roof and a shallow gable-roof porch on square clustered dwarf timber posts that rest high upon masonry piers. The subject property is a contributing structure in the Fairmount/Southside Historic District.

The proposal to remove a rear deck and extensions; construct a rear extension; enclose the rear porch; and construct a second-story addition is compatible with the scale and massing of the principal residence and it is consistent with the general scale and massing of adjacent structures. With the exception of several details, which are addressed in the conditions below, the new work will be sufficiently differentiated from the old.

Staff therefore recommends the following motion:

**That the Application for a Certificate of Appropriateness to remove a rear deck and extensions and construct a second-story addition to the main house located at 1932 6<sup>th</sup> Avenue be approved subject to the following conditions:**

- 1. That the windows in the new construction be 1/1 as appropriate;**
- 2. That historic details be omitted from the proposed new addition; and**
- 3. That the drawings be amended and resubmitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness**

SUPPLEMENTAL MATERIAL

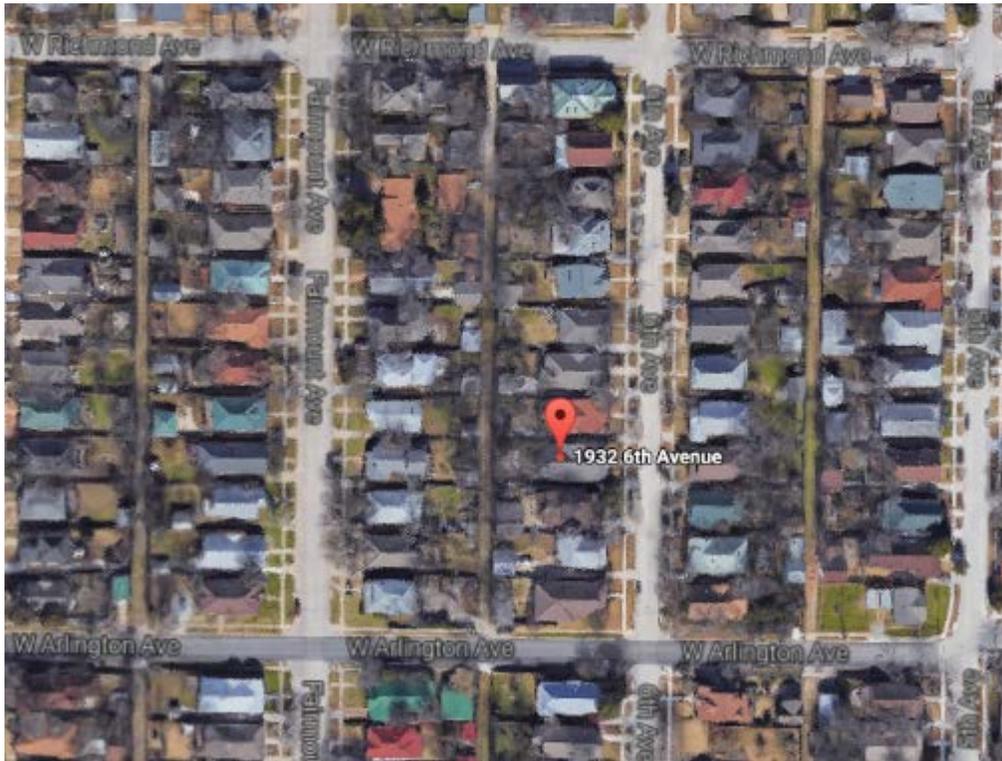


Figure 1. Aerial View

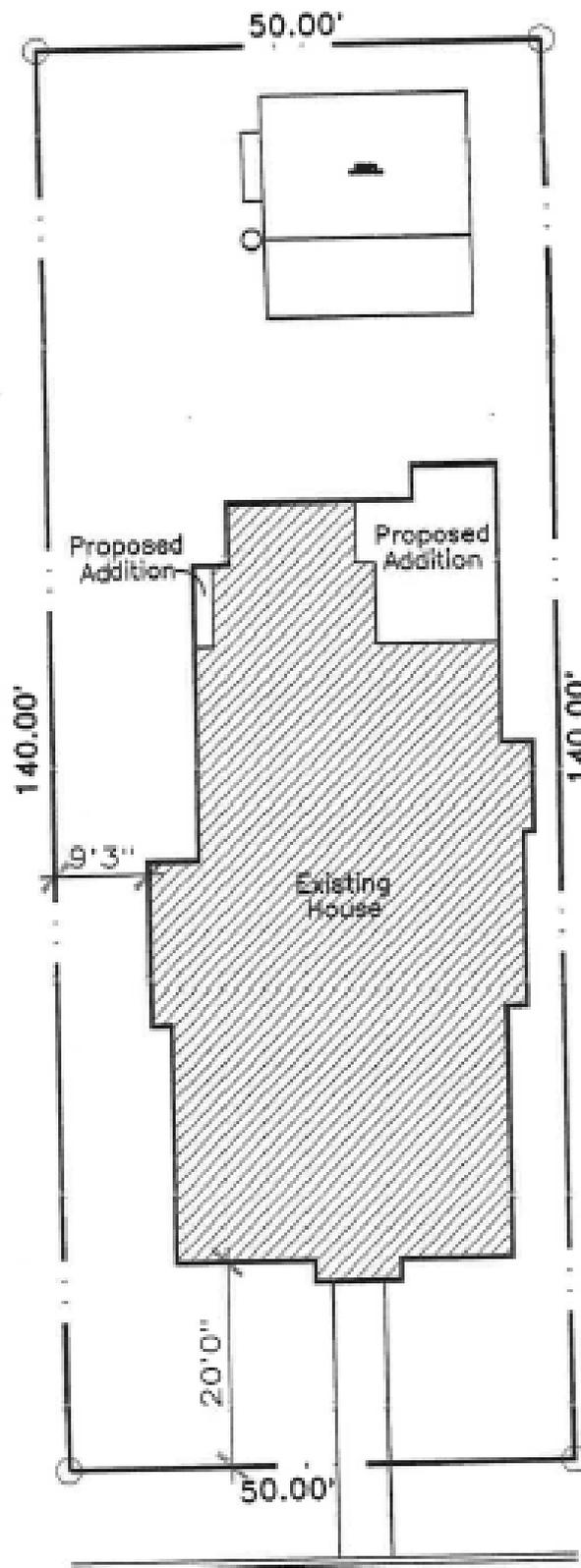


Figure 2. Site Plan



Figure 3. Existing Elevations



Figure 3. Street View (East Elevation)



Figure 4. Street View (looking northwest)



Figure 5. Street View (looking southwest)



Figure 6. Rear (West) Elevation

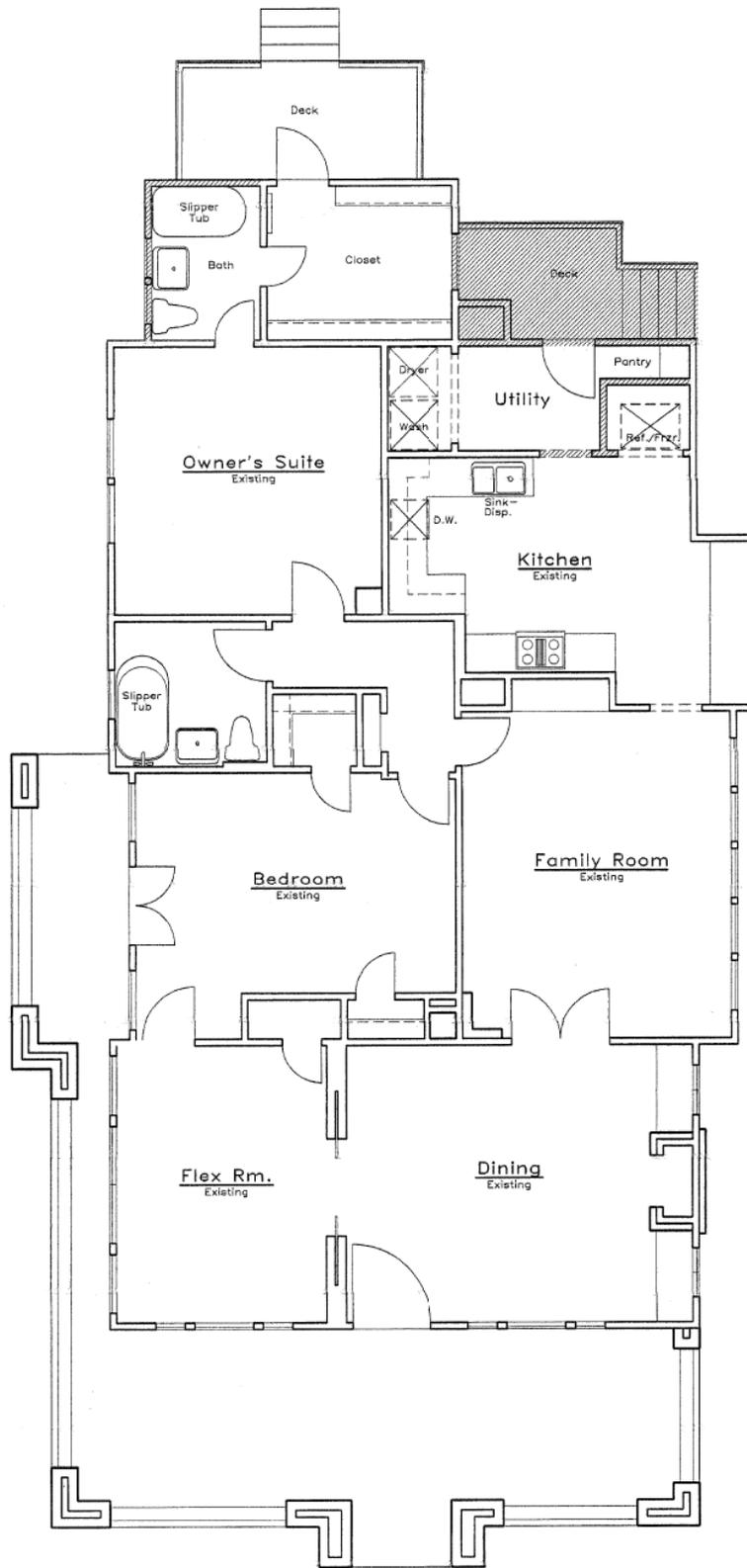


Figure 7. Ground Floor Plan – Removal of Rear Deck

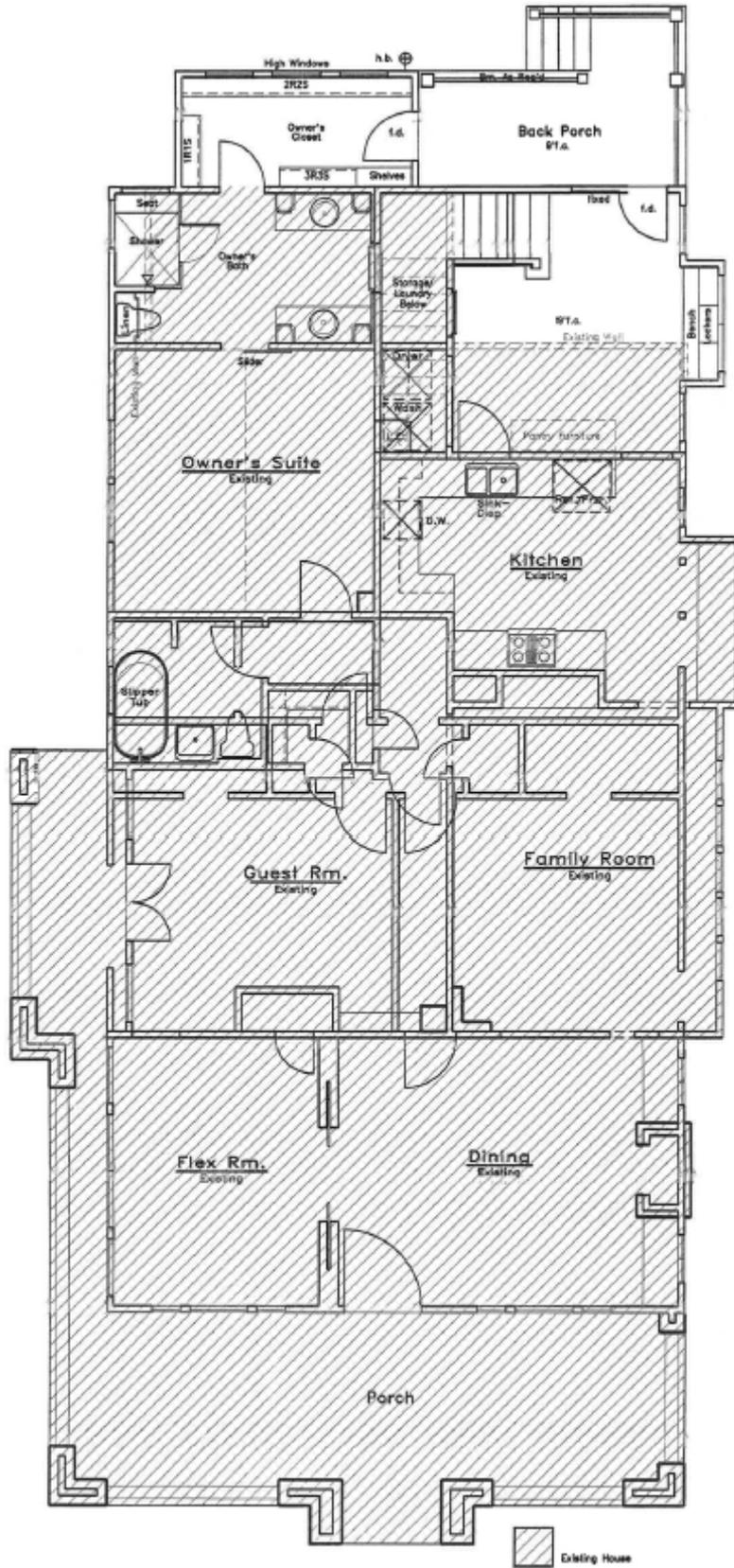


Figure 8. Ground Floor Plan – Proposed Rear Extension

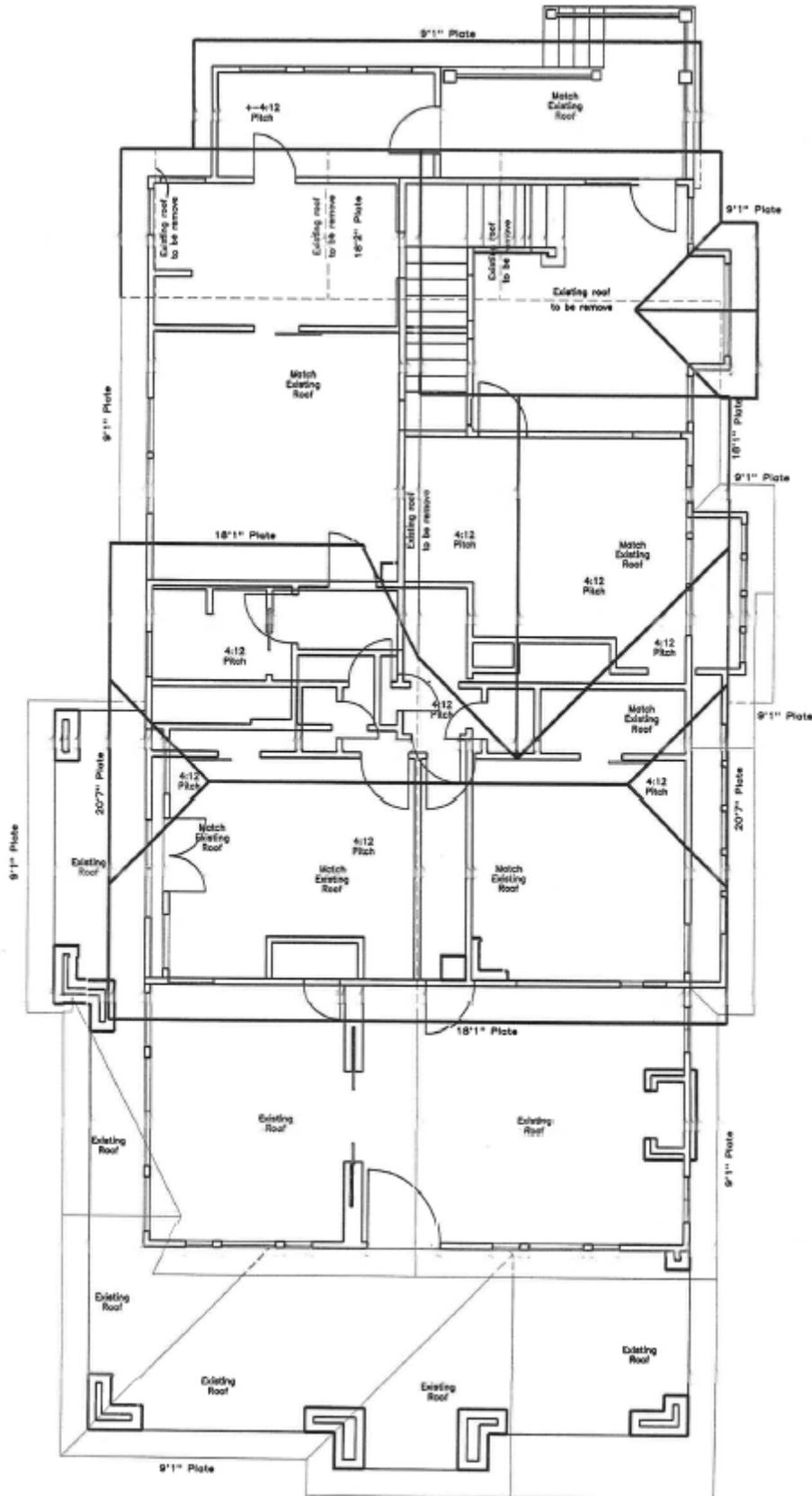


Figure 9. Proposed Upper Floor Plan



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<b>REQUEST</b>	Historic Site Tax Exemption –Partial
<b>APPLICANT/AGENT</b>	Tarrant Properties
<b>LOCATION</b>	2265 Washington Avenue
<b>ZONING/ USE (S)</b>	B/ HC
<b>NEIGHBORHOOD ASSOCIATION</b>	Fairmount

**ANALYSIS OF EXEMPTION**

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**HISTORIC SITE TAX EXEMPTION (2016) VALUES**

Land assessed value	\$50,000
Improvements assessed value	\$87,840
Required 30% expenditure	\$26,352
Estimated expenditures	\$40,000

**FINDINGS/ RECOMMENDATIONS**

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This contributing structure was built c.1913. The work will include construction of an addition for laundry, master bedroom closet, master bath and additional square footage to the master bedroom.

The request meets the requirements of the City of Fort Worth Zoning Ordinance. Staff recommends approval of the Historic Site Tax Exemption –Partial

Existing Structure



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**GENERAL INFORMATION**

<b>REQUEST</b>	Certificate of Appropriateness
<b>APPLICANT/AGENT</b>	Tarrant Properties Inc.
<b>LOCATION</b>	2265 Washington Avenue
<b>ZONING/ USE (S)</b>	B/HC
<b>NEIGHBORHOOD ASSOCIATION</b>	Fairmount

**ANALYSIS OF PROPOSED WORK****CERTIFICATE OF APPROPRIATENESS**

Applicant requests a Certificate of Appropriateness to construct a single-story addition to the rear of the main house.

**APPLICABLE FAIRMOUNT STANDARDS AND GUIDELINES****SECTION 5 – STANDARDS AND GUIDELINES FOR NEW CONSTRUCTION, ADDITIONS, DEMOLITIONS AND RELOCATION**

1. *The height and overall scale of new construction and additions shall be consistent with that of adjacent structures. In residential areas, the height and scale of new construction should generally not exceed that of adjacent structures by more than one story. Step downs in building height, wall plane offsets and other variations in building massing should be utilized to provide transition when height of new construction exceeds adjacent structures by more than a half story.*
10. *Building envelope, roof, windows and door materials shall compliment the type, texture and detail, including dimensions, of materials traditionally found in the district.*
15. *The size, scale, massing, and proportions of the new addition shall be compatible with the historic building.*
16. *Additions shall be differentiated but compatible, so that the new work does not appear to be part of the historic building; the character of the historic resource should be identifiable after the new addition is constructed.*

**SECTION 8 – STANDARDS AND GUIDELINES FOR SIDING AND MASONRY**

1. *Original siding, brick, stone, stucco and decorative elements shall be maintained.*

**SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

2. *Distinctive stylistic features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

**FINDINGS/RECOMMENDATIONS**

The structure located at 2265 Washington Avenue is a single-story Bungalow with a moderately-pitched main gable roof, projecting gable over a recessed front porch, and a projecting gable facing W. Jessamine Street. The upper portion of gable walls are clad in shingles and the lower in horizontal siding. Windows are multi-light and 6/1 wood sash. The subject property is a contributing structure in the Fairmount/Southside Historic District.

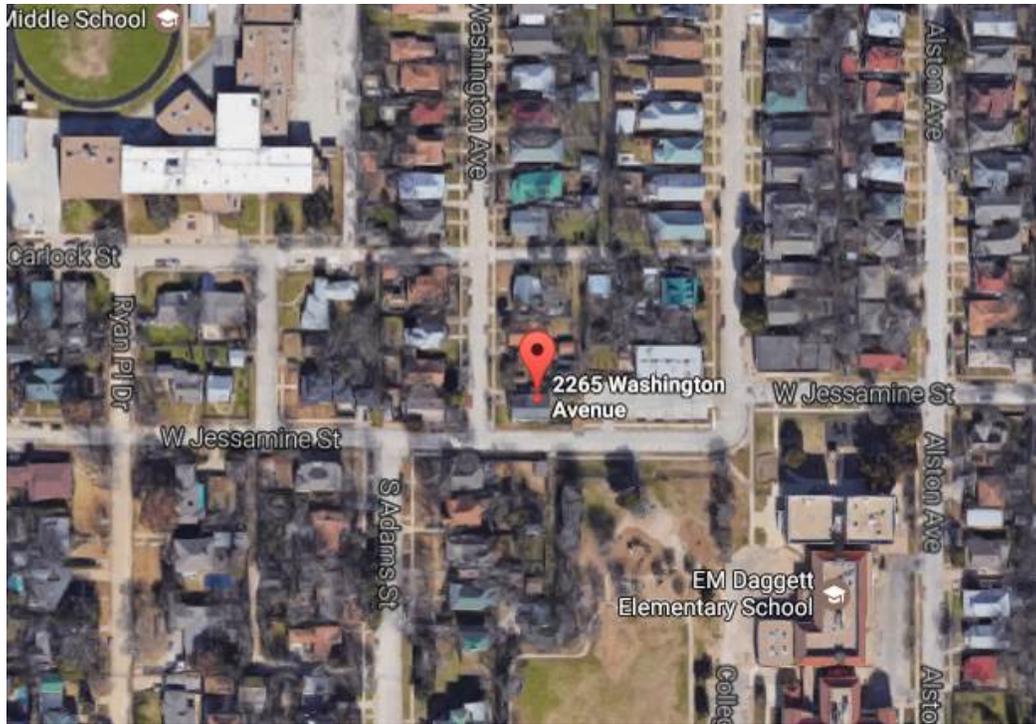
The proposal is to construct a single-story addition to the historic main house using materials that match the existing bungalow. The height and overall scale of the proposed addition is compatible with the character and appearance of the District and it tucks under the main gable, expressing a key preservation principle of establishing a subordinate relationship between the historic property and the addition. That the side wall that coincides with the historic wall plane hampers the subordinate relationship in plan, resulting in the concealment of a large portion of the historic corner of the house.

Staff therefore recommends the following motion:

**That the Application for a Certificate of Appropriateness to construct a single-story addition to the rear of the existing house be approved subject to the following conditions:**

- a. **That the addition be sufficiently set-in to maintain the three-dimensional qualities of the historic corner;**
- b. **That the existing and proposed exterior materials be shown on the elevations; and**
- c. **That the drawings be revised to reflect the above conditions prior to the issuance of the COA.**

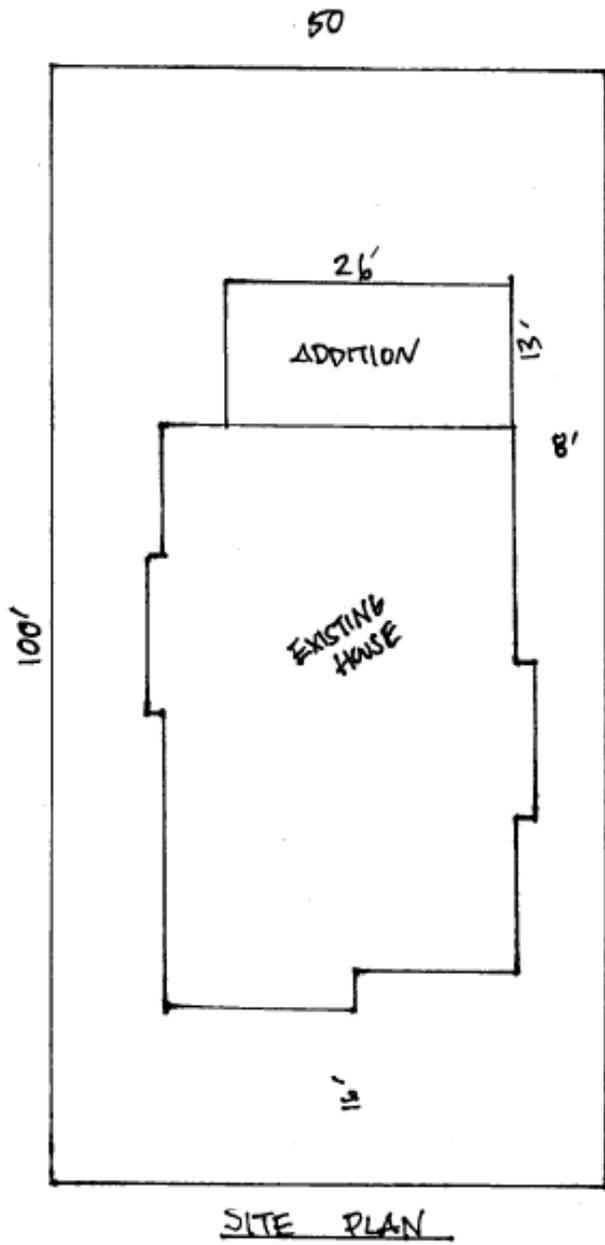
SUPPLEMENTAL INFORMATION



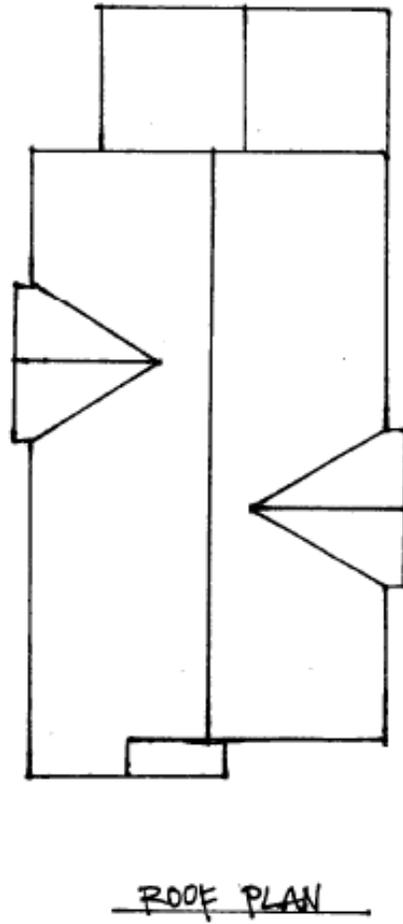
Aerial



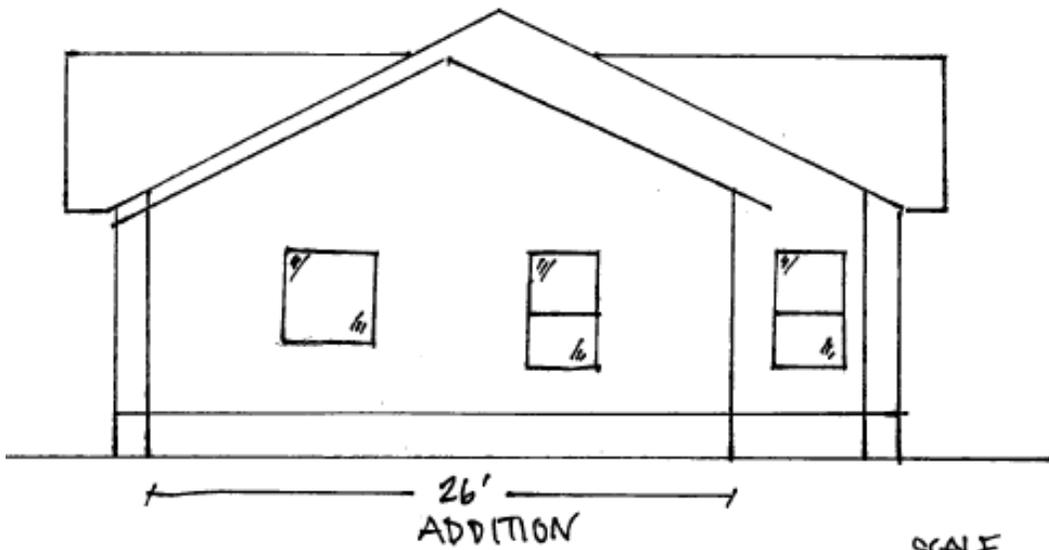
Street View



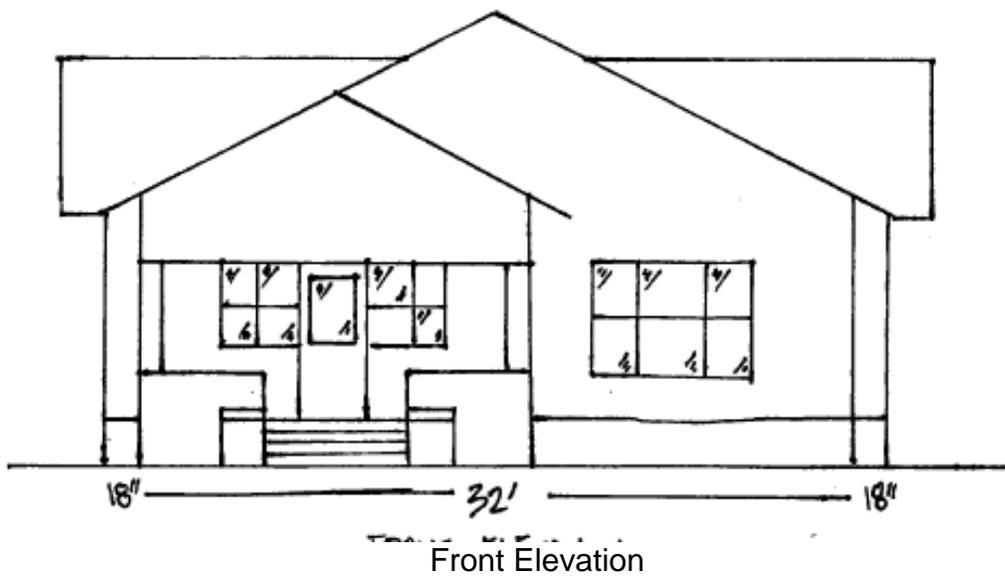
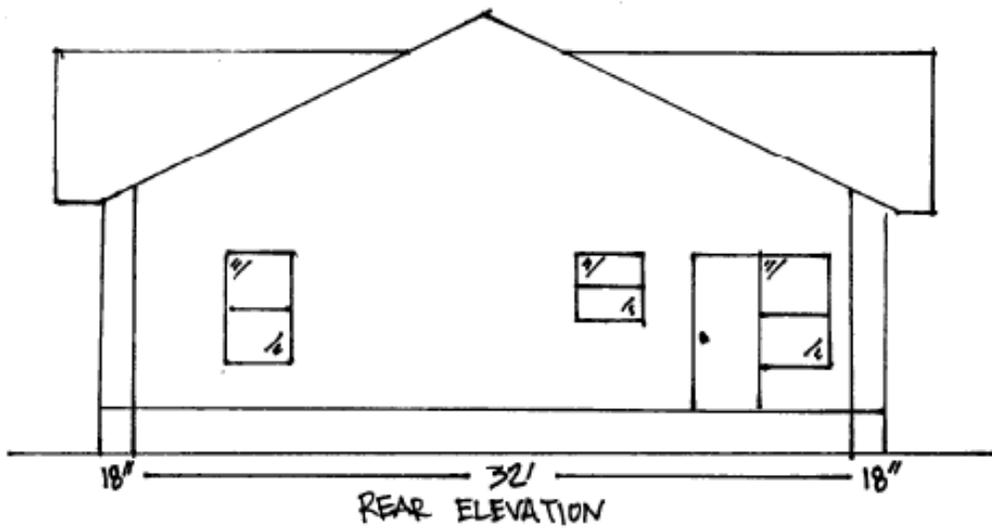
SCALE  $\frac{1}{16}'' = 1'$



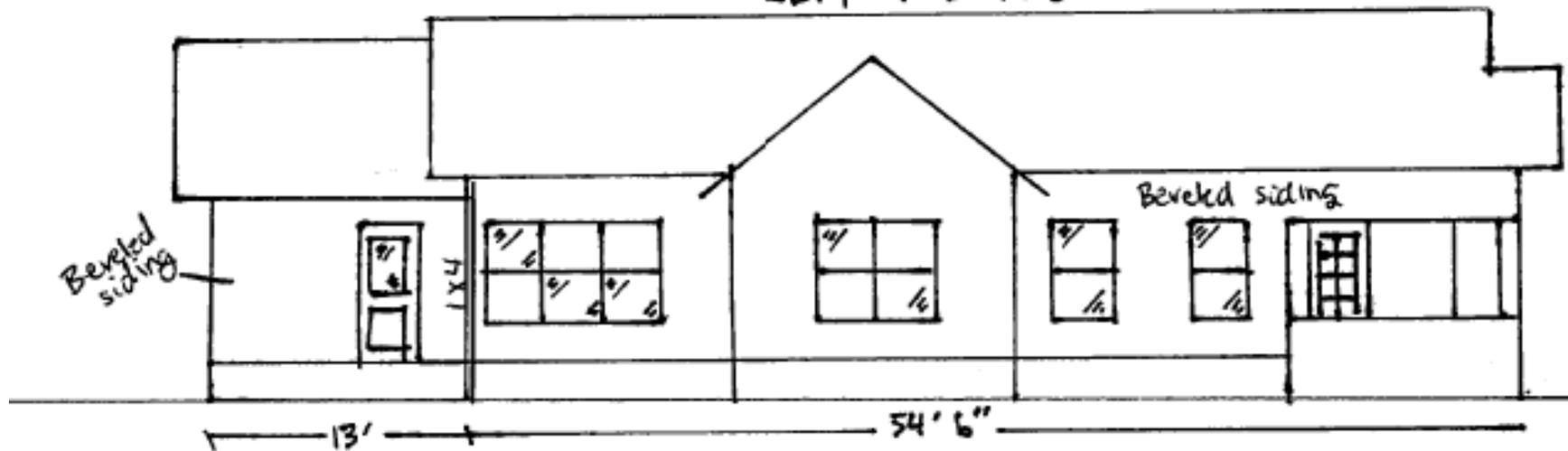
Site/Roof Plan



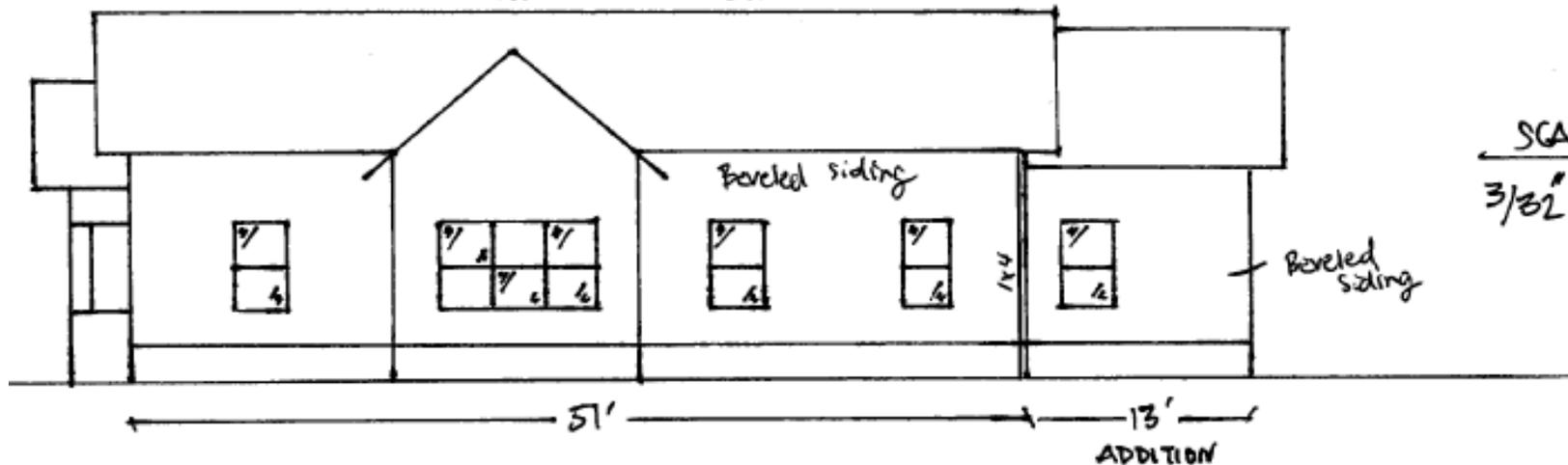
SCALE  
 $\frac{1}{8}'' = 1'$



### LEFT ELEVATION



### RIGHT ELEVATION



SCALE  
 $\frac{3/32"}{1"} = 1'$

Additional Photos



Front Elevation



Side Elevation



Rear Elevation



Window View

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***GENERAL INFORMATION***

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<b>REQUEST</b>	Certificate of Appropriateness
<b>APPLICANT/AGENT</b>	Brent Vollmar
<b>LOCATION</b>	2116 Hurley Avenue
<b>ZONING/ USE (S)</b>	B/HC
<b>NEIGHBORHOOD ASSOCIATION</b>	Fairmount

***ANALYSIS OF PROPOSED WORK***

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**CERTIFICATE OF APPROPRIATENESS**

The applicant requests a Certificate of Appropriateness to demolish existing rear detached garage.

**APPLICABLE FAIRMOUNT DESIGN STANDARDS****New Construction, Additions, Demolitions and Relocation**

17. Demolition of a structure shall be prohibited if a structure is of architectural or historical interest, the building contributes to the character of the historic district.

***FINDINGS/RECOMMENDATIONS***

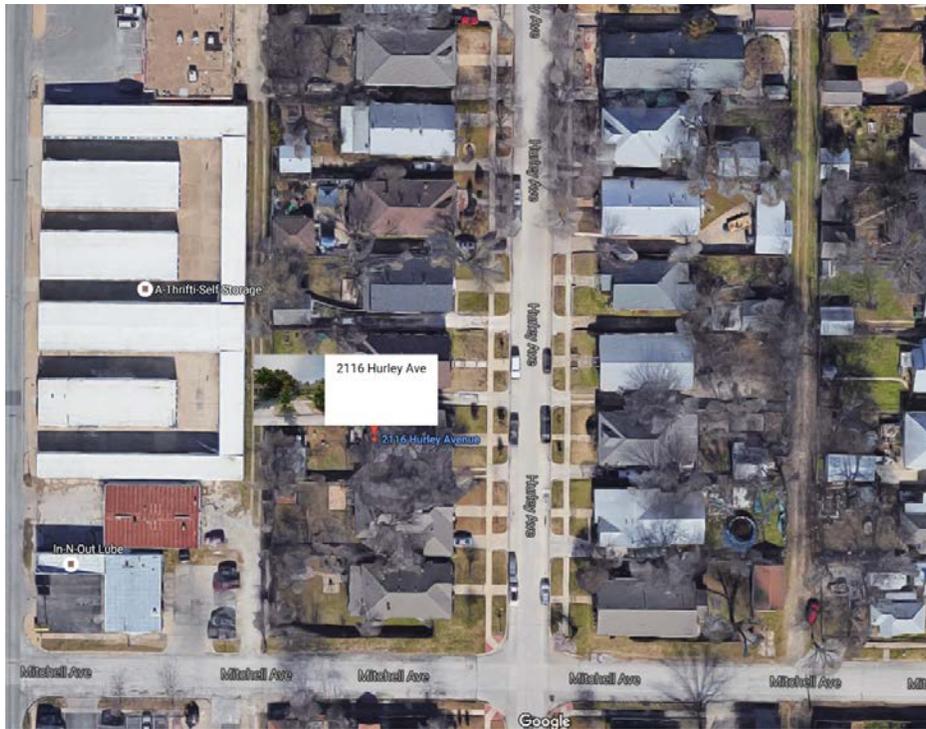
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The main structure is a one story, craftsman style residence, constructed c. 1920. There is no work to the main residence being requested in this application.

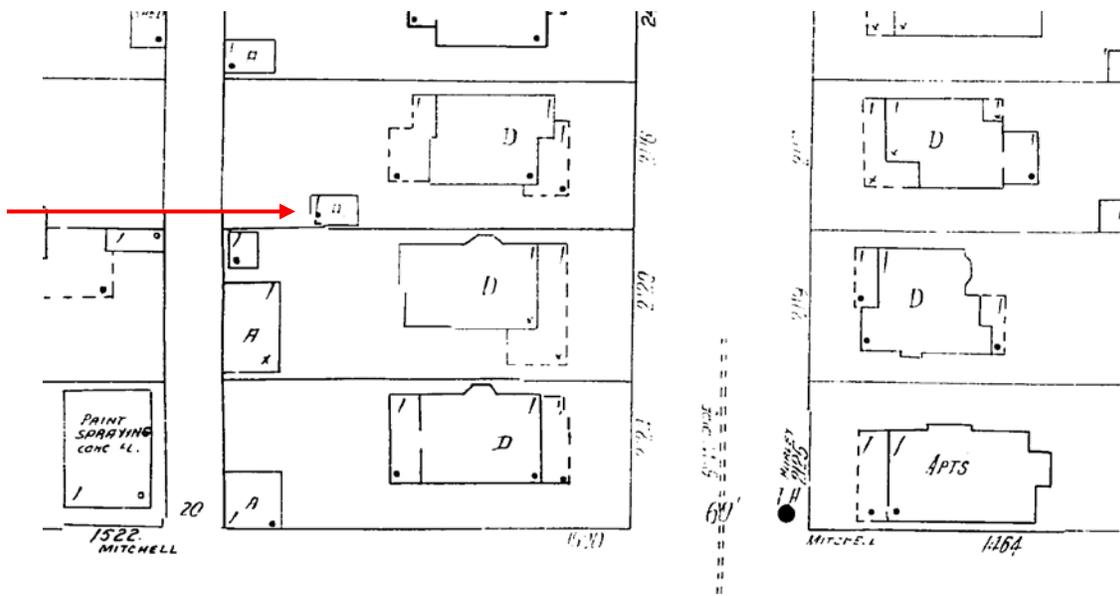
The applicant is requesting demolition of the existing accessory structure. It is a two car garage with a side gable roof, clad in 117 wood siding. The structure is missing the original carriage doors and windows. The window openings have been boarded. The structure is in a deteriorated state. There are holes in the roof and the structure is slightly leaning. The structure's foundation is inadequate. Often accessory structures in the Fairmount Historic District were built without reinforced concrete foundations. The foundation issues, along with the holes in the roof and improperly boarded windows have resulted in significant water infiltration causing the wood framing of the structure to rot.

Staff recommends the following motion: **Motion to approve.**

### Supplemental Information



Aerial



1951 Sanborn Map



Accessory Structure as seen from Driveway



East Elevation – Accessory Structure



Accessory Structure- Looking Southwest



North Elevation- Accessory Structure



Roof of Accessory Structure



Accessory structure as seen from alley