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

DATE: December 12, 2016 **COUNCIL DISTRICT: 9**

GENERAL INFORMATION

REQUEST	Removal of Designation as Historic and Cultural Landmarks (HC)
APPLICANT/AGENT	City of Fort Worth
LOCATION	3201 Avondale Avenue
ZONING/ USE (S)	A-5, HC
NEIGHBORHOOD ASSOCIATION	Individual

ANALYSIS OF PROPOSED REMOVAL OF DESIGNATION

BACKGROUND

On November 14, 2016, the Historic and Cultural Landmarks Commission **continued** the applicant's request to remove the historic and cultural landmark designation from the property located at 3201 Avondale Avenue. The application was continued to the December 12, 2016 regularly-scheduled meeting of the HCLC, to give the applicant an opportunity to respond to the Staff report.

On November 18, 2016, the applicant submitted supplementary information, which has been provided to the HCLC.

Staff are providing this supplementary report, highlighting specific matters arising from the applicant's supplementary submission, for the HCLC's consideration.

FINDINGS / RECOMMENDATIONS

3201 Avondale is an individually designated historic property. It was designated a Historic and Cultural Landmark (HC) on January 13, 1993 under Ordinance No. 9705. In addition to the Staff report of November 14, 2016, Staff offer the following findings/recommendations arising from the applicant's supplementary submission:

Applicant's Letter of November 18, 2016 - *That staff's recommendation relied heavily on two sources that do not support staff's recommendation.*

Staff - The following sources have been used to inform staff's recommendation:

Ordinances, Reports and Correspondence

1. City of Fort Worth, Mayor and Council Communication Adopting Ordinance No. 9705 (1986)
2. City of Fort Worth Comprehensive Zoning Ordinance (1999, as amended)
3. Minutes Historic and Cultural Landmark Commission (December 7, 1992)
4. Ordinance 9705 (1986), Section 2-G B.2 of Ordinance No. 3011, "Comprehensive Zoning Ordinance", Appendix "A" of the Code of the City of Fort Worth (1964), as amended
5. Ordinance 11255 (1993), An Ordinance amending the Comprehensive Zoning Ordinance, Ordinance No. 3011, as amended
6. Staff Report, Fort Worth Planning Department, Case #Z-93-3 (January 1993)
7. Certification Agreement between the Texas Historical Commission and the City of Fort Worth for Participation in the Certified Local Government Program (January 2013)
8. University West Historic District, Historic District Standards and Guidelines (Draft)

Relevance of the University West Historic District Standards and Guidelines to the staff recommendation

The research undertaken to inform the development of the Guidelines identified distinct areas deemed to have sufficient merit to warrant designation as historic districts. The Sanborn maps and historical background information on the place remains relevant and unchanged. The research relates to Criteria 1, 2, 3, 4, and 6 of the 1999 Ordinance, as amended. Since the research relates to the eligibility criteria for designation, it is relevant to the staff recommendation.

Online Resources

9. Williamsburg Revival Style 1930-1950, http://www.dahp.wa.gov/styles/williamsburg-revival, (accessed November 2016)
10. American Oil & Gas Historical Society: Oil & Gas History, Education Resources, Museum News, Exhibits and Events, http://aoghs.org/petroleum-pioneers/east-texas-oilfield/, (accessed November 2016)
11. Wikipedia, East Texas Oil Field, https://en.wikipedia.org/wiki/East_Texas_Oil_Field (accessed November 2016)
12. Freese and Nichols, History, https://www.freese.com/about-us/history?page=3, (accessed November 2016)
13. *A Century in the Works*, Freese and Nichols, https://www.freese.com/about-us/history?page=3, (accessed November 2016)
14. *Freese, P. E. Simon W and D. L. Sizemore, A Century in the Works*, 100 Years of Progress in Civil and Environmental Engineering, Freese and Nichols 1894-1994, *https://www.freese.com/sites/default/files/Century.pdf*
15. Oil and Gas Journal (1930), http://www.ogj.com/index.html
16. Southwestern Oil Journal
17. Klabzuba History, http://www.klabzuba.com/aboutus.html, (accessed November 2016)
18. The Getty Conservation Institute, Cultural Heritage Policy Documents, http://www.getty.edu/conservation/publications_resources/research_resources/charters.html (accessed December 2016)

19. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (1997), U. S. Department of the Interior, National Park Service, https://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf

Books

20. Capt. Paddock, B. B., *History of Texas*: Fort Worth and the Texas Northwest Edition, Vol. III (Chicago & New York: The Lewis Publishing Co., 1922)
21. Howe, Jeffery (2002), The Houses We Live In, An Identification Guide to the History and Style of American Domestic Architecture, Colonial Revival (pp. 273-274)
22. McAlester, Virginia and Lee (2006), *A Field Guide to American Houses*, Colonial Revival (pp. 321-341)
23. The Fort Worth Petroleum Club, *Oil Legends of Fort Worth*, 1993 (pp __)

Publications

24. National Register Bulletin, Guidelines for Local Surveys: A Basis for Preservation Planning, U.S. Department of the Interior, National Park Service https://www.nps.gov/nr/publications/bulletins/nrb24/chapter3.htm, (accessed December 2016).
25. *Secretary of the Interior's Standards and Guidelines for Preservation Planning, Identification, Evaluation, and Registration*

26. Tarrant County Historic Resources Survey: Fort Worth Upper North, Northeast, East, Far South, and Far West, Principal Findings and Resource Characteristics, Historic Districts, Conservation Districts and Thematic Groups, Historic Preservation Council for Tarrant County (pp. 187, 207-209)

Relevance of the Tarrant County Historic Resources Survey to the staff recommendation

The Tarrant County Historic Resources Survey is comprised of research and principal findings regarding the special interest of properties and districts. In addition to identifying individual properties on Avondale Avenue, which contribute to neighborhood context, the Survey describes the special characteristics of the proposed Avondale Avenue Conservation District.

The research contained in the Survey relates to Criteria 1, 2, 4, 5 and 6 of the 1999 Ordinance, as amended. Since the research relates to the eligibility criteria for designation, it is relevant to the staff recommendation.

Certificates of Appropriateness

27. Historic and Cultural Overlay Subdistrict Application, Application for Review, Historic and Cultural Landmark Commission (November 1992)
28. Certificate of Appropriateness Staff Report (Feb 7, 2000)
29. Certificate of Appropriateness (Mar 6, 2000)
30. Certificate of Appropriateness Application (Jul 26, 2000)
31. Certificate of Appropriateness Administrative Approval Form (Jan 7, 2010)
32. Certificate of Appropriateness Application (May 27, 2010)

33. Certificate of Appropriateness Staff Report (June 14, 2010)

Tax Exemption Documentation

34. HCLC Verification of Completed Work and Certifying Eligibility for the Tax Exemption (Feb 10, 1993)
35. Mayor and Council Communication regarding Tax Exemption (Mar 2, 1993)
36. Tarrant Appraisal District, Application for historic site property tax exemption for 1998

Individuals

37. Glenn Wade, former owner who requested that the property be designated in 1992 (December 7-9, 2016)

Applicant's Letter – *The Historic Preservation Council for Tarrant County, Texas, commissioned the Tarrant County Historic Resources Survey. The Survey includes a comprehensive Historic Sites Inventory, which notably does not include the subject property.*

Staff - The Tarrant County Historic Resources Survey is not a comprehensive survey, rather it includes ***principal*** findings that have not been reevaluated for almost thirty years. Surveys are intended to be organic, responsive to re-evaluations of historic resources and new information that becomes available through further research. They are intended to be updated every five years. It would be most incorrect to assert that a 1989 survey, which has not been updated, is the definitive survey of all resources within Tarrant County that have historic merit. This is further acknowledged by the National Park Service, where it discusses the need for inventories to be "open" to allow for the addition of properties "*as they come to be regarded as historic*".

> *The inventory should be open, so that properties can be added as they are identified through survey work and as they come to be regarded as historic by the changing community. For this reason, review boards are often established by statute with permanent official status in local government, providing continuing oversight to the survey and evaluation process.*
>
> *Publications. A catalogue printed in booklet or other form can be widely disseminated but has the great disadvantage that effective updating requires republication.*
>
> *(Source:* Review and Organization of Survey Data**, U.S. Department of the Interior, National Park Service**

That a survey exists does not mean that the significance of a property is only recognized if it is contained within that survey. Many jurisdictions all across the nation have surveys that have not been updated, yet the evaluation of properties that may have special interest continues, as it should. For example, in 2016 alone, the Historic and Cultural Landmarks Commission considered the recently assessed significance of the following individual properties and recommended their designation:

1. 2100 Hudson Street (HC)
2. 1409 Blue Bonnet Drive (HC)
3. 2508 Primrose Avenue (HC)
4. 2300 Primrose Avenue (HC)
5. 2112 Morning Glory Avenue (HC)

6. 821 E Terrell Avenue/808 and 816 E Kentucky Avenue (HSE)
7. 1600 Oakhurst Scenic Drive (HC)
8. 2055 W Lotus Avenue (HC)
9. 1320 Blue Bonnet Drive (HC)
10. 1601 Blue Bonnet Drive (HC)
11. 1604 Blue Bonnet Drive (HC)
12. 2017 Mapleleaf Street (HC)
13. 2216 Primrose Avenue (HC)
14. 2221 Primrose Avenue (HC)
15. 2200 Marigold Avenue (HC) (identified in the Tarrant County Historic Resources Survey)
16. 1145 Mistletoe Drive (HC)
17. 3040 Lipscomb Street (HC)
18. 600 Grove Street (HC)
19. 2837 Hemphill Street (HC)

Of the 19 properties above, 18 or 95% were <u>not</u> identified in the Tarrant County Historic Resources Survey. That a historic resource was not identified back in 1989, by no means, implies that it is therefore not significant. Such an approach would be entirely inconsistent with the fundamental purpose and methodology of carrying out historic resource surveys nationwide.

The applicant's reference to a 1989 note, that the proposed district was too eroded on the south side, draws upon an observation that has not benefited from a reevaluation nor has it had regard to nationally-recognized best practices for assessing the integrity of a place – the Seven Aspects of Integrity. Best practices nationwide would indicate that the continuous evaluation and survey of potentially historic resources is a fundamentally inherent expectation.

Applicant's Letter – *The staff's recommendation did not identify a single piece of literature that would show the necessary historical link between the builder, architect, or any of its prior owners to the subject property.*

Staff – The subject property is associated with **W. C. Guthrie**, a prominent real estate developer during the first half of the 20th century, who served as president of the Guthrie-Grafa Company from 1920 until it dissolved in the early 1940s. Guthrie also served as mayor from 1927 to 1933. The literature that substantiates this aspect of significance (Criteria 3, 4, and 5) may be found in B. B. Paddock's *History of Texas*: Fort Worth and the Texas Northwest Edition, the relevant section of which is attached to this supplementary report.

The original owner of the subject property, **Ross Mason**, was found to have been an important engineer with Freese and Nichols. Staff consider that Mr. Mason's role in the company is of interest, beyond simply being an employee at Freese and Nichols. Leigh Freese, the longest-serving professional and son of Simon Freese, concurred that Mason would have been a significant member of the company given that during that period of time, few names would have been carried on the company's letterhead. The literature that substantiates this aspect of significance may be found in the publication *A Century in the Works*, Chapter 10, where it states:

> *With assignments coming in steadily from several established client cities and agencies, Hawley, Freese and Nichols by this time had grown from a skeleton crew to a well-staffed office. The roster included A. H. Woolverton, Homer A. Hunter, and H. R. F. Helland in the San Antonio office. In 1931 the name of Ross S. Mason also was carried*

on company letterhead. Others on the payroll were S. Gardner Endress, H. P. Kay, W. B. Robertson, John Kenyon, John Peter Smith, Owen T. Funk, A. W. Risien, and Secretary Carrie Waldrip. Some insight into the economics of the day can be gained from a "Memorandum of Agreement with A. H. Woolverton" dated March 1930.

Glenn Wade, the owner that originally requested that the City of Fort Worth designate the property in 1992, was a petroleum engineer, former President of Wade Gas & Oil Inc., and now Executive Vice President Acquisitions/Oil & Gas at the prominent Klabzuba Oil & Gas company, Fort Worth, Texas. Mr. Wade was also the Senior Production Engineer with Mitchell Energy, credited with the discovery of the Barnett Shale, one of the largest shale plays in history. Additional information regarding Mr. Wade's contribution to the oil and gas industry is attached to this report.

Phillip Groginski, a previous owner and petroleum engineer who was recognized in the as one of the most experienced geologists in the area. The literature that substantiates this aspect of significance may be found in the publication *Oil Legends of Fort Worth*, the relevant portions of which are attached to this report.

In addition to the above, staff consider it important that the HCLC have particular regard to the principal preservation guidance that has been adopted and applied nationwide for forty years. *The Secretary of the Interior's Standards for Rehabilitation* (1976, revised 1990), the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995), and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (1997), are fundamental considerations applicable to this case. That there has been no mention or analysis undertaken by the applicant team using these standards is significant.

> *The Standards for Rehabilitation* (codified in 36 CFR 67) comprise that section of the overall treatment standards and address the most prevalent treatment. "Rehabilitation" is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

As a Certified Local Government, the City of Fort Worth is required to carry out specific responsibilities in cooperation with the National Park Service and the Texas Historical Commission. A key responsibility is as follows:

> "adopt the *Secretary of the Interior's Standards for Rehabilitation* as the standards by which the local review commission will review all work applications brought before it under the terms of the local historic preservation ordinance."

Mr. Tod Hanson (Supplementary Affidavit) – *It cannot be legitimately disputed that the view from Wabash has changed dramatically. As viewed from Wabash, about 60% of the residence's frontage consists of a 2010 addition, including a newly constructed carport. (page 2 of Supplementary Affidavit)*

Staff – Staff do not dispute that the view from Wabash has changed. Staff have, however, considered the effect of change on the character of the place and the extent to which change impacts significance. The single-story addition was also considered though the appropriate design-review process, and was issued a Certificate of Appropriateness because of its scale, location, materials, and distinguishability as an addition to a historic property. The integrity of a place is therefore considered as part of any application for a Certificate of Appropriateness. As

an addition to a Colonial Revival style residence, the character-defining elements of that style remain discernable and as a result, its integrity is sustained. That an addition occupies 60% of a lot dimension is irrelevant, in the absence of a proper analysis of the impact of such an addition on the significance of the place. That a corner property fronts onto two streets does not in any way, prohibit an appropriately-scaled addition that is located in an area recommended by nationally-recognized preservation principles.

Mr. Tod Hanson – *The addition does not conform to the original style of the house. The roof material does not come close to matching. The new metal roof has no historic precedent and composes more than 50% of the roof area now on the site. Also, the façade along Wabash has no historic detailing or form. It is composed of a carport that hides the former servant quarters/garage structure and a porch colonnade that has no historic form or detailing. (page 2 of Supplementary Affidavit)*

Staff – The addition is "compatible" with yet "distinguishable" from the original house. These are key considerations for additions to a historic property. The *Secretary of the Interior's Standards for Rehabilitation* make it clear in Standards 9 and 10, that additions and new construction are not to "match" historic form and detail. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. **New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.** The presumption that a new addition must match the historic style, form and detail is incorrect and is not supported by any widely-recognized preservation principles, including the *Secretary of the Interior's Standards for Rehabilitation*, which the HCLC must have regard.

Compatible new addition on rear elevation of historic building.

(Source: Secretary of the Interior's Standards for Rehabilitation, Historic Buildings, **New Additions**)

3201 Avondale Avenue as viewed from Wabash Avenue (December 2016)

Mr. Tod Hanson – *Avondale Avenue is not an Elizabeth Boulevard where homes have largely maintained their historical integrity. In this case, the subject property does not contribute to a historic district or historical setting because it has been eroded. (page 3 of Supplementary Affidavit)*

Staff – The notion that a setting needs to remain unchanged in order to retain integrity is inconsistent with accepted preservation principles that provide for appropriate change. Change occurs in historic settings and districts continually – the important aspect of change needs to consider the matter of significance, and not whether change itself has occurred. New

construction, additions, and alterations are provided for in local regulations and in national preservation guidance. Many areas have been “eroded” due to change, however that erosion occurs is not in of itself a sufficient measure to conclude that integrity is therefore completely lost without having regard to significance. It is important to note that no preservation guidance suggests that in order to maintain integrity, that there should be no change. Integrity must relate to and assess significance as espoused in nationally-recognized preservation guidance published by the National Park Service.

The subject property is associated with the character of the place and the development that was led by a prominent Fort Worth real estate developer. The area is also of special interest for its socio-economic ties to the development of Fort Worth. The overall character of the place and the property’s group value with other historic properties within a half mile remains discernible today.

EXECUTIVE SUMMARY

The applicant requests removal of the historic and cultural landmark designation from the property located at 3201 Avondale Avenue on the basis that the property was not significant when it was designed in 1993 and further, that changes made to the property subsequent to its designation are significant and irreversible, compromising its intergrity to the extent whereby any significance that the property may have had, is now lost.

The applicant’s supplementary submission introduces measures and standards that are different from those that the HCLC must consider. The HCLC is required to consider the *Secretary of the Interior’s Standards for Rehabilitation* for all applications involving historic properties.

EVALUATION OF SIGNIFICANCE (1993 Ordinance)

In 1993, a property which satisfied one or more criteria for designation was considered eligible for designation as a historic and cultural landmark. Staff consider that the property located at 3201 Avondale Avenue, satisfies all **six** of the original criteria that made it eligible for designation in 1993. **It is important to note that a property only needed to satisfy one of the criteria for designation in 1992.**

Staff consider by a preponderance of the evidence that the subject property was historically, culturally, and architecturally significant at the time of designation in 1993.

EVALUATION OF SIGNIFICANCE (1999 Ordinance, as amended)

Under the 1999 Zoning Ordinance (as amended), a property which satisfies three or more criteria for designation is considered eligible for designation as a historic and cultural landmark (HC). Staff consider that the property located at 3201 Avondale Avenue, satisfies **six** of the criteria listed in section 4.401.C.4 of the Ordinance. **It is important to note that a property need only satisfy three criteria for designation.**

INTEGRITY OF THE SUBJECT PROPERTY

The Mason House has undergone moderately significant changes which satisfy preservation principles because the changes were of an appropriate scale and location to the original structure. These changes are considered to be reversible interventions. The approved changes therefore, have not caused the property to lose the significance which made it eligible for designation in 1993 because the intgrity of the place, expressed by having regard to the Seven Aspects of Integrity, has been safeguarded by “appropriate” change. **It is important to note that the matter of integrity must consider significance, how significance is reflected in its character-defining elements, and how change is facilitated by the Secretary of the Interior’s Standards for Rehabilitation.**

CONCLUSION

Staff consider by a preponderance of the evidence that the subject property is historically, culturally, and architecturally significant and it retains integrity to remain as a property contributing to the City of Fort Worth's historic heritage.

Phillip Groginski was a previous owner of the house at 3201 Avondale, which was built in the 1920's. Glenn Wade acquired the property at 3201 Avondale in the early 1990's. Glenn's interest in the historical significance of this property led him to lobby to have the property declared as a historical landmark in 1992. Glenn's career and his connection to the historically significant events that shaped the Fort Worth and Texas economy, as well as comparable significance of Mr. Groginski's career are outlined below.

Glenn Wade is a registered professional petroleum engineer in Texas and has approximately 33 years of engineering experience. While in college at Texas Tech in 1980, he met a fellow aspiring engineer and the girl of his dreams, Rene Hatten. But this girl of his dreams was not an easy catch; Rene's father formulated the ultimate test for Glenn: an internship as a roughneck in the bitter cold region of northern Utah. This Texas Eastern rig in Utah utilized a new technique called horizontal drilling. Glenn's future father-in-law Jim Hatten was Vice President of Engineering for Texas Eastern at that time and Mr. Hatten holds multiple patents on horizontal drilling tools. Glenn was intrigued by this new technology and was even inspired to write his senior paper at Texas Tech on the topic of horizontal drilling. After graduating from Tech, Glenn continued his career as an engineer for Mitchell Energy Corporation in Fort Worth. George Mitchell, the founder of Mitchell Energy, is credited with the discovery of the Barnett Shale, one of the largest shale plays in history. http://www.rrc.state.tx.us/oil-gas/major-oil-gas-formations/barnett-shale-information/

Shortly after Glenn joined Mitchell, the first horizontal well was drilled into the Barnett Shale. Without the development of horizontal drilling, the Barnett Shale could not have become the economic engine that sparked prosperity in Texas for years to come. The advancement of horizontal drilling technology achieved through the Barnett Shale operations then lead to the development of the Haynesville, Bakken, Marsellus, Eagle Ford, Utica, and Fayetteville shale plays as well as other plays all over the world. Without the success of these horizontal unconventional shale plays, the US could not have achieved the level of energy independence it has earned today. In fact, the US recently surpassed Saudi Arabia in daily oil production. http://www.energyandcapital.com/articles/us-oil-production-surpasses-saudi-arabia/3933

Phillip Groginski was also a successful oil man. He drilled Lou Della Crim No. 1 in December 1930 and thus proved the enormity of the East Texas Oil Field. This discovery well, drilled 12 miles north of the Daisy Bradford No. 3 (drilled three months earlier), led to the rapid development of the prolific East Texas Oil Field. http://aoghs.org/petroleum-pioneers/east-texas-oilfield/

The East Texas Oil Field so far had produced over 5 billion barrels of oil, more than any other oil field in the lower 48 states. This oil field fueled the Allied war effort in World War II and without this energy source it is quite possible that the USA would not have won that war.
http://www.wow.com/wiki/East_Texas_Oil_Field

Glenn A. Wade, P.E.
Executive Vice President
Klabzuba Oil & Gas, Inc.
gwade@klabzuba.com

James Hatten Involvement in Horizontal Drilling Development

In the early 1980's he was Director of Drilling Technology at Texas Eastern Corp. The duties of this office were directed at demonstrating the viability of horizontal drilling as a means for enhancing petroleum production from low permeability formations. Initially, the effort involved rotary drilling tools and he was granted two patents for tools used drilling the horizontal section of test wells. Hundreds of test wells were drilled in this effort.

After the concept was proven to be viable, Texas Eastern Corp purchased Eastman Whipstock Corp and merged it with Christensen Corp to combine the rotary tools with mud motors and measurements while drilling technology. He was manager of the Lateral Drilling department of Eastman Christian Corp which was the name of the merged corporations. The technology was then offered to the petroleum industry as a service.

RAILROAD COMMISSION OF TEXAS

Barnett Shale Information

What is the Barnett Shale?

The **Barnett Shale** is a hydrocarbon-producing geological formation of great economic significance to Texas. It consists of sedimentary rocks and the productive part of the formation is estimated to stretch from the city of Dallas west and south, covering 5,000 square miles (13,000 km²) and at least 18 counties.

Some experts say that the Barnett Shale is the largest onshore natural gas field in the United States. The field name for the productive portion of the Barnett Shale formation has been designated as the Newark, East Field by the Texas Railroad Commission.

Statistics

Drilling Permits Issued
Texas Barnett Shale Total Natural Gas Production
Texas Barnett Shale Oil Production
Texas Barnett Shale Condensate Production
Production Data Query - provides production data by lease, field, county and operator.

History of the Barnett Shale

John W. Barnett settled in the San Saba County during late 19th century and named a local stream the Barnett Stream. In the early 20th century during a mapping exercise, geologists noted a thick black organic-rich shale in an outcrop close to the stream and named it the Barnett Shale.

The Barnett Shale has acted as an important source and sealing cap rock for conventional oil and gas reservoirs in the area. It was thought that only a few of the thicker sections close to Fort Worth would support economic drilling. It was not until the 1980's with new advances in horizontal drilling and well fracturing technology used by Mitchell Energy, a small independent, that the potential of the Barnett Shale was realized. Significant drilling activity did not begin until gas prices increased in the late 1990's. Devon Energy acquired Mitchell Energy in 2002, and has established itself as the leading producer from the Barnett Shale. The success that independents have had in producing from the Barnett Shale is beginning to attract the interest of the large majors, like Exxon.

Counties Affected

Texas Counties with Producing Wells and Contact Information

Core Counties	Non-Core Counties	
Denton	Archer	Hood
Johnson	Bosque	Jack
Tarrant	Clay	Montague
Wise	Comanche	Palo Pinto
	Cooke	Parker
	Coryell	Shakleford
	Dallas	Somervell
	Eastland	Stephens
	Ellis	Young
	Erath	
	Hamilton	
	Hill	

Benefits of Natural Gas

Natural gas is a relatively clean burning energy source. Producing additional domestic natural gas may reduce dependence on foreign energy sources. For more information about natural gas, please visit the United States Department of Energy, Natural Gas home page.

Economic Benefits

Barnett Shale gas production provides economic benefits to individuals, local governmental entities and the state in the form of: bonus payments and royalty income directly to cities, school districts and others; new tax base, various permits and fees payable to local governments, other types of levies such as hotel/motel occupancy taxes; new jobs, new service companies and enhanced economic development. Cleaner burning Texas natural resources.

What does the Railroad Commission NOT have jurisdiction over and who to contact?

The Railroad Commission does not have jurisdiction over roads, traffic, noise, odors, leases, pipeline easements, or royalty payments.

Roads and Traffic: The Railroad Commission does not have jurisdiction over, and exercises no regulatory authority with respect to, private or public roads or road use. Permits issued by the Commission for oil and gas exploration, production, and waste disposal do not limit any independent authority of a municipality, county or other state agencies with respect to road use. For more information concerning local ordinances in the Barnett Shale, please visit the City Ordinances section of the Barnett Shale Energy Education Council web site or for other areas of the state, please visit the Texas Online portal for links to cities and counties in Texas.

The Texas Department of Transportation oversees the construction and maintenance of state highways within their jurisdiction. In addition, TXDOT is responsible for issuing access permits to well sites from a roadway on the state highway system. Please review letter for specific access permit requirements. To contact the appropriate district office, please visit the Texas Department of Transportation, Local Information web site.

Noise: The Commission has no statutory authority over noise or nuisance related issues. Noise and nuisance related issues would be governed by local ordinances. For more information concerning local ordinances in the Barnett Shale, please visit the City Ordinances section of the Barnett Shale Energy Education Council web site or for other areas of the state, please visit the Texas Online portal for links to cities and counties in Texas.

Odors and Air Contaminants: The Railroad Commission does not have regulatory authority over odors or air contaminants. However, for a well within the city limits, the city may enact ordinances regarding odors or other nuisances. In addition, the Texas Commission on Environmental Quality (TCEQ) has jurisdiction over odor and air contaminants. Please see http://www.tceq.state.tx.us/compliance/complaints/odor_complaint.html and http://www.tceq.state.tx.us/implementation/barnettshale/bshale-viewer for more information about how to file odor complaints and obtain information about air contaminants.

Oil and Gas Exploration and Surface Ownership: For general information pertaining to exploration and surface ownership, please visit the Oil and Gas Exploration and Surface Ownership webpage.

Royalty payments: For general information pertaining to leases and royalties, please visit the General Information Pertaining to Leases and Royalties webpage.

Last Updated: 12/1/2016 2:29:21 PM

Useful Links

Federal Government

- United States Department of Energy
- United States Department of the Interior
- Environmental Protection Agency
- Federal Energy Regulatory Commission

State Government

- Interstate Oil and Gas Compact Commission
- Texas Commission on Environmental Quality
- Texas Department of Transportation
- Public Utility Commission
- Texas Online

County Government

- Denton

U.S. Oil Production Surpasses Saudi Arabia

The New Energy Titan

Written by Jon Carter

Posted October 18, 2013 at 2:50PM

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One of the primary complaints of the U.S. is that we hardly manufacture or export products to expand the economy, and these criticisms are justified. We live in an age where shuffled debt and finance is the life blood of the economy, and it is the wrong way to go. And the U.S. is no different.

The U.K. also derives its economic livelihood on debt and the markets. If you compare the U.S. and England to manufacturing economies like Germany, China, and Mexico, you'll see that debt and manufactured financial bubbles have led to ruin and vast consequences for average citizens in the debt-based economies.

But the U.S. is making up for its lack of exports and manufacturing in regards to energy.

The U.S. will officially surpass Saudi Arabia as the world's largest producer of oil, when NGLs and biofuels are added to production levels, according to projections from energy firm PIRA Energy Group.

All in all, the U.S. will produce 12.1 million barrels per day this year, which is 300,000 barrels higher than Saudi Arabia and 1.6 million more than Russia. Since 2009, NGLs and biofuels rose 3.2 million barrels per day.

When it comes to crude oil, Saudi Arabia and Russia still produce 3 million barrels more than the United States. But in the long-term, the U.S. will surpass Saudi Arabia and Russia in liquids production after 2020, and this will continue until around 2030.

Last year, OPEC increased its output, but production still trailed the United States. The Saudis have a goal of increasing output from 12.5 million barrels a day currently to 15 million barrels per day by 2020.

And if the U.S. keeps its rate steady – a 25 percent increase in oil production from September 2012 to September 2013 – oil flow will double every three years, The New American reports.

This is great news across the board. Refiners are already decreasing reliance on imports from OPEC and Venezuela by switching to domestic shale oil. And it is an ever-increasing step in reducing reliance on oil from OPEC. This could mean greater national independence, and the domestic market will not be as vulnerable to ongoing conflicts in the Middle East.

Commodity Liquids

Saudi Arabia surpasses the U.S. in crude because crude is extracted from the ground on a conventional level. But the U.S. has the upper hand over the Saudis, as the Kingdom has yet to extract shale resources. To date, only North America has been able to successfully extract shale oil for commercial use.

Other OPEC nations, like Algeria, have some of the largest shale reserves in the world, but due to instability and lacking technology, development of these resources will not happen anytime soon. Other nations like China, Poland, or Argentina may join in with commercial shale production in the coming years.

Although NGLs are being produced, the primary drivers of the shale boom have been natural gas and oil.

Whereas oil is a liquid, natural gas is an odorless fuel primarily composed of methane. Natural gas can be used to heat homes, fuel factories, and manufacture goods. Natural gas prices may be on the slump, but its low prices are making it easier for manufacturers to power factories and churn out more products.

At the moment, there is more demand for shale oil than shale gas, primarily because prices for natural gas are too low to keep up commercial production. Shale oil has not suffered the same fate, but there is a risk unless exports are on the table.

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You''ll also get our free report, **Two Stocks to Play The Coming U.S. Oil Export Surge** by our resident expert Keith Kohl.

Shale Oil Hotspots

The best places to look for the most shale growth are smaller, domestic companies focusing on shale oil. The most activity you're going to see is in the Eagle Ford of South Texas and the Bakken of North Dakota.

The shale oil boom receives criticism, since Texas and North Dakota are the only two major producing oil states in the region, but we're making new discoveries – not only within these shale states, but also in other parts of the country. The Bakken has the relatively undiscovered Three Forks Formation, and the Permian Basin of West Texas has the Cline Shale.

For natural gas, the Eagle Ford has deposits of NGLs. North Dakota is also a good place to look, although producers are burning off natural gas due to lack of transportation infrastructure. You may also be able to find natural gas investments is on the East Coast, where the Utica Shale of Ohio and the Marcellus Shale of Pennsylvania are developing natural gas resources.

Right now, the shale gas market needs more conversion of natural gas into liquefied natural gas for export abroad to Asian markets. This will heighten the price of natural gas and give producers an incentive to revamp mass production. But the Department of Energy has placed an unofficial cap on these exports, keeping prices low, and making natural gas a less valuable commodity.

The best thing for companies and investors to do at the moment is to invest in higher forms of drilling technologies of the future to keep the shale boom going. Regardless of what the government or resource nationalists have to say, there will have to be a wider market for exporting natural gas and shale oil.

As production of shale oil ramps up, there will inevitably be supply gluts and price declines. The U.S. will have to export some of these resources to keep drilling profitable. Analysts believe the U.S. will have the capacity to export oil within the next five to ten years.

I see long-term growth in the U.S. shale boom, and I see it lasting beyond 2030.

According to the International Energy Agency, the U.S. can become free of OPEC imports by 2030. This is only a projection, but it is certainly a goal worth pursuing.

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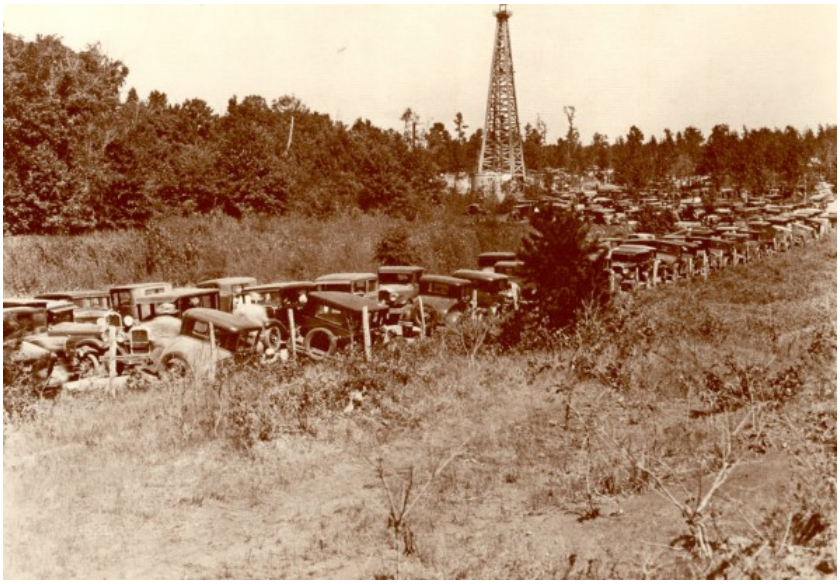
PETROLEUM PIONEERS

East Texas Oilfield Discovery

December 9, 2016

Discovered in 1930, the East Texas oilfield remains the largest and most prolific oil reservoir ever discovered in the contiguous United States. Here is the story of Haroldson Lafayette "H.L." Hunt, and "Dad" Joiner, "Doc" Lloyd – and the Great Depression, and one of the U.S. petroleum industry's greatest discoveries.



"Thousands crowded their way to the site of Daisy Bradford No. 3, hoping to be there when and if oil gushed from the well to wash away the misery of the Great Depression," notes one Kilgore, Texas, historian. Photo courtesy Jack Elder and Caleb Pirttelli, The Glory Days.

With a crowd of more than 4,000 landowners, leaseholders, stockholders, creditors and spectators watching – the Daisy Bradford No. 3 well erupts. It is on October 3, 1930, that a production test is done – resulting in a gushing column of oil.

Incredible to most geologists, another wildcat well 10 miles to the north – the Lou Della Crim No. 1 – will begin flowing on December 28, 1930. See Lou Della Crim Revealed.

Recent OPEC agreement reflected in EIA forecast issued earlier this week ›

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This Week in Petroleum History, December 5 – December 11
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Mrs. Dysart's Uranium Well
Legend of "Coal Oil Johnny"
Ethyl Anti-Knock Gas
This Week in Petroleum History, November 28 to December 4
Oil Boom at Pithole Creek
Exploring Seismic Waves
Oil Discovery in Neodesha, Kansas
Oil Queen of California
This Week in Petroleum History, November 21 to November 27
America on the Move
Smithsonian's "Hall of Petroleum"
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Offshore Petroleum History
Blue Flame Natural Gas Rocket Car
This Week in Petroleum History, November 7 to November 13
History of Con Edison
Opening the Houston Ship Channel
Mrs. Alford's Nitro Factory
George Bissell's Oil Seeps
This Week in Petroleum History, October 31 to November 6
Cantankerous Combustion – 1st U.S. Auto Show
Natural Gas is King in Pittsburgh
Densmore Oil Tank Cars
This Week in Petroleum History, October 24 to October 30
Meet Joe Roughneck

A month later and 15 miles still farther north, a third wildcat well, the Lathrop No. 1, comes in with another gusher of "black gold."

At first, the great distance between these discoveries convinced geologists, petroleum engineers – and virtually all of the major oil companies – that the wildcat wells had found separate oilfields.

However, and to the delight of many small, struggling farmers who owned the land, it finally became apparent the three wells were all part of *one giant oilfield.*

J. Malcolm Crim of Kilgore names his wildcat well after his mother, Lou Della.

In 1905, when Haroldson Lafayette "H.L." Hunt was just 16 years old, he left his Illinois farm family and headed west. Along the way, he worked as a dishwasher, mule team driver, logger, farmhand, and even tried out for semi-pro baseball. In his travels, he learned to gamble and played cards in bunkhouses, hobo jungles and saloons.

The Busey-Armstrong No. 1 well came in on January 10, 1921, and quickly catapulted the population of El Dorado from 4,000 to over 25,000. A young Hunt joined the drilling fenzy that followed. He began with $50 in his pocket (see First Arkansas Oil Wells).

H.L. Hunt's oil career began in Arkansas and East Texas and spanned much of the industry's history, notes Hunt Oil Company. Photo circa 1911.

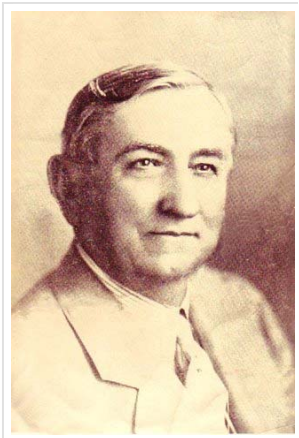
Oklahoma Wildcatters

While Hunt was pursuing oil in Arkansas, an unlikely pair was doing the same in Oklahoma. Sixty-five-year-old Columbus Marion Joiner was a former lawyer and Tennessee legislator who had spent years making a living as an oil lease broker in Oklahoma. He had lost a $200,000 fortune in the financial panic of 1907 — and began pursuing the wealth a successful wildcatter and promoter might find.

A friend of Joiner, Joseph Idelbert Durham, had studied medicine and worked as a government chemist in the Idaho gold rush. Durham had also prospected for gold in the Yukon and Mexico before peddling patent oil medicines in "Dr. Alonzo Durham's Great Medicine Show."

Taking the name "A.D. Lloyd," Durham proclaimed, "I'm not a professional geologist…but I've studied the earth more, and know more about it, than any professional geologist now alive will ever know."

Joiner believed in "Doc" Lloyd and his confidence was reinforced when Lloyd accurately located the rich Seminole oilfield. Joiner drilled to within 200 feet of discovering this previously untapped reserve — but stopped short when his money ran out. Empire Gas & Fuel Company brought in the field's discovery well on a nearby lease.



Columbus Marion Joiner, above, believed in geologist A.D. Lloyd — especially after Lloyd located wells in the rich Seminole, Oklahoma, oilfield.

After a similar near miss in Oklahoma's Cement field and a stretch of bad luck, the broke but optimistic Joiner headed to Dallas, where oilmen and oil money were plentiful. Meanwhile, A.D. Lloyd was off to Mexico, promoting new oil ventures.

This Week in Petroleum History, October 17 to October 23
Roaring Ranger wins WWI
First Wyoming Oil Wells
Oil Boom Brings First Hilton Hotel
This Week in Petroleum History, October 10 to October 16
Ohio Offshore Wells
Offshore Rocket Launcher
This Week in Petroleum History, October 3 to October 9
East Texas Oilfield Discovery
Kansas Oil Boom
Cities Service Company
This Week in Petroleum History, September 26 to October 2
"Lone Wolf" Gonzaullas, Texas Ranger
First Florida Oil Well
Oil reigns at King Ranch
First California Oil Well
This Week in Petroleum History, September 19 to September 25
Downhole Bazooka
First Louisiana Oil Well
New Mexico Oil Discovery
This Week in Petroleum History, September 12 to September 18
First Lone Star Discovery
First Utah Oil Well
This Week in Petroleum History, September 5 to September 11
Diamond Filling Station
First Gas Pump and Service Station
Discovering Los Angeles Oilfields
This Week in Petroleum History, August 29 to September 4
First Dry Hole
Petroleum Objects & Oilfield Artifacts
This Week in Petroleum History, August 22 to 28
First American Oil Well
Prophet of Spindletop
This Week in Petroleum History, August 15 – 21
Flight of the Woolaroc
Ames Astrobleme Museum
This Week in Petroleum History, August 8 to August 14
Making Hole – Drilling Technology
This Week in Petroleum History, August 1 – August 7
Big Inch Pipelines of WW II
Discovering the La Brea "Tar Pits"
Alley Oop's Oil Roots
This Week in Petroleum History – July 25 to July 31
Boom Town Burkburnett
Sunshine State Oil & Refining Company
Felty Outdoor Oil Museum
American Oil & Gas Families
This Week in Petroleum History – July 18 to July 24
Desk and Derrick Educators
"Diamond Glenn" McCarthy
First Alaska Oil Well
Alaska Oil & Gas Development Company
This Week in Petroleum History – July 11 to July 17
Seminole Oil Boom
Kerosene Rocket Fuel

H.L. Hunt, Inc.

H.L. Hunt's success in Arkansas enabled him to investigate other investment possibilities, and with El Dorado oilfield production diminishing, he was lured to Florida real estate. He sold his interests to the Louisiana Oil and Refining Company, retaining a few wells in the El Dorado and Smackover fields.

Hunt ultimately abandoned the Florida real estate market and returned to Arkansas, where he formed H.L. Hunt, Inc., in 1934. He was back in the oil business. It was a fierce no-limit game with quarter neither asked nor given.

Hunt traveled to the Shreveport, Louisiana, Washington-Youree Hotel, where the marble lobby perpetually hosted crowds of competing oilmen, promoters, and "lease hounds" — all looking for an edge in the high-risk world of petroleum exploration.

Speculators and promoters often profited where true oilmen and wildcatters could not. Not far to the west of Shreveport, Rusk County in northeast Texas had seen its share of lease trading — despite the widely held conviction that there was no oil to be found there.

Dedicated in 1955, a monument in Shreveport, Louisiana, commemorates the state's rich petroleum heritage.

Geologists from major oil companies found no petroleum-rich salt domes (as in Beaumont to the south), anticlines, or other indications of oil. Seventeen wildcat wells had been dry holes.

"Dad" and "Doc" in Rusk County

Columbus Marion Joiner was undeterred. In 1927, he was 66 years old. He had just $45 in his pocket when he left Dallas to pursue opportunities in Rusk County.

To poor farmers scratching out a living on drought-tormented land, Joiner seemed larger than life — a Bible quoting genuine oil entrepreneur from Dallas who neither drank, smoked, nor cursed. Within a few months, the affable but shrewd Joiner had acquired leases on several thousand acres and resumed his collaboration with A.D. "Doc" Lloyd.

Small investments from hopeful Rusk County, Texas, farmers and merchants will bring historic results — and make Kilgore, Longview and Tyler boom towns during the Great Depression. Kilgore today celebrates its petroleum heritage by decorating derricks that once dominated its skyline.

Joiner formed a "Syndicate" from 500 of his lease block acres and began selling one-acre interest certificates to anyone who could scrape together $25. Joiner could be quite charming to the ladies and persuasive to gentlemen.

Small investments from hopeful Rusk County farmers and merchants provided Joiner just enough month-to-month money to get by and sometimes pay on his considerable lease rental debt. Promoting oil certificates in an area largely dismissed by

Asphalt Paves the Way
Oil in the Land of Oz
This Week in Petroleum History – July 4 to July 10
This Week in Petroleum History – June 27 to July 3
Illinois Oilfield Museum
Petroleum and Sea Power
First Arkansas Oil Wells
This Week in Petroleum History, June 20 – 26
Trans-Alaska Pipeline History
Inventing the Electric Submersible Pump
Signal Hill Oil Boom
Red Fork Gusher
This Week in Petroleum History, June 13 – 19
Standard Oil Whiting Refinery
Summer Fun at Pennsylvania Oil Museums
Governor Hogg's Texas Oil Wells
This Week in Petroleum History, June 6 – 12
PLUTO, Secret Pipelines of WW II
First Texas Oil Boom
Manufactured Gas for Lamps
This Week in Petroleum History, May 30 – June 5
Carbon Black and Oilfield Crayons
This Week in Petroleum History, May 23 – 29
Adding Wings to the Iron Horse
Santa Rita taps Permian Basin
First Nebraska Oil Well
Technology and the "Conroe Crater"
Big Indian Oil & Development Company
This Week in Petroleum History, May 16 – 22
Natural Gas Museum
Cherry Grove Mystery Well
Oil Prospectors, Inc.
ConocoPhillips Petroleum Museums
This Week in Petroleum History, May 9 – 15
Golden Driller of Tulsa
Confederates attack Oilfield
Louisiana Oil City Museum
This Week in Petroleum History, May 2 – 8
Offshore Rig Patent
Dinosaur Fever – Sinclair's Icon
Oilfields of Dreams
Yellow Dog – Oilfield Lantern
Mobil's High-Flying Trademark
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First Oklahoma Oil Well
Dramatic Oil Company
Ute Oil Company – Oil Shale Pioneer
This Week in Petroleum History, April 4 – 10
First North Dakota Oil Well
This Week in Petroleum History, March 28 to April 3
Pump Jack Capital of Texas

professionals called for a slick pitch, and Joiner's self-taught geologist friend, "Doc" Lloyd, could help.

While Humble Oil Company geologists and geophysicists were reporting that Rusk County offered no possibilities, Joiner was mailing his own report to potential investors: "Geological, Topographical and Petroliferous Survey, Portion of Rusk County, Texas, Made for C.M. Joiner by A.D. Lloyd, Geologist and Petroleum Engineer."

Using clear and correct scientific terminology, "Doc" Lloyd's document described Rusk County anticlines, faults, and a salt dome — all geologic features associated with substantial oil deposits and all completely fictitious. Equally imaginary were the "Yegua and Cook Mountain formations" and the thousands of seismographic registrations ostensibly recorded.

A life-size animatronic rural electric lineman Buddy has welcomed visitors to the East Texas Oil Museum's "Boomtown, USA" indoor exhibits since 2012.

The East Texas Oil Museum in Kilgore is "a tribute to the men and women who dared to dream as they pursued the fruits of free enterprise," according to Joe White, who founded the museum in 1980 — the 50th anniversary of the oil field's discovery.

The impressive looking but fabricated report was accompanied by a map depicting a "salt dome" and a fault running squarely through the widow Daisy Bradford's farm, the exact site of the 500 acre Syndicate lease block that "Dad" Joiner was promoting.

Dry Hole, Dry Hole..Woodbine Formation

"Doc" Lloyd's assessment had the desired effect and the increased sales of certificates enabled Joiner to patch together a rusty, worn-out rig and begin drilling the Daisy Bradford No. 1 in August 1927.

To sustain operations and in pursuit of new investors, Joiner created more Syndicates and sold far more certificates than he could possibly redeem, in one case selling the same certificate to eleven different investors. This didn't present a problem unless Joiner actually brought in a producing well, but if he did, finding oil was the kind of "problem" wildcatters wished for.

In February 1928, the Daisy Bradford No. 1 well failed at 1,098 feet when the drill pipe became irretrievably stuck. Joiner continued overselling certificates to finance drilling. In March 1929, his Daisy Bradford No. 2 suffered a like fate at 2,518 feet — far deeper than the hodgepodge of old equipment was thought capable.

Indiana Natural Gas Boom
This Week in Petroleum History, March 21 to March 27
Exxon Valdez Oil Spill
Oklahoma's King of the Wildcatters
New London School Explosion
This Week in Petroleum History, March 14 to March 20
Mobile Energy Education
This Week in Petroleum History, March 7 to March 13
Sour Lake produces Texaco
Roughnecks of Sherwood Forest
Central Texas Oil Patch Museum
This Week in Petroleum History, February 29 to March 6
Halliburton cements Wells
"Golden Rule" Jones of Ohio
This Week in Petroleum History, February 22 to February 28
Nylon, a Petroleum Polymer
Kansas Gas Well Fire
Japanese Sub attacks Oilfield
This Week in Petroleum History, February 15 to February 21
Merit Badge for Geology
This Week in Petroleum History, February 8 to February 14
First Nevada Oil Well
Oklahoma Oil History
AAPG – Geology Pros since 1917
Vintage Oil Postcards from Texas
This Week in Petroleum History, February 1 to February 7
Buffalo Bill Shoshone Oil Company
This Week in Petroleum History, January 25 to January 31
Moncrief makes East Texas History
Oil Scouts – Oil Patch Detectives
This Week in Petroleum History, January 18 to January 24
ROV – Swimming Socket Wrench
End of Oil Exchanges

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Haroldson Lafayette "H. L." Hunt (third from right) is a former dishwasher, mule team driver, logger, farmhand, and semi-pro baseball try-out. C. M. "Dad" Joiner (third from left) shakes the hand of geologist A. D. "Doc" Lloyd at the 1930 discovery well of the East Texas oilfield. Recognizing the significance of the discovery before his competitors, H. L. Hunt will move quickly — and take significant risk — by purchasing the discovery well and nearby leases from Joiner.

Daisy Bradford No. 3 was spudded just 375 feet from the failed second attempt at a site determined when broken equipment prevented moving any farther. Before long, Joiner's "poor boy" operation was down to burning used tires in the old boiler to gain a few pounds of steam pressure and drill a few feet at a time.

In September 1930, Hunt and Joiner met for the first time when Daisy Bradford's brother invited Hunt to observe a drill stem test at Joiner's third well (drill stem tests can determine if oil is present in a formation and the rate at which it can be produced). Hunt was always on the lookout for new opportunities and drove to the site with his friend from El Dorado, merchant and clothier P.G. "Pete" Lake.

The test was done on September 3, 1930. When the drill stem test brought a surge of mud, oil, and natural gas, Hunt was impressed. He raised enough money to lease three tracts to the east and one to the south of Joiner's well as the news spread and the scramble for a piece of the action began. The Woodbine sand formation will make petroleum history.

In two weeks, more than 2,000 land deals were recorded; two weeks later, Daisy Bradford No. 3 blew in as a gusher in front of about 5,000 spectators who cheered madly, celebrated their newfound fortunes, and congratulated "Dad" Joiner. It wasn't long however, before the greatly oversold Syndicate certificates created a convoluted legal nightmare of immense proportions for the now famous "Dad" Joiner.

On the 31st of October, a Dallas court put Joiner's holdings into receivership. Seventy-year-old Columbus Marion Joiner took refuge in a Dallas hotel as swarms of claimants and creditors looked for him.

Following the drill stem test and aware of previous dry holes drilled to the east, H.L. Hunt became convinced that a substantial oilfield lay to the west. His conviction was reinforced when dry holes were drilled both southeast and northeast of Daisy Bradford No. 3, abruptly chilling the lease market.

Meanwhile, just a mile west of Joiner's find and surrounded by his leases, Deep Rock Oil Company was drilling a test well on the Claude Ashby farm.

In legal trouble, Columbus "Dad" Joiner, discoverer of the giant East Texas oilfield, will meet with H.L. Hunt at the Baker Hotel in Dallas — and sell 5,580 acres for $1.34 million.

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Hunt believed that if this well came in, it would confirm that Daisy Bradford No. 3 was part of a much larger oilfield. A dry hole would prove the major oil companies' belief that Joiner's Woodbine sand reservoir was a fluke.

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Hunt assigned three scouts to closely monitor and report to him on progress of the Ashby No. 1 well. Since his own credit was exhausted, he tried to interest Deep Rock and others in deals to buy out Joiner, but Daisy Bradford No. 3 was by then flowing intermittently. It would yield only about 200 barrels or so and then stop altogether for an agonizing 18-20 hours before resuming.

Hunt nonetheless remained convinced that Joiner's contested leases set atop an oilfield, but just how big an oilfield was well beyond Hunt's or anybody else's imagination. He later wrote, "Joiner was a true wildcatter and was much more interested in drilling wildcat wells than developing proven or semi-proven oil acreage. He was becoming weary of all the carrying on which was being made against him."

H.L. Hunt's "Business Coup"

Hunt borrowed $30,000 from his old El Dorado clothier friend, P.G. Lake, and set about to convince the harried and hiding out "Dad" Joiner to sell. They met in Dallas' Baker Hotel on November 25-26, 1930, while Hunt's scouts continued to watch the Deep Rock well's progress.

By the summer of 1931 about 900,000 barrels of oil per day are being produced from 1,200 wells in Rusk County. H. L. Hunt's purchase of Daisy Bradford No. 3, above, provides the financial base for the founding of Hunt Oil Company.

At about 8:30 p.m. on November 26, Hunt's scouts reported that the Deep Rock well had found the oil-rich Woodbine sand, confirming his belief in the oilfield. Four hours later Joiner sold all his holdings (including about 5,000 leased acres) to Hunt for $1,335,000 including all the $30,000 in cash Hunt had borrowed. It was far more money that Joiner had ever seen and provided him a way out of the legal mess of oversold certificates and competing claims.

It was for Hunt, as he later described, his "greatest business coup," despite the 300 lawsuits that followed. As presiding District Judge R.T. Brown once said, "If you want a successful gathering of long-lost kinfolks, just manage to find oil on the old homestead. They will come out from under logs, down trees, from out of the blue and down every road and byway, but they'll get there — even some nobody ever suspected were kinfolks."

The Black Giant

In the 10 years of litigation that followed, Hunt sustained every title. Eighteen days after his deal with Joiner, Deep Rock's Ashby No. 1 came in at 3,000 barrels a day of rich 40.5 gravity crude.

On a Sunday two-weeks later, Lou Della Crim No. 1 came in 13 miles to the north, near Kilgore, Texas, flowing at over 22,000 barrels a day.

In January 1931, the similarly rich Lathrop No. 1 well came in about 15 miles farther north, in Gregg County. Remarkably, the Ashby, Lou Della Crim, and Lathrop wells were all part

of the same gigantic field, covering over 140,000 acres!

Hunt's deal had put him in the midst of the unprecedented "Black Giant" known as the East Texas oilfield. To date, this remarkable oilfield has yielded over five billion barrels and is still producing. More than 30,340 wells have been drilled in the field since that historic day in 1930.

In 1972, James A. Clark and Michel T. Halbouty published a extensively researched book, *The Last Boom*. "The fortune Hunt built in East Texas served as the foundation for one much larger, for he could no more stop hunting for oil than could Joiner — and he seemed to find it as often as not," noted the authors.

Since those early days in East Texas, Dallas-based Hunt Oil Company has prospered. Visit the East Texas Oil Museum.

Please support the American Oil & Gas Historical Society and this website with a donation.

A Message from the Editor

The East Texas oilfield has produced more than five billion barrels of oil — and continues to produce. The 1930 discovery well revealed a field 43 miles long and 12.5 miles wide. It remains the largest and most prolific oil reservoir ever discovered in the contiguous United States.

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tell it like it is • 2 years ago

Doc & DAD DID DISCOVER CEMENT FIELD I HAVE NEWS PAPER ARTICLE FROM "CEMENT CURRIOR TIMES" ORIGINAL COPY TO PROVE IT CIRCA 1919

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Teresa B → tell it like it is • 2 years ago

Doc Lloyd is my grandmother's step dad, he adopted her. Trying to find more concrete information on him - real name, birthdate, date of death, etc - finding a lot of conflicting info online. Would love any info you can share or old pics / articles. Thanks!

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Is it like it was? → tell it like it is • 2 years ago

Thanks for your attention and comment regarding the article you found in the 1919 Cement Courier-Times. Archival newspapers often provide valuable insights and leads, but most references record that Dad Joiner's and Doc Lloyd's claims to have discovered the Cement Oil Field were a part of their vigorous self-promotion and solicitation program designed to manufacture credibility and find investors. Their places in oil patch history and lore nonetheless remain quite secure.

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OIL LEGENDS
of
FORT WORTH

Lou Della Crim No. 1

The fortune teller said Black Gold ran under the farm and the surrounding area; and it did.

In writing the history of Fort Worth oilmen, we cannot overlook the second largest discovery well in the East Texas Field — the Lou Della Crim No. 1 a few miles south of Kilgore in Rusk County.

Col. Benjamin Franklin Thompson came to Texas in 1844 and for $9,000 he bought 18,000 acres of land in Rusk County. At his death, the land was divided among his children. One was a son, John Martin Thompson, who became a wealthy pine lumberman. He had a daughter, Lou Della, who married W.R. Crim, owner of the general store in Kilgore.

When Martin Thompson died, his daughter inherited the homeplace with 900 acres surrounding it. Her brothers sold the rest and put the money into their various businesses. Lou Della had four sons, the eldest of which was J. Malcom Crim who became the manager of the general store. After Malcom married, he and his wife went to visit relatives in Mineral Wells. While strolling around the town, he ventured into a fortune teller's booth who described his mother's farm, saying that underneath lay rivers of oil.

Because of the soothsayer's accurate description of the land, Malcom was convinced her prediction was true, and he had acquired more than 20,000 acres of leases in the surrounding area before 1921. In vain he tried to sell the acreage or get a major to drill there, and with no money to pay rentals he lost his leases. He tried again, starting to rebuild the spread with 8,000 acres, but again failed to interest drillers.

Then, some ten years after Crim's failure, Ed Bateman, an independent with little or no capital, formed the Bateman Oil Company together with Philip Groginski, a geologist, and Ed Zilkey, a former minor league baseball player who had learned the oil trade in Arkansas. Before moving to Fort Worth, Bateman had been a top saleman of advertising space for the *Houston Post* and the *Dallas Times Herald*. Now Bateman began to write copy for mailers selling his potential wildcat in East Texas in search of investors for Bateman Oil Company.

Looking for a spot on which to drill, Zilkey and Groginski ran into an old driller friend Zilkey had known in Arkansas. His name was Elmer (Mutt) Hayes and he was familiar with the territory. He suggested the Crim Farm as a most likely spot for production. On his advice and after checking the land, Bateman went to Crim to make a deal. Crim asked $2 an acre. Bateman had no money but offered to drill a well and share profits with Crim if Crim could get the 1,500 acres surrounding the farm locked up. Crim managed to pick up all but six acres of the desirable property and a contract was signed to drill to a depth of 4,000 feet or to pay sand.

Bateman, working on a shoestring, had only what was called a "coffee pot" rig with a drilling limit of 2,500 feet. Knowing his financial needs, Bateman wrote florid mailers in hope that money for stock would come flowing in. It did not. Instead of attracting investors, it attracted postal inspectors. Meanwhile, Zilkey was out trading small interests in the acreage for money, pipe, tools, supplies and anything else he could get to drill the well.

Necessity made Grozinski stake the well near a road for transportation and near a creek for water since they had no money for operations. They hired Mutt Hayes as a driller, but the head driller was Bill Cain who came from the Wortham Field with the reputation of having fired all of his crew in a fit of temper.

Although money was slow coming in, there was finally enough that the well was spudded in Oct. 28, 1930. Like many wildcatters, Bateman was plagued with hard luck. The majors had moved in nearby with seismograph crews whose tests showed no evidence of oil. Bang went the stock sales. Even Crim was so disillusioned that he refused to buy stock from Bateman.

The disheartened Bateman was ready to give up and throw in the towel at 3,500 feet as there was no show of oil. But Francis F. Bostick, a paleontologist for Southern Crude Oil Purchasing Company, prodded him to go on until he got to the Austin Chalk.

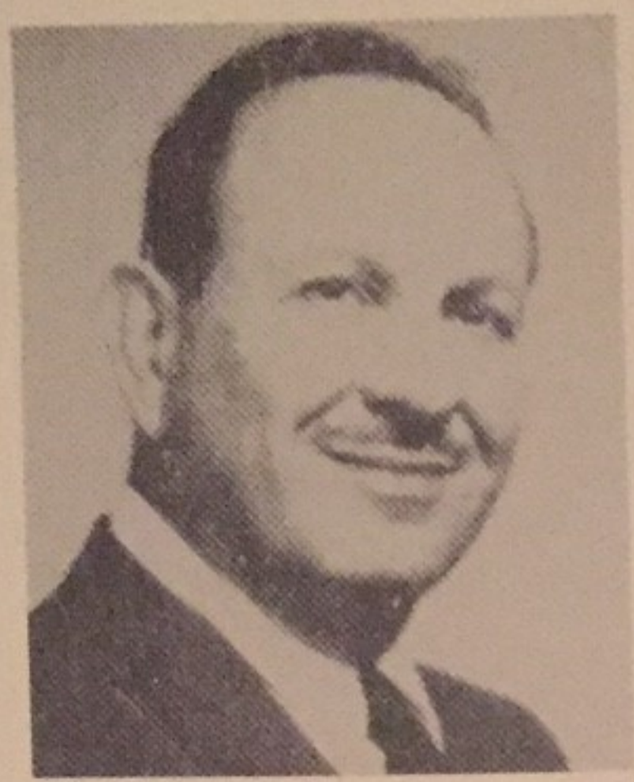
Bateman drilled deeper and hit the cap rock which his bits could not cut. With no money to buy better bits, he and Zilkey went to see H.L. Hunt who loaned them a roller bit. Bateman drilled deeper and at 3,629 feet took a core sample that was saturated with oil from the Woodbine. There were no curious hundreds there to witness the coring — only Crim and a Canadian investor.

On Sunday, Dec. 28, 1930, the Lou Della Crim No. 1 was brought in, flowing at a rate of 22,000 barrels a day. Neither the fortune teller nor Lou Della were present. For Lou Della, it was church day.

There was no money for a "Christmas tree" to hook the well up, so Cain, the driller, created one out of old pipe and whatever he could find. It was not strong enough and the pressure of the well threatened to blow it up. Zilkey immediately got tongs and chains and tied it down to try and keep it together.

The Lou Della Crim No. 1 was the second well of the great East Texas discoveries — and the proof a great field. Bateman had also proved to the postal authorities that his well was greater than what he had proclaimed in his mailers — and he lived happily ever after.

Bateman Oil Company had no money to develop the remaining 1,494 acres, and its only recourse was to sell the well and acreage.



Carl Robert Craig

Raymond J. Dilger

Phillip S. Groginski

born in Pittsbury on July 2, 1887 to J. H. and Nettie Enlow. A graduate of the University of Texas Law School, Enlow worked in private and public sectors before joining Sinclair, Transcontinental and Continental companies. He entered private practice in 1930. He was married to Margaret Poulsson of Ft. Benton, Mont. on July 20, 1921.

THOMAS W. EVERETT, manager of Sinclair Prairie's crude purchasing Texas division. Born in Atlanta, Ga. on Dec. 13, 1897 to J. S. and Florence Hill Everett, Tom was educated in Georgia. His college education at Georgia Tech was interrupted by WWI. In 1917, he enlisted with a machine gun corps and served with the 32nd Division overseas. Afterward he entered the energy business in Oklahoma in 1920, working for Oklahoma Natural Gas in Tulsa, and five years later joining Pierce Petroleum as chief accountant. After the Pierce-Sinclair merger, Everett was transferred to Fort Worth in 1933 as superintendent of the Texas division of crude oil purchasing. He married Elizabeth Dodd of Atlanta on Christmas Day, 1922, and they had one daughter, Jane.

FRANK M. FARLEY, who brokered leases and managed royalties. Born in Tyler on Aug. 1, 1905 to C. M. and Ella Smith Farley, Frank was reared and educated in Fort Worth. After high school, he worked as a teller in the Fort Worth National Bank for eight years until the lure of oil called in 1929. Teaming up with David Donoghue, he joined Federal Royalties Co. as vice-president and oversaw their transactions in various ventures. When Federal Royalties was dissolved and their properties split into two different entities, Farley sold his interests and formed W.F.W. Oil Co. and became its president. Farley was married on Nov. 27, 1937 to Helen Davis of Dallas.

ROSS ELLIOTT FISHER, executive with the O. C. Whitaker Pipeline Co., Inc. Born at Robelum, La., on Nov. 29, 1895 to M. C. and Edith Fisher, Ross was educated at schools in Texas, Oklahoma and Louisiana before working for a railroad. He settled into banking at Ryan, Okla. from 1915 until 1921 when he moved to Burkburnett as a bank vice-president. Seven years later, he joined O. C. Whitaker as secretary-treasurer. The company relocated to Fort Worth in 1937 and became one of the largest pipeline companies in the United States and was associated with Brown & Root during the war years and in building the Little Big Inch pipeline. Fisher married Maude Wilton of Oklahoma and they had two sons, Wilton and Rowan Enlow Fisher.

JOSEPH EUGENE FITZ-PATRICK, was a petroleum engineer specializing in oil well drilling, and became an independent operator. He was born in Kansas City on Jan. 30, 1893 to James P. Fitz-Patrick and Elizabeth A. Bremon and was educated in Kansas City schools. He joined the Royal Air Force in 1917 and trained in Ontario, Canada with a commission as first lieutenant. He was sent to Fort Worth with the Royal Air Corps to open the camp here. He returned to Canada as an instructor teaching flying and aerial acrobatics until the end of World War I. Before entering the service, he had been in the automobile and advertising business. After the war, he went into the oil business operating as an independent in the Mid-Continent Field in Oklahoma. In 1925, he came to Fort Worth and operated Deep Rock Oil Company of which he was half owner. Fitz-Patrick was credited with the discovery well in the Andrews County Pool, and the Deep Rock Claude Ashby No. 1 in the East Texas Field a mile west of Dan Joiner's discovery well. In Oklahoma, he had drilled the discovery well in the Bruner Pool between Tulsa and Sand Springs. He was married in Fort Worth on Oct. 4, 1932 to Dean Fielder, daughter of D.A. Fielder and Bird Dustin. They

Phillip S. Groginski

...son, Dean Pat Eugene Fitz-Patrick. Gene Fitz-Pat-
...and oil operations in Texas, Oklahoma, Arkansas
...Louisiana. He was active in both civic and profes-
...al activities in Fort Worth. His trail was loss when
...reportedly moved to El Paso. He was a member of
...Forest, the Fort Worth Club, Ridglea and the Stee-
...hase.

...J. **FLECKENSTEIN**, vice president in charge of
...ction for Texas Pacific Coal & Oil Co. Born in
...N.Y. to Joseph and Dora Fleckenstein on Jan.
...891, he found work in the Pennsylvania fields after
...school. He was intent on learning production and
...his first job laying pipe, then roughnecking with
...s Natural Gas Co. He headed for Wyoming in
...working for MidWest Refining Co. as superinten-
...of Big Muddy Field. Two years later, he was
...ted by J. Roby Penn to join T-P in the Ranger field.
...925, he was named general superintendent and
...president in 1934. He also was vice president of
...s Pacific's Thurber Pipe Line Co. He was married
...illis Kerr of Pennsylvania in 1923. They had six
...ren: Joseph, Charles, Regis, Dorothy, Bettie and
...s Ann Fleckenstein.

...ALPH G. **FLEMING**, an independent operator who
...ed credit for drilling the first shallow oil well in
...ny County on the J. M. Matthews ranch. A native
...ennsylvania, he was drilling superintendent and
...uction chief in a partnership that included L.B.
...nahill and M.R. Kiser. Fleming, who had lived in
...Worth for 21 years, was a president of the West
...tral Texas Oil and Gas Association. Fleming was 68
...he died on Sept. 29, 1950. He was survived by his
...Ralph Jr., and E.D. Fleming; and a daughter, Mrs.
...P. Shaffer.

...RTHUR W. **GLAZIER**, an independent who focused
...eases and royalties. Arthur was born in Cleveland,
...on Feb. 5, 1889 to H. H. and Gertrude Benham
...er and was educated at Marietta (Ohio) College. His
...r worked for Standard Oil, but Arthur opted for
...Steel until he entered WWI as a first lieutenant.
...the Armistice, the younger Glazier headed for
...enridge, and by 1921 was in Young County where
...erated for two years developing holdings. In 1923
...ved to Fort Worth and began dealing in royalties
...eases throughout the state. Glazier married Doris
...pson on March 2, 1931 and they had a son, Arthur
...Glazier, Jr.

...RTHUR S. **GOETZ**, sales representative for Texas
...Coal & Oil Co. Goetz was born in Milwaukee,
...on July 16, 1893. He joined Texas Pacific in 1913
...Fort Worth agent of the Thurber Brick Co. When
Thurber Brick ceased operations, Goetz sold refined oil products for the corporate parent. Arthur and his wife were music patrons. She was known affectionately as "Mother Goetz" by hundreds of musicians. Their home on Fifth Avenue and Pennsylvania was a gathering place for Fort Worth's musical and arts clan. Mrs. Goetz also was a cousin of Frank Lloyd Wright. After her death, Goetz made his home at the old Texas Hotel. Goetz was 81 at his death on Dec. 22, 1944. Their only child, Florence Cort Naugle, preceded him in death, and the only survivor was his grandson, Nicholas L. Cort III of Milwaukee. The Goetz family is buried at Greenwood.

JACK GREENWOOD, an independent who opened the Gunsight Pool. Greenwood was born on Aug. 14, 1888 in Memphis, the son of Joe and Jane Greenwood. He was educated in Tennessee and worked for a brokerage firm in Oklahoma before entering oil at Bartlesville in 1909. Eight years later, he moved to Fort Worth and recorded his first strike at Gunsight. He subsequently operated in Eastland, Stephens and Wichita counties, and then wildcatted in the Amarillo and Panhandle field. He also was responsible for the Burnett Ranch, and leasing hundreds of thousands of acres. The early '20s found Greenwood in the Smackover field, bringing in the discovery Berry & La Grande well. Afterward, he returned to the Panhandle until he moved operations to East Texas in the early '30s. Greenwood was married to Mary Davies on April 23, 1929. They had two children, Mary Jacqueline and Jane Greenwood.

PHILIP S. GROGINSKI, a geologist who benefitted others before deciding to help himself. Philip was born at Bryan on March 25, 1895 to Joseph and Hannah Wolfe Groginski and was educated at Texas A&M with advanced degrees. He continued in graduate school until he enlisted in WWI. He was stationed at old Camp Bowie before going to France as a 1st lieutenant and machine gun officer in the 144th Infantry which fought in the battles of the Argonne and Champagne. After WWI, he became a petroleum engineer in the Ranger and Breckenridge fields in 1920. For the next three years he worked for various companies in West Texas before coming to Fort Worth. He operated as an independent and as a petroleum engineer, but was best known as one of the most experienced geologists in the area.

He was associated with Ed Bateman and Ed Zilkey on the Lou Della Crim No. 1 discovery well in Rusk County which was drilled on his geology. Groginski's published papers on scientific research, which was his hobby, are still being used. He married Lillian Simon of Fort Worth, daughter of Sam and Rae Simon, and they had two daughters, Hannah and Audry Ruth Groginski.

La Salle Apartments
1420-26 College Avenue
Fairmount-Southside Historic District
Fort Worth, Texas

Section 6: Statement of Significance

The La Salle Apartments, 1420-26 College Avenue, are contributing resources in the Fairmount-Southside Historic District in Fort Worth, Texas. Located approximately two miles south of the downtown core, the district was listed on the National Register of Historic Places in 1990 with a boundary increase listed in 1995. The original district contained 1,016 contributing buildings, 1 contributing structure, and 425 noncontributing buildings. The boundary increase added seven contributing and five noncontributing buildings. This district is the largest historic district in Fort Worth and was listed at the local level of significance under Criterion A in the area of Community Planning and Development for its association with Fort Worth's tremendous growth from 1890 to 1930. In addition, it was listed at the local level under Criterion C for its concentration of early 20th-century Late Victorian, American Movement, and Period Revival architecture. Although composed primarily of single-family dwellings, the district also has a mix of multiple-family dwellings, commercial buildings, and religious and educational institutions. The La Salle Apartments are composed of two mirror-image 2 1/2-story Tudor Revival style buildings containing a total of 16 units. They are constructed of brick with stucco and half-timbering ornamentation. Built in 1927-28 by Frank S. Hofues, the apartments retain a significant amount of their historic and architectural integrity.

The La Salle Apartments are located near the northern boundary of the district in the Brooks and Bailey Subdivision of Block 25 of the Field-Welch Addition to the City of Fort Worth. W. C. Guthrie purchased Lots 6 and 7 of Block 3 of the subdivision in 1920 from C. E. McGinnis for $12,500. The address of the property was 1424 College Avenue, located at the northwest corner of College Avenue and Myrtle Street. According to City Directories from the era, 1424 College Avenue served as Guthrie's residence to 1927. In December 1927, Guthrie and his wife, Lillian, were party to a Mechanic's Lien with Frank S. Hofues for the construction of two apartment buildings on the property, each valued at $22,500. The Guthries moved to 1500 College Avenue (demolished), which would have been immediately across the street to the south.

W. C. Guthrie (1876-1954) was a prominent Fort Worth real estate developer during the first half of the 20th century. Born in North Carolina, Guthrie came to Fort Worth in 1902, the same year the city began to boom as a result of the arrival of the Swift and Armour packing plants in North Fort Worth. He worked in the office of William Bryce, a contractor and builder who also served as mayor from 1927 to 1933. When the Bryce Building Company was incorporated in 1909, Guthrie was given one-fourth interest and became secretary-treasurer. When Bryce retired in 1920, Guthrie became an independent contractor. He later joined forces with his son, Jack B. Guthrie, and C. B. Grafa to form the Guthrie-Grafa Company. The elder Guthrie served as president until the company was dissolved in the early 1940s.[1]

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[1] "William Craton Guthrie" in B. B. Paddock, editor, *History of Texas: Fort Worth and the Texas Northwest Edition*, Volume III, (Chicago and New York: Lewis Publishing Company,

Guthrie was credited with the development of numerous additions in Fort Worth, particularly on the South Side. These included Colonial Hills, University Place, Park Hill, Park Hill West, Forest Highlands, and Kensington additions. These additions were located near Texas Christian University. His involvement in this area resulted from his purchase of an interest in the old Fairmount Land Company. He also was owner and president of the Trinity Heights Land Company which developed such West Side additions as Monticello, Country Club Heights, and River Crest. Guthrie retained ownership of the La Salle Apartments until 1938.[2]

The La Salle Apartments were constructed during a decade in which Fort Worth experienced a tremendous growth in population. In 1920, the city had a population of 106,482. By 1930, that population had increased to 163,477. Much of this growth had occurred by mid decade as the city's population was estimated at 159,000 in 1926. This increase was partially attributed to the influx of money and people as a result of the West Texas oil boom.[3] Large and small developers alike responded to the housing needs by constructing apartments throughout Fort Worth's South Side. These buildings could be found along major streetcar lines such as South Hemphill or tucked inside the middle of neighborhoods as were the La Salle Apartments, originally two blocks south of a major streetcar line along Magnolia Avenue. Most of these apartment buildings were two or three stories and constructed of brick. They were built to blend into the surrounding residential neighborhoods and their designs reflected those of the adjacent housing stock. Most were comprised of single buildings although some, such as the La Salle Apartments, were built as apartment courts with two buildings mirroring each other. The one notable exception to the 2- and 3-story apartments on the South Side was the Forest Park Apartments constructed in 1927-28 at 2306 Park Place Avenue. It is a 12-story brick building sited on a bluff overlooking the Trinity River. This building type was more common in a downtown setting than in a streetcar neighborhood.

The tenants attracted to the La Salle Apartments in the first few years following their completion included a physician, executives and others associated with the oil industry, an owner of a lumber company, an assistant probation officer, an engineer with Southwestern Bell Telephone Company, and a manager of a bond and mortgage company. However, the complex suffered from a nearly 40% vacancy rate during the early years of the Great Depression.[4]

1922), 44-45. "Private Funeral Set for William Craton Guthrie," *Fort Worth Star-Telegram*, evening edition, April 27, 1954. Guthrie's obituary stated that he was born in New York.

[2] *Ibid.*

[3] Carol Roark, *Fort Worth's Legendary Landmarks*, (Fort Worth: Texas Christian University Press, 1995), vii-viii; *Fort Worth Press*, October 5, 1926.

[4] Fort Worth City Directories, 1928-1931.

History of Texas: Fort Worth and the Texas Northwest Editions,

Edited by Capt B. B. Paddock Vol III

The Lewis Publishing Co Chicago & New York 1922

the corporate or commercial side of the law. He has never been associated with any influential firm or corporation or bank lawyers. His reputation is due to his skill and success in handling the interests of individual clients, and some of his cases have gone to high courts, and he is probably one of the most resourceful trial lawyers in Texas today. In these contests he has met the best legal talent in the country. During the great oil boom period of Wichita County he was engaged in some notable litigation involving many new points of law in oil leases, including the law of contract and notice to third parties and other points. One of his biggest cases in this connection was that in which he represented the Hines & Bodiford vs. the Gulf Production Company. The main question was the cancellation of an oil lease in the proven field adjoining Burkburnett, the value of which ran into the millions. Another notable case in which Mr. Hunter was counsel was that of the United States against W. P. Mason, who was indicted in the Federal Court charged with fraudulent use of the mails in the disposal of thirty-five million dollars' worth of par value stock in various oil and industrial enterprises. The culmination of this case was in the Federal Court of Minneapolis in the summer of 1920. Mr. Hunter, representing the defendants, secured an acquittal. It was a trial presenting a number of new angles from a legal standpoint, and attracted wide attention.

Mr. Hunter has a large and valuable law practice and has also acquired some oil production in the North Texas field. He has interested himself in politics for the sake of some of his friends, but is thoroughly devoted to his profession and his work, and cares for none of the honors of politics for himself. He is a member of the Wichita Falls Chamber of Commerce and is a Scottish Rite Mason and Shriner.

He married Miss Vera Scott, who was reared in West Texas. They have two sons, Frank and Scott Hunter. Frank Hunter was born in 1914, and at the age of six was carrying the studies of the third grade in the public schools. His remarkable talents have attracted much attention from educators at Wichita Falls and elsewhere.

MIKE E. SMITH, former judge of the Circuit Court, has been a member of the bar of Northwest Texas for over thirty years, and his home has been in Fort Worth for more than a quarter of a century. Judge Smith has many friends over Texas, and the public recognizes him as a man of the highest qualifications in his profession and in the affairs of citizenship.

He was born in Jackson County, Tennessee, December 10, 1867, son of Hugh B. and Frances (Dillard) Smith. His parents were also Tennesseans, and his father was born in the same house as Judge Smith. Hugh B. Smith was a planter and slave holder and fought in the Confederate army during the war between the States. The third in a family of eight children, Judge Smith grew up in Tennessee, attended public schools, and acquired his legal education under his uncle, Captain Dillard, at Cookville, Tennessee. He was admitted to the bar before reaching his majority, and in 1889 came to Texas and located in the new town of Vernon. He soon established a fine practice in that section of Texas, served as city attorney and mayor of Vernon, but in 1894 came to Fort Worth, where he began practice with O. W. Gillespie, later a congressman, and W. R. Parker. He was a member of this firm until 1900, when he was elected judge of the Seventeenth Judicial District and continued to discharge his judicial duties for ten years, resigning in 1910, in the middle of his third term. Since then he has looked after a large general practice at Fort Worth, and since 1915 has been member of the firm of Slay, Simon & Smith.

Judge Smith for many years has been an active member of the Knights of Pythias. In 1892 he married Miss Annette Bryan, of Vernon, a native of Bonham, Texas. Their two children are Hugh and Ruth.

WILLIAM CRATON GUTHRIE, secretary and treasurer of the Bryce Building Company, has been prominently identified with the contracting and building business in Fort Worth since 1902, the year the city took its great forward stride as a result of the establishment here of the first packing houses of the Armour and Swift interests.

Mr. Guthrie was born in North Carolina July 1, 1876, son of W. S. and Carrie (Craton) Guthrie. His father was a native of Tennessee and died in 1897, and his mother was born in North Carolina and is now living in Fort Worth. William C. Guthrie was reared and educated in North Carolina, having the benefit of some of the higher institutions of learning, attending a school at Rutherford

Rutherford

ton and also at Charlotte. After completing his education he had a thorough business training and for six years was connected with the First National Bank of Syracuse, New York.

Coming to Fort Worth in 1902, he assisted in building the plant of Armour & Company, and also the Exchange Building in North Fort Worth. Since then his enterprise and resources as a building contractor have been responsible for the construction of a number of the larger buildings of the city. In addition to his connection with the Bryce Building Company he is president of the Trinity Heights Land Company, is secretary and treasurer of the Fairmont Land Company, and has a number of other business interests.

In 1908 he married Miss Lillian Fakes. Her father, Bailey Fakes, is a member of the Fort Worth house of Fakes & Company. Mr. and Mrs. Guthrie have four children, Emily E., Lillian, W. Craton, Jr., and John Bryce. Mr. Guthrie is one of the popular members of the Fort Worth Club, the Glen Garden Country Club and the Rotary Club and is a steward in the First Methodist Episcopal Church.

John G. Russell has spent all his life in Texas, has been connected with the lumber business for over twenty years, and recently established his business headquarters at Fort Worth, where he continues as a jobber and broker in lumber, a dealer in land and oil properties.

Mr. Russell was born at Terrell, Texas, January 9, 1878, son of John O. and Martha A. (Stewart) Russell. His parents were born in Mississippi and came in an early day to Texas. John G. Russell grew up at Terrell, attended the common schools of that city, and when about twenty years of age, in 1898, went to Brownwood, Texas, and subsequently to Stephenville. He was employed as bookkeeper in a lumber firm, and subsequently removed to Haskell, Texas, where he continued in the same line of business for five years. Then he and three associates bought out the Haskell Lumber Company, and continued the business on a profitable scale until 1916. Selling out his interest, Mr. Russell then spent two years with the W. B. Brazelton Lumber Company at Amarillo, and in December, 1917, moved to Corpus Christi, where he joined the Southland Lumber Company and represented it on the road. In 1919 Mr. Russell moved to Fort Worth, and has since engaged in the lumber, land and oil business, with offices on the seventh floor of the First National Bank Building.

Mr. Russell is affiliated with Amarillo Lodge of Elks.

Henry Edward Byrne, banker, educator, author and business man of Fort Worth has probably started more young men and women on the high road to success than any other one individual in Texas today. As president of the Tyler Commercial College of Tyler, Texas, which institution he founded in 1900, Mr. Byrne has seen tangible evidence of his success in the work accomplished by more than thirty thousand students who obtained their business training in his school.

Commencing in a small way, the Tyler Commercial College has grown until now it occupies all of a large three-story brick building especially constructed for the school, and which is one of the most thoroughly modern establishments in the United States devoted to commercial college education. It is especially well lighted and ventilated, and constructed throughout with a view of facilitating the work of teachers and pupils. The average annual enrollment in the various departments is over four thousand, and every phase of business activity is covered in the curriculum. Besides the usual course of bookkeeping, shorthand, business arithmetic, commercial law, etc., taught in the average business school, the Tyler Commercial College furnishes courses in cotton classing and grading, marketing of cotton, business administration and finance and railway telegraphy and station work. Each department is under the direction of capable expert instructors who are especially versed in the subject taught. An average of thirty teachers is required at all times.

Besides the Tyler Commercial College Mr. Byrne also is the head of the Byrne Publishing Company and the Byrne-Robertson Loan Company of Tyler. His publishing establishment has one of the largest job printing plants in Texas, and besides the printing for the school turns out bank and commercial printing, also high grade art calendars, and during the season maintains several salesmen on the road disposing of its products.

The Byrne Publishing Company of Chicago was organized by Mr. Byrne in 1916 and publishes eight different text books for the commercial schools and denominational schools. Mr. Byrne is author of all these works, some of which have required from five to eight edi-

FW S-T, Tuesday Even, 4-27-54

"Private Funeral Set for William Craton Guthrie'

1954
-77
1877

77, "retired realtor who developed large areas on the South Side."

suffered stroke in 1949, retired after

Credited with development of Colonial Hills, University Place, Park Hill and Park Hill W. and Kensington additions on the South Side and around TCU

also helped build Monticello, Country Club Heights, Glencrest W. and River Crest

born in Rutherfordton, N.Y., worked as a bank clerk in NYC before moving to FW in 1902 went to work in office of William Bryce, contractor & builder.

"was given one-fourth interest and became sec-treasurer when the Bryce Bldg Co was incorporated in 1909. He became an independent contractor after Bryce's retirement in 1920."

Incorporated with late C.B. Graja and a son, Jack B. Guthrie, to form Guthrie-Graja Company, which he headed as pres. until dissolved in early 1940s

"His building in the TCU area outgrowth of his purchase of an interest in the old Fairmount Land Company.

Owner & pres for some years of the old Trinity Heights Land Co; v.p. of Southwestern Bldrs Supply Co., director of old FW State Bank

member 1st Meth Ch, Real Estate Bd, Glen Garden

Country Club + the FW Club

lived with wife at 3208 Odessa
in the Kensington Addn
son W. C. Jr of Virginia
dau. mrs Emily Guthrie Smith, FW

The Fort Worth Press, "We Believe in Fort Worth" Book: Where the West Begins Fort Worth, 1926

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"ALL PROPERTIES RESTRICTED TO PROTECT FUTURE VALUES"

November 14, 2016 HCLC Staff Report

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

DATE: November 14, 2016 **COUNCIL DISTRICT: 9**

GENERAL INFORMATION

REQUEST	Removal of Designation as Historic and Cultural Landmarks (HC)
APPLICANT/AGENT	City of Fort Worth
LOCATION	3201 Avondale Avenue
ZONING/ USE (S)	A-5, HC
NEIGHBORHOOD ASSOCIATION	Individual

ANALYSIS OF PROPOSED REMOVAL OF DESIGNATION

The applicant requests removal of the historic and cultural landmark designation from the property located at 3201 Avondale Avenue.

APPLICABLE CITY OF FORT WORTH ZONING ORINANCE PROVISIONS

City of Fort Worth Zoning Ordinance, Chapter 4 District Regulations
4.401 (i)(12) Removal of Historic and Cultural Landmark Designation

b. The historic and cultural landmarks district designation, whether relating to individual properties or to a historic and cultural landmark district, may be recommended for removal by the Historic and Cultural Landmarks Commission to the Zoning Commission and City Council for the following reasons:

- *The Historic and Cultural Landmarks Commission has determined that the site, structure or area, as applicable, is no longer historically, culturally, architecturally or archaeologically significant* ***under the criteria listed in section 4.401.C.4****; or*

- *The Historic and Cultural Landmarks Commission has determined that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused it to lose the significance, qualities or features* ***which qualified the structure designation****; or*

- *It is determined that such designation creates an unreasonable economic hardship upon the owner or owners in accordance with the provisions of section 4.401.G*

In order for the Commission to determine whether a site retains significance, it must have regard to section 4.401 (i)(12)(b) of the current Zoning Ordinance, which requires the consideration of criteria listed in section 4.401.C.4.

Alternatively, the Commission could determine that the structure has undergone significant and irreversible changes which have caused it to lose the significance which made it eligible for designation in 1993.

After the Chronology of Designation and Historical Background sections, this report will consider the following in accordance with section 4.401 (i)(12) Removal of Historic and Cultural Landmark Designation:

1. Significance of the Subject Property – under the 1999 Zoning Ordinance;
2. Integrity of the Subject Property
3. Significance of the Subject Property - established under the 1993 Zoning Ordinance

FINDINGS / RECOMMENDATIONS

3201 Avondale is an individually designated historic property. It was designated a Historic and Cultural Landmark (HC) on January 13, 1993 under Ordinance No. 9705 **(Attachment 1)**. City Council had previously adopted this Ordinance on August 19, 1986 **(Attachment 2)**.

CHRONOLOGY OF DESIGNATION

On November 16, 1992, an application titled "Proposal to Amend the Zoning Ordinance" was submitted by then owner Mr. Glen Wade **(Attachment 3).**

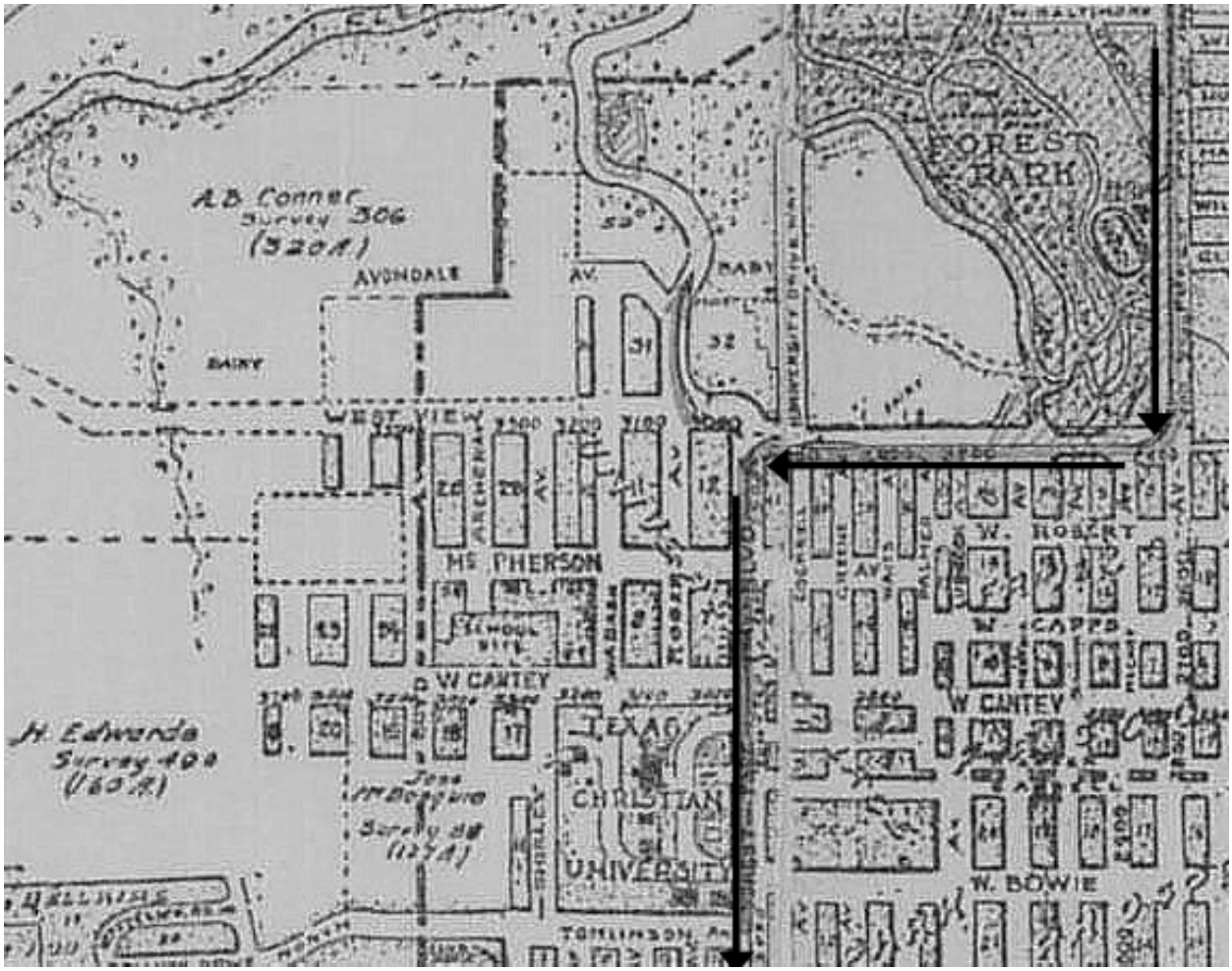
On December 7, 1992 the Historic and Cultural Landmarks Commission considered the request of then owner Mr. Glen Wade, to designate the Mason House located at 3201 Avondale Avenue. The HCLC recommended that City Council approve the owner's request as recorded in the minutes of December 7, 1992 **(Attachment 4)**.

On January 13, 1993, the Zoning Commission also considered the request and unanimously voted 8-0 to recommend that City Council approve the owner's request to rezone the subject property from "A" One-Family to A/HC One-Family/Historical Cultural Subdistrict **(Attachment 5)**. No one appeared in opposition to the owner's request.

On February 9, 1993, City Council considered the request to designate the subject property and granted the request as heard. Council's approval of the designation may be found in Ordinance 11255 **(Attachment 6).**

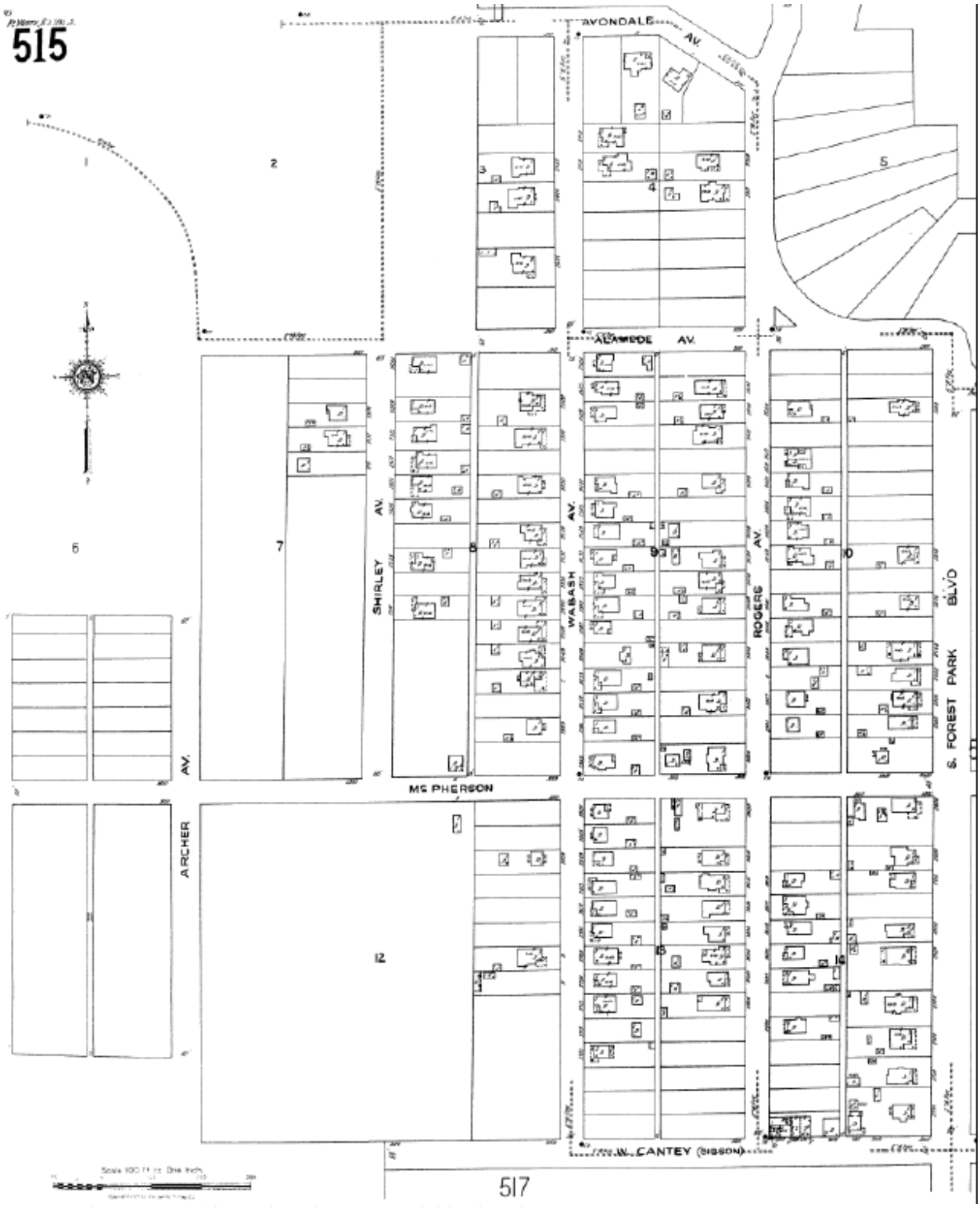
HISTORICAL BACKGROUND

Early development in this southern area of Fort Worth occurred as a response to the establishment of educational institutions, annexation by the City of Fort Worth, and extension of road paving and streetcar lines. In 1909, the City of Fort Worth acquired the land comprising Forest Park and the Texas Christian University (TCU) was encouraged to relocate to this area of Fort Worth and did so in 1910. Residential growth around the school was slow.

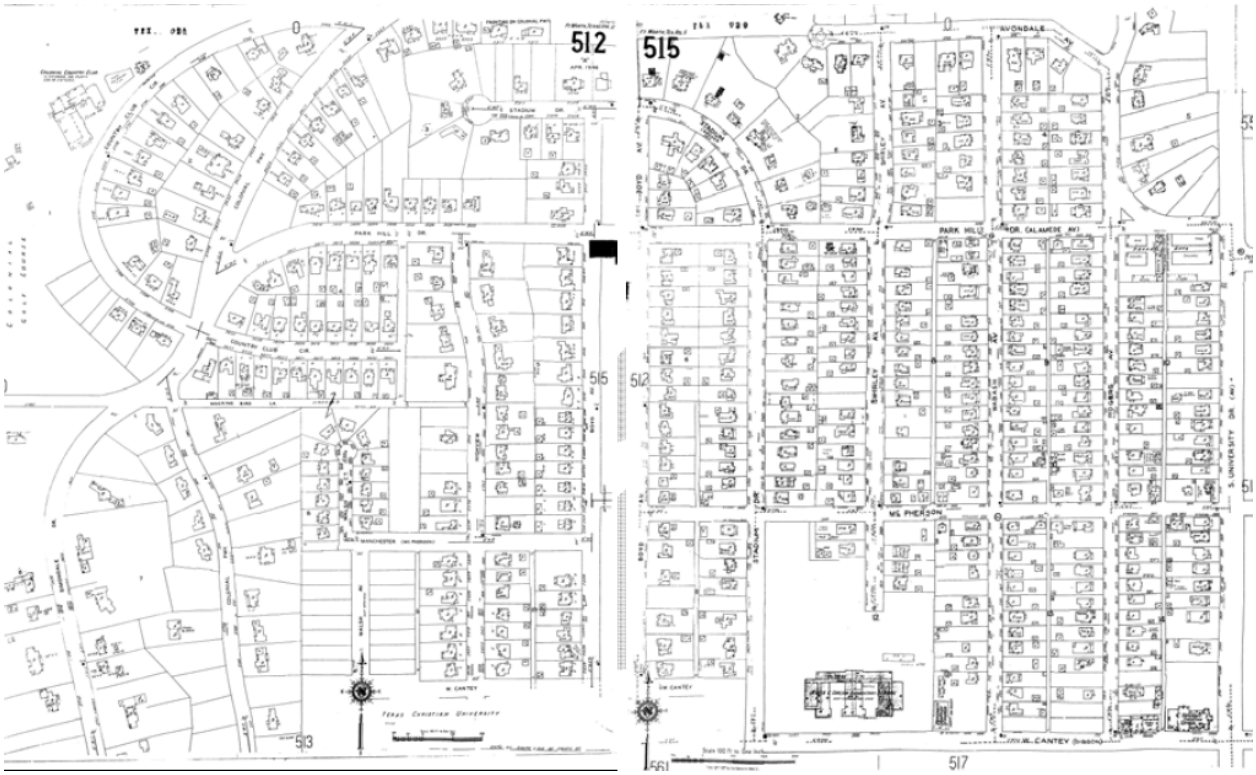


Greater Fort Worth New City Map 1925 showing the streetcar line that once provided quick access to local transportation and connected this section of Fort Worth to the Central Business District.

Texas State Archive Map Number 4010



1927 Sanborn Map of the University West Neighborhood



1951 Sanborn Map of the University West Neighborhood

Substantial growth in this area did not take off until 1922 when it was annexed and University Drive (then called Forest Park Blvd) was paved. Not to long after this, a streetcar line was routed from the Central Business District to the TCU campus. This further encouraged the growth of the neighborhood. Construction slowed during the depression. Only a few houses were constructed in the early 1930's. From the mid 1930's on, there was steady growth and development throughout the neighborhood.

The growth pattern for the district started in the south-most portion of the neighborhood, east of Stadium, and worked its way north to Avondale. These first homes south of Park Hill were constructed in the 1920s and 1930s and are typically one to one-and-a-half story homes. North of Park Hill the lots and residences are much larger and were mostly constructed in the 1930's.

The University West Neighborhood experienced major growth between 1920 and 1950. During the Great Depression there was a slight lull in development, so fewer houses were constructed in the early 1930s. After WWII, construction resumed into the early 1950s, filling the southwest section of the neighborhood, which until the 1940s had remained undeveloped. Given a 50-year construction period, a wide range of architectural styles can be found throughout the neighborhood, including Italian Renaissance (1890-1935), Tudor (1890-1940), Neoclassical (1895-1950), Prairie (1900-1920), Craftsman & Bungalow (1905-1930), Spanish Eclectic (1915-1940), Art Moderne (1925-1940), Minimal Traditional (1933-1950), Ranch (1935-1975), and Colonial Revival (1880-1955).

Responsible for a significant portion of this development was W. C. Guthrie (1876-1954) a prominent Fort Worth real estate developer during the first half of the 20th century, who promoted the Mason House as "one of the most attractive brick veneers in the city". Born in North Carolina, Guthrie came to Fort Worth in 1902, the same year the city began to boom as a

result of the arrival of the Swift and Armour packing plants in North Fort Worth. He worked in the office of William Bryce, a contractor and builder who also served as mayor from 1927 to 1933. When the Bryce Building Company was incorporated in 1909, Guthrie was given one-fourth interest and became secretary-treasurer. When Bryce retired in 1920, Guthrie became an independent contractor. He later joined forces with his son, Jack B. Guthrie, and C. B. Grafa to form the Guthrie-Grafa Company. The elder Guthrie served as president until the company was dissolved in the early 1940s.

Guthrie was credited with the development of numerous additions in Fort Worth, particularly on the South Side. These included University Place Addition (which includes 3201 Avondale Avenue), Park Hill Addition to the immediate east of the University Place Addition, Forest Highlands Addition to the immediate west, and the nearby Colonial Hills Addition **(Attachment 7)**. These additions were located near Texas Christian University. His involvement in this area resulted from his purchase of an interest in the old Fairmount Land Company. He also was owner and president of the Trinity Heights Land Company which developed such West Side additions as Monticello, Country Club Heights, and River Crest. Guthrie retained ownership of the La Salle Apartments until 1938.

Avondale Avenue was identified as a “character district” in the Draft University West Historic District Standards and Guidelines **(Attachment 8)**, where the predominant architectural styles were Tudor and Colonial Revival. Mason House was constructed in 1929 as one of the first homes built on Avondale Avenue, an enclave of substantial residences designed by prominent

architects. Situated on a high bluff overlooking Downtown, the Trinity River and what later became Colonial Country Club, Avondale was home to many of Fort Worth's prominent early citizens including Texas oilman George B. Hill; Harvey B. Herd, lawyer; Dr. William McKinney, neurosurgeon, known for his development of an instrument for the treatment of Parkinson's disease; attorney William D. and Mary A. Smith, trial lawyer, who joined the prominent Fort Worth legal firm of Capps, Cantey, Hanger & Short; Elmer C. Cummins, service manager for Westinghouse Electric Supply Co.; Noel R. Parsons, treasurer and later vice president of Community Public Service Co., and Simon W. Freese, consulting engineer and long-time principal of the engineering firm of Freese & Nichols, Inc.

The firm of Hawley, Freese & Nichols dates back to 1894 when John Hawley started the business. He was the first independent consulting engineer in Texas that specialized in water and sewer. Prior to opening, Hawley worked on the first water system in Fort Worth. A short list of their notable achievements includes:

- association with Fort Worth's first water system (1891);
- engineer for the Clear Fork Trinity Dams (1895);
- Hawley appointed City Engineer (1897);
- Construction of Lake Worth (1911);
- Formation of Texas Section, American Society of Civil Engineers (1913);
- Fort Worth's first environmental project – sewage collection (1922);
- First Water Improvement District in Texas (1923);
- Great Bend Cut-Off Channel on the San Antonio River, which made possible the San Antonio River Walk (1929);
- First air conditioned buildings in North Texas (1937);
- Preparations for War (Camp Bowie, Camp Hulen, Camp Swift, etc)(1941);
- 42 bridges over major streams, railroads, streets and highways for the Dallas-Fort Worth Toll Road – later I-30 (1957);
- Lake Arlington Dam (1957);
- Instrumental in developing a key part of the original Texas Water Plan (1969);
- DFW airport utilities and roads (1969);
- Arlington Stadium Expansion for the Texas Rangers (1972);

Mr. Mason and his wife Dorothy commissioned noted architect Ben B. Milam to design their house at 3201 Avondale Avenue. Mr. Mason was a consulting engineer for the prominent firm of Hawley, Freese & Nicols Engineers and resided at the property until 1935. Phillip S. Groginski (1895-1978), an oil geologist and oil operator, subsequently resided at the subject property from 1935 - 1966. Mr. Groginski is associated with the East Texas Oil Field (1930) which remains the largest and most prolific oil reservoir ever discovered within continental U.S.A., and is one of the petroleum industry's greatest discoveries.

In 1966, the Groginskis sold the house to Walter A. and Sibyl Gill, who converted the attic space and then sold the property to Glenn A. and Karen Wade in 1992. Mr. Wade, a petroleum engineer and President of Wade Oil & Gas, an oil and gas properties broker, was the owner who requested that City Council designate the property as a Historic and Cultural Landmark. Mr. Wade is also associated with Klabzuba Oil & Gas, a proven leader within the energy industry providing strong leadership and capital investments with selected partners for the development of highly profitable oil and gas reserves throughout North America. Klabzuba was responsible for the discovery of Jay Field, a 400+ million barrel oil field, and the last major oil field found

onshore in the lower 48 states. In the early years of its operation, tremendous growth occurred as holdings increased primarily in the Arkoma Basin, Texas and Montana. Through the 1980's Klabzuba expanded and by 1990 the company had oil and gas properties in over 25 states.

The Mason House derives its influences from New England in the Williamsburg Revival style, a variation of the Colonial Revival style. The Williamsburg Revival style is very similar to the Cape Cod style. The main difference is that dormers have been added to the roof. The style shows up in many ready-cut and builder catalogues right after Colonial Williamsburg opened to the public in 1928. The style was fueled by the complete restoration of Colonial Williamsburg in the late 1920's by the John Rockefeller Foundation. Home to 88 original Colonial-period structures, these buildings became the inspiration and prototype for hundreds of reproductions throughout the 1930's, 1940's and 1950's, and quickly became popular with many early suburban developers and first time home buyers.This dominant style of domestic building was used for a large proportion of early 20th century suburban houses throughout the country. It was particularly fashionable during the 1920's and early 1930's when only the Colonial Revival rivaled it in popularity as a vernacular style.

SIGNIFICANCE OF THE SUBJECT PROPERTY UNDER THE 1999 ZONING ORDINANCE

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

   Interest 1
   Mason House is of interest in relation to the development of Fort Worth because it was one of the first homes built on the two block long Avondale Avenue, a property that was used by W. C. Guthrie in 1929 as a springboard for the development of the University Place Addition and the adjacent Forest Highlands and Parkhill Additions. Guthrie is also responsible for the development of the National Register-eligible property located at 1420 College Avenue.

   Interest 2
   The Mason House is interest because it is associated with the development response to the establishment of educational institutions, annexation by the City of Fort Worth, and extension of road paving and streetcar lines. The City's acquisition of land comprising Forest Park and the encouragement of Texas Christian University to relocate to this area resulted in substantial growth when University Drive was paved. Not to long after this, a streetcar line was routed from the Central Business District to the TCU campus. This further encouraged the growth of the neighborhood and is therefore considered to be of interest as part of the development of the City of Fort Worth.

   Interest 3
   The Mason House is of interest because it was part of a development that was constrained by significant natural landscape features involving the Trinity bluff that overlooked the City, the Clear Fork Trinity River, and what later became Colonia Country Club.

   Interest 4
   The Mason House is of interest because of its direct association with Avondale, home to many of Fort Worth's prominent early citizens. As a distinct neighborhood that developed during the period 1925-1940, its residents commissioned prominent architects to create

one of the most desirable enclaves in Fort Worth. The result produced a neighborhood that made an important contribution to the development of the City.

Interest 5
Mr. Ross Mason, original owner of 3201 Avondale Avenue, was also a consulting engineer for the prominent firm of Hawley, Freese & Nicols Engineers. The Mason House is therefore associated with one of the most prolific engineering firms in Texas history – contributing to water and sewer systems, transportation, city and regional planning, and general civil and environmental engineering combined with many engineering "firsts", all leading to a significant part of the development of the City of Fort Worth and the State of Texas. Across the state, major undertakings such as:

- development of the first water supply reservoirs for the cities of Dallas, Fort Worth, Arlington and Corpus Christi;
- development of the first modern water filtration plants in Austin, Houston, Beaumont, Arlington, Waco and Amarillo; and
- development of the first sewage treatment plants at Fort Worth, San Antonio, Corpus Christi, Lubbock, Arlington, and Abilene

With major contributions to war efforts and responsibility for developing the nation's first large dual-purpose reservoirs, the Mason House is of interest because of Mr. Mason's association with Hawley, Freese & Nicols, who have made significant contributions to the development of the State of Texas and the United States.

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

   The Mason House embodies distinguishing characteristics of the Colonial Revival style in its one-story brick and multiple dormered roof form with shallow eaves, rectangular double-hung six-over-six windows, accentuated front entry, and rectangular plan. Colonial Revival became a popular American house style after it appeared at the 1876 the US Centennial Exposition. Reflecting American patriotism and a desire for simplicity, the Colonial Revival house style remained popular until the mid-1950's. Between World War I and II, Colonial Revival was the most popular historic revival house style in the United States.

   In addition, character-defining elements such as its one-and-one-half story gabled roof form with its chimney centered on the ridge, multi-paned double-hung windows highlighted by decorative shutters, small simple covered stoop, and exterior cladding in brick evokes the Williamsburg Revival style of the Mason House. The Williamsburg Revival style is an important example of a variation of the Colonial Revival Style. The Mason House is an important example of the Colonial Revival style because it reflects the simplicity and character-defining elements that made the style the most popular revival house style in the United States.

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

   Interest 1
   The Mason House was designed by "noted" architect Ben B. Milam, who was well-known for his work in the Tudor Revival style, including 4117 W. 7th Street and 2901

Simondale Drive, listed in the Tarrant County Historic Resources Survey (Upper North, Northeast, East, Far East, and Far West). That Milam explored in the Colonial Revival style and that few such designs on Avondale Avenue are listed in the Tarrant County Historic Resources Survey, is indicative that the Mason House displays characteristics of relative rarity. In addition, Milam's design for the Lackey House at 2300 Medford Court East, is featured in Fort Worth's Legendary Landmarks, another example of his contribution to the development of City of Fort Worth.

Interest 2
The Mason House was part of the University Place Addition which was developed by master builder W. C. Guthrie, who promoted 3201 Avondale Avenue as "one of the most attractive brick veneers in the city". Mr. Guthrie was responsible for the development of the immediate neighborhood that consisted of University Place Addition (includes 3201 Avondale Avenue), Park Hill Addition to the immediate east of the University Place Addition, Forest Highlands Addition to the immediate west, and the nearby Colonial Hills Addition. Guthrie's significant contribution to the development of the City and his direct association with the Mason House is therefore of considerable importance.

4. 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

Interest 1
The Mason House has a strong relationship to other distinctive homes on Avondale Avenue, five of which have been designed by prominent Fort Worth architect and included in the Tarrant County Historic Resources Survey. **(Attachment 9)** Avondale Avenue is identified as being eligible for preservation according to the draft University West Historic District based on architectural merit and period of development.

Interest 2
The subject property is geographically and contextually related to numerous nearby designated historic resources to the immediate east including 4 properties on Avondale Avenue; 3 properties on Rogers Avenue; 2 properties on Park Hill Drive; 4 properties on Winton Terrace; 7 properties on Medford Court; 1 property on Lofton Terrace; numerous structures within the confines of the Fort Worth Zoo; and numerous properties immediately east of the Fort Worth Zoo. **(Attachment 7)**

Interest 3
The Mason House has an important contextual relationship with the wider neighborhood developed by master builder W. C. Guthrie. These properties share distinct physical characteristics, are considerably larger than those built to the south, and were mostly built during the period 1925-1940.

5. 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

The Mason House is associated with W. C. Guthrie, master builder; Ross Mason, original owner and consulting engineer with the prominent firm Hawley, Freese & Nichols Inc.; Ben B. Milam, notable local architect; Phillip S. Groginski, an oil geologist associated with the East Texas Oil Field; and Glenn A. Wade, a petroleum engineer,

former President of Wade Gas & Oil Inc., and now Executive Vice President Acquisitions/Oil & Gas at the prominent Klabzuba Oil & Gas company, Fort Worth, Texas.

6. Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area

Interest 1
The Mason House is of interest in relation to the development of Fort Worth because it was one of the first homes built on the two block long Avondale Avenue, a property that was used by W. C. Guthrie in 1929 as a springboard for the development of the immediate neighborhood that consisted of University Place Addition (includes 3201 Avondale Avenue), Park Hill Addition to the immediate east of the University Place Addition, Forest Highlands Addition to the immediate west, and the nearby Colonial Hills Addition.. Guthrie is also responsible for the development of the National Register-eligible property located at 1420 College Avenue.

Interest 2
The Mason House is part of an enclave of Avondale Avenue residences, home to many of Fort Worth's prominent early citizens. As a distinct neighborhood that developed during the period 1925-1940, its residents commissioned prominent architects to create one of the most desirable communities in Fort Worth. The Mason House and its setting greatly contributes to the character of Avondale Avenue.

Under the 1999 Zoning Ordinance, a property which satisfies <u>three or more</u> criteria for designation is considered eligible for designation as a historic and cultural landmark (HC). It is considered that the property located at 3201 Avondale Avenue, satisfies **six** of the criteria listed in section 4.401.C.4 of the Ordinance.

INTEGRITY OF THE SUBJECT PROPERTY

It is acknowledged that the subject property has undergone change. After the Groginski's sold the property in 1966 for example, Walter A. and Sibyl Gill, converted the attic space. This intervention and related interior alterations have <u>not</u> caused the property to lose the significance which made it eligible for designation in 1993.

In 1992, simultaneous with the owner's application for designation, a Historic and Cultural Overlay Subdistrict Application for service upgrades and the addition of an iron fence was received and approved by the HCLC **(Attachment 10).**

In 2010, perhaps the most significant change took place in the form of additions and alterations. The scope of the changes were as follows:

> *Replace select windows, fill-in existing rear porch, and construct a covered porch, carport, and rear addition.* **(Attachment 11)**

These changes were approved by Staff or the HCLC, through the statutory Certificate of Appropriateness process **(Attachments 10–17).** The changes were approved because they did not cause the property to lose the significance, qualities or features which qualified the designation in 1993. In relation to the most significant changes, Staff analyzed whether the

proposed work at the time would impact the integrity of the place (questions 1, 6 and 7 below) and concluded the following:

1. *Will the historic character of the property be retained and preserved and the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property avoided?*

   Yes. The existing rear porch and garage are not original to the structure, so their alterations do not affect historic fabric. The roof of the main structure will only be altered by removing non-original roofing shingles to tie-in the new rear addition. The addition of the carport, which will be located to the rear of the property will also retain the overall historic character of the property, although, as mentioned above, seems redundant. Changing the windows and size of openings is not preferred, but are not seen from the public right-of-way, so will not change the overall historic character of the property.

6. *Will the new additions, exterior alterations, or related new construction destroy historic materials, features, and spatial relationships that characterize the property?*

   No/Yes. The proposed brick for the porch in-fill and the new addition is similar in color, but has a slightly different size, which provides evidence of new construction. The overall size of the rear additions makes it secondary to the main structure, which is effective in maintaining spatial relationships and integrity of the property. The carport addition will be oversized, but will not destroy historic materials or spatial relationships that characterize the property. The west side window alterations will require removing existing bricks to enlarge the openings, which will, in effect, alter historic materials.

7. *Will the new additions and adjacent or related new construction be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired?*

   Yes. The new additions including the roof tie-in and abutting walls of the rear addition will not negatively affect the historic main structure. If the additions were removed, the essential form and integrity of the historic property and its environment would be unimpaired.

To further assist the Commission in its determination as to whether the subject property has undergone significant and irreversible changes which have caused it to lose the significance which made it eligible for designation in 1993, we can consider the Seven Aspects of Integrity.

SEVEN ASPECTS OF INTEGRITY

Integrity is the ability of a property to convey its significance. A property must not only be shown to be <u>significant</u> under the criteria listed in section 4.401.C.4 of the Zoning Ordinance, but it must also have integrity. The evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to its significance. Within the concept of integrity, seven aspects or qualities, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following evaluation explains how the Mason House responds to the Seven Aspects of Integrity.

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The actual location of the Mason House complemented by its setting as viewed from the public right-of-way has not changed significantly and therefore retains integrity of location.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. The Mason House embodies distinguishing characteristics of the Colonial Revival style in its one-story brick and multiple dormered roof form with shallow eaves, rectangular double-hung six-over-six windows, accentuated front entry, and rectangular plan. This aspect of the original design remains discernable as we experience the property today. Subsequent alterations made to the design including an appropriately located addition and alterations to non-original historic fabric sustains the significance of the Colonial Revival style and as a result, retains integrity of design.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space. The Mason House is part of an enclave of Avondale Avenue residences forming a distinct neighborhood that developed during the period 1925-1940. The spatial qualities and the mature landscape that characterizes the property in its wider context are major contributors to the setting and the original character of Avondale Avenue, thus the Mason House retains integrity of setting.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property

and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

The Mason House retains the key exterior materials dating from the period of its historic significance. The carport addition, for example, was designed and positioned so as not to destroy historic materials that characterized the property. The west side window alterations, for example, required the removal of existing brick to enlarge the openings, which altered historic materials, but not to an extent that was consider inappropriate, thus the Mason House retains integrity of materials.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The Mason House shows evidence of the skill used in its construction and it continues to illustrate the aesthetic principles of the Colonial Revival style, thus it retains integrity of workmanship.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The present character and appearance of the Mason House confirms the presence of its physical features that conveys the property's historic character. While it has undergone additions and alterations as most historic properties have, it continues to evoke the sense of feeling that is associated with its period of significance, as a result, it retains integrity of feeling.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. The Mason House shows evidence of physical features that conveys the historic character that existed when it was designed by Ben B. Milam, notable local architect; developed by W. C. Guthrie, master builder; occupied by Ross Mason, original owner and consulting engineer with the prominent firm Hawley, Freese & Nichols Inc.; and subsequent owners who were associated with the oil and gas industry to an extent that they contributed to the development of Fort Worth, the State and United States. The Mason House is the physical evidence of a direct link between important persons and therefore it retains integrity of association.

Having regard to the foregoing, Staff considers that the structure has undergone moderately significant changes which satisfy preservation principles because the change was of an appropriate scale and location to the original structure. These changes are considered to be reversible interventions. The approved changes therefore, have <u>not</u> caused the property to lose the significance which made it eligible for designation in 1993 because the intgrity of the place has been safeguarded by “appropriate” change.

SIGNIFICANCE ESTABLISHED UNDER THE 1993 ZONING ORDINANCE

When designated in 1993, the property located at 3201 Avondale Avenue (the “Mason House”) met criteria a, b, c, e, g, and i, of the criteria for historic designation set out in Ordinance No.

9705, which amended Section 2-G A.3 of Ordinance No. 3011, "Comprehensive Zoning Ordinance".

Ordinance No. 9705 included provision for the adoption of criteria to be used in the designation of local landmarks and districts and recommendations for Historic and Cultural Zoning Subdistrict Changes as follows:

> *The Board shall recommend the establishment or modification of Historical and Cultural Zoning Subdistricts when, in its opinion, preservation of Fort Worth's cultural heritage requires or justifies the extension of protection afforded by that designation or conditions require the deletion of that protection. In making such recommendations, the Board shall consider, but shall not be limited, to one or more of the criteria.*

SIGNIFICANCE

The following explains how the Mason House satisfies the identified criteria:

a) Character, interest or value as part of the development, heritage or cultural characteristics of the City of Fort Worth, State of Texas or the United States;

Interest 1
The Mason House is of interest in relation to the development of Fort Worth because it was one of the first homes built on the two block long Avondale Avenue, a property that was used by W. C. Guthrie in 1929 as a springboard for the development of the immediate neighborhood that consisted of University Place Addition (includes 3201 Avondale Avenue), Park Hill Addition to the immediate east of the University Place Addition, Forest Highlands Addition to the immediate west, and the nearby Colonial Hills Addition. Guthrie is also responsible for the development of the National Register-eligible property located at 1420 College Avenue.

Interest 2
The Mason House is interest because it is associated with the development response to the establishment of educational institutions, annexation by the City of Fort Worth, and extension of road paving and streetcar lines. The City's acquisition of land comprising Forest Park and the encouragement of Texas Christian University to relocate to this area resulted in substantial growth when University Drive was paved. Not to long after this, a streetcar line was routed from the Central Business District to the TCU campus. This further encouraged the growth of the neighborhood and is therefore considered to be of interest as part of the development of the City of Fort Worth.

Interest 3
The Mason House is of interest because it was part of a development that was constrained by significant natural landscape features involving the Trinity bluff that overlooked the City, the Clear Fork Trinity River, and what later became Colonial Country Club.

Interest 4
The Mason House is of interest because of its direct association with Avondale, home to many of Fort Worth's prominent early citizens. As a distinct neighborhood that developed during the period 1925-1940, its residents commissioned prominent architects to create

one of the most desirable enclaves in Fort Worth. The result produced a neighborhood that made an important contribution to the development of the City.

Interest 5
Mr. Ross Mason, original owner of 3201 Avondale Avenue, was also a consulting engineer for the prominent firm of Hawley, Freese & Nicols Engineers. The Mason House is therefore associated with one of the most prolific engineering firms in Texas history – contributing to water and sewer systems, transportation, city and regional planning, and general civil and environmental engineering combined with many engineering "firsts", all leading to a significant part of the development of the City of Fort Worth and the State of Texas. Across the state, major undertakings such as:

- development of the first water supply reservoirs for the cities of Dallas, Fort Worth, Arlington and Corpus Christi;
- development of the first modern water filtration plants in Austin, Houston, Beaumont, Arlington, Waco and Amarillo; and
- development of the first sewage treatment plants at Fort Worth, San Antonio, Corpus Christi, Lubbock, Arlington, and Abilene

With major contributions to war efforts and responsibility for developing the nation's first large dual-purpose reservoirs, the Mason House is of interest because of Mr. Mason's association with Hawley, Freese & Nicols, who have made significant contributions to the development of the State of Texas and the United States.

b) Embodiment of distinguishing characteristics of an architectural type or specimen;

The Mason House embodies distinguishing characteristics of the Colonial Revival style in its one-story brick and multiple dormered roof form with shallow eaves, rectangular double-hung six-over-six windows, accentuated front entry, and rectangular plan. The Colonial Revival style was the most popular house style in the nation from 1910 through 1930, comprising nearly 40% of all dwellings built.

In addition, character-defining elements such as its one-and-one-half story gabled roof form with its chimney centered on the ridge, multi-paned double-hung windows highlighted by decorative shutters, small simple covered stoop, and exterior cladding in brick evokes the Williamsburg Revival style of the Mason House.

An open house for the property noted a distinguishing characteristic of the style where it was advertised as being "one of the most attractive brick veneers in the city."[1]

c) Identification as the work of an architect or master builder whose individual work has contributed to the development of the City;

Interest 1
The Mason House was designed by "noted" architect Ben B. Milam, who was well-known for his work in the Tudor Revival style, including 4117 W. 7th Street and 2901 Simondale Drive, listed in the Tarrant County Historic Resources Survey (Upper North, Northeast, East, Far East, and Far West). That Milam explored in the Colonial Revival style and that few such designs on Avondale Avenue are listed in the Tarrant County

[1] Star-telegram Nov 25 1928

Historic Resources Survey, is indicative that the Mason House displays characteristics of relative rarity. In addition, Milam's design for the Lackey House at 2300 Medford Court East, is featured in Fort Worth's Legendary Landmarks, another example of his contribution to the development of City of Fort Worth.

Interest 2
The Mason House was part of the University Place Addition which was developed by master builder W. C. Guthrie, who promoted 3201 Avondale Avenue as "one of the most attractive brick veneers in the city". Mr. Guthrie was responsible for the development of the immediate neighborhood that consisted of University Place Addition (includes 3201 Avondale Avenue), Park Hill Addition to the immediate east of the University Place Addition, Forest Highlands Addition to the immediate west, and the nearby Colonial Hills Addition. Guthrie's significant contribution to the development of the City and his direct association with the Mason House is therefore of considerable importance.

e) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif;

Interest 1
The Mason House has a strong relationship to other distinctive homes on Avondale Avenue, five of which have been designed by prominent Fort Worth architect and included in the Tarrant County Historic Resources Survey. **(Attachment 8)** Avondale Avenue is identified as being eligible for preservation according to the draft University West Historic District based on architectural merit and period of development.

Interest 2
The subject property is geographically and contextually related to numerous nearby designated historic resources to the immediate east including 4 properties on Avondale Avenue; 3 properties on Rogers Avenue; 2 properties on Park Hill Drive; 4 properties on Winton Terrace; 7 properties on Medford Court; 1 property on Lofton Terrace; numerous structures within the confines of the Fort Worth Zoo; and numerous properties immediately east of the Fort Worth Zoo. **(Attachment 10)**

Interest 3
The Mason House has an important contextual relationship with the wider neighborhood developed by master builder W. C. Guthrie. These properties share distinct physical characteristics, are considerably larger than those built to the south, and were mostly built during the period 1925-1940.

g) Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or the United States;

Interest 1
The association of the Mason House with the establishment of educational institutions such as the Texas Christian University, the City's annexation of lands comprising Forest Park, the extension of road paving and connecting the CBD to TCU and surrounding areas with streetcars exemplifies the cultural, economic and social heritage of this part of the City. The growth that resulted from this investment in the City's development is of considerable interest.

Interest 2
Avondale Avenue, an enclave of substantial residences was home to many of Fort Worth's prominent early citizens including Texas oilman George B. Hill; Harvey B. Herd, lawyer; Dr. William McKinney, neurosurgeon, known for his development of an instrument for the treatment of Parkinson's disease; attorney William D. and Mary A. Smith, trial lawyer, who joined the prominent Fort Worth legal firm of Capps, Cantey, Hanger & Short; Elmer C. Cummins, service manager for Westinghouse Electric Supply Co.; Noel R. Parsons, treasurer and later vice president of Community Public Service Co., and Simon W. Freese, consulting engineer and long-time principal of the engineering firm of Freese & Nichols, Inc. The Mason House, being directly associated with desirable Avondale Avenue, exemplifies the economic and social heritage of the City.

Interest 3
Previous owners of the Mason House includes Phillip S. Groginski, an oil geologist and operator who was associated with the East Texas Oil Field. The East Texas Oil Field remains the largest and most prolific oil reservoir ever discovered within continental U.S.A., and is one of the petroleum industry's greatest discoveries. This association exemplifies the economic heritage of the City of Fort Worth, State of Texas and the United States.

i) Identification with a person or persons who significantly contributed to the culture and development of the City, State or the United States;

The Mason House is associated with W. C. Guthrie, master builder; Ross Mason, original owner and consulting engineer with the prominent firm Hawley, Freese & Nichols Inc.; Ben B. Milam, notable local architect; Phillip S. Groginski, an oil geologist associated with the East Texas Oil Field; and Glenn A. Wade, a petroleum engineer, former President of Wade Gas & Oil Inc., and now Executive Vice President Acquisitions/Oil & Gas at the prominent Klabzuba Oil & Gas company, Fort Worth, Texas.

In 1993, a property which satisfied <u>one or more</u> criteria for designation was considered eligible for designation as a historic and cultural landmark. It is considered that the property located at 3201 Avondale Avenue, satisfies all **six** of the original criteria that made it eligible for designation in 1993.

It is therefore considered by a preponderance of the evidence that the subject property was historically, culturally, and architecturally significant at the time of designation in 1993.

ADDITIONAL INFORMATION
<u>TAX EXEMPTION</u>

The subject property was deemed eligible for a tax exemption in 1993. The HCLC investigated the subject property, reviewed the Partial Tax Exemption application, and determined that the requirements of the application process had been met. The effective dates of the tax exemption was January 1, 1994 to December 31, 2003. **(Attachments 18 - 20)**

EXECUTIVE SUMMARY

The applicant requests removal of the historic and cultural landmark designation from the property located at 3201 Avondale Avenue on the basis that the property was not significant when it was designed in 1993 and further, that changes made to the property subsequent to its designation are significant and irreversible, compromising its intergrity to the extent whereby any significance that the property may have had, is now lost **(Attachment 21)**.

REGULATORY AUTHORITY
City of Fort Worth Zoning Ordinance, Chapter 4 District Regulations
4.401 (i)(12) Removal of Historic and Cultural Landmark Designation

In order for the HCLC to determine whether a site retains significance, it must have regard to section 4.401 (i)(12)(b) of the current Zoning Ordinance (1999), which requires the consideration of criteria listed in section 4.401.C.4.

Alternatively, the HCLC could determine that the structure has undergone significant and irreversible changes which have caused it to lose the significance which made it eligible for designation in 1993.

EVALUATION OF SIGNIFICANCE (1993 Ordinance)

In 1993, a property which satisfied one or more criteria for designation was considered eligible for designation as a historic and cultural landmark. Staff consider that the property located at 3201 Avondale Avenue, satisfies all **six** of the original criteria that made it eligible for designation in 1993.

Staff consider by a preponderance of the evidence that the subject property was historically, culturally, and architecturally significant at the time of designation in 1993.

EVALUATION OF SIGNIFICANCE (1999 Ordinance)

Under the 1999 Zoning Ordinance, a property which satisfies three or more criteria for designation is considered eligible for designation as a historic and cultural landmark (HC). Staff consider that the property located at 3201 Avondale Avenue, satisfies **six** of the criteria listed in section 4.401.C.4 of the Ordinance.

INTEGRITY OF THE SUBJECT PROPERTY

The Mason House has undergone moderately significant changes which satisfy preservation principles because the changes were of an appropriate scale and location to the original structure. These changes are considered to be reversible interventions. The approved changes therefore, have not caused the property to lose the significance which made it eligible for designation in 1993 because the intgrity of the place, expressed by having regard to the Seven Aspects of Integrity, has been safeguarded by “appropriate” change.

CONCLUSION

Staff consider by a preponderance of the evidence that the subject property is historically, culturally, and architecturally significant and it retains integrity to remain as a property contributing to the City of Fort Worth's historic heritage.

RECOMMENDATION

In accordance with the provisions of the City of Fort Worth Zoning Ordinance, Chapter 4 District Regulations, staff recommends the following motion:

That the Historic and Cultural Landmarks Commission recommend that City Council reaffirm the Historic and Cultural Landmark designation on the property located at 3201 Avondale Avenue.

ATTACHMENTS

Regarding Designation
Attachment 1 – Ordinance 9705
Attachment 2 – Mayor and Council Communication Adopting the Ordinance (August 13, 1986)
Attachment 3 – Proposal to Amend the Zoning Ordinance (Nov 16, 1992)
Attachment 4 – Minutes HCLC (December 7, 1992)
Attachment 5 – Zoning Commission (January 13, 1993)
Attachment 6 – Ordinance 11255

Regarding Significant Context
Attachment 7 – Historic Resources and Significant Subdivisions
Attachment 8 – Draft University West Historic District Standards and Guidelines
Attachment 9 – Tarrant County Historic Resources Survey (immediate context)

Regarding Certificates of Appropriateness
Attachment 10 – Historic and Cultural District Overlay Subdistrict Application (Dec 7, 1992)
Attachment 11 – Certificate of Appropriateness Staff Report (Feb 7, 2000)
Attachment 12 – Certificate of Appropriateness (Mar 6, 2000)
Attachment 13 – Certificate of Appropriateness Application (Jul 26, 2000)
Attachment 14 – Certificate of Appropriateness Staff Report (August 7, 2000)
Attachment 15 – Certificate of Appropriateness Administrative Approval Form (Jan 7, 2010)
Attachment 16 – Certificate of Appropriateness Application (May 27, 2010)
Attachment 17 – Certificate of Appropriateness Staff Report (June 14, 2010)

Regarding Tax Exemption
Attachment 18 – HCLC Verification of Completed Work and Certifying Eligibility for the Tax Exemption (Feb 10, 1993)
Attachment 19 – Mayor and Council Communication regarding Tax Exemption (Mar 2, 1993)
Attachment 20 – Tarrant Appraisal District, Application for historic site property tax exemption for 1998

Regarding Request to Remove Designation
Attachment 21 – Application of Michael Anderson (present owner) to Remove the Designation from the Mason House

Attachment 1

ORDINANCE NO. 9705

AN ORDINANCE AMENDING SECTION 2-G "HC", HISTORIC AND CULTURAL SUBDISTRICT, OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, TEXAS, GENERALLY KNOWN AS ORDINANCE NO. 3011, AS AMENDED, AND CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, TEXAS; PROVIDING FOR THE DESIGNATION OF A CITY STAFF PERSON AS LOCAL HISTORIC PRESERVATION OFFICER; PROVIDING FOR THE ADOPTION OF CRITERIA TO BE USED IN THE DESIGNATION OF LOCAL LANDMARKS AND DISTRICTS; PROVIDING FOR THE ADOPTION OF THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION TO INSURE THAT ALL PROPERTIES ARE REVIEWED UNDER THE SAME RULES WITH RESPECT TO POTENTIAL REHABILITATION WORK; PROVIDING FOR A MINIMUM DELAY OF 60 DAYS ON THE DEMOLITION OF ANY DESIGNATED LANDMARK OR STRUCTURE WITHIN A DESIGNATED DISTRICT; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENAL CLAUSE: PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

That Section 2-G A.3. of Ordinance No. 3011, "Comprehensive Zoning Ordinance", Appendix "A" of the Code of the City of Fort Worth (1964), as amended, is hereby amended to read as follows:

3. Organization:

The Board shall hold an organizational meeting within thirty (30) days of appointment in October of each year and shall elect a chairman and vice chairman from among its members before proceeding to any other matters of business. The Development Director of the City of Fort Worth, or his designated representative, shall be the secretary of the Board. The Development Director and the Planning Director shall provide technical assistance to the Board. The Planning Director or his designate shall serve as Local Historic Preservation Officer. The Board shall meet regularly and shall designate the time and place of its meetings. The Board shall adopt its own rules

of procedure and keep a record of its proceedings in accordance with the state statutes and this ordinance and the Charter of the City of Fort Worth. Newly appointed members shall be installed at the first regular meeting after the appointment.

SECTION 2.

That Section 2-G B.2. of Ordinance No. 3011, "Comprehensive Zoning Ordinance", Appendix "A" of the Code of the City of Fort Worth (1964), as amended, is hereby amended to read as follows:

2. Recommendations for Historic and Cultural Zoning Subdistrict Changes:

The Board shall recommend the establishment or modification of Historical and Cultural Zoning Subdistricts when, in its opinion, preservation of Fort Worth's cultural heritage requires or justifies the extension of protection afforded by that designation or conditions require the deletion of that protection. In making such recommendations, the Board shall consider, but shall not be limited, to one or more of the following criteria:

(a) Character, interest or value as part of the development, heritage or cultural characteristics of the City of Fort Worth, State of Texas or the United States;

(b) Embodiment of distinguishing characteristics of an architectural type or specimen;

(c) Identification as the work of an architect or master builder whose individual work has contributed to the development of the City;

(d) Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation;

(e) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif;

(f) Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;

(g) Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or the United States;

(h) Location as the site of a significant historic event;

(i) Identification with a person or persons who significantly contributed to the culture and development of the City, State or the United States;

(j) A building or structure that, because of its location, has become of particular significance to a neighborhood, community area or the City;

(k) Resources, whether natural or manmade, contributing to the character or image of a defined neighborhood or community area;

(l) Recognition as a recorded Texas historic landmark, a national historic landmark or entered into the national register of historic places."

In making the determination for need of an Historic and Cultural Subdistrict, the Board shall be empowered to hold public hearings and collect evidence and testimony from whatever sources they deem necessary.

Upon determination of the need for an Historic and Cultural Zoning Subdistrict change, the Board shall initiate the zoning change and shall testify through its appointed spokesman as to the justification therefor before the City Council and City Zoning Commission.

No changes in the Historic and Cultural and Preservation Plan shall be considered without the recommendation of the Historic and Cultural Advisory Board first being entered at the required public hearings.

No change of zoning on property within an Historic and Cultural Zoning Subdistrict shall be considered without the recommendations of the Board being entered at the required public hearings or the Zoning Commission and the City Council. Consideration for changes in Historic and Cultural Zoning Subdistricts shall not depend on questions relating to possible guidelines but shall only consider the merits and needs for historic and cultural preservation.

SECTION 3.

That Section 2-G B.4. of Ordinance No. 3011, "Comprehensive Zoning Ordinance", Appendix "A" of the Code of the City of Fort Worth (1964), as amended, is hereby amended as follows:

4. Approval for demolition or removal:

Upon the receipt of a demolition or removal application affecting structures within an Historic and Cultural Zoning Subdistrict, the Building Official shall submit the request directly to the Permit Committee for its consideration.

(a) Should the Committee determine that the application involves improvements to existing buildings not historically and culturally significant and not contributing to the integrity of the district, it may approve the application for permit, subject to the owner complying with the established guidelines for the subdistrict.

(b) Should the Committee determine that the demolition or removal may be detrimental to the integrity of the subdistrict, the application shall be referred to the Board, where restrictions or conditions may be imposed.

(c) Should the application involve significant elements of the historic and cultural zoning subdistrict or elements contributing to the integrity of the subdistrict, then the Committee shall refer the application to the Board. The Board's decision on the application shall be subject to a minimum delay of sixty (60) days or to as much as one hundred eighty (180) days during which time staff and Board shall endeavor to explore with the owner alternatives to demolition or removal which may provide viable uses for the subject of the application. Should an accommodation be reached, then the application is to be remanded to the Permit Committee and the provisions of Subparagraph (b) above shall prevail; should no alternative be satisfactory to both the owner and the Board within this period, then the Board shall deny or honor the application subject to an additional ninety (90) day delay during which time alternate strategies of ownership and use may be explored with the owner, including use of other remedies available to the City of Fort Worth.

SECTION 4.

That Section 2-G B.5. of Ordinance No. 3011, "Comprehensive Zoning Ordinance", Appendix "A" of the Code of the City of Fort Worth (1964), as amended, is hereby amended as follows:

5. Approval of Modification and New Construction:

A permit shall be required for any work which involves new construction, alterations, additions or modifications of any structure or portion of a structure on any site, including paint and signs, within an Historic and Cultural Zoning Subdistrict. Permit fees shall be as established in the Building Code. To insure that all properties are reviewed under the same set of rules with respect to potential rehabilitation work, the Secretary of Interior's Standards for Rehabilitation are hereby adopted as the minimum standard for review of all work applications filed for properties within an Historic and Cultural Zoning Subdistrict.

Applications shall be reviewed by the Permit Committee in accordance with the above standards prior to issuance of permits.

(a) The Committee may determine that the application does not significantly affect landmark or contributing structures or sites of the overall character of the subdistrict and direct that the permit be issued subject to the above standards and the guidelines established for the subdistrict;

(b) The Committee may determine that the application is harmful to the historical and cultural character and integrity of the district and, therefore, deny the application, or alternatively may approve the issuance of the permit, subject to whatever provisions it determines should be imposed in accordance with the established standards and guidelines;

(c) All new construction in any historic and cultural subdistrict shall be forwarded to the Board to determine that it conforms to the Secretary of Interior's Standards for Rehabilitation, Historic and Cultural Zoning Subdistrict guidelines, and shall be required to conform to all other municipal codes and ordinances;

(d) Ordinary maintenance which does not alter or affect the historic value or character of a structure or site is exempt from the provisions of this section;

(e) Public Works and Public Utility Projects constructed above ground within the Historic and Cultural Subdivisions shall be reviewed by the Board and found to be appropriate to the character of the subdistrict before approval.

SECTION 5.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (1964), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of

any of the provisions of this ordinance shall be fined not more than Two Hundred Dollars ($200.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. 3011 or any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 9.

The City Secretary of the City of Fort Worth, Texas, is hereby authorized to publish this ordinance in pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Chapter XXV, Section 3, of the Charter of the City of Fort Worth, Texas.

SECTION 10.

The City Secretary of the City of Fort Worth is hereby directed to engross and enroll this ordinance by copying the caption and Sections 1, 2, 3, 4, 7 and 12 in the minutes of the City Council and by filing the ordinance in the ordinance records of the City.

SECTION 11.

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption and Sections 1, 2, 3, 4, 7 and 12 of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Art. 1176b-1, Revised Civil Statutes of Texas.

SECTION 12.

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

APPROVED AS TO FORM AND LEGALITY:

Dale Adkins

City Attorney

Date: 8-19-86

ADOPTED: 8-19-86

EFFECTIVE: 8-29-86

Attachment 2

MASTER FILE-1

ACCOUNTING-2

TRANSPORTATION/PUBLIC WORKS-1

WATER ADMINISTRATION-1

PLANNING-1

City of Fort Worth, Texas

Mayor and Council Communication

DATE	REFERENCE NUMBER	SUBJECT	PAGE
8-19-86	G-6783	ORDINANCE AMENDING H/C SUBDISTRICT TO OBTAIN CERTIFIED LOCAL GOVERNMENT STATUS	1 of 1

Recommendation:

It is recommended that the City Council adopt the attached ordinance amending Section "HC" Historic and Cultural Subdistrict as provided below.

Discussion:

On January 26, 1986, the City Council approved M&C G-6553 authorizing an application to be filed with the Texas Historical Commission to become a "Certified Local Government", allowing the City to receive federal funds for the preservation of historic properties. In order to receive CLG status, the City must amend its historic and cultural subdistrict regulations in accordance with recommendations of the Texas Historical Commission. The recommended amendments are as follows:

1) The City Planning Director is named as the Local Historic Preservation Officer;

2) Specific criteria are listed for designation of local landmarks;

3) The Secretary of Interior's Standards for Rehabilitation are adopted;

4) A minimum delay of 60 days is required prior to demolishing a designated landmark.

Upon approval of the amendments, a pre-application Form for Grants to Certified Local Governments and a copy of the ordinance will be forwarded to the Texas Historical Commission.

In addition to the obvious financial benefits derived from seeking Certified Local Government Status, this designation will serve to certify Fort Worth's commitment to historic preservation.

On August 13, 1986, the Zoning Commission recommended approval of the attached ordinance.

APPROVED BY
CITY COUNCIL

AUG 19 1986

Ruth Hovza

City Secretary of the
City of Fort Worth, Texas

WA:ivvv
Attachment

SUBMITTED FOR THE CITY MANAGER'S OFFICE BY David A Avery	DISPOSITION BY COUNCIL: ☐ APPROVED	PROCESSED BY
ORIGINATING DEPARTMENT HEAD: Bruce McClendon	☐ OTHER (DESCRIBE)	CITY SECRETARY
FOR ADDITIONAL INFORMATION CONTACT B McClendon 8000	Adopted Ordinance No. 9105	DATE

Attachment 3

DEPARTMENT OF DEVELOPMENT

PROPOSAL TO AMEND THE ZONING ORDINANCE *
City of Fort Worth, Texas

(Form must be completed in ink or be typed)

I/We respectfully request adoption of the following proposed amendment to the Zoning Ordinance of the City of Fort Worth. The following is submitted in support of this proposal.

PROPONENT Glen Wade

Mailing Address 3201 Avondale Ave (Zip) 76109 Phone 731-5675
922-0120

AGENT James

Mailing Address _____ (Zip) _____ Phone _____

NATURE OF REQUEST
The purpose of this proposal is to amend the:

☐ ZONING REGULATIONS contained in Section _____, _____

☑ ZONING MAP so as to relocate zoning district boundaries by changing property

From A From _____ From _____ From _____

To A/HC To _____ To _____ To _____

☐ ZONING MAP so as to establish district boundaries of unzoned property as _____

This area was annexed under Ordinance No. _____ on _____

PROPERTY DESCRIPTION (for map amendment only)
Layman's identification of location (address or otherwise): 3201 Avondale

Legal Description

☐ Property is unsubdivided according to the County Deed Records Vol. _____, Page _____.
It is shown as Tract _____ of the _____ Survey, City Tax Record.
○ A metes and bounds description and a sketch map locating property so described are attached.

☑ Property is subdivided as below described:

Subdivision Name University Place

Block 30, Lot(s) 2; Block _____, Lot(s) _____

Block _____, Lot(s) _____; Block _____, Lot(s) _____

Total land area contained herein, not counting streets or alleys, is _____ acres _____ sq.ft.

* Please check and complete as indicated.
Use extra sheet if necessary.

(over)

FILE NO. Z- -

PROPERTY DEVELOPMENT INFORMATION (for map amendment only)

Present use of this property is: ☐ Agriculture ☐ Vacant ☐ Sign or Billboard

☑ Dwelling ☐ Duplex ☐ Apartments ☐ Other: _____

This use was established in: ☐ 1980 or later ☐ 1970-79 ☐ 1960-69 ☐ 1950-59

☐ 1940-49 ☐ 1930-39 ☑ Before 1930

Proposed new use is: ☐ Uncertain ☐ Other: _____

Same

Status of development plans: ☐ None ☐ Site Plans Complete

☑ Building Plans Complete

Developer of property will be: ☐ Present Owner ☐ Purchaser ☐ Unknown

---

REASONS SUPPORTING PROPOSALS

Present regulations/classification first applied in 19__ under Ordinance No. _____

Approval of proposed amendment is requested because conditions have changed substantially since the above dated action.

Please explain:

_____

How would the proposed amendment promote orderly civic development?

Other properties in block already designated. Help protect as a district

---

ACKNOWLEDGMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Commission hearing thereon.

I understand that in the event the undersigned is not present or represented at the public hearing the Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Zoning Commission and the City Council.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Development Department, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Owner
Purchaser
Agent [signature] 11-16-92

Owner
Purchaser
Agent _____

Date	Fee	Receipt	Taken By	File No.
				7- -

LETTER OF AUTHORIZATION TO THE
CITY OF FORT WORTH OR ITS AGENT

Authority is hereby granted to the City of Fort Worth or its agent to install upon the following described property _____
3201 Avondale
Block 30, Lot 2, University Place

a sign or signs in a conspicuous place or places at a point or points nearest any right-of-way, street, roadway or public thoroughfare abutting said property, such sign or signs indicating that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated.

This authority is granted only for the following specific request:

Nature of request: H/C overlay zoning

by the undersigned, being the Owner of the above-described property.

This authorization shall remain in force until revoked by written notice.

By: [illegible]

Address: 3201 Avondale Ave.
Fort Worth TX 76109

Telephone: (817) 731-5675
hm 922-0120

Accepted for Case No. _____

By: _____

Date: _____

3201 Avondale Avenue, Mason House, 1929

Built in early 1929, this Williamsburg-style house was one of the first homes built on the two block long Avondale Avenue, developed between 1925 and 1940. Situated on a high bluff overlooking Downtown, the Trinity River and what later became Colonial Country Club, Avondale was home to many of Fort Worth's prominent early citizens. Mr. Ross Mason and his wife Dorothy commissioned noted architect Ben B. Milam to design the house which has high pitched gables, dormer windows and a unique floor plan that allows all major rooms a corner view.

The separate servant quarters were originally occupied by the Mason's cook Miss Mary Taylor during this pre-depression period. Between 1930 and 1932 however, this quarters were vacant, perhaps a sign of difficult economic times. By the end of 1932 the servants quarters were again occupied, this time by the family maid, Miss Mattie Boyd.

In 1935, Mr. Mason, an engineer with the firm Hawley, Freese, & Nichols sold the house to Phillip S. and Lillain Simon Groginski. Mr. Groginski, an electrical engineer from Texas A&M College, also studied geology at Temple University. As an early independent oil operator in Fort Worth, Mr Groginski is noted for discovering the extension of the famous East Texas Oil Field. The Groginskis raised three children in the house. One later was married between the living room and the dining room, and another was married in the back yard amidst a flower garden planted especially for the occasion.

In 1966, The Groginskis sold the house to Walter A. and Sibyl Gill. The Gills took advantage of the high pitched roof in 1967 by adding a study, guest bedroom and bath upstairs. The stairway was taken from a building on Lamar Street downtown that had been demolished that year. Mr. Gill retired from Sterling Paints in Fort Worth in 1977. The Gills resided in the house until 1992 when they sold To Glenn A. and Karen Carter Wade. Mr. Wade is a petroleum engineer with Mitchell Energy. Mrs. Wade, an interior designer educated at Texas Christian University, is employed at Gabbert's Furniture.

Attachment 4

approved 1/4/93

DRAFT
SUBJECT TO REVISION

MINUTES
Historic and Cultural Landmark Commission
December 7, 1992
3:00 p.m

****

Present: Carol Turner, Emil Moncivais, Julia Hertenstein, Larry Hoskins, Altonette Booker, Quentin McGown, Gayland Pool, Jolene Loftus, Kenneth McKinney, Gean Gros, Michael Bardis, Betty Ward, Bill Pokluda, Aliene Pokluda, William DeLauro, Glen Wade, Scotty Mitchell

Absent: Margie Major, Tom Reynolds

There being a quorum present, the meeting was called to order by the Chairman, Quentin McGown.

The Statement of Open Meetings Act was read.

The minutes of November 2, 1992 were unanimously approved upon the motion of Carol Turner and second of Kenneth McKinney.

Aliene Pokluda, was sworn in for Place 2 District 2.

Applications for "HC" overlay zoning

1. 3201 Avondale - owner Glen Wade present to give brief history of property. He included an informative hand out and original blue prints with his presentation. This house is the earliest of six others that are listed in the Tarrant County Historic Resources Survey. This 1929 structure was designed by architect Ben Milam and meets criteria 1, 2, 3, 5, 7 and 9 for eligibility as a city landmark. Motion for approval by Michael Bardis, second by Larry Hoskins. Gean Gros objected on "HC" overlay zoning in general as a violation of a preson's rights and asked that her objection be stated in the minutes. The motion for designation was unanimously approved as stated by Michael Bardis.

2. 2739 Sixth Ave. - owner William DeLauro present to give brief history of property. This home in Ryan Place meets criteria 1, 3, 5, 7 and 9 for eligibility as a city landmark. The John C. Ryan Company deeded this property to Willey Ryan in 1926. House has unusual brick veneer and scrolled barge board trim. Michael Bardis asked Mr. DeLauro if he understood the "HC" ordinance. He replied that he did. Motion by Larry Hoskins, second by Kenneth McKinney to approve application. Gean Gros objected on same grounds as previous case. Mr. Bardis asked if Mr. DeLauro still wanted to apply. He replied "yes". The motion unanimously carried as stated by Mr. Hoskins.

3. 2804 Lipscomb - continued to January 4 at request of applicant.

Applications for Rezoning - Continued from November 2, 1992 - Fairmount/Southside Historic District

1. 2105 Sixth Avenue - agent Gean Gros said she talked to owner, Iva May Jones and she wants her overlay zoning removed. Quentin McGown explained that ordinance allowed de-designation for only two reasons: loss of historic character or economic hardship. Mrs. Gros was assured that minutes were on tape and she would be furnished a copy of minutes. Kenneth McKinney moved to deny request based on fact that owner/agent had not demonstrated any economic hardship. Altonette Booker seconded and it unanimously carried. Mrs. Gros objected to Mr. McKinney's vote because he lived in Fairmount Southside Historic District and his wife was president of Fairmount Association when the Fairmount/Southside Historic District was designated. Mr. McGown explained that Mr. McKinney was a duly appointed member of Commission and entitled to vote.

2. 2000 Fifth Avenue - by agent Gean Gros for Opal Clark. Quentin asked if owner had mentioned any economic hardship. Mrs. Gros said Mrs. Clark had not mentioned it to her. Michael Bardis moved to deny for failure to demonstrate economic hardship. Larry Hoskins seconded and it unanimously carried.

New Cases for Rezoning - Fairmount/Southside Historic District

Following cases represented by Ms. Gros:

1. 1820 S. Adams - Quentin asked Mrs. Gros if Mr. Martinez had indicated any economic hardship. Mrs. Gros said no - application unanimously denied upon motion of Carol Turner and second of Kenneth McKinney for failure to demonstrate economic hardship.

2. 2001 Alston - unanimously denied for failure to demonstrate economic hardship upon motion of Larry Hoskins and second of Michael Bardis.

3. 1831 Fairmount - Mrs. Gros said she had spoken to Powell's. Unanimously denied for failure to demonstrate economic hardship upon the motion of Carol Turner and the second of Michael Bardis.

4. 1805 Fifth Avenue - Questions and discussion among Commission members Pokluda, Booker, Turner, Bardis and Gros resulted in motion by Aline Pokluda, second by Booker to unanimously deny applicant for failure to demonstrate economic hardship.

Items 5 and 6 were unanimously continued at request of staff upon motion of Larry Hoskins and the second of Kenneth McKinney.

7. 1421 S. Lake - agent Gean Gros reminded Commission that owner, Mr. Ortega was one who had to have fence lowered. Hoskins explained that it was because it did not meet city code. The application was unanimously denied upon the motion of Gayland Pool and second of altonette Booker for failure of applicant to demonstrate economic hardship.

8. 2000 College - unanimously denied upon the motion of Carol Turner and second of Gayland Pool for failure to demonstrate economic hardship.

9. 1943 Fairmount - unanimously denied upon the motion of Gayland Pool and second of Altonette Booker for failure to demonstrate economic hardship.

10. 1106 Hawthorne - continued until January 4 (incorrectly posted)

11. 1516 S. Adams - unanimously denied upon the motion of Michael Bardis and second of Aliene Pokluda for failure to demonstrate economic hardship.

12. 1425 Alston - questions and discussion concerning proximity of property to medical district and failure of owners to appear resulted in motion to deny application by Gayland Pool and second by Michael Bardis, unanimously denied for failure to demonstrate economic hardship.

13. 1600-1601 Alston - unanimously denied upon the motion of Gayland Pool and second of Larry Hoskins for failure to demonstrate economic hardship.

14. 1405 S. Henderson - unanimously denied upon the motion of Aliene Pokluda and second of Michael Bardis for failure to demonstrate economic hardship.

15. 1417 S. Lake - unanimously denied upon the motion of Carol Turner and second of Aliene Pokluda for failure to demonstrate economic hardship.

16. 1945 Hurley - continued until January 4 because Gean Gros as agent omitted from posted item.

New Business

Guidelines for 3201 Avondale were unanimously accepted upon the motion of Michael Bardis and the second of Gayland Pool.

Guidelines for 2739 Sixth Avenue were unanimously accepted upon the motion of Larry Hoskins and the second of Kenneth McKinney.

Guidelines for 2804 Lipscomb continued until "HC" overlay zoning heard January 4, 1993.

Permit Policy - explanation of letter from Al Godwin stating that a permit was no longer necessary for roofs requiring new decking. Emil Moncivais recommended that the Fairmount/Southside Historic District guidelines be changed to allow for an exception to require design review for roof repairs.

8th Summit Bridge - discussion resulted in appointment of an ad hoc committee chaired by Larry Hoskins to check with the Highway Dept. on latest plans with suggestion to incorporate the wall design into new one.

Old Business

New ordinance not ready for review. City Attorney still has revisions. Moratorium on demolition of historic properties extended by Council December 3 until March 31, 1993. The

consideration for approval of a new ordinance was unanimously postponed until January 4, 1993 upon the motion of Gayland Pool and the second of Michael Bardis.

Preservation Plan - will be recommended to Plan Commission when new ordinance approved after January 4, 1993. Unanimously agreed upon motion of Michael Bardis and second of Gayland Pool.

No Citizen's Reports.

No Committee Reports.

Staff asked for signatures on tax abatements and distributed CLG responsibilities.

Emil reported on OLV progress.

The meeting was adjourned at 4:25 p.m.

Attachment 5

STAFF REPORT
Fort Worth Planning Department
Case #Z-93-3

DATE: 1-13-93 (ZC)
2-9-93 (CC)

SECTOR: ONE

GENERAL INFORMATION

REQUEST	From "A" Single Family to "A/HC" Single Family/Historic and Cultural Overlay Subdistrict
APPLICANT	Glen Wade
LOCATION AND SIZE	3201 Avondale/15,300 square feet
EXISTING/PROPOSED USE(S)	Single family residence/same
ALLOWABLE USE(S)	Special overlay subdistrict designation for protection and preservation of places and areas of historic and cultural importance and significance, requires review by Historic and Cultural Landmark Commission (HCLC)
ADJACENT ZONING/LAND USE	North - "A"/single family East - "A"/single family South - "A"/single family West - "A"/single family

SPECIAL INFORMATION

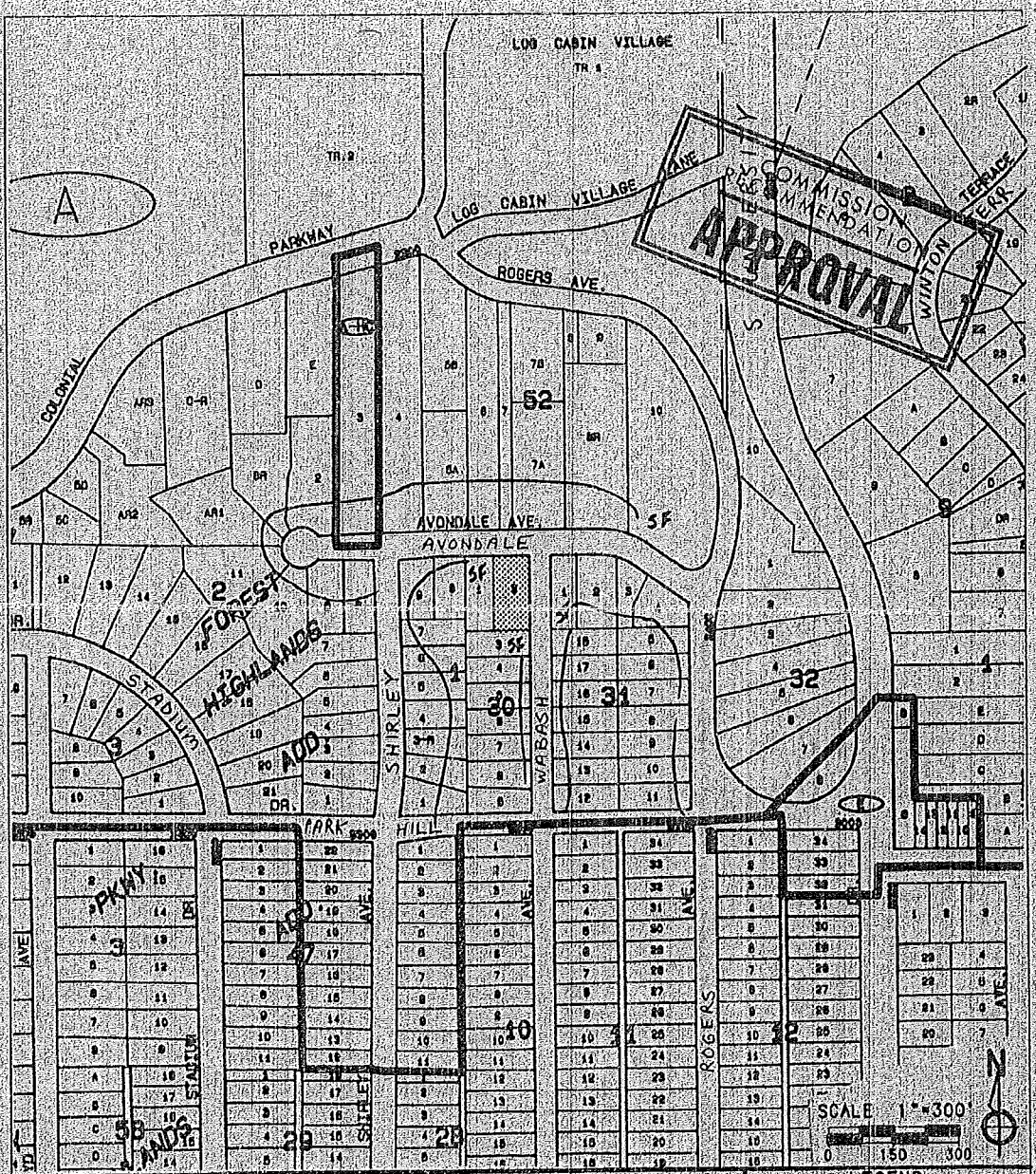
TRANSPORTATION/ACCESS

Street/Thoroughfare	Existing	Proposed	CIP
Avondale	2-lane local	same	no

PUBLIC SERVICES	All municipal utilities are present and adequate for service to this location.

IMPACT ANALYSIS

PLAN CONFORMANCE	The Sector One Comprehensive Plan indicates residential land uses for the subject property. The current request for historic and cultural overlay zoning is in conformance with the Sector Plan.
LAND USE COMPATIBILITY	The request meets criteria 1, 2, 3, 5, 7 and 9 as stated in Section 2G.5.2 of Ordinance #3379 as amended and revised on September 24, 1985.



APPLICANT Glen Wade

ADDRESS 3201 Avondale Avenue

PROPOSED CHANGE FROM "A" One-Family TO "A" One Family/Historic Cult

AREA 13,500 Sq. Ft. | STREET FRONTAGE 200 | MAP 44-5

COMMISSION HEARING DATE January 13, 1993 | SECTOR/DISTRICT ONE

LETTER OF AUTHORIZATION TO THE
CITY OF FORT WORTH OR ITS AGENT

Authority is hereby granted to the City of Fort Worth or its agent to install upon the following described property 3201 Avondale
Block 30, Lot 2, University Place

a sign or signs in a conspicuous place or places at a point or points nearest any right-of-way, street, roadway or public thoroughfare abutting said property, such sign or signs indicating that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated.

This authority is granted only for the following specific request:

Nature of request: H/C neighborhood

by the undersigned, being the Owner of the above-described property.

This authorization shall remain in force until revoked by written notice.

By: [illegible]

Address: 3201 Avondale Ave.
Fort Worth TX 76109

Telephone: (817) 731-5675
hm 922-0120

Accepted for Case No. Z-93-003

By: [illegible]

Date: 12-14-92

GUIDELINES

Historic and Cultural Overlay Subdistrict

Property Address 3201 Avondale Legal Description Block 30, Lot 2, University Place Addition

Classification:

Landmark ✓

Contributing Element

Non-Essential Element

Physical Characteristics:

Structures 1½ story bungalow style structure wood frame w/ red brick veneer, gabled roof w/ 2 large hip dormers, central enclosed entry open porch, short gabled brick exposed columns.

Site corner lot w/ sidewalks, sprawl, 2 car detached garage w/ wooden gates, wooden privacy fence, composition roof, main house has concrete curved sidewalk to front door, fire is brick

The site and/or structure(s) will be maintained in accordance with "The Secretary of the Interior's Santdards for Rehabilitation".

The site and/or structure(s) will be maintained in accordance with the City of Fort Worth's ordinances and specifically with the ordinances applying to the "H/C" overlay subdistrict.

Signature of Owner

[signature]

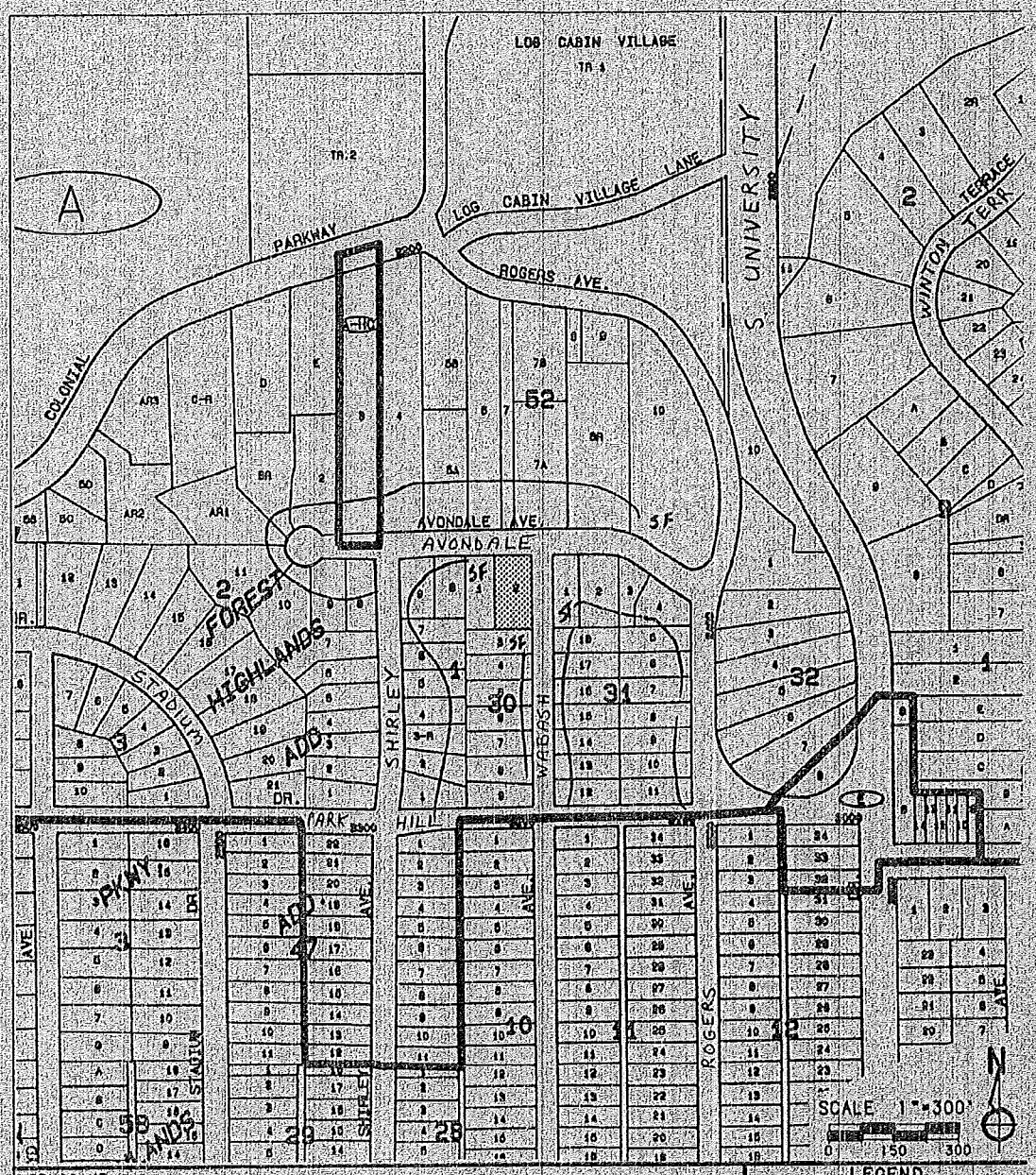
Address: 3201 Avondale

Date Approved: 12/1/92 [illegible]

Historic and Cultural Landmark Commission
May 14, 1991

The Zoning Commission will hold a public hearing on Tuesday, January 13, 1993 in the Council Chamber on the second floor of City Hall at 1:00 p.m. to consider the proposed change in zoning classifications as indicated on the map below. This is not a summons to appear at the hearing, but if you care to attend, you will be given an opportunity to be heard. For your information, seven minutes will be permitted the applicant and his supporters to present their proposal; seven minutes will also be permitted for the opponents to present their comments in opposition; a total of three minutes rebuttal will be permitted for each group. Or, you may file a written statement with the Applications Division, Development Department which will be presented at the Commission Hearing. THE APPLICANT MUST BE PRESENT OR REPRESENTED. If additional information is desired, please contact the Applications Division (telephone 871-8028). Closed weekends and holidays.

The action of the Zoning Commission is not final, but is a recommendation to the City Council and is reviewed by the Council. Only the Council can change zoning.



APPLICANT Glen Wade

ADDRESS 3201 Avondale Avenue

PROPOSED CHANGE FROM "A" One-Family TO "A" One Family/Historic Cult

AREA 13,500 Sq. Ft. STREET FRONTAGE 200 MAP 44-5

COMMISSION HEARING DATE January 13, 1993 SECTOR/DISTRICT ONE

LEGEND

PROPOSED CHANGE

ZONE BOUNDARY

SINGLE MEMBER DISTRICT 9

Z-93-3

	APPROVED	DENIED
Z-92-091 Wayne and Virginia Bronner d/b/a One-Stop Printing by James Schell 3800 Camp Bowie Boulevard From "E-R" Restricted Commercial to "PD/SU" Planned Development/Specific Use for all uses in "ER" Restricted Commercial and dry goods, notions, variety stores and duplicating service by mimeograph and offset printing. Waiver of site plan requested.	CONTINUED BY APPLICANT PRIOR TO NOTFICATION	
NEW CASES:		
Z-93-001 TARRANT COUNTY-COUNTY JUDGE TOM VANDERGRIFF 3000 Sycamore School Road From "C" Multi-Family and "E" Commercial to "E" Commercial	7-0-1	
Z-93-002 ROBERT E. SWEENEY INC. by Bradley H. Rice 400 through 500 Seaman Street From "B" Two-Family to "J" Light Industrial	CONTINUED TO FEBRUARY 10, 1993 8-0	
Z-93-003 GLEN WADE 3201 Avondale Avenue From "A" One-Family to A/HC One-Family/Historic Cultural Subdistrict	8-0	

CITY OF FORT WORTH, TEXAS

DEPARTMENT OF DEVELOPMENT
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102

Dear Applicant:

REPORT OF CITY COUNCIL ACTION TAKEN ON February 9, 1993.

The Fort Worth City Council has heard Case Z-93-803 and has taken action as follows:

___ DENIED the request as heard

✓ GRANTED the request as heard

___ SUBSTITUTED change in classification

___ Hearing CONTINUED to: _____, 1993, on _____.

___ Hearing CLOSED - request under study

___ Set SPECIAL HEARING by City council on _____, 1993.

___ Returned to ZONING COMMISSION for rehearing on _____, 1993.

___ $ _____ FEE DUE by _____, 1993, for processing of this action.

All fees due must be paid to the Applications Division, Development Department, before notification of said public hearing, or the case will be withdrawn from the docket.

Please contact the Applications Division, Department of Development for further information, 871-8028.

Sincerely,

John A. Garfield

John A. Garfield, A.I.C.P.
Development Planner

JAG:gms

cc: Attorney
Agent

CONDITIONS FOR HISTORIC AND CULTURAL APPROVAL

On December 7, 1992 the Fort Worth Historic and Cultural Landmark Commission met and approved the property at 3201 Avondale for Historic and Cultural designation based on satisfactory compliance with item(s) 1, 2, 3, 5, 7 and 9 as described below.

1. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Fort Worth, State of Texas or the United States;

2. Embodiment of distinguishing characteristics of an architectural type or specimen;

3. Identification as the work of an architect or master builder whose individual work has contributed to the development of the City;

4. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation;

5. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif;

6. Archeological value in that is has produced or can be expected to produce data affecting theories of historic or prehistoric interest;

7. Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or the United States;

8. Location as the site of a significant historic event;

9. Identification with a person or persons who significantly contributed to the culture and development of the City, State or the United States;

10. A building or structure that, because of its location, has become of particular significance to a neighborhood, community area or the City;

11. Resources, whether natural or manmade, contributing to the character of image of a defined neighborhood or community area;

12. Recognition as a recorded Texas historic landmark, a national historic landmark or entered into the national register of historic places.

Z-93-3 - Continued

Z-93-003 GLEN WADE
3201 Avondale Avenue

From "A" One-Family to A/HC One-Family/Historical Cultural Subdistrict

Mr. Glen Wade, the applicant, appearing in support of the requested rezoning, described the subject property. He stated that, on December 7, 1992, the Historic and Cultural Landmark Commission met and approved the requested designation which has also been conferred upon several other homes in the surrounding neighborhood. In response to Commission inquiry, Mr. Wade indicated that he is familiar with the requirements to remove a Historical/Cultural overlay.

No one appeared in opposition to the subject request.

Following a brief discussion, the Commission, on a motion by Mr. Lyons, seconded by Mr. Clemons, on a vote of 8-0, unanimously

VOTED: To recommend that the City Council **APPROVE** Z-93-003 the request of Glen Wade to rezone Lot 20, Block 30, University Place Addition, located at 3201 Avondale Avenue from "A" One-Family to A/HC One-Family/Historical and Cultural Subdistrict.

Attachment 6

FEB 8 59

FEB 8

ORDINANCE NO. 11255

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 3011, AS AMENDED, SAME BEING AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES, THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, OFF-STREET PARKING AND LOADING, AND THE DENSITY OF POPULATION, AND FOR SUCH PURPOSES DIVIDING THE MUNICIPALITY INTO DISTRICTS OF SUCH NUMBER, SHAPE AND AREA AS MAY BE DEEMED BEST SUITED TO CARRY OUT THESE REGULATIONS AND SHOWING SUCH DISTRICTS AND THE BOUNDARIES THEREOF UPON "DISTRICT MAPS", PROVIDING FOR INTERPRETATION, PURPOSE AND CONFLICT, PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES, PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENAL CLAUSE, PROVIDING FOR PUBLICATION AND NAMING AN EFFECTIVE DATE

SECTION 1.

That Ordinance No. 3011, as amended, be and is hereby amended so that the permitted uses in the hereinafter described areas be altered, changed, and amended as follows

Z-92-090 Lots 9, a remainder of Lot 13, Lots 14, 15 & 16, Block 11, John C. Ryan Addition

Recommended from "B" Two-Family and "E" Commercial to "PD/SU" Planned Development/Specific Use for a retail auto parts and supply facility with no service, self-service or repair of motor vehicles except for the turning of wheel drums and rotors and the testing of starters, alternators and batteries. No access to the subject property is permitted on James Street. Advertising signs will be exclusively limited to building fascade signage on West Berry Street only (no free standing or building surface signage to face Stanley Street) No free-standing advertising signs, pennants, flags and/or banners permitted

Site Plan waived subject to the site plan submitted, received and approved on February 9, 1993 by the City Council.

(1700 Block of West Berry Street)

OFFICIAL RECORD
CITY SECRETARY
FT. WORTH, TEX.

Z-93-001 2.68 acres of land situated in the S A and M. G RR Co Survey, Abstract Number 1463, Tarrant County, Texas

COMMENCING at the southwest corner of Lot 71, Block 10, South Meadow Addition, City of Fort Worth, Texas according to the plat recorded in Volume 388-200, Page 60, T C P R ,

THENCE N 00°18'48" E, 300 71 feet along the west line of said Block 10 to the beginning of a curve to the left whose radius point bears N 89°39'59" W, 439 98 feet,

THENCE along said curve to the left in a northwesterly direction through a central angle of 00°45'10", an arc length of 5 78 feet to the end of said curve and the POINT of BEGINNING,

THENCE West, 401 48 feet,

THENCE N00° 01'46" E, 318.75 feet,

THENCE S 89°58'14" E, 313 43 feet to a "+" cut in concrete in the west line of said Block 10,

THENCE S 19°42'31" E, 184 35 feet along said west line of said Block 10 to the beginning of a curve to the right whose radius is 439 98 feet and whose long chord bears S 10°03'17" E, 147 31 feet,

THENCE continuing along said west line of said Block 10 and along said curve to the right through a central angle of 19°16'25" an arc length of 148 00 feet to the POINT of BEGINNING and containing 2 68 acres of land.

Recommended from "C" Multi-Family and "E" Commercial to "E" Commercial

(3000 Sycamore School Road)

Z-93-003 Lot 2, Block 30, University Place Addition

Recommended from "A" One-Family to "A/HC" One-Family/Historic and Cultural Subdistrict

(3201 Avondale Avenue)

Z-93-004 North 10' of Lot 16, and the South 40' of 17, Block 24, Ryan Place Addition

Recommended from "A" One-Family to "A/HC" One-Family/Historic and Cultural Subdistrict

(2739 Sixth Avenue)

OFFICIAL RECORD
CITY SECRETARY
FT. WORTH, TEX.

SECTION 2.

That the zoning regulations and districts, as herein established, have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements They have been made after full and complete public hearing with reasonable consideration, among other things, of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of a building and encouraging the most appropriate use of land throughout the community

SECTION 3.

That this ordinance shall be cumulative of all other ordinances of the City of Fort Worth affecting zoning and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance

SECTION 4.

That all rights or remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of Ordinance No 3011 or of any amendments thereto that have accrued at the time of the effective date of this ordinance, and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts

OFFICIAL RECORD
CITY SECRETARY
FT. WORTH, TEX.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section or this ordinance shall be declared void, ineffective or unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

That any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2000 00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

That the City Secretary of the City of Fort Worth, Texas, is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by V.T.C A Local Government Code Subsection 52 013

SECTION 8.

That this ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

APPROVED AS TO FORM AND LEGALITY:

Marcia Wise
Asst. City Attorney

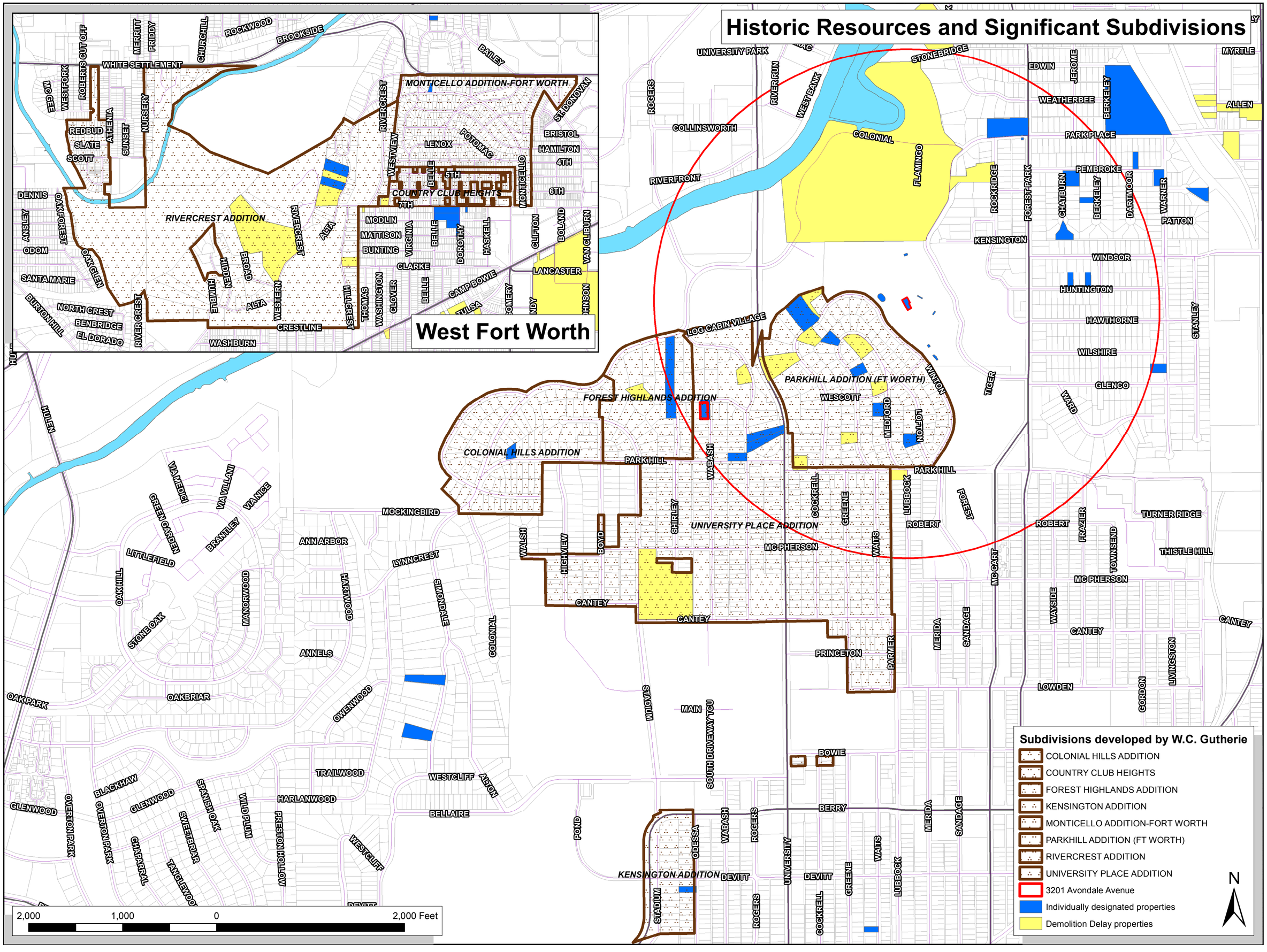
Date 2-10-93

Adopted 2/9/93

OFFICIAL RECORD
CITY SECRETARY
FT. WORTH, TEX.

Attachment 7

Historic Resources and Significant Subdivisions



Attachment 8

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UNIVERSITY WEST HISTORIC DISTRICT

Historic District Standards and Guidelines

UNIVERSITY WEST

Draft

Draft

TABLE OF CONTENTS

Step One Understanding the District

Step Two Identifying Architectural Styles

Step Three Additions and Renovations

Step Four New Construction

Draft

Draft

STEP

ONE

Step One:
Understanding the District

Draft

Draft

History of the University West Neighborhood

Early Development:

The University West neighborhood is located in south Fort Worth, just north of the Texas Christian University (TCU) campus. It is roughly bordered by University Drive on the east, Cantey Street on the south, Walsh Court on the west and Avondale Avenue on the north.

Early development in this southern area of Fort Worth occurred as a response to the establishment of educational institutions, annexation by the City of Fort Worth, and extension of road paving and streetcar lines. In 1909, the City of Fort Worth acquired the land comprising Forest Park. TCU was encouraged to relocate to this area of Fort Worth and did so in 1910. Residential growth around the school was slow. Substantial growth in this area did not take off until 1922 when it was annexed and University Drive (then called Forest Park Blvd) was paved. Not to long after this, a streetcar line was routed from the Central Business District to the TCU campus. This further encouraged the growth of the neighborhood. Construction slowed during the depression. Only a few houses were constructed in the early 1930's. From the mid 1930's on, there was steady growth and development throughout the neighborhood.

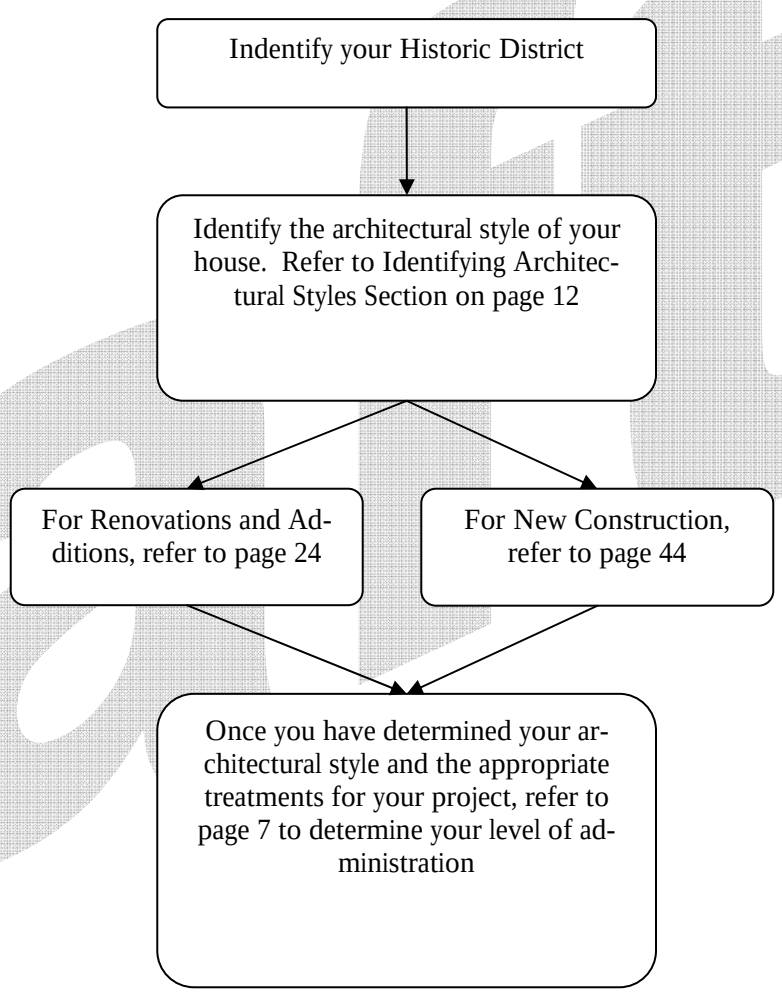
The growth pattern for the district started in the south-most portion of the neighborhood, east of Stadium, and worked its way north to Avondale. These first homes south of Park Hill were constructed in the 1920s and 1930s and are typically one to one-and-a-half stories tall. North of Park Hill the lots and residences are much larger and were mostly constructed in the 1930's. The southwest corner of the neighborhood, west of Stadium, and south of Park Hill was developed in the late 1940's and early 1950s. These structures are predominantly one story.

Current Condition and Future Trends:

The University West neighborhood is a diverse neighborhood located in the central city. The neighborhood offers diversity in architecture and size of homes with a wide range of pricing. It's location in the central city and proximity to TCU, Colonial Country Club, and Downtown is appealing to many.

An increased interest in the last 20 years in moving into the central city has created more demand for a finite number of properties close to Downtown. This has attracted developers to redevelop properties through demolition and rebuilding of homes that aren't necessarily in keeping with the character of the neighborhood. In addition, surrounding churches have demolished homes for parking lots to accommodate their growing congregations. A historic overlay can ensure the diversity and character of University West continues, while still allowing for growth and change.

How to use the ordinance



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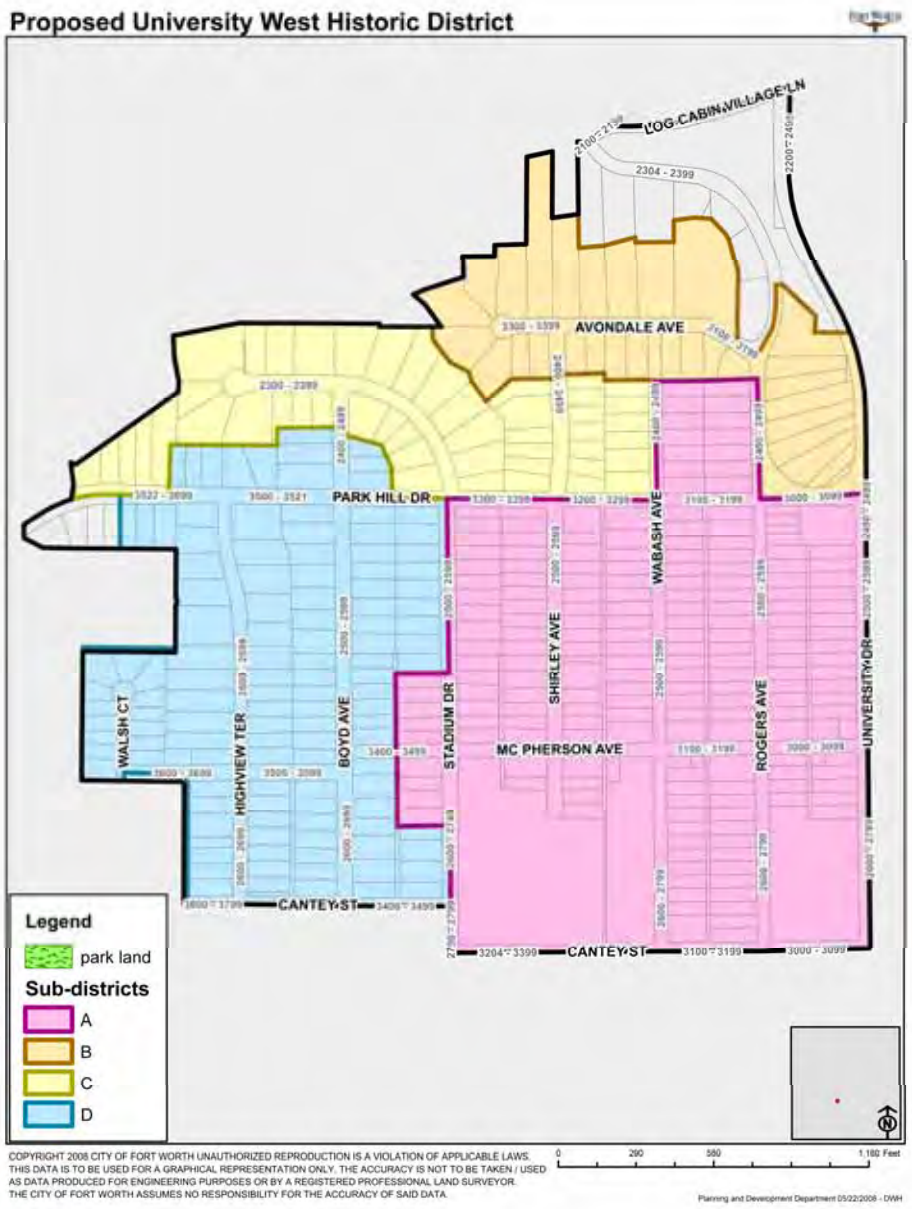
University West District and Character Districts Boundaries



University West Character Districts

Character district A
Average Lot Width:
Average Front Setback:
Predominant Architectural Style: *Tudor & Craftsman*
The majority of houses in sub-district A were constructed in the 1920s and 1930s.

Character district B
Average Lot Width:
Average Front Setback:
Predominant Architectural Styles: *Tudor & Colonial Revival*
The majority of houses in sub-district B were constructed in the 1930s.

Character district C
Average Lot Width:
Average Front Setback:
Predominant Architectural Styles: *Spanish Eclectic, Colonial Revival, & Tudor*
The majority of houses in sub-district C were constructed in the 19-teens and early 1930s.

Character district D
Average Lot Width:
Average Front Setback:
Predominant Architectural Style: *Minimal Traditional & Ranch*
The majority of houses in sub-district D were constructed between the late 1940s and 1950s.

Draft

Overarching Principles for the Treatment of Historic Properties

These standards apply to historic buildings of all periods, styles, and types. They are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility; the are not hard and fast rules, but rather are meant to serve as guidance to assist in determining appropriate treatments for historic buildings.

1. The historic character of a property should be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property may negatively impact the historic character and should be avoided
2. The buildings of the University West neighborhood provide a physical record of their time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, obscure that record and are not encouraged.
3. Many of Fort Worth's buildings have evolved over time. Changes to a property that have acquired historic significance in their own right should be retained and preserved as a part of history.
4. University West has a tradition of expert craftsmanship in even its simplest structures. Examples of craftsmanship such as distinctive materials, architectural features, finishes, and construction techniques should be protected.
5. It is important to maintain the historic fabric of Fort Worth as much as possible; therefore, deteriorated historic features should be repaired rather than replaced. When deterioration is so severe that replacement is necessary, the new feature should match the old in design, color, texture, and where possible, materials. Wherever possible, replacement of missing features should be substantiated by documentary and physical evidence.
6. Chemical or physical treatments should be matched to the period of the building on which they are used. They should be undertaken using the gentlest means possible. Modern treatments that may cause damage to historic materials should not be used.
7. Additions or exterior alterations to historic properties should be sympathetic to historic materials, features, and spatial relationships that characterize the property. The new work should be compatible with the historic materials, features, size, scale, proportions, and massing to protect the integrity of the property and its setting. To respect the authenticity of the historic structure and its context and setting, the new alterations or additions should be clearly discernible from the old. The differentiation may or may not be stylistic, and may be as subtle as a change in building footprint, material, or other means.
8. New construction should be sympathetic to the historic features that characterize its setting and context. To respect the significance of the historic context, the new work should respect the historic materials, features, size, scale, proportions, and madding of its setting.
9. Additions, adjacent or related new construction, and modifications should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context and setting remain unimpaired.

Advantages of a historic district

Historic districts give protection to our historic buildings. They offer a glimpse into our past, and are a record of how we and our communities have changed over time. They provide a richness and depth to everyday life that cannot be replicated by new construction and is lost when renovated beyond recognition. Historic districts not only preserve architectural elements and historical context, but also neighborhood character and spatial patterns. They are an important tool that can show us where we have been, and shape where we want to be in the future.

Local historic districts encourage both reinvestment and new investment in our communities. Studies have shown that an increase in property value often occurs as a result of a historic district overlay. The City of Fort Worth offers a Historic Site Tax Exemption as a way of encouraging rehabilitation and investment in our historic resources.

Historic districts encourage better design. Design guidelines are a mechanism for ensuring that any renovation or new construction will be sympathetic to the existing character and architecture of the neighborhood. They are a quality assurance that your investment will not be negated by an insensitive renovation nearby.

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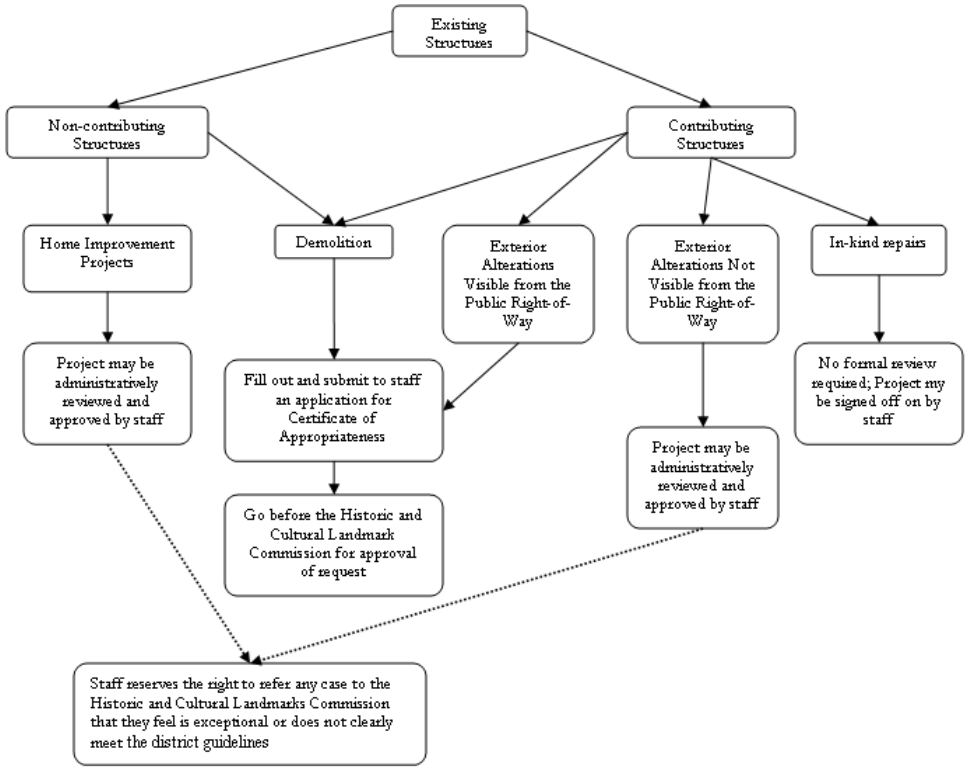
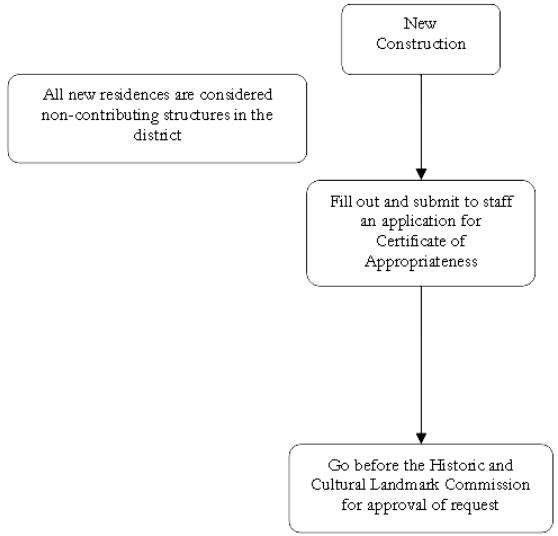
Administration (as it exists today)





Contributing Structures:
Any building within a historic district which adds to the overall historic integrity and architectural quality of the district

Non-Contributing Structures:
A building within a historic district that does not contribute to the historic character of the district. These buildings were usually constructed prior to or after the era of significance.

In-kind repairs and renovations:
Work, which does not involve a change to material, configuration, dimension, style, or outward appearance is considered in-kind.

Common projects that require HCLC review:

- Window replacements
- Door replacements
- Siding replacement
- Construction of additions
- Construction of detached garages
- Construction of shed structures
- Porch column and rail replacements

From the ordinance: Chapter 4. Article 5. Section4.504. A.

1. Work, which does not involve a change to material, configuration, dimension, or outward appearance, shall be considered in-kind repair and does not require a certificate of appropriateness.
2. Removal of non-original and non-historic materials, restoration of existing features, repairs, alterations and construction not visible from the public right of way, and alteration of a non-contributing structure shall be reviewed by the historic preservation officer and if found to be appropriate and consistent with applicable standards and guidelines may be issued a certificate of appropriateness. At the discretion of the historic preservation officer, an application found to alter significantly the character of the structure or site may be referred to the Historic and Cultural Landmarks Commission for further review.
3. Alterations and construction visible from the public right of way, demolition, relocation of a structure, and any application found to alter significantly the character of the structure or site shall be reviewed by the Historic and Cultural Landmarks Commission.

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Potential Staff Administration

HCLC and Administrative Approvals

There may be some projects that though visible from the public right-of-way, do not have to go before the HCLC. **If staff and the neighborhood agree a treatment that meets the standards, then staff has the ability to administratively approve the item.**

Also, as technological advances occur, we may discover new materials and treatments for our historic structures that are not specified in the district guidelines. It is important that we do not rule out the possibility of benefiting from these advances. **Therefore, if staff and the neighborhood agree on a treatment that does not meet the standards but is in-keeping with the spirit of historic preservation and the character of the neighborhood, then the Historic and Cultural Landmarks Commission has the right to vary from the district standards.**

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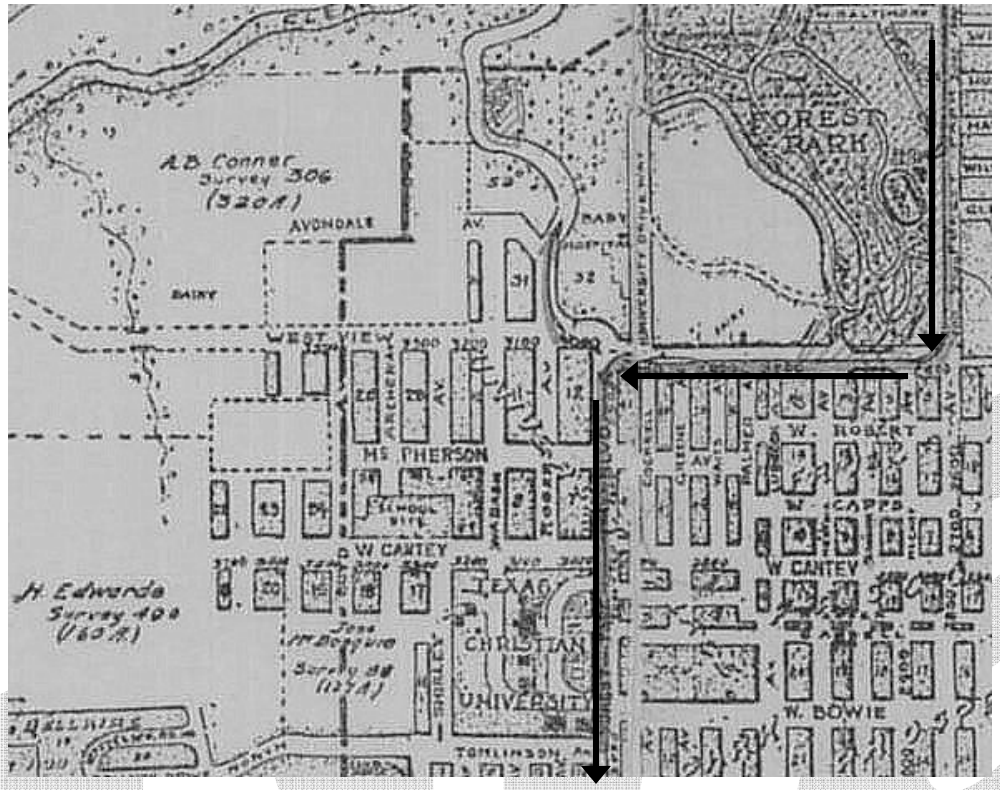
Early Streetcar Line Along University Drive (then called Forest Park Blvd)



Greater Fort Worth New City Map / 1925
Texas State Archive Map Number 4010

Figure Ground of University West

Need Figure Ground Image

Above:
Figure ground caption.

Left:
The historic map on the left shows the streetcar line that once provided quick access to local transportation and connected this section of Fort Worth to the Central Business District. The need for the car was minimized. However, the allure and romance of the affordable mass produced automobile forever changed the face of streetcar suburbs.

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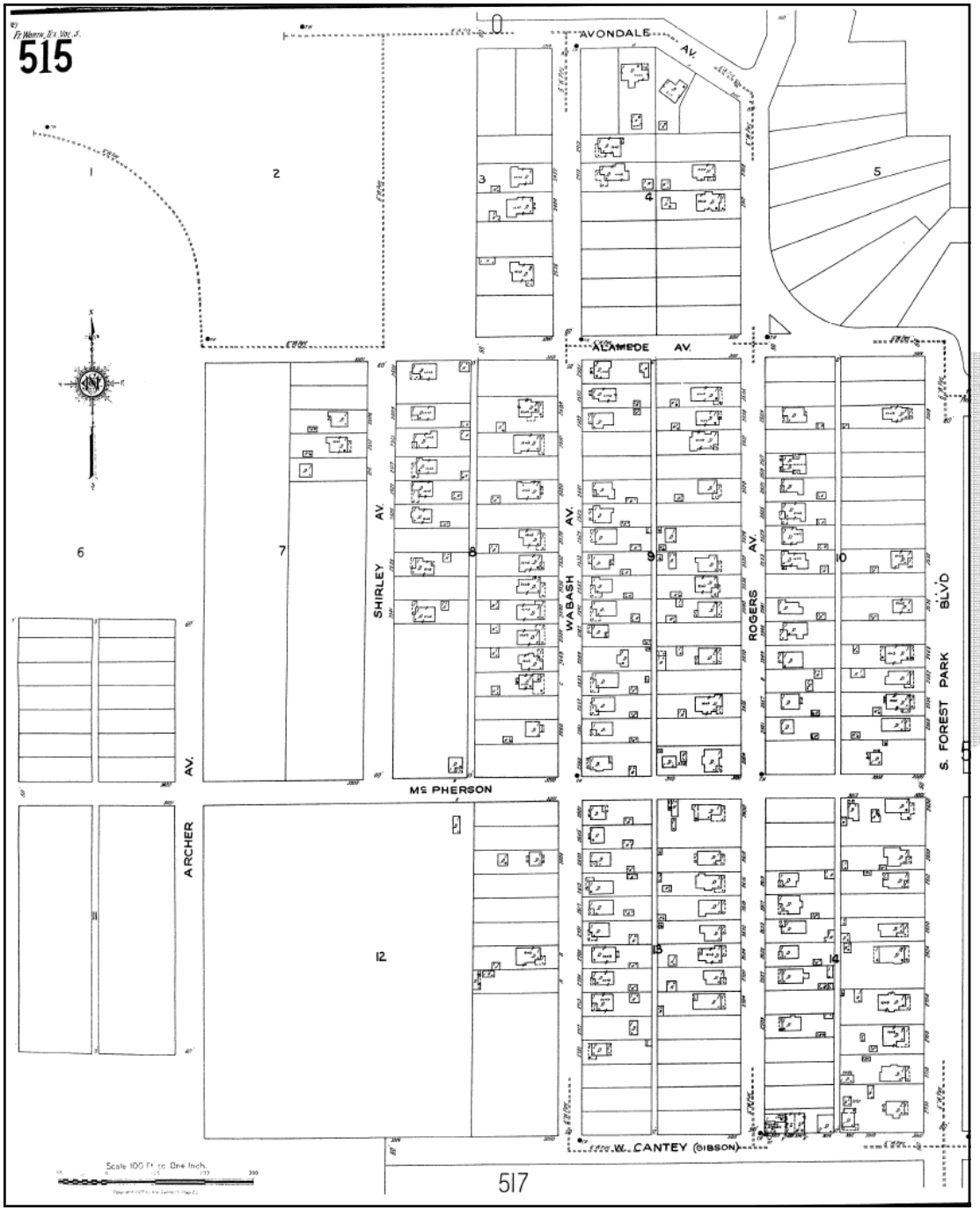
1927 Sanborn Map of the University West Neighborhood



Note: Forest Park Blvd. seen on the right hand side of the map is now University Drive.

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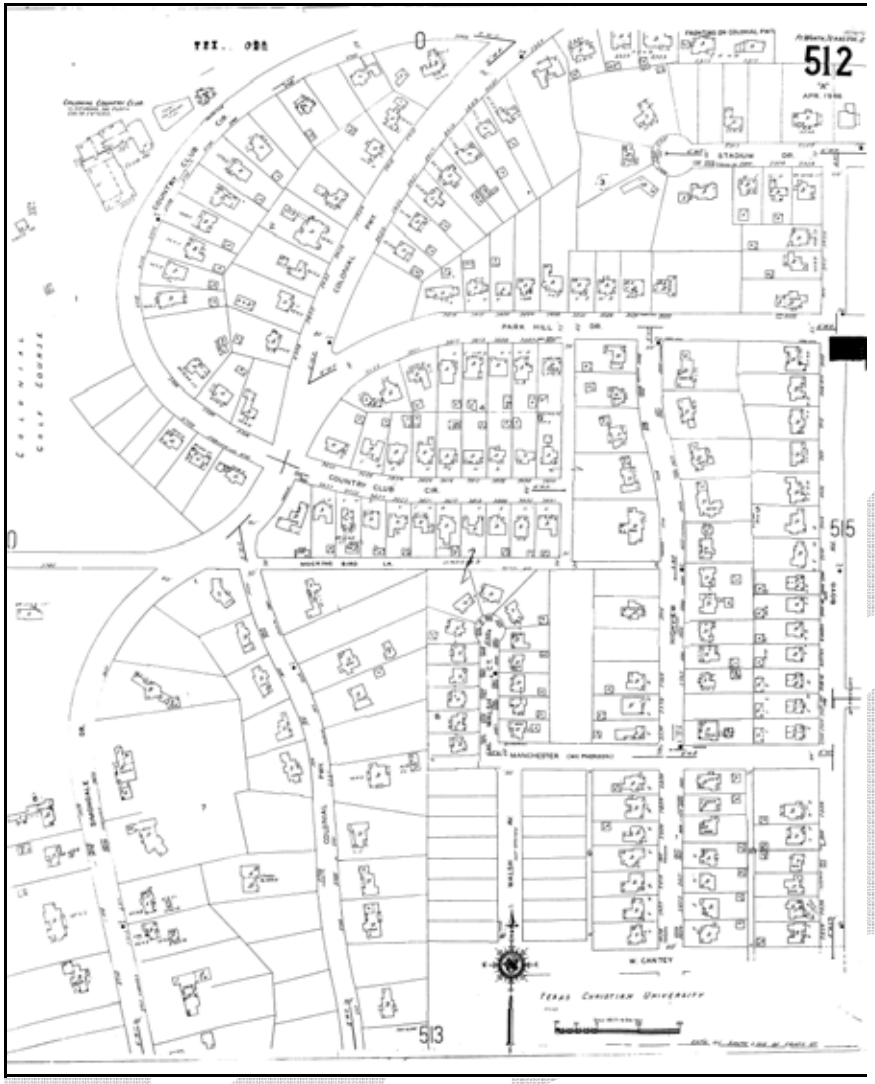
1951 Sanborn Map of the University West Neighborhood



Step One

UNDERSTANDING THE DISTRICT

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Step Two:
Architectural Styles in the District

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University West Neighborhood Architecture

The University West Neighborhood experienced major growth between 1920 and 1950. During the Great Depression there was a slight lull in development, so fewer houses were constructed in the early 1930s. After WWII, construction picked back up and continued into the early 1950s, filling the southwest section of the neighborhood, which until the 1940s had remained undeveloped. Construction did occur from the late 1950s to the present, however these structures were infill and not part of the major patterns of growth for the neighborhood.

Because there was this growth over a 50 year period, an incredible range of architectural styles can be found throughout the district. There is everything from Colonial Revival style homes, to Modern Ranch style houses.

Also, University West has a number of eclectic style houses. Eclectic style structures are those that exhibit multiple architectural styles, rather than just on. It is very common to see houses in University West that exhibit features from two or three different architectural styles. (See figures on page 14)

It will be important to know what style or styles a house exhibits when it comes to renovation projects. For a house that has influences from both Tudor and Craftsman styles, it would be inappropriate to make changes that involves the removal of one style in favor of the other. It would also be inappropriate to add features from a completely different architectural style.

Distinctive Streetscape Features

Typical neighborhood streetscape scenes

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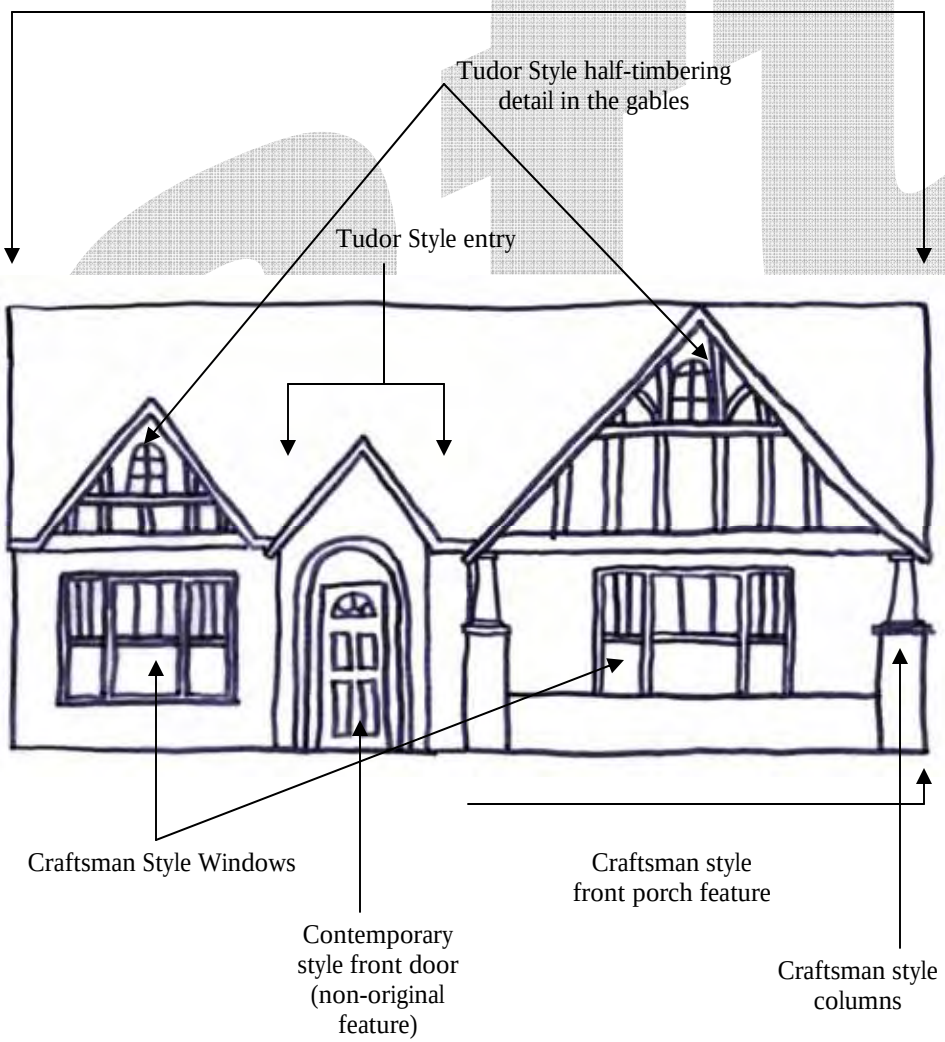
Mixing Multiple Architectural Styles

Tudor Style Building

Craftsman Style Building

Tudor – Craftsman Eclectic Style Building



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Housing Typologies of University West - Colonial Revival

1880-1955

This dominant style of domestic building was used for a large proportion of early 20th century suburban houses throughout the country. It was particularly fashionable during the 1920's and early 1930's when only the Colonial Revival rivaled it in popularity as a vernacular style.

The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions but are united by an emphasis on steeply pitched roofs, front-facing gables which, although absent on man English prototypes, are almost universally present as a dominant façade element in Tudor houses. About half have ornamental false half-timbering, a characteristic they share with some examples of the earlier Stick and Queen Anne styles, which also drew heavily on Medieval English precedent. Unlike these styles, which were usually executed with wooden (board and shingle) wall cladding, most Tudor homes have stucco, masonry, or masonry-veneered walls.

The uncommon Tudor landmarks of the Jacobethan type were joined in the decades from 1900 to 1920 by less pretentious Tudor houses which superimposed steep gables, half-timbering, or other typical detailing upon otherwise symmetrical facades (most commonly with full front gables). These modest early examples, unlike most Tudor houses, tend to have walls clad with weatherboard, shingles, or stucco (applied over wooden lath), thus avoiding the expense of solid masonry construction. Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920's and 1930's as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors see on English prototypes. They show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant façade material (brick, stone, stucco, or wood). They style quickly faded from fashion in the late 1930's but became popular in somewhat modified form during the Neoecletic movement of the 1970's and 1980's.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Colonial Revival Houses

Architectural Precedent:
Georgian and Adam Styles

Geographic Origination:
New England

Roof Type:
Shingle

Roof Forms:
- *Side-gabled, hipped, centered-gable, gambrel, second-story overhang, asymmetrical*
- *Multiple roof dormers may be present*
- *Some examples may have one-story flat roofed or side-gabled wings*

Heights:
One and one-half to two and one-half stories

Eave:
Boxed with little overhang

Building Materials:
Brick, wood, stone, shingle.

Detailing:
- *Rectangular double-hung windows with six, eight, nine, or twelve panes in each sash*
- *Accentuated front entry, normally with decorative pediment supported by pilasters or extended forward and supported by slender columns*
- *Front doors commonly have overhead fanlights or sidelights*

.

Other Features
- *Rectangular plan*
- *Detached garage if any*

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Housing Typologies of University West - Italian Renaissance
1890-1935

Details are borrowed more of less directly from the Italian originals. Among the most characteristic are recessed entry porches and full-length fist story windows with arches above. The roof, except when flat, commonly has broadly overhanging. boxed eaves; normally the eaves have decorative brackets beneath. These features of the roof-wall junction are helpful in distinguishing Italian Renaissance houses from related Mediterranean styles with tile roofs. Mission houses usually have wide eave overhangs, but these are commonly open rather than boxed-in. Spanish Eclectic houses normally have little or no eave overhang. Eave brackets are rare on both Mission and Spanish Eclectic houses. Common decorative details include quoins, roof-line balustrades, pedimented windows, , classical door surrounds, molded cornices, and belt cornices. Stucco, masonry, or masonry-veneer walls are universal; wooden wall claddings are never used. Note that similar details appear in several earlier styles with Renaissance roots, particularly the Georgian, Adam, and Italianate. Because of similarities, Italian Renaissance houses sometimes resemble Georgian or Adam inspired examples of the contemporaneous Colonial Revival.

The Italian Renaissance style is found in early 20th-century homes throughout the country but is considerably les common that the contemporary Craftsman, Tudor, or Colonial Revival Styles. Primarily a style for architect-designed landmarks in major metropolitan areas prior to World War I, vernacular interpretations spread widely with the perfection of masonry veneering techniques; most of these date from the 1920's. The style steadily decline in popularity through the 1930's, and post-140's examples are rare.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Italian Renaissance Houses

Architectural Precedent:
Renaissance

Geographic Origination:
Italy

Roof Type:
Ceramic tile

Roof Forms:
- *Hipped or flat roof with roof-line parapet*
- *Low pitch.*

Heights:
One to three stories

Eave:
Moderate to Wide

Building Materials:
Stucco, masonry, or masonry veneer. Masonry materials include brick, cut stone, and concrete. Wood cladding is never used.

Detailing:
- *Arches above doors, first-story windows, and porches*
- *Full length first-story windows*
- *Recessed entry porches*
- *Entrances accented by classical columns*
- *Decorative brackets beneath eaves*
- *Large brick chimneys*
- *Other decorative details include quoins, roof-line balustrades, pedimented windows, classical door surrounds, molded cornices, and belt courses.*

Other Features
- *Symmetrical facades are most common*
- *Smaller and less elaborate upper-story windows*
- *Detached garage if any*

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Housing Typologies of University West - Tudor

1890-1940

This dominant style of domestic building was used for a large proportion of early 20th century suburban houses throughout the country. It was particularly fashionable during the 1920's and early 1930's when only the Colonial Revival rivaled it in popularity as a vernacular style.

The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions but are united by an emphasis on steeply pitched roofs, front-facing gables which, although absent on man English prototypes, are almost universally present as a dominant façade element in Tudor houses. About half have ornamental false half-timbering, a characteristic they share with some examples of the earlier Stick and Queen Anne styles, which also drew heavily on Medieval English precedent. Unlike these styles, which were usually executed with wooden (board and shingle) wall cladding, most Tudor homes have stucco, masonry, or masonry-veneered walls.

The uncommon Tudor landmarks of the Jacobethan type were joined in the decades from 1900 to 1920 by less pretentious Tudor houses which superimposed steep gables, half-timbering, or other typical detailing upon otherwise symmetrical facades (most commonly with full front gables). These modest early examples, unlike most Tudor houses, tend to have walls clad with weatherboard, shingles, or stucco (applied over wooden lath), thus avoiding the expense of solid masonry construction. Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920's and 1930's as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors see on English prototypes. They show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant façade material (brick, stone, stucco, or wood). They style quickly faded from fashion in the late 1930's but became popular in somewhat modified form during the Neoecletic movement of the 1970's and 1980's.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Tudor Houses

Step Two

Architectural Precedent:
Medieval English

Geographic Origination:
England

Roof Type:
Composite, false thatch, slate

Roof Forms:
- *Front facing gable*
- *Single dominant front gable, multiple front gables, or front gable dormer.*

Heights:
One and one-half to two stories

Eave:
Intermediate

Building Materials:
Wood, stone, stucco, or brick. Stone is often used as an accent material around windows and doors.

Detailing:
- *Tall and narrow windows*
- *Scaled fireplace with decorative brick work; chimney pots. Fireplaces may be located on the front, side, or internal*
- *Enclosed entry is common*
- *Tudor (flattened pointed) arches are often used in door surrounds or entry porches.*
- *Simple round-arched doorways with heavy board-and-batten doors.*
- *Small tabs of cut stone may project into brickwork.*

Other Features
- *Half timbering*
- *Detached garage if any*
- *Windows are typically casements of wood or metal, although more traditional double-hung sash windows are also common. Windows are typically group into strings of three or more.*

TUDOR

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Housing Typologies of University West - Neoclassical

1895-1950

Neoclassical was a dominant style for domestic building throughout the country during the first half of the 20th century. Never quite as abundant as its closely related Colonial Revival contemporary, it had two principal waves of popularity. The fist, from about 1900 to 1920, emphasized hipped roofs and elaborate, correct columns. The later phase, from about 1925 to the 1950s, emphasized side-gabled roofs and simple, slender columns. During the 1920s, the style was overshadowed by other Eclectic fashions.

This rival of interest in classical models dates from the World's Columbian Exposition, held in Chicago in 1893. The exposition's planners mandated a classical theme, and many of the best-known architects of the day designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported, and attended; soon these Neoclassical models became the latest fashion throughout the country.

The central buildings of the exposition were of monumental scale and inspired countless public and commercial buildings in the following decades. The design of smaller pavilions representing each state of the Union were more nearly domestic in scale and in them can be seen the precedents for most Neoclassical houses. Those of Ohio, Utah, and South Dakota, for example, all had semi-circular, full-height entry porches. Nebraska and Kentucky were represented by more traditional full-height entry porches with triangular pediments. The Connecticut pavilion had a full-height entry porch with lower full-width porch. All of these drew heavily on the country's previous interest in the Early Classical Revival and Greek Revival styles. The Virginia pavilion was a copy of Mount Vernon, whose full-façade porch, among the first in the country, had been added in 1784 to an earlier Georgian house. The presence of this replica at the fair, and the original's wide familiarity as the nation's premier museum house, contributed to the incorrect impression that such porches were somehow colonial. Thus did Georgian, Adam, Early Classical Revival, and Greek Revival traditions, which originally spanned a century and a half of the nations history, become fused into the eclectic Neoclassical style.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Neoclassical Houses

Architectural Precedent:
Early Classical Revival, Greek Revival, Georgian, Adam

Geographic Origination:
Chicago

Roof Type:
Composite shingle, wood shingle

Roof Forms:
- *Front or side gable, hipped, or flat*
- *A combination of roof forms are often used*
- *Prominent central roof dormers are common in the one-story sub-type*

Heights:
One to two and one-half stories

Eave:
Boxed with a moderated overhang

Building Materials:
Wood, brick or stone.

Detailing:
- *Double hung rectangular windows with multi-paned sashes; 6 or 9 panes to each sash is common*
- *Colonnaded front porch; either full or partial width*
- *Classical columns with Ionic or Corinthian capitals*
- *Roofline balustrades*
- *Dentil cornices*

Other Features
- *Facades are typically symmetrical*
- *Detached garage if any*

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Housing Typologies of University West - Prairie
1900-1920

The Prairie style originated in Chicago and landmark examples are concentrated in that city's early 20th-century suburbs, particularly Oak Park and River Forest, and in other large Midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines; they are common in early 20th-century suburbs throughout the country. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I.

Massive square or rectangular piers of masonry used to support porch roofs are an almost universal feature of high-style examples. They remain common in vernacular examples, which also show squared wooden imitations. The characteristic horizontal decorative emphasis is achieved by such devices as: (1) contrasting caps on porch and balcony railings, (2) contrasting wood trim between stories, (3) horizontal board-and-batten siding, (4) contrasting colors on eaves and cornice, and (5) selective recessing of only the horizontal masonry joints. Other common details in both landmark and vernacular examples include window glazing (usually in leaded casement windows in high-style examples and upper sashes of wooden-muntin, double-hung windows in vernacular houses); broad, flat chimneys; contrasting wall materials or trim emphasizing the upper part of the upper story; and decorative friezes or door surrounds consisting of bands of carved geometric or stylized (Sullivanesque) ornamentation.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Prairie Houses

Architectural Precedent:
Japanese architecture

Geographic Origination:
Chicago

Roof Type:
Tile, composite shingle

Roof Forms:
- *Hipped or gabled roof*
- *Low pitch*

Heights:
One to two and a half stories

Eave:
Wide

Building Materials:
Wood, stone, or brick.

Detailing:
- *Tall and narrow windows*

Other Features
- *The American Foursquare is a common vernacular variant of the Prairie style. A large central roof dormer is a common feature of this subtype.*
- *Detached garage if any*

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Housing Typologies of University West - Craftsman & Bungalow
1905-1930

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920's; few were built after the 1930's.

Craftsman houses were inspired primarily by the work of two California brothers—Charles Summer Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows". Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect, The Architect, House Beautiful, Good Housekeeping, Architectural Record, Country Life in America,* and *Ladies Home Journal,* thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable house in the country. High-style interpretations are rare except in California where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungaloid style.

Source:*A Field Guide to American Houses*

Common Features and Building Materials for Craftsman & Bungalow

Architectural Precedent:
English Arts and Crafts movement, oriental wooden architecture, and the manual arts

Geographic Origination:
Southern California

Roof Type:
Composite

Roof Forms:
- *Front, cross, side, or hipped gabled roofs*
- *Low pitched;*

Heights:
One and one-half to two stories

Eave:
Intermediate to deep

Building Materials:
Wood or shake is most common. Stone, brick, concrete block, and stucco are also used.

Detailing:
- *Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade.*
- *Roof timbers either extend trough the wall to support the eave or false rafter ends are added.*
- *Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen.*

Other Features
- *Craftsman doors and windows are similar to those used in vernacular Prairie houses*
- *Dormers are usually gabled with exposed rafter ends.*
-

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Housing Typologies of University West - Spanish Eclectic

1915-1940

The style uses decorative details borrowed from the entire history of Spanish architecture. These may be Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the tiles and the patterns in which they are applied. Dramatically carved doors are typical of Spanish architecture; these are more common on high-style Spanish Eclectic houses but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular grids. Many examples have at least one focal window. These are commonly of triple-arched or parabolic shape and may be filled with stained glass of varying design. Decorative window grilles or wood or iron are common as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tiled-roofed (and otherwise decorated) chimney tops; brick or tile vents; fountains; arcaded walkways (usually leading to a rear garden); and round or square towers.

Spanish Eclectic is most common in the southwester states, particularly California, Arizona, and Texas, and in Florida, all regions where Spanish Colonial buildings occurred and continued into the 19th-century.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Spanish Eclectic

Architectural Precedent:
Spanish, Gothic, Moorish, or Renaissance

Geographic Origination:
California

Roof Type:
Red Tile

Roof Forms:
- *Side gabled, cross gabled, hipped*
- *Flat or low pitched*

Heights:
One and two stories

Eave:
Little or no eave

Building Materials:
Stucco, brick

Detailing:
- *A large focal window, often triple arched or parabolic in shape*
- *Decorative window grilles of wood or iron*
- *Dramatically carved doors, often emphasized by adjacent spiral columns, carved stone, or decorative tiles*
- *Arcaded walkways*

Other Features
- *Typically asymmetrical in form*
- *Some examples may have a round or square tower*
- *Detached garage if any*

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Housing Typologies of University West - Art Moderne
1925-1940

The Modernistic styles were built from about 1920 to 1940. Art Moderne, often confused with Art Deco (the earlier form of Modernistic style) was more prevalent after about 1930. Although never common, many houses were built in the style; scattered examples can be found throughout the country.

The Modernistic styles received their first major impetus in 1922 when the Chicago Tribune held a world-wide competition for a headquarters building in Chicago. Although the first prize went to a Gothic design, the second prize went to an Art Deco design by a young Finnish architect, Eliel Saarinen. His design was widely publicized and much of the architectural profession felt that he deserved the first prize; the style quickly became the latest architectural fashion. Shortly after 1930 another, more diffuse influence affected the Modernistic style—the beginning of streamlined industrial design for ships, airplanes, and automobiles. The smooth surfaces, curved corners, and horizontal emphasis of the Art Moderne style all give the feeling that airstreams could move smoothly over them; thus they were streamlined. In most building types, both the horizontal streamlined Art Moderne and the vertical, zigzagged Art Deco influences occur in combination. In houses, however, the streamline influences predominate. Many examples resemble the contemporaneous International style, in which decorative detailing was reduced to the barest minimum.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Art Moderne

Architectural Precedent:
Germany—Bauhaus Movement

Geographic Origination:
Germany, Chicago

Roof Forms:
- *Flat with a small ledge (coping) at roof line*

Heights:
One and two stories

Eave:
No eave

Building Materials:
Usually stucco, although some brick examples do exist

Detailing:
- *Smooth wall surfaces*
- *One or more corners of the building may be curved*
- *Horizontal grooves or lines in walls*
- *Horizontal balustrade elements are common*
- *Glass blocks may be used as windows or as an entire section of wall*
- *Windows are often continuous around corners*
- *Small round windows are common*

Other Features
- *Typically asymmetrical in form*

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Housing Typologies of University West - Minimal Traditional
1933-1950

With the economic Depression of the 1930's 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, these is a large chimney or at lease on front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roof line lowered and detailing removed.

There houses were built in great numbers in the years immediately preceding and following World War II; they commonly dominate the large tract-housing developments of the period. They were typically built of wood, brick, stone, or a mixture of these wall-cladding materials, Although most were relatively small one-story houses, occasional two-story examples are also seen. More commonly, two-story homes of the period have extra detailing and represent late examples of one of the traditional Eclectic styles, usually Colonial Revival or Monterey.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Minimal Traditional Houses

Architectural Precedent:
Tudor and Colonial Revival

Geographic Origination:
N/A

Roof Type:
Composite

Roof Forms:
- *Front facing gable*
- *Low or intermediate pitch*

Heights:
Generally one story with some two story examples

Eave:
None

Building Materials:
Wood, stone, shake, or brick. Sometimes used in combination

Detailing:
- *Windows are typically double hung and/ or fixed with multiple panes*
- *Large chimney in some cases*
- *Small front porch shelter*
- *Wrought iron or wood columns for porches*
- *Occasional corner wrapped windows*
- *Minimal ornamentation—modern and international style influences*

Other Features
- *Attached (subordinate element) and detached garages*
-

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Housing Typologies of University West –Ranch

1935 –1975

This style was originated in the mid-1930's by several creative California architects. It gained in popularity during the 1940's to become the dominant style throughout the country during the decades of the 1950's and 1960's. The popularity of "rambling" Ranch houses was made possible by the country's increasing dependence on the automobile. Streetcar suburbs of the late-19th and early-20th centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots. Never before had it been possible to be so lavish with land, and the rambling form of the Ranch house emphasizes this by maximizing façade width (which is further increased by built-in garages that are an integral part of most Ranch houses).

The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from craftsman and prairie modernism of the early 20th century.

Asymmetrical one-story shapes with low-pitched roofs dominate. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and, finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open, with the rafters exposed as in Craftsman houses. Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in living areas. Partially enclosed courtyards or patios, borrowed from Spanish houses, are a common feature. These private outdoor living areas to the rear of the house direct contrast to the large front and side porches.

Source: *A Field Guide to American Houses*

Common Features and Building Materials for Ranch Houses

Architectural Precedent:
Spanish and English Colonial

Geographic Origination:
California

Roof Type:
Composite

Roof Forms:
- *Hipped, Cross-gable, Side Gable*
- *Low pitch*

Height:
Generally one story

Eave:
Moderate or wide

Building Materials:
Wood, stone, or brick. Sometimes used in combination

Detailing: (Drawing from Spanish or English Colonial)
- *Decorative iron or wood porch supports*
- *Shutters*
- *Ribbon windows*
- *Large picture windows in living areas*
- *Minimal ornamentation—modern and international style influence*

Other Features
- *Partially enclosed courtyards or patios*
- *Attached garages*
- *Sliding glass doors*
- *Rational design with automobile influences*

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Step Three
Additions and Renovations

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Introduction:

University West is fortunate to have such a diverse mix of architectural styles throughout the neighborhood. Each of these styles is equally important, just as each house and the way it has or will develop is important. This historic district is not meant to freeze the neighborhood in time, but rather to guide the neighborhood from this point forward as changes are made.

It is the goal of this chapter to provide standards and guidelines that will ensure the historic integrity and character of each individual building, as well as the neighborhood as whole, is maintained.

HCLC and Administrative Approvals

Note:
If staff and the neighborhood agree a treatment that meets the standards, then staff has the ability to administratively approve the item.

If staff and the neighborhood agree on a treatment that does not meet the standards but is in-keeping with the spirit of historic preservation and the character of the neighborhood, then the Historic and Cultural Landmarks Commission has the right to vary from the district standards.

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense principles in non-technical language. They were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices.

The standards are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. The cannot, in and of themselves, be used to make decisions about which features of a historic property should be used to make decisions about which features of a historic property should be preserved and which might be changed. But one an appropriate treatment is selected, the standards provide philosophical consistency to the work.

The standards are for four distinct, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. These standards are intended to be used as guidelines by the Historic and Cultural Landmarks Commission for projects in the district. These are to be judged against the technical and economic constraints of each project.

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Preservation Standards

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's forms as it has evolved over time.

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not be identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved, The replacement of intact or repairable historic materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon closing inspection, and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- The existing condition or historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design , color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic material will be used.

Landscaping Guidelines

Trees

Every effort should be made to maintain and protect mature living trees that contribute to the character of the Historic District. Specifically exempted from this requirement are trees that are completely dead, showing absolutely no sign of leaf growth on any branch during peak growing season. When a tree is removed, the stump should be removed to at least 6 inches below grade level.

Walkway trees located within the public right-of-way shall not be removed except trees that have died. Replacing and adding walkway trees is highly encouraged, particularly where sidewalks exist.

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Siting and Dimensional Standards

Site Orientation
The site orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on the next adjacent lots within the block face.

Lot Width
The minimum width of a lot shall be an average of the lot widths in your sub-district.

Lot Coverage Ratio
Maximum 50% coverage for main structure and 5% coverage for accessory buildings. Zero lot line construction is prohibited for the main structure.

> *HCLC Guidance*
> If the established lot coverage is more than 50%, the HCLC can recommend an increase in the minimal lot coverage to the Board of Adjustment.

Front Yard Setbacks
That line shall be respected. Relocations and new construction of primary buildings shall have a setback within 15% of the average front setback distance from the street established by the existing buildings on the block.

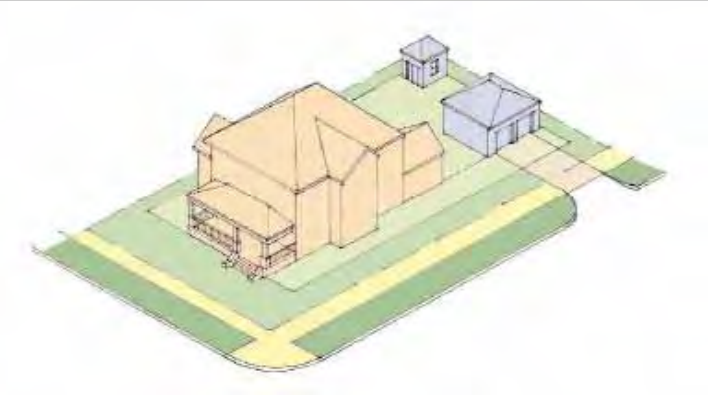
Side Yard Setback
Consistent spacing between buildings helps to establish an overall rhythm along a street. Spacing shall likewise be respected on all relocations, additions and new construction and shall be within 15 % of the average distance between existing buildings on the block.

Garages and Accessory Structures
The traditional location of these structures will serve as the basis for locating these structures in new construction. The location shall be based on the dominant pattern of each sub-district and architectural style.

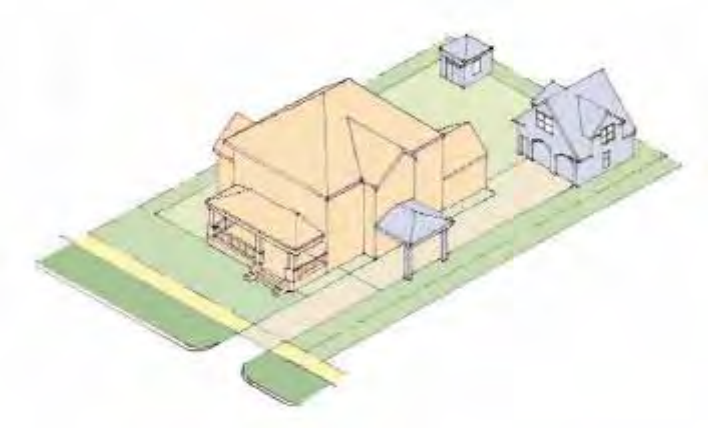
Exterior Staircases and Elevators

- Exterior second and third story staircases and elevators are not permitted

Ideal Location of Garages and Accessory Structures



Corner Lot:
Traditionally, the entrance to a garage for a home located on corner lot was oriented to the side street. The setback for the garage meets the side yard setback of the house. In addition, these garages often incorporated an accessory dwelling unit.



Interior Lot:
The traditional location of a garage on an interior lot is the back of the lot. The garage location does not typically "hide behind the house but would be visible from the street on axis with the driveway. Depending on the style of home, a portico may be located on the side of the house. In addition, these garages often incorporated an accessory dwelling unit.

Source: City of Norfolk, VA

Rehabilitation Standards

Acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not be identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved, The replacement of intact or repairable historic materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon closing inspection, and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic material will be used.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Parkways Guidelines

The City Of Fort Worth will review all right of way issues taking into consideration the guidance developed by the University West neighborhood.

Street Lights
Street lights are encouraged within the walkway.

Sidewalks
Sidewalks in the parkway should be parallel to the street, and on corner lots parallel to cross streets. Replacement of existing sidewalks shall be concrete and shall be of the same width as existing sidewalks. Existing sidewalks shall not be removed unless being replaced with a new sidewalk.

Retaining Borders
Retaining borders should have minimal visual impact.

Architectural accessories
Accessories near the street, original to the property, are allowed.

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Architectural Detail Standards

Building Materials
Exterior façade materials shall be drawn from the sub-districts architectural style.

Change of Materials

- The existing building façade materials on a building shall be respected and shall not be changed or concealed by the introduction of a different material.

HCLC Variance Option

- When the existing façade materials have been introduced to the building at a later date and are not the original material type, then such materials may be removed so long as the resulting façade material is returned back to the original material type.

Removal or Replacement of Architectural Features

- The removal or alteration of any historic material or distinctive architectural features shall be avoided.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible.
- In the event replacement is necessary, the new material should visually match as closely as possible the material being replaced in design, color, texture, and, if possible, composition.
- Repair or replacement of missing architectural features shall be based upon accurate duplications of features, substantiated by historic, physical, or pictorial evidence.
- Exterior building columns shall be of a style and materials typical of the period and style of the building.
- Any new construction or additions shall not conceal or destroy existing chimneys unless it is to restore the property to the original design.
- Materials, structural and decorative elements and manner in which they are used, applied or joined together must be typical of the style and period of the existing structure or, in the case of new additions, alterations and shall be compatible with other structures of the same architectural style.
- Exterior building columns shall be of a style and materials typical of the period and style of the building.

Windows, Window Shutters, and Doors

- Original windows, shutters, and doors shall be repaired, reused and/or retained when economically reasonable and shall be replaced only with documentation and approval.
- Shutters shall be made of wood and designed to fit the window opening.
- Exterior second and third story staircases are not permitted

Awning History and Guidelines

History of awnings:
Records dating back to early Egypt and Syria indicate that awnings have been used on buildings. Awnings are feature that have changes remarkable little over time. Until 20th century, most awnings were made of material.

Widely available by the 1950's, aluminum awnings were touted as longer-lasting and lower-maintenance than traditional awnings. Though used on small-scale commercial structures, they were especially popular with home owners. Aluminum awnings were made with slats called "pans" arranged horizontally or vertically. For variety and to match the building to which they were applied, different colored slats could be arranged to create stripes or other decorative patterns.

Energy Efficiency
Although their effectiveness can be affected by many factors including location, climate, window size, and glass type, the energy efficiency advantages of awnings are clear. According to the Department of Energy, awnings can reduce heat gain up to 65% in south facing windows and up to 77% on windows facing east. Awnings reduce stress on existing air conditioning systems, and make it possible to install new HVAC systems with smaller capacity, thus saving purchasing and operating costs. Air conditioners need to work less hard, less often. When used with air conditioners, awnings can lower the cost of cooling a building by up to 25%.*

Guidelines
Where no awning currently exists, and there is no evidence of a past one, it may still be possible to add an awning to a historic building without altering distinctive features, damaging historic fabric or changing the building's historic character. A new awning should be compatible with the features and characteristics of a historic building, as well as with neighboring buildings, or the historic district, if applicable. Historic photographs of similar neighboring buildings with awnings, can also be helpful in choosing an appropriate installation. When selecting and installing a new awning, a number of other factors should be considered: shape, scale, massing, placement, signage, and color.

Source: US Department of the Interior—Preservation Brief 44

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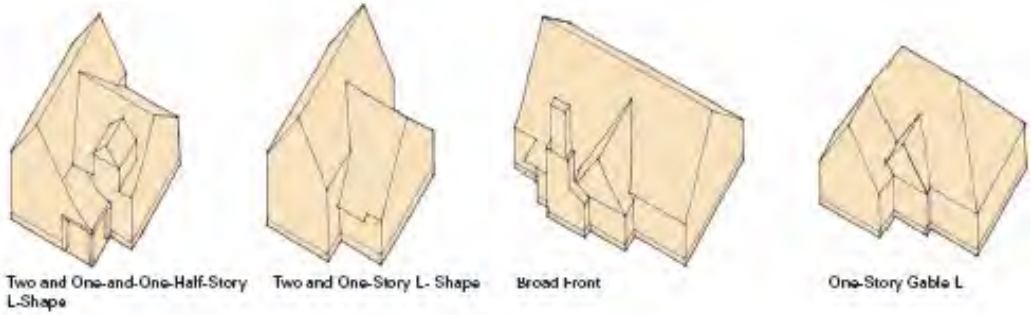
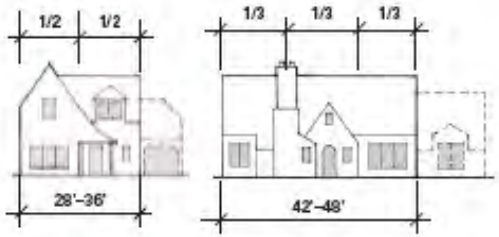
Sample Massing for Additions

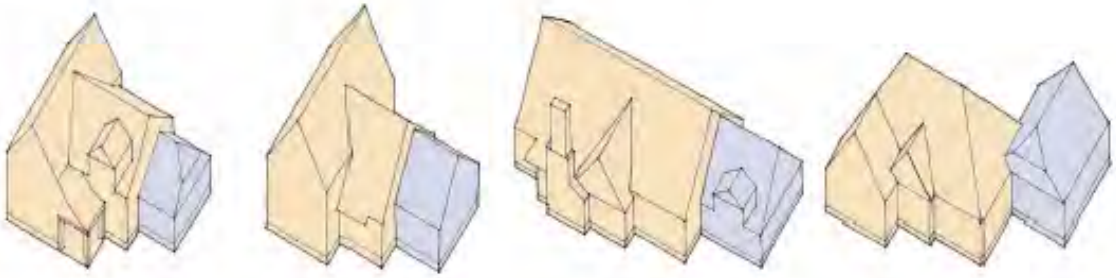
Massing Diagram

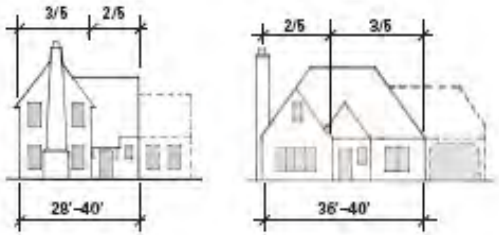


FACADE COMPOSITION DIAGRAMS



Massing Combinations





Source: City of Norfolk, VA

Subordinate role of an addition:
If at all possible, new additions to homes should occur to the rear of the house. An addition should occur to the rear of a house because it has the least amount of impact on the historic integrity of the home. However, in some cases, a side addition may be necessary based on the programmatic needs of the client. In these cases, the addition shall take a subordinate role to the main structure in setback, size, scale and design. All additions should be compatible in design, yet differentiate from the primary structure. This is usually accomplished through a simplification of the new structure.

If the addition is ever removed from the structure, the guidance listed above will allow the house to return to its original condition.

Source: US Parks Service-Secretary of Interior ITS 37

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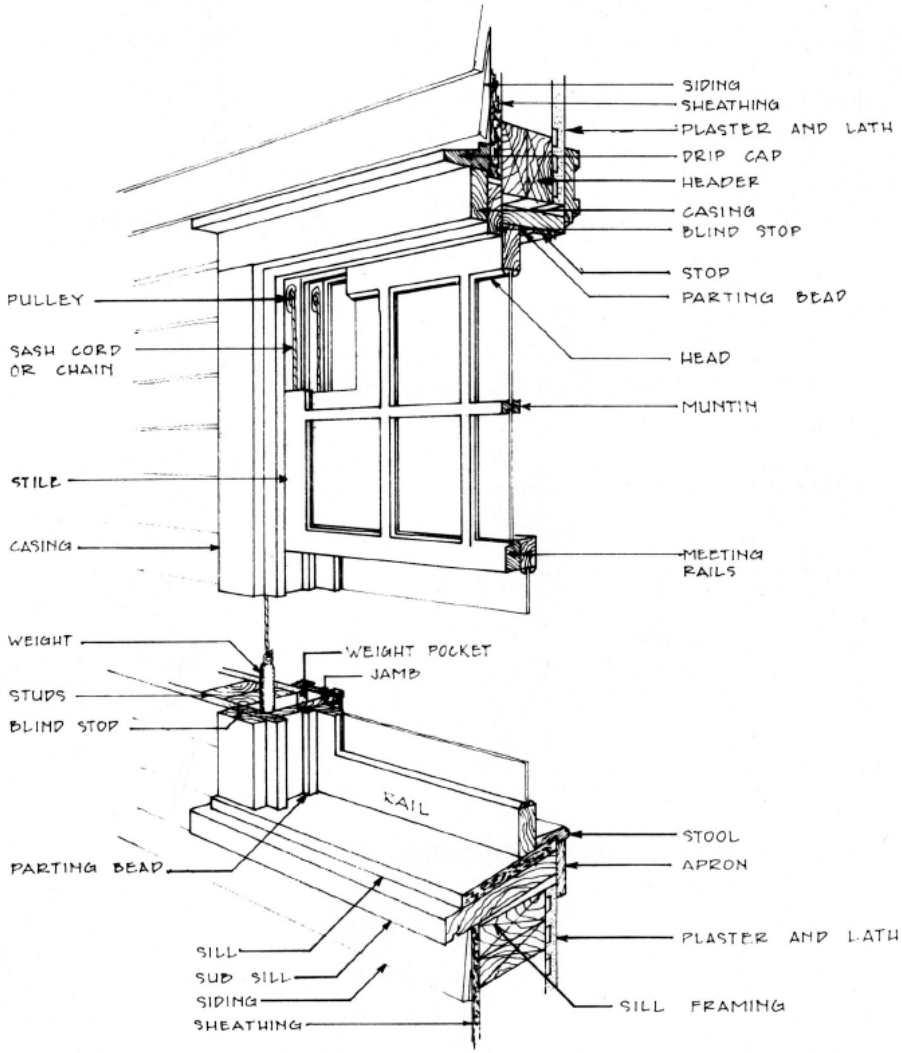
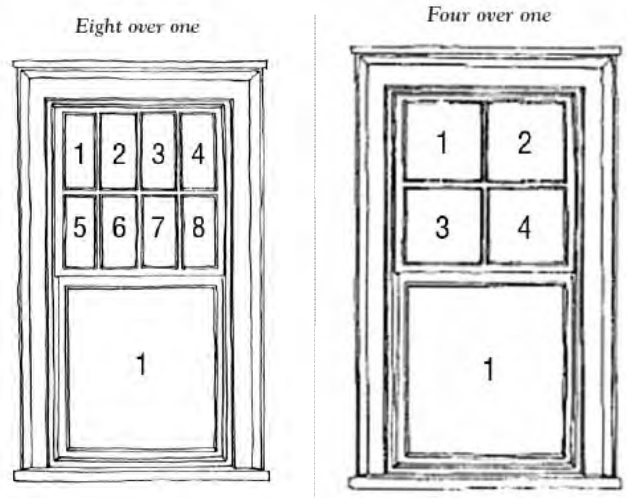
Windows



Source: City of Greensboro, NC



What is a Muntin?

A muntin is a thin wooden bar used to hold panes of glass in place. Often the muntin configuration is indicative of the architectural style of the house. Most historic windows have "true-divided light windows," which means that each window section is an individual pane of glass with a wooden muntin that goes from outside of the window all the way through to the inside window.

HCLC Review Criteria for New Windows

1. **Kind and texture of materials**
2. **Architectural and historical compatibility**
3. **Comparison to original window profile**
4. **Level of significance of original window to the architectural style of the building**
5. **Existence of led paint or other safety hazards**
6. **Material performance and durability**

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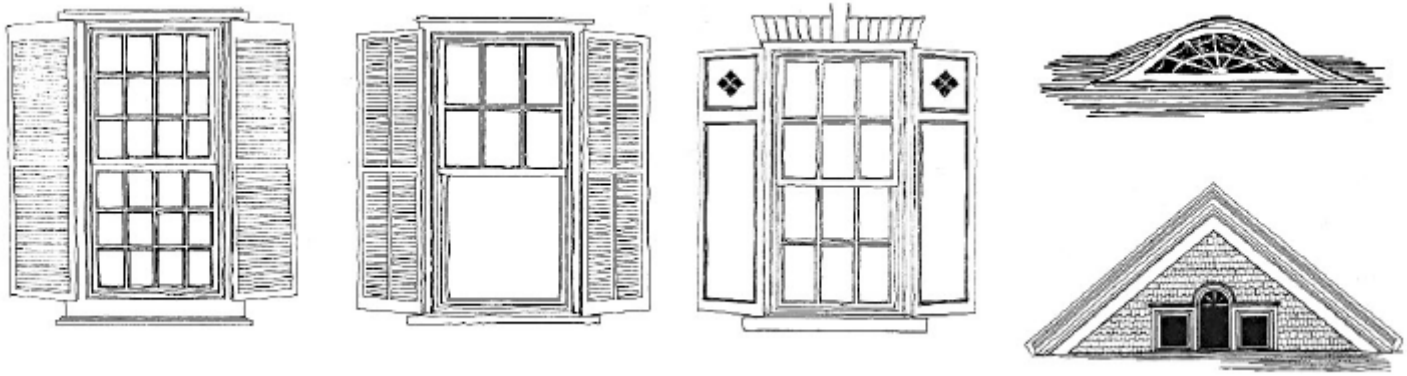
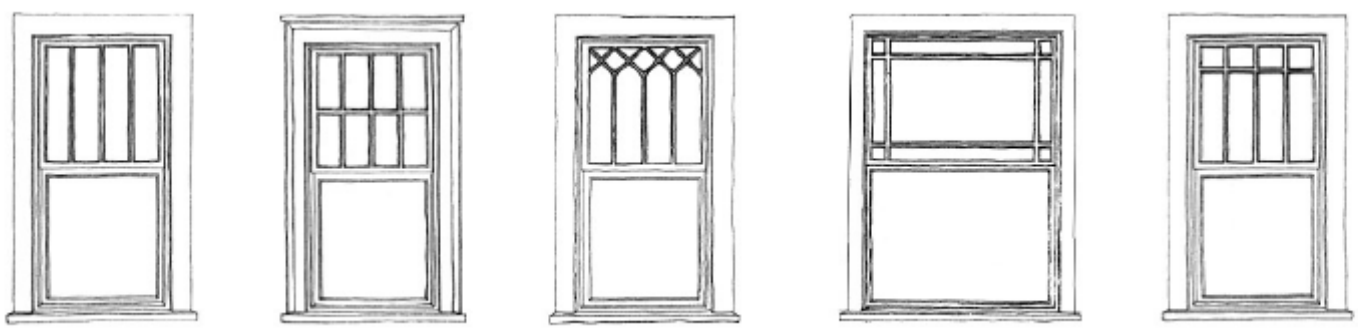
Representative examples of Windows from Selective Residential Architecture



Revivals / Neoclassical



Prairie / Craftsman & Bungalow

Source: City of Greensboro, NC

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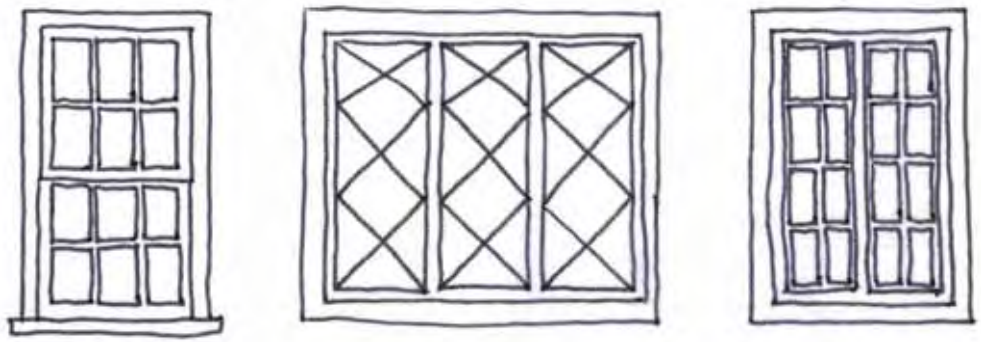
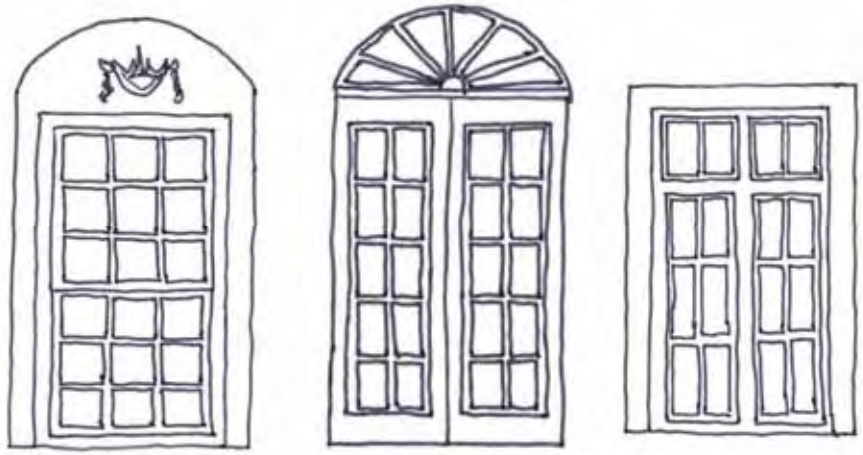
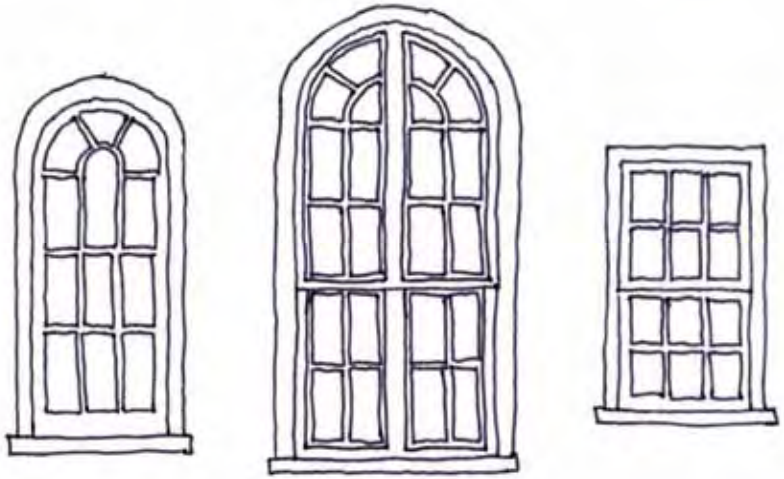
Representative examples of Windows from Selective Residential Architecture



Tudor



Italian Renaissance



Spanish Eclectic

Source: City of Greensboro, NC

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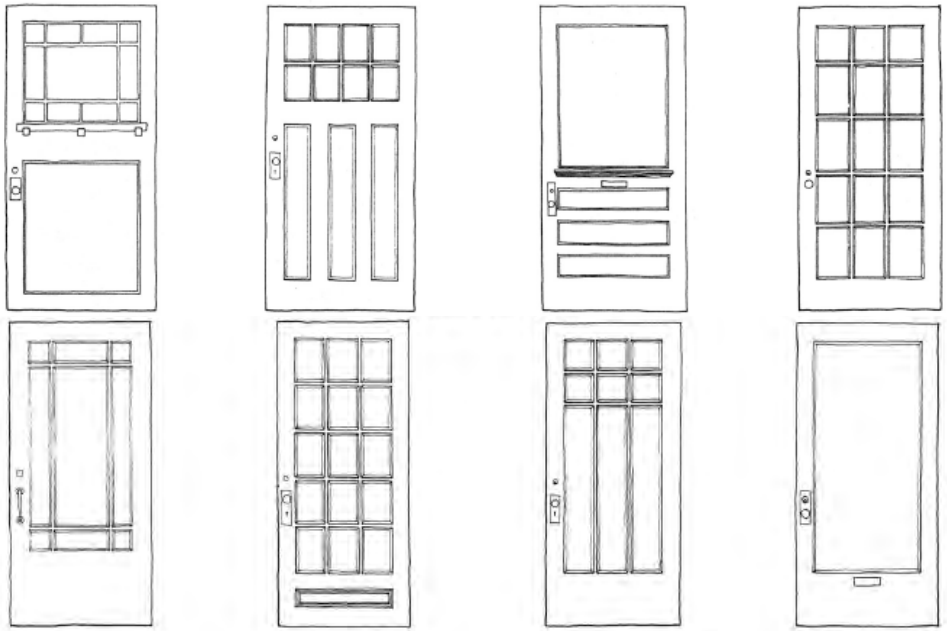
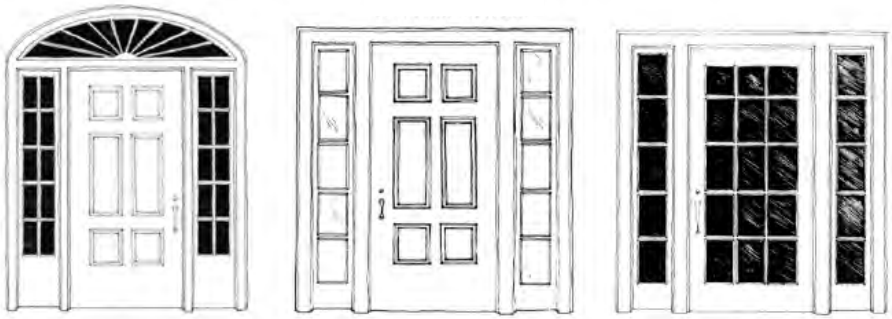
Representative Examples of Doors



Prairie / Craftsman & Bungalow



Revivals / Neoclassical

Source: City of Greensboro, NC

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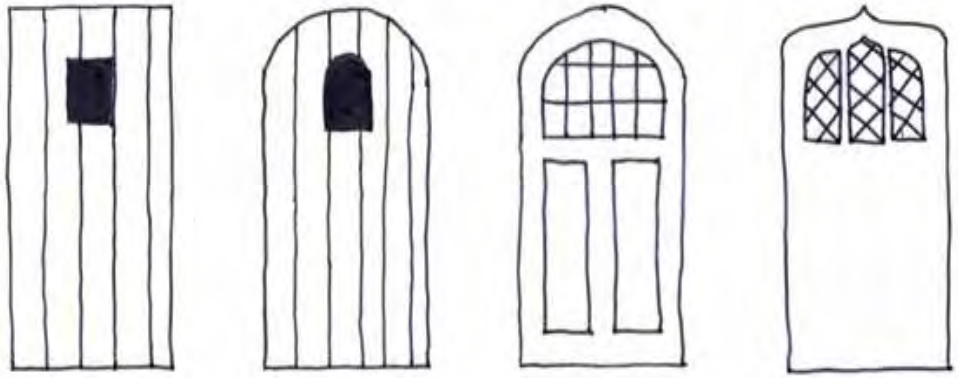
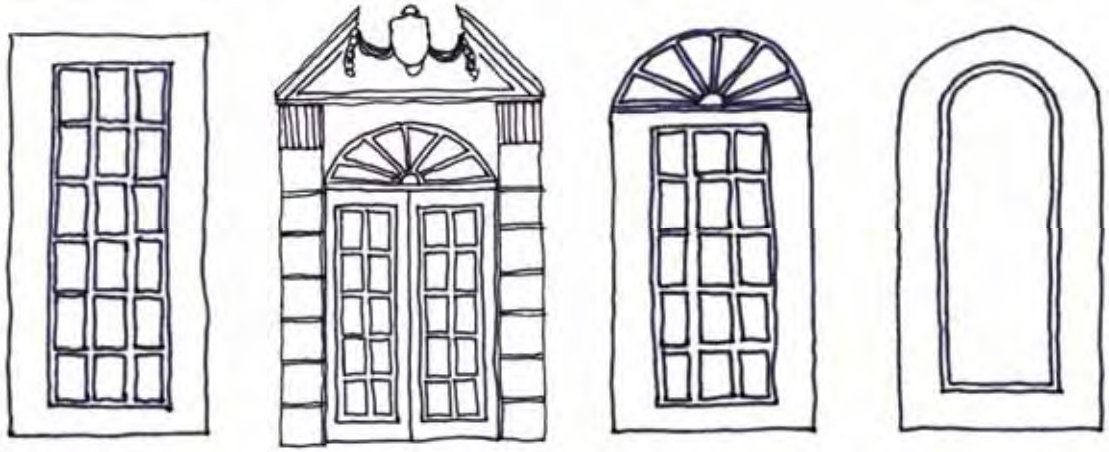
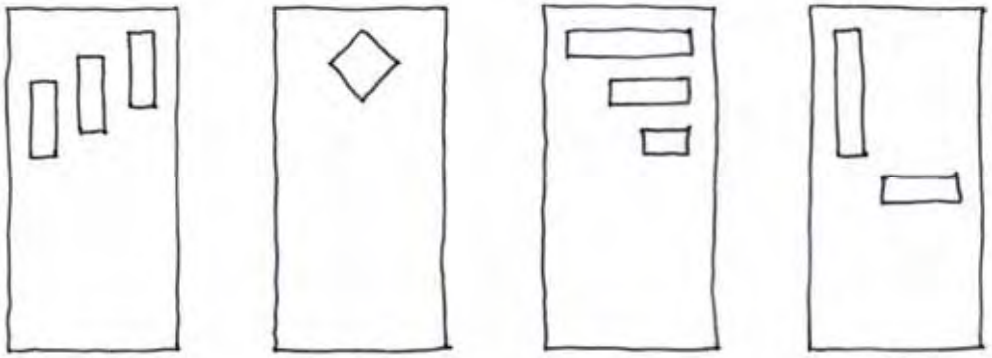
Representative Examples of Doors



Tudor



Italian Renaissance



Minimal Traditional / Ranch

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How a Home Changes Over Time

1790

1825-1850

1890

1930

1938

Source: US Parks Service-Secretary of the Interior

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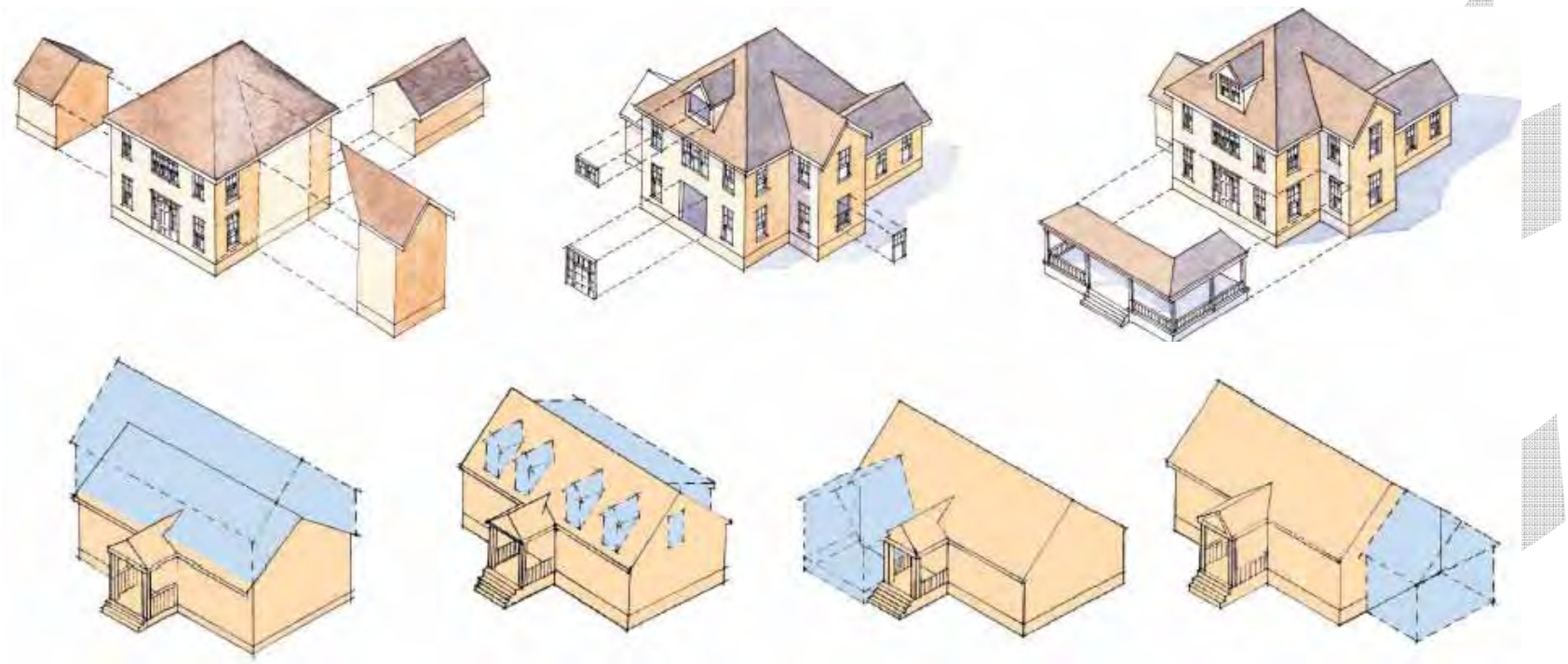
New Exterior Additions to Historic Buildings



Full story pop-ups | Half-story pop-ups | Noses | Wings

Preserve Significant Historic Materials and Features.

- Avoid constructing an addition on a primary or other character- defining elevation to ensure preservation of significant materials and features.
- Minimize loss of historic material comprising external walls and internal partitions and floor plans.

Preserve the Historic Character

- Make the size, scale, massing, and proportions of the new addition compatible with the historic building to ensure that the historic form is not expanded or changed to an unacceptable degree.
- Place the new addition on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building.
- Consider setting an infill addition or connector back from the historic buildings wall plane so that the form of the historic building--or buildings--can be distinguished from the new work.
- Set an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Protect the Historical Significance--Make a Visual Distinction Between Old and New

Plan the new addition in a manner that provides some differentiation in material, color, and detailing 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 addition is constructed.

Source: US Parks Service-Secretary of Interior ITS 14

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Restoration Standards

Restorations depicts a property at a particular period of time in its history, while removing evidence of other periods.

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not be identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
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- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Mechanical and Lighting Guidelines

Mechanical Equipment and Service Areas

1. Mechanical, electrical and plumbing systems shall be concealed from view from the public right-of-way and sidewalk. If such equipment cannot be concealed, its visual impact shall be minimized to the greatest extent possible.
2. Utility connections and service boxes shall be located at the rear or on secondary walls rather than primary facades
3. The visual impact of telephone and electrical wires and meters as well as all other utility structures and equipment shall be minimized. Meters shall not be placed on the primary facade of a building but shall be located so as not to limit access by public service personnel. Personal wireless service facilities, as defined by the Telecommunications Act of l996, and including accessory and related structures, must use concealment techniques and/or engineering designs which minimize the height and visibility of any structures, including designs which promote the use of any existing structures, to the extent technologically the character and integrity of the Historic District. Applicants must demonstrate that they have met or attempted to meet this standard utilizing state of the art technology and alternatives before approval by the Board.

Lighting

1. Exterior lighting on the front façade of a main building shall highlight building elements, signs or other distinctive features rather than attract attention to the light fixture itself.
2. Security and permanent landscaping lighting fixtures shall be white, black, or the exterior color of the structure.
3. Strobe, flashing, or neon lights shall not be allowed in any permanent lighting fixtures.
4. Overhead and exposed wiring for outdoor lighting is not permitted.

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Driveway and Paving Standards

Driveway Regulations

Definition
The driveway shall be defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte-cochère.

Purpose
The purpose of the driveway shall be to allow a paved surface for the movement of vehicles to their designated parking areas.

Parking Areas
Single-family and duplex uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit. If a new parking area is necessary, it shall be designed so as to complement the view from the public right-of-way. Parking areas shall be built to the rear of the building when possible. Parking by residents on the street is highly discouraged.

Restrictions

Width of Driveway
No driveway shall exceed one car width or twelve (12) feet maximum from the back sidewalk line to the rear line of the main structure.

Driveway Location – Front Approach
All front approach driveways shall be set to the outside of the main side line of residential structure (porte-cochère is outside of main side line). The driveway shall extend along the side of the residence structure, through the porte-cochère, if applicable, to the garage or accessory building, or to the rear line of the lot. No driveway shall extend across the front yard within the main side lines of the residential structure. The driveway may, however, extend from the front property line, outside of and parallel to the main side line of the residential structure and thus continue around or behind the main real line of the residential structure.

Driveway Location – Corner Lots
There shall be no frontal drive allowed between the side street and the main exterior side line of the residence except where a porte-cochère adjoins the residential structure. Allowable front approach drives through main outside line porte-cochère, inside line porte-cochère, or merely parallel to main inside line of residential structure may connect to driveways extending from side of residence. All other width and approach limitations shall apply

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Reconstruction Standards

Recreates vanished or non-surviving portions of a property for interpretive purposes

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- A reconstruction will be clearly identified as a contemporary re-creation.
- Designs that were never executed historically will not be constructed.

Fences / Walls / Enclosures Guidelines / Standards

1. Fences in front yards should be architecturally compatible with the style and period of the primary building and adjacent buildings.
2. Fences in front yards should be constructed only of wrought iron, and shall be no taller than 4 feet.
3. A non-transparent fence should be set back from the front line of the house at least ¼ of the depth of the structure.
4. Fences in the back and side yards that do not require a variance do not need to be reviewed by the Landmarks Commission.
5. All fences should be constructed and maintained in a vertical position.

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Driveway and Paving Standards

Driveway Regulations

Driveway Location – Side Approach
Driveways may be constructed from side street only on corner lot residences or where residence is constructed on adjacent interior lot or part of corner lot under single ownership. The drive approach and driveway must be behind the main rear residential line except when passing through porte-cochère on exterior main side line of residential structure whose main outside structure is within 30 feet of side street. The side entry driveway may extend from the side street and thence continue behind main rear line of the residential structure and connect to a driveway extending from the front drive approach in a manner herein described.

Use of Alleyway
Under no circumstance shall an alleyway connect to, or be substituted for, a driveway.

Circular Driveway
Circular driveways shall be allowed only on lots that are at least 70 feet wide. Such driveways shall not be wider than 12 feet and shall be proportionate in width to the size of the front yard.

Paving
Paving of driveways shall be of brick, stone, or concrete.

Brick
Brick shall be construed to be of a paving characteristic suitable for normal residential driveway usage.

Stone
Stone shall be natural such as marble, granite, sandstone and of sufficient load bearing characteristic suitable for normal residential driveway usage. Synthetic, simulated stone, aggregate of common pre-cast materials, or stamped concrete may also be used if they give the visual impression of stone.

Concrete
Natural colored concrete of floated, brushed, troweled, exposed or washed finish may be utilized. No painting of concrete surfaces with paint is allowable.

Prohibited Materials
Asphalt, or washed gravel finish concrete shall be prohibited.

Retaining Walls
Retaining walls shall be constructed of brick or stone.

Architectural Style and Garage Location

Introduction of the Garage

Shelter for the automobile became an increasingly important consideration after 1900. Driveways were readily accommodated in the progressive design of new neighborhoods having road improvements such as paved surfaces, gutters and curbs, and sidewalks. The earliest garages were placed behind the house at the end of a long driveway that often consisted of little more than a double tract of pavement. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. The design of an expandable two-story house with a built-in garage and additional upper-story bedroom was introduced by the FHA in 1940. By the 1950s, garages or carports were integrated into the design of many homes.(112)

Keith's Magazine, Carpentry and Building, Building Age, and *American Carpenter and Builder* were among the first magazines to offer instructions for building garages. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. Manufacturers of pre-cut homes, such as Aladdin Homes, began to offer a variety of mail order garages, often matching the materials and styles of popular house types.

Source: National Register Bulletin: House and Yard-The Design of the Suburban Home

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Sidewalk Location, Retaining Walls and Material Standards

Paving
The only paving allowed in the front yard shall be constructed in the following manner:

Walkway – Front
A paved walk area from the front line of the lot to the front entry steps to the residence. The walkway shall be no wider than the front entry steps, and under no instance shall the front walkway exceed ten (10) feet in width. All sidewalks shall be constructed to be compatible in texture, color, style and size with existing paving in the District.

Walkway – Side
A paved walk area from the exterior lot side line (on corner lots) to the side entry steps to a residence is allowable. The side entry walkway shall be no wider than five (5) feet.

Walkway – Driveway
A paved walkway shall be allowed from the driveway to the front entry walkway. Said walkways shall be limited to a maximum of three (3) feet in width.

Retaining Walls
All retaining walls shall be of brick, stone, or concrete materials and shall follow the grade of the yard. No retaining wall shall be built upon or across the front yard or the front property line.

Paving Material
The paving materials for walkways in the front yard (and side yards) shall be compatible in texture, color, style and size with existing paving in the District. Walkways shall be paved with natural concrete, brick, cut stone, or paved stone. Crushed materials are not allowed.

When to Consider Using Substitute Materials in Preservation Projects

Because the overzealous use of substitute materials can greatly impair the historic character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. It is important to remember that the purpose of repairing damaged features and of replacing lost and irreparably damaged ones is both to match visually what was there and to cause no further deterioration. For these reasons it is not appropriate to cover up historic materials with synthetic materials that will alter the appearance, proportions and details of a historic building and that will conceal future deterioration.

Some materials have been used successfully for the repair of damaged features such as epoxies for wood infilling, cementitious patching for sandstone repairs, or plastic stone for masonry repairs. Repairs are preferable to replacement whether or not the repairs are in kind or with a synthetic substitute material.

In general, four circumstances warrant the consideration of substitute materials:

1. the unavailability of historic materials;
2. the unavailability of skilled craftsmen;
3. inherent flaws in the original materials; and
4. code-required changes (which in many cases can be extremely destructive of historic resources).

Cost may or may not be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed, and the projected life of less durable substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find.

1. The unavailability of the historic material. The most common reason for considering substitute materials is the difficulty in finding a good match for the historic material (particularly a problem for masonry materials where the color and texture are derived from the material itself). This may be due to the actual unavailability of the material or to protracted delivery dates. For example, the local quarry that supplied the sandstone for a building may no longer be in operation. All efforts should be made to locate another quarry that could supply a satisfactory match. If this approach fails, substitute materials such as dry-tamp cast stone or textured precast concrete may be a suitable substitute if care is taken to ensure that the detail, color and texture of the original stone are matched. In some cases, it may be possible to use a sand-impregnated paint on wood as a replacement section, achieved using readily available traditional materials, conventional tools and work skills. Simple solutions should not be overlooked.

(Continued on next page)

Source: Us Parks Service-Secretary of The Interior Preservation Brief 16

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Demolition and Relocation of a Structure

Demolition

Demolition of a structure will not be allowed if:

1. A structure is of architectural or historical interest and value or its removal would be detrimental to the public interest; or
2. The building contributes significantly to the historic character of the District and demolition would create a detrimental view or adversely affect the existing buildings on the block; or
3. A structure is of old or unusual or uncommon design and materials and it could not be reproduced without great difficulty and expense; or
4. If its proposed replacement would not make a positive visual contribution to the District, would disrupt the character of the District or would be visually incompatible.

Demolition of a structure would be allowed if:

1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual affect on the District; or
2. A structure does not contribute to the historical or architectural character and importance of the District (such as a noncontributing structure), and its removal will result in a positive, appropriate visual effect on the District.

Criteria for Relocation

A building may be moved from one site to another site **within** the District under the following conditions:

1. The building is seriously threatened at its original location;
2. The integrity and structural soundness of the building will be maintained;
3. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location;
4. The removal of the building from its original site will not create a detrimental view or loss of integrity on such block.

A building may be moved from one site **outside** of the District to another site within the District under the following conditions:

1. The integrity and structural soundness of the building will be maintained;
2. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location; and
3. Any proposed replacement on the original site will result in a more positive visual effect on such block.

Any relocated building in the District shall be rehabilitated (i.e., repaired and/or remodeled) in accordance with the applicable sections of these guidelines so as to retain the original character and architectural details, design and materials of the building.

When to Consider Using Substitute Materials in Preservation Projects

2. The unavailability of historic craft techniques and lack of skilled artisans. These two reasons complicate any preservation or rehabilitation project. This is particularly true for intricate ornamental work, such as carved wood, carved stone, wrought iron, cast iron, or molded terra cotta. However, a number of stone and wood cutters now employ sophisticated carving machines, some even computerized. It is also possible to cast substitute replacement pieces using aluminum, cast stone, fiberglass, polymer concretes, glass fiber reinforced concretes and terra cotta. Mold making and casting takes skill and craftsmen who can undertake this work are available. Efforts should always be made, prior to replacement, to seek out artisans who might be able to repair ornamental elements and thereby save the historic features in place.

3. Poor original building materials. Some historic building materials were of inherently poor quality or their modern counterparts are inferior. In addition, some materials were naturally incompatible with other materials on the building, causing staining or galvanic corrosion. Examples of poor quality materials were the very soft sandstones which eroded quickly. An example of poor quality modern replacement material is the tin coated steel roofing which is much less durable than the historic tin or terne iron which is no longer available. In some cases, more durable natural stones or precast concrete might be available as substitutes for the soft stones and modern terne-coated stainless steel or lead-coated copper might produce a more durable yet visually compatible replacement roofing.

4. Code-related changes. Sometimes referred to as life and safety codes, building codes often require changes to historic buildings. Many cities in earthquake zones, for example, have laws requiring that overhanging masonry parapets and cornices, or freestanding urns or finials be securely re-anchored to new structural frames or be removed completely. In some cases, it may be acceptable to replace these heavy historic elements with light replicas. In other cases, the extent of historic fabric removed may be so great as to diminish the integrity of the resource. This could affect the significance of the structure and jeopardize National Register status. In addition, removal of repairable historic materials could result in loss of Federal tax credits for rehabilitation. Department of the Interior regulations make clear that the Secretary of the Interior's Standards for Rehabilitation take precedence over other regulations and codes in determining whether a project is consistent with the historic character of the building undergoing rehabilitation.

Two secondary reasons for considering the use of substitute materials are their lighter weight and for some materials, a reduced need of maintenance. These reasons can become important if there is a need to keep dead loads to a minimum or if the feature being replaced is relatively inaccessible for routine maintenance.

Source: Us Parks Service-Secretary of The Interior Preservation Brief 16

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Step 4
New Construction

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Introduction

The most significant event that effects the change of character in a historic district is new construction. When constructing a new home in the district, it is important to draw upon the local context for inspiration. This does not mean that new construction should mimic existing homes. However, new construction should be sympathetic to the existing building typologies within the district. The following items shall be used to guide the massing of new construction:

- Setbacks; front, side, and rear
- Height; based on block face heights and/or adjacent structures
- Garage location
- Lot coverage
- Lot width
- Roofs
- Basic proportions
- Windows
- Front porches
- Driveways

Step One:

- Find the sub-district location of your lot

Step Two:

- Identify the architectural styles in your sub-district and the contextual setting of your lot.

Step Three:

- Follow the standards for new construction

HCLC and Administrative Approvals

Note:
If staff and the neighborhood agree a treatment that meets the standards, then staff has the ability to administratively approve the item.

If staff and the neighborhood agree on a treatment that does not meet the standards but is in-keeping with the spirit of historic preservation and the character of the neighborhood, then the Historic and Cultural Landmarks Commission has the right to vary from the district standards.

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Overall Design Considerations

1. Mass refers to the overall bulk of a building. Scale relates to the relationship of the size of a building to adjacent buildings and of a building to its site. New construction, additions and relocations visible from a public right-of-way shall respect the scale and mass of existing buildings, constructed during the primary period of original construction, on the block.
2. New construction shall be comparable to and compatible with existing buildings, if any, on the construction site and existing buildings on the block
3. New construction shall be sympathetic and complementary to buildings on the block and in the District.
4. New construction shall not detract from the character or appearance of the block or the sub-district and shall respect the site orientation of existing buildings on the block.
5. New construction shall orient its facade in the same direction as existing buildings on the block.
6. Sloping roof forms such as gabled, hip, jerkinhead, bellcast hip, cross-gable and gambrel should follow the pitch and designs of sloping roofs generally found in historic houses in the district.
7. Eave depths, facia, soffits, and cornice trims as well as porch columns and supports and other decorative details should be compatible with those of historic houses in the neighborhood.
8. Masonry that appears similar in character to that in historic houses within the sub-district or by chosen typology should be used.
9. Bond, mortar color and width and shape of joints should be compatible with historic houses in the neighborhood.
10. Brick should be similar in characteristics including color, texture and size to that found in historic houses of similar style in the neighborhood.
11. Traditional roof materials such as tile, slate, and composite shingles are appropriate. Materials selected for use should convey a scale and texture similar to those traditionally used. Metal roofs are not appropriate for the neighborhood.
12. The use of windows on all elevations is typical and must be incorporated in the design of new houses.
13. Windows and doors shall be typical of the style and period found in historic houses of similar style to the new construction and compatible with existing buildings on the block.
14. The size and proportion (ratio of width to height) of window and door openings of the primary building shall be similar to the style and period found in historic houses of similar style to the new construction and compatible with existing buildings on the block.

Solar Panels

With rising energy cost, the use of alternative energy may become more prevalent in the future. If the Secretary of the Interior issues new guidance and standards for energy efficiency, HCLC will use the guidance for decision making purposes when considering alternative energy and energy efficiency measures.

Standard

1. Solar panels are allowed as long as they are not visible from the public right of way.

Below: Application of solar shingles and panels on historic structures

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Landscaping Guidelines

Trees

Every effort should be made to maintain and protect mature living trees that contribute to the character of the Historic District. Specifically exempted from this requirement are trees that are completely dead, showing absolutely no sign of leaf growth on any branch during peak growing season. When a tree is removed, the stump should be removed to at least 6 inches below grade level.

Public visibility of any of the following should be minimized or concealed where the condition is to not be in character with the Historic District:

1. Man-made decorative objects, large or obtrusive personal property, equipment and machinery, such as bulldozers, storage sheds or outbuildings, landscaping features, and modern appurtenances such as above ground pools, antennae and trash receptacles.

Parkways Guidelines

The City Of Fort Worth will review all right of way issues taking into consideration the guidance developed by the Ryan Place neighborhood.

Street Lights

The existing 5th Avenue style street lights are listed in the Tarrant County Historic Resources Survey as contributing architectural elements to the neighborhood. (Eligible for designation?)

Sidewalks

There shall be allowed sidewalks in the parkway parallel to the street, and on corner lots parallel to cross streets. Existing sidewalks may not be removed unless replacing. Replacement of existing sidewalks shall be concrete and shall be of the same width as existing sidewalks.

Retaining Borders

Retaining borders shall have minimal visual impact.

Architectural accessories

Accessories near the street, original to the property, shall be allowed.

Trees

Live trees within the parkway shall be maintained. Where sidewalk exists, street trees shall be planted where any are missing.

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Siting and Dimensional Standards

Site Orientation
The site orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on the next adjacent lots within the block face.

Height
1. Building height measurements shall include the entire gable
2. Building height maximum shall be 25 feet if houses along the block faces are less than 25 feet.

Foundation Height
In general, the raised foundation created by pier and beam construction is a distinctive and highly visible architectural feature of the District. New foundations shall conform to this character.

Lot Width
The minimum width of a lot shall be an average of the lot widths in your sub-district and/or block face.

Lot Coverage Ratio
Maximum 50% coverage for main structure and 5% coverage for accessory buildings. Zero lot line construction is prohibited for the main structure.

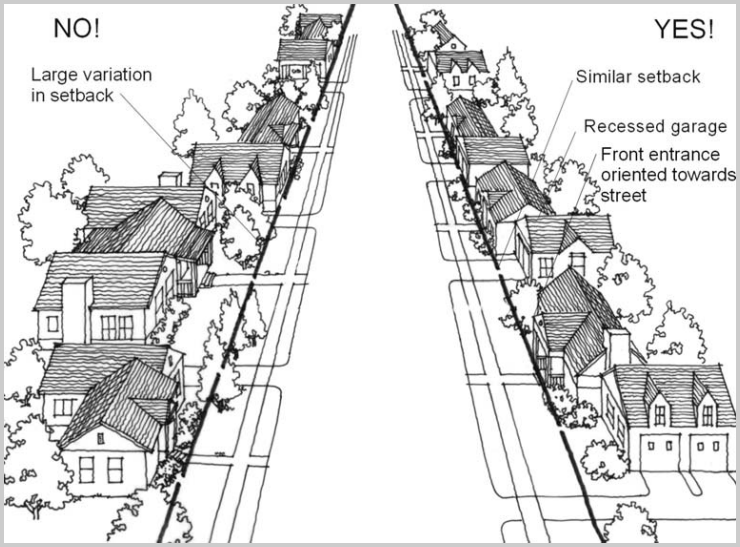
Front Yard Setbacks
That line shall be respected. Relocations and new construction of primary buildings shall have a setback within 15% of the average front setback distance from the street established by the existing buildings on the block.

Side Yard Setback
Consistent spacing between buildings helps to establish an overall rhythm along a street. Spacing shall likewise be respected on all relocations, additions and new construction and shall be within 15 % of the average distance between existing buildings on the block.

Garages and Accessory Structures
The traditional location of these structures will serve as the basis for locating these structures in new construction. The location shall be based on the dominant pattern of each sub-district and architectural style.

Terracing
The elevation of the front yard shall be maintained at the same level as adjoining lots. In the case of corner lots, the elevation of the side yards shall be maintained at the same level as adjoining lots. The terracing of the front yard as established by current use as of January 1, 2008, and evidenced by photographs of same, shall be maintained.

Contextual Setbacks



Siting and Dimensional Standards Guidance for HCLC

Due to the long development history of older neighborhoods, the primary development pattern has been establish over many decades. Because of this, it is important to remember that the siting and dimensional standards for new construction should remain flexible in order to meet the contextual demands of any given lot.

The HCLC may recommend varying from the standards based on the basic principle of meeting the contextual setting for new construction. If new construction is in keeping with the existing dimensional coverage of existing homes, then the HCLC can vary from the dimensional standards listed in this document.

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Mechanical Equipment and Lighting Standards

Mechanical Equipment and Service Areas

1. Mechanical, electrical and plumbing systems shall be concealed from view from the public right-of-way and sidewalk. If such equipment cannot be concealed, its visual impact shall be minimized to the greatest extent possible.

2. Utility connections and service boxes shall be located at the rear or on secondary walls rather than primary facades

3. The visual impact of telephone and electrical wires and meters as well as all other utility structures and equipment shall be minimized. Meters shall not be placed on the primary facade of a building but shall be located so as not to limit access by public service personnel. Personal wireless service facilities, as defined by the Telecommunications Act of l996, and including accessory and related structures, must use concealment techniques and/or engineering designs which minimize the height and visibility of any structures, including designs which promote the use of any existing structures, to the extent technologically the character and integrity of the Historic District. Applicants must demonstrate that they have met or attempted to meet this standard utilizing state of the art technology and alternatives before approval by the Board.

Lighting

1. Exterior lighting on the front façade of a main building shall highlight building elements, signs or other distinctive features rather than attract attention to the light fixture itself.
2. Security and permanent landscaping lighting fixtures shall be white, black, or the exterior color of the structure.
3. Strobe, flashing, or neon lights shall not be allowed in any permanent lighting fixtures.
4. Overhead and exposed wiring for outdoor lighting is not permitted.

Fences/Walls/Enclosures Guidelines

1. Fences in front yards shall be architecturally compatible with the style and period of the primary building and adjacent buildings.
2. Fences in front yards shall be constructed only of wrought iron, and shall be no taller than 4 feet.
3. A non-transparent fence shall be set back from the front line of the house at least ¼ of the depth of the structure.
4. Fences in the back and side yards that do not require a variance do not need to be reviewed by the Landmarks Commission.
5. All fences must be constructed and maintained in a vertical position.

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Massing Standards

Contextual Scale
New construction shall not detract from the character or appearance of the block or the District and shall respect the site orientation of existing buildings on the block.

Building Orientation
New construction shall orient its facade in the same direction as existing buildings on the block.

Roof :

The eaves or soffit heights of a structure must be consistent with the heights of existing buildings on the block face, or closest block face containing buildings of a similar period and style and having the same number of stories.

Eaves
The permitted roof overhang for a new structure shall be equal to the typical overhang of a structure of similar style and period. A roof replacement, addition or alteration to an existing structure shall have an overhang equal to the overhang of the existing roof but shall not overhang property lines.

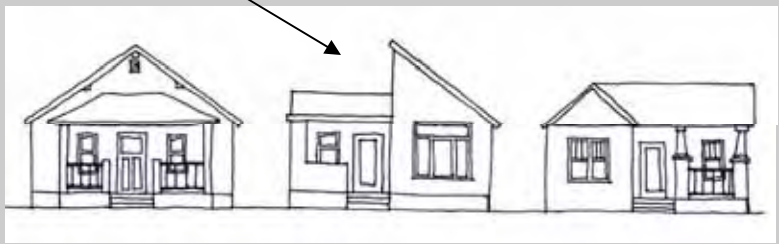
Roof types and pitches
When designing and building new construction, the character of roof types and pitches shall be consistent with the architecture of the new structure and shall respect the

Fans and Turbines
Attic fans or turbines shall be positioned on a side or rear roof away from the main façade of the primary building. Skylights shall be positioned not to be visible.

Solar Panels
Solar panels shall not be visible from the public right-of-way.

Solar Shingles
Due to the profile of solar shingles, it is possible that the shingles could be compatible with traditional roofing materials. If the profile of the shingles are compatible with existing roofing material, then they may be used.

Appropriate massing for new construction



The center structure above is also appropriate infill for the following reasons:

- Height and Mass is consistent with adjacent properties
- Roof pitch of right-side bay is consistent with house on the left
- Door style is consistent with existing pattern
- Window pattern and rhythm is consistent with existing pattern
- Front porch placement is consistent with existing pattern

Inappropriate massing for new construction

The center structure above is also inappropriate infill for the following reasons:

- Height and Mass is too large
- Attached garage in not typical of the existing pattern
- Front porch it too tall, and its placement and width is not consistent with existing patterns

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Architectural Detail Standards

Building Materials
Exterior façade materials shall be drawn from the sub-districts architectural style.

Chimneys
All new chimneys shall be of a style, proportion, and materials compatible with the period and style of the building and adjacent structures.

Porches
A front or side porch shall be required if it is the dominant pattern in the sub-district. The porch shall contribute to the dominant pattern with the sub-district.

Windows and Doors
1. The pattern, rhythm, and ratio of walls to windows and doors shall be compatible with period dominant style within the sub-district.
2. Window panes shall be glass
3. Windows shall be appropriate to the architecture

Exterior Staircases (Primary Structures)
Exterior second and third story staircases are not permitted.

Shutters
Shutters shall be typical of the style and period of the building and appear to be installed in a manner to perform their intended function.

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Driveway Standards

Definition
The driveway shall be defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte-cochère.

Purpose
The purpose of the driveway shall be to allow a paved surface for the movement of vehicles to their designated parking areas.

Parking Areas
Single-family and duplex uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit. If a new parking area is necessary, it shall be designed so as to complement the view from the public right-of-way. Parking areas shall be built to the rear of the building when possible. Parking by residents on the street is highly discouraged.

Restrictions

Width of Driveway
No driveway shall exceed one car width or twelve (12) feet maximum from the back sidewalk line to the rear line of the main structure.

Driveway Location – Front Approach
All front approach driveways shall be set to the outside of the main side line of residential structure (porte-cochère is outside of main side line). The driveway shall extend along the side of the residence structure, through the porte-cochère, if applicable, to the garage or accessory building, or to the rear line of the lot. No driveway shall extend across the front yard within the main side lines of the residential structure. The driveway may, however, extend from the front property line, outside of and parallel to the main side line of the residential structure and thus continue around or behind the main real line of the residential structure.

Driveway Location – Corner Lots
There shall be no frontal drive allowed between the side street and the main exterior side line of the residence except where a porte-cochère adjoins the residential structure. Allowable front approach drives through main outside line porte-cochère, inside line porte-cochère, or merely parallel to main inside line of residential structure may connect to driveways extending from side of residence. All other width and approach limitations shall apply

Parkways Guidelines

The City Of Fort Worth will review all right of way issues taking into consideration the guidance developed by the Ryan Place neighborhood.

Street Lights
The existing 5th Avenue style street lights are listed in the Tarrant County Historic Resources Survey as contributing architectural elements to the neighborhood. (Eligible for designation?)

Sidewalks
There shall be allowed sidewalks in the parkway parallel to the street, and on corner lots parallel to cross streets. Replacement of existing sidewalks shall be concrete and shall be of the same width as existing sidewalks.

Retaining Borders
Retaining borders shall have minimal visual impact.

Architectural accessories
Accessories near the street, original to the property, shall be allowed.

Driveway Standards

Driveway Location – Side Approach
Driveways may be constructed from side street only on corner lot residences or where residence is constructed on adjacent interior lot or part of corner lot under single ownership. The drive approach and driveway must be behind the main rear residential line except when passing through porte-cochère on exterior main side line of residential structure whose main outside structure is within 30 feet of side street. The side entry driveway may extend from the side street and thence continue behind main rear line of the residential structure and connect to a driveway extending from the front drive approach in a manner herein described.

Use of Alleyway
Under no circumstance shall an alleyway connect to, or be substituted for, a driveway.

Circular Driveway
Circular driveways shall be allowed only on lots that are at least 70 feet wide. Such driveways shall not be wider than 12 feet and shall be proportionate in width to the size of the front yard.

Paving
Paving of driveways shall be of brick, stone, or concrete.

Brick
Brick shall be construed to be of a paving characteristic suitable for normal residential driveway usage.

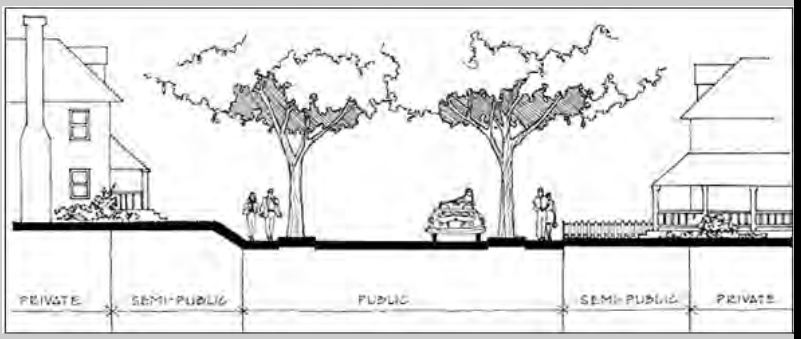
Stone
Stone shall be natural such as marble, granite, sandstone and of sufficient load bearing characteristic suitable for normal residential driveway usage. Synthetic, simulated stone, aggregate of common pre-cast materials, or stamped concrete may also be used if they give the visual impression of stone.

Concrete
Natural colored concrete of floated, brushed, troweled, exposed or washed finish may be utilized. No painting of concrete surfaces with paint is allowable.

Prohibited Materials
Asphalt, or washed gravel finish concrete shall be prohibited.

Retaining Walls
Retaining walls shall be constructed of brick or stone.

Streets as Community Living Room / Open Space



Community Living Room
Urban designers often divide the street into zones or spheres of influence according to the activities that predominate. The roadway zone must safely accommodate cars, buses, trolleys and bicycles. The pedestrian zone needs to be a safe, comfortable space for people, while the building zone should provide privacy and security while allowing access from the street. The transitions between these incompatible uses are critical to street design.

Although the street surface is primarily delegated to vehicles, the overall streetscape is the living room of the community. The diagram **above** illustrates the various elements of the public and semi-public space of the neighborhood. For many, the street / public space is where we talk and meet our neighbors, where we teach our kids to ride a bike, it is where childhood friends gather, and so on.

New Construction Guidelines

1. New construction projects should reinforce existing patterns of open space and enclosure created by existing vehicular and pedestrian circulation routes, fences, walls, yards, courtyards, gardens, and landscaping.

2. The spaces between buildings help define the historic character of the neighborhood. New construction projects should reinforce the spatial organization established by surrounding buildings.

3. The location, size, and massing of new buildings should relate to the shapes, sizes, and sequencing of surrounding community spaces

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Sidewalk Location, Retaining Walls and Material Standards

Paving
The only paving allowed in the front yard shall be:

Walkway – Front
A paved walk area from the front line of the lot to the front entry steps to the residence. The walkway shall be no wider than the front entry steps, and under no instance shall the front walkway exceed ten (10) feet in width. All sidewalks shall be constructed to be compatible in texture, color, style and size with existing paving in the District. Sidewalks shall be paved in the manner described in Section XII (c).

Walkway – Side
A paved walk area from the exterior lot side line (on corner lots) to the side entry steps to a residence is allowable. The side entry walkway shall be no wider than five (5) feet.

Walkway – Driveway
A paved walkway shall be allowed from the driveway to the front entry walkway. Said walkways shall be limited to a maximum of three (3) feet in width.

Retaining Walls
All retaining walls shall be of brick, stone, or concrete materials and shall follow the grade of the yard. No retaining wall shall be built upon or across the front yard or the front property line.

Paving Material
The paving materials for walkways in the front yard (and side yards) shall be compatible in texture, color, style and size with existing paving in the District. Walkways shall be paved with natural concrete, brick, cut stone, or paved stone. Crushed materials are not allowed.

Draft

Draft

Commonly Used Terms

Apron: A raised panel below a window sill.

Architrave: The lowest part of an entablature, sometimes used by itself.

Balustrade: An entire railing system including a top rail, balusters, and often a bottom rail.

Batten: A narrow strip of wood applied to cover a joint along the edges of two parallel boards in the same plane.

Beaded—Profile Panels: Panels manufactured to resemble traditional bead board.

Boxed Eave (boxed cornice): A hollow eave enclosed by the roofing, the soffit and the building wall.

Bricked Eave: Eave condition where the top of the brick masonry wall is corbelled out to the eave eliminating the soffit.

Brickmold: Window or door trim, typically 2 inches wide.

Carpenter Gothic: In the 19th-century U.S., the application of Gothic motifs by artisan-builders in wood.

Carriage Porch: A roofed structure over a driveway at the door to a building, protecting from the weather those entering or leaving a vehicle.

Casement: A window sash which swings open along its entire length; usually on hinges fixed to the sides.

Chimney Cap: Cornice forming a crowning termination of a chimney.

Classical Revival: An architecture movement in the early 19th-century based on the use of Roman and Greek forms.

Colonial Revival: The reuse of Georgian and colonial design in the U.S. in the late 19th-century and early 20th-century.

Corbelling: Brickwork projecting successively more in each course to support or meet a structure above.

Corinthian: The slenderest and most ornate of the three Greek orders of architecture, having elaborate capitals with volutes and acanthus leaf decoration.

Corner Board: A board which is used as trim on the external corner of a wood frame.

Cornice: An ornamental molding at the meeting of the roof and walls; usually consist of bed molding, soffit, fascia, and crown molding.

Crown Molding: Projecting molding forming the top member of a cornice, door or window frame.

Dentil: One of a band of small, square, tooth-like blocks forming part of the characteristic ornamentation of some classical orders.

Doric Order: The column and entablature developed by the Dorian Greeks, sturdy in proportion, with a simple cushion capital, a frieze or triglyphs and metopes, and mutules in the cornice.

Entablature: In classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave, frieze, and cornice.

Fascia: Vertical board that terminates a sloped roof at the eave.

Frieze: The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Gable: The vertical triangular portion of the end of a building having a double sloping roof, from the level of the cornice or eaves to the ridge of the roof.

Gable L: Describes the massing of a house having a hipped roof with a projecting gable form at the front, typically two-thirds the width of the façade.

Gable Roof: A roof having a gable at one or both ends.

Gambrel Roof: A roof with two slopes of different pitch on either side of the ridge.

Half-timbering: A technique of wooden-frame construction in which the timber members are exposed on the outside of the wall.

Hipped Roof: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Hood: A cover placed above an opening or an object to shelter it.

Draft

Draft

Commonly Used Terms

Ionic Order: The classical order of architecture characterized by its capital with large volutes, a fascinated entablature, continuous frieze, usually dentils in the cornice, and by its elegant detailing.

Jack Arch: A flat or straight masonry arch.

Knee Wall: Short, vertical wall that closes of the low space created by a sloping ceiling and the floor.

Light: A pane of glass, a window or a subdivision of a window.

Lintel: A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it.

Louver: As assembly of sloping, over lapping blades or slats designed to admit air and/ or light and exclude rain and snow.

Mullion and Muntin: The vertical and horizontal members separating (and often supporting) window, doors, or panels set in a series.

Ogee Curve: A double curve resembling an S –shape.

Oriel Window: In medieval English architecture, a window corbelled out from the wall of an upper story.

Palladian Motif: A door or a window opening in three parts with a flat lintel over each side and an arch over the center.

Pediment: In classical architecture, the triangular gable end of the roof above the horizontal cornice. Also, a surface used ornamentally over doors or windows.

Pergola: A structure of posts or piers carrying beams and trelliswork for climbing plants.

Pilaster: An engaged pier or pillar, often with capital and base.

Porte cochere: A carriage porch.

Portico: A porch or covered walk consisting of a roof supported by columns; a colonnaded porch.

Post—and—beam framing: A type of framing which horizontal members rest on a post as distinguished from a wall.

Rafter Tails: A rafter, bracket, or joist which projects beyond the side of a building and supports an overhanging portion of the roof.

Roof Pitch: The slope of a roof expressed as a ratio of its vertical rise to its horizontal rise.

Sash: Any framework of a window. May be movable or fixed; may slide in a vertical plane or pivoted.

Shed Dormer: A dormer window whose eave line is parallel to the eave line of the main roof instead of being gabled.

Shed Roof: A roof shape having only one sloping plane.

Shutter Dog: A pivoting bar for fixing shutters in the open position against a wall.

Side Gabel: Describes the massing of a house having the gable end (or roof ridgeline) perpendicular to the street.

Skirt Board: A board ser horizontally at the bottom of wall cladding.

Soffit: The exposed undersurface of any overhead component of a building, such as a beam, cornice, lintel, or vault.

Stile-and-groove: Type of door construction that utilizes a framework of vertical and horizontal members infilled with panels.

Verge: The edge projecting over the gable of the roof. Also, the area of planting, lawn or pavement between the sidewalk and the curb on the street.

Vergeboard: An ornamental board hanging from the rake, or verge, of a gable roof.

Water Course or Water Table: A board or masonry projection fixed to the front of a wall to shoot water away from it.

Wing: A subsidiary part of a building extending out from the main portion or body.

Draft

Attachment 9

4

5

4

3100 Avondale Avenue [NR/AACD], Hill House, 1937. Texas oilman George B. Hill, president of Hill & Hill Inc., of Export Petroleum Corp., and of Throckmorton Co. Inc., oil operators, commissioned prominent Fort Worth architect Joseph R. Pelich to design his house. Building permits show that the $20,000, eleven-room house was erected in 1937 by contractor J.A. Gibbons. Hill and his wife, Marge B. Hill, and family resided in the house until 1950. Situated on high bluffs, the rear elevation of the large, L-plan house overlooks the city to the north, while the south elevation is the formal one, facing Avondale Avenue. Clad in polychrome warm ochre brick with a red tile roof, the Tudor Revival style house has several staggered, gable-roofed bays projecting forward from the hipped mass of the house. Pelich's impressive design is highlighted by a stone, arched portico, a two-story bow window and an arcaded porch. The house served as the Historic Preservation Council's Designers Showhouse in 1986. It appears to be eligible for the National Register on the basis of its association with a prominent Fort Worth citizen and its fine design.

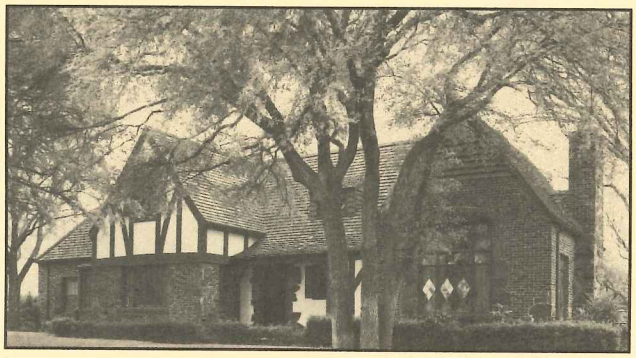
5

3208 Avondale Avenue [AACD], Herd House, 1937. This large, two-story Georgian Colonial Revival style house was constructed for Harvey B. and Elizabeth T. Herd in 1937. Mr. Herd, a lawyer, died prior to occupying the house; his widow resided here until 1949. In 1950 the house was purchased by Dr. and Mrs. William McKinney. Dr. McKinney, a neurosurgeon, is known for his development of an instrument for the treatment of Parkinson's disease. The house remains in the McKinney family. Architectural plans show that the house was the design of Edward L. Wilson, who was chief draftsman for Wyatt C. Hedrick, Inc., a prominent Fort Worth architectural firm. The brick veneer house, painted white, features a central pedimented portico supported by slender Tuscan columns; a fanlit front door is symmetrically flanked by shuttered, small-paned, double-hung windows.

6

3300 Avondale Avenue [AACD], Smith House, 1934. This Tudor Revival style house was completed in 1934 for attorney William D. Smith and his wife Mary A. Smith. Smith, a trial lawyer, joined the prominent Fort Worth legal firm of Capps, Cantey, Hanger & Short in 1919, and inherited representation of the Northern Texas Traction Co. Smith also served as president of the board of trustees of Harris Hospital before his death in 1948. The one and one-half story house was designed and built by Byrne & Luther, Inc., the developers of Westover Hills; Joseph J. Patterson was architect for the firm in 1934. The Smith House is distinguished for its fine materials and design evocative of a Tudor Period cottage. Of irregular plan, the house has several staggered, steeply pitched gables facing forward; roofs are clad in flat red tile. Variegated brick veneer walls and arched entry are highlighted by sandstone quoins; one gable is half-timbered. Several small-paned casement windows and a quaint oriel window complete the composition.

6



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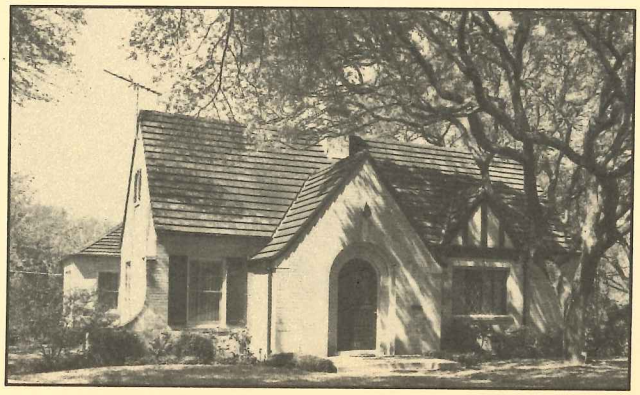
3309 Avondale Avenue [AACD], Cummins House, 1933. This one and one-half story, Tudor Revival style house is in composition a main hipped wing with forward projecting gabled bays flanking a shed-roofed entry porch. The house is clad in polychrome brick with one gable half-timbered and stuccoed, and has small-paned casement windows. Building permits show that the residence was constructed by John M. Padgett to the architectural designs of Joseph R. Pelich. Elmer C. and Lorine Cummins commissioned the design for their residence; Cummins was service manager for Westinghouse Electric Supply Co., and later owned Cummins Supply Co., a wholesale electrical supply firm.



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8

3315 Avondale Avenue [AACD], Parsons House, 1935. Noel R. Parsons, treasurer and later vice-president of Community Public Service Co., and wife Sue commissioned architect Joseph R. Pelich to design their residence in 1935. The seven-room, H-plan, house features pale beige brick veneer walls highlighted by limestone quoins and entry and window surrounds. A forward-projecting gabled portico sports a recessed, arched doorway, and is flanked by a half-timbered gable over diamond-paned leaded casement windows. The Tudor Period Revival house is in excellent condition.

9

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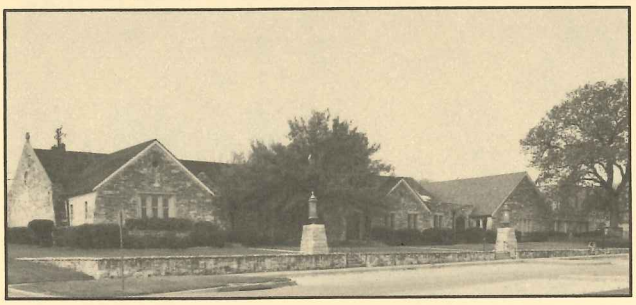

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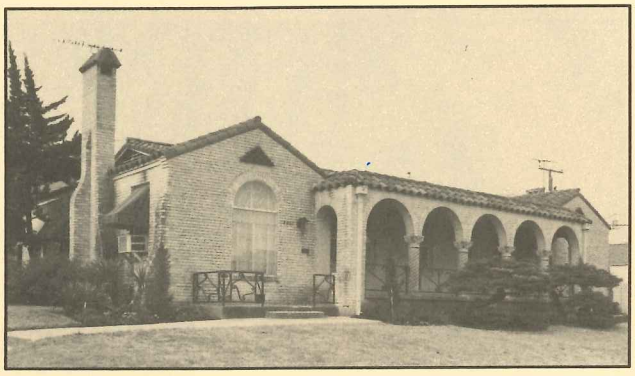


9

3318 Avondale Avenue [NR/AACD], Freese House, 1929. This one and one-half story house is distinguished by its extra-ordinarily fine quality dressed limestone veneer and Period Revival design by architect Joseph R. Pelich for Simon W. and Eunice Brooks Freese. Freese, a consulting engineer and long-time principal of the engineering firm of Freese & Nichols, Inc., joined the company in 1922. The firm, which dates its founding to 1894, has specialized in the water resources field, establishing the first water distribution system for Fort Worth in the year of its inception, and creating or partially developing over 219 dams and reservoirs in Texas. Mrs. Freese, in 1940 president of the Young Women's Christian Association of Fort Worth and an active member of community organizations, was also known for her genealogical work. A mechanic's lien shows that contractor H.T. Mangham erected the large, irregular plan house. In composition, the house consists of a long, gabled wing parallel to the street with a forward-projecting high gable containing an arched, recessed entry. Set back on a wooded, bluff-top site, the residence is a major focus of the cul-de-sac. In excellent condition, the house appears eligible for the National Register on the basis of its association with an important figure in Fort Worth and Texas history, as well as for the quality of design and materials.

10

3401 Bellaire Drive South, Trinity Episcopal Church, 1948. Begun in 1893 as a mission from St. Andrew's Episcopal Church, the current home of Trinity Episcopal Church was constructed in 1948. Fort Worth architects Charles O. Chromaster and Robert P. Woltz, Jr., were responsible for the Gothic Revival design. Faced in random course Austin stone, the church is composed as a low, compact mass covered by a green-tile gable roof, intersected by three forward-projecting gables. An education wing was completed to the west in 1965.

11

2951 Benbrook Boulevard [BHCD], Andujar House, 1937. This Spanish Colonial Revival style house is in composition a long wing parallel to the street with short, transverse side wings flanking an arcaded porch with cast stone columns. The house is clad in yellow brick with a red Mission tiled gable roof. A 1937 mechanic's lien shows that the house was erected by Clifford A. Emery, contractor of a number of Bluebonnet Hills houses, for Ancil R. Ellis, sales manager of Bluebonnet Hills Development Co. Dr. John J. Andujar purchased the foreclosed house in 1938; at the time, he was a pathologist with Harris Hospital, later becoming medical director of the same institution. His wife, Betty Andujar, served as a Republican State Senator from 1973 through 1982.

Attachment 10

ATTN: Julia Hertenstein
(817) 871-8012

Planning & Growth Management
1000 Throckmorton - 2nd Floor

Historic and Cultural Overlay Subdistrict Application

Revised 10-22-91

Application for Review
Historic and Cultural Landmark Commission

Date Filed: 11-16-92 Current Zoning: A - Single family

Premises affected (Street Address) 3201 Avondale Avenue Zip 76109

being Lot 2, Block 30, of University Place Addition.

Applicant Name Glenn Alan Wade Address 3201 Avondale Av. Zip 76109

Owner (Lessee) Glenn Alan Wade Address 3201 Avondale Av. Zip 76109

Area of Lot(s) sq. ft. .31 acre; Number of structures on site 2

To: Chairman, Historic and Cultural Landmark Commission. Request approval for a permit for the following work: (define specifics on lines provided)

1. Construct HVAC, custom cabinets and new appliances, add interior lighting

2. Alter

3. Reconstruct electrical system, upgrade electrical service to allow central A/C, centralize breakers, bring up to code

4. Repair hardwood floors, restore interior doors and hardware to original condition.

5. Remove/demolish

6. Changes to site features including driveways, walks, fences add iron fence similar to terrace iron work original to house

Photos and slides, plans, sketches, samples, etc. must accompany this application.

GUIDELINES

Historic and Cultural Overlay Subdistrict

Property Address 3201 Avondale Legal Description Block 30, Lot 2, University Place Addition

Classification:

Landmark ✓

Contributing Element

Non-Essential Element

Physical Characteristics:

Structures 1½ story Williamsburg style structure, wood frame w/ red brick veneer, gabled roof w/ 2 projecting dormers. central arched entry opens beneath short gabled brick supported columns.

Site cornered lot w/ sidewalks. seperate 2 car detached garage w/ maid's quarters, wooden in structure, composition roof, main house has concrete curved side walk to front door line in brick

The site and/or structure(s) will be maintained in accordance with "The Secretary of the Interior's Santdards for Rehabilitation".

The site and/or structure(s) will be maintained in accordance with the City of Fort Worth's ordinances and specifically with the ordinances applying to the "H/C" overlay subdistrict.

Signature of Owner

Dade

Address: 3201 Avondale

Date Approved: 12/7/92

Historic and Cultural Landmark Commission
May 14, 1991

Attachment 11

HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS

DATES: HCLC: 2/7/00 **COUNCIL DIST.: 9**

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT	Thomas Urquhart III, Owner
LOCATION/DESIGNATION/DISTRICT	3201 Avondale Avenue / Historic and Cultural Landmark
EXISTING/PROPOSED USE(S)	Single-Family House

SPECIAL INFORMATION

RECENT CASE HISTORY	3201 Avondale was designated HC in 1992. The Historic Site Tax Exemption expires in 2003.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS	The request is to build an addition onto the rear of the house and to replace one side-gable, aluminum window with a wood window that is appropriate to the era of the house.
RECOMMENDATION	**Approval of the Certificate of Appropriateness with the stipulation that the existing rear windows be salvaged and reused on the rear wall of the new addition.** Although the reuse of the original windows might confuse the separation between the original house and the addition, the long blank wall of the addition as designed could negatively impact the neighborhood.

STANDARDS FOR REHABILITATION	RECOMMENDED
	Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
	Locating the attached exterior addition at the rear or on the inconspicuous side of a historic building and limiting its size and scale in relationship to the historic building.
	Designing new additions in a manner that makes clear what is historic and what is new.
	Considering the attached exterior addition in terms of the new use and the appearance of the other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Attachment 12

FORT WORTH

CERTIFICATE OF APPROPRIATENESS
HISTORIC AND CULTURAL LANDMARKS COMMISSION
MARCH 6, 2000

RE: 3201 AVONDALE AVENUE

The Historic & Cultural Landmarks Commission **APPROVED** the Certificate of Appropriateness, as follows:

- Certificate of Appropriateness issued for the construction of a rear porch addition as specified in the submitted drawings and the replacement of an aluminum gable window with an appropriate wood window. No other changes can be made to the exterior porch, windows, railings, sidings, or doors in the process of rehabilitating the house.

This certificate is subject to all codes and regulations of the City of Fort Worth.

Date issued: March 6, 2000

Approved by the City of Fort Worth's Historic and Cultural Landmarks Commission

Carolyn James 3/9/00

Signature Date

PLANNING DEPARTMENT

THE CITY OF FORT WORTH ★ 1000 THROCKMORTON STREET ★ FORT WORTH, TEXAS 76102
(817) 871-8000 ★ FAX (817) 871-8016

Printed on recycled paper

Attachment 13

CA

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC & CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS

1000 Throckmorton **Fort Worth, Texas 76102** **(817) 871-8012**

1. HISTORIC PROPERTY

Street & Number: 3201 Avondale Avenue

City: Fort Worth State: TX Zip Code: 76109

Legal Description: Lot 2, Blk 30, University Place

_____ "HSE" Highly Significant Endangered ✓ "HC" Historic & Cultural Landmark _____ "DD" Demolition Delay

2. PROPERTY OWNER/AGENT

Name: Thomas and Chris Urquhart

Street & Number: 3201 Avondale Ave Telephone: 921-3707

City: Fort Worth State: TX Zip Code: 76109

Architect ~~Agent~~: (if any) Tom Malone

Street & Number: 3518 W Vickery Telephone: 737-0404

City: Fort Worth State: TX Zip Code: 76107

3. SCHEDULE

Date filed with Historic Preservation Officer: 07 / 26 / 00

Requires Historic and Cultural Landmarks Commission hearing: ☑ YES ☐ NO

Date scheduled for Historic and Cultural Landmarks Commission hearing: 08 / 07 / 00

Date site visit conducted: ____ / ____ / ____

4. REQUIRED DOCUMENTATION

☐ Description of Proposed Work - included

☐ Site Plan - ~~previously filed~~ included on

☐ Photographs of Affected Area - included

☐ Architectural Drawings as Needed - included

CA

5. ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I am now or will be fully prepared to present the above application at the Historic and Cultural Landmarks Commission hearing. I understand that if I am not present or represented at the public hearing, the Historic and Cultural Landmarks Commission may continue or deny the application.

In considering your application, the Commission determines whether the proposed work complies with the design guidelines for the "HC" Overlay District and The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". A copy of these will be furnished by request.

Deviation from the Guidelines or Standards may be accepted by the Historic and Cultural Landmarks Commission based on a written statement explaining one or more of the following:

1. Rationale why property is no longer historically, culturally, architecturally or archaeologically significant;
2. Proof of economic hardship;
3. Rationale for why the proposed change is compatible with or will not affect an overlay district.

Any owner dissatisfied with the action of the Commission regarding the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within 10 calendar days after the Commission's decision. The appeal must be in writing and filed with the Historic Preservation Officer and City Secretary.

Owner
Agent
City Official Chris Kirguhart 07/26/00
Date

6. STAFF RECOMMENDATION

As the Historic Preservation Officer for the City of Fort Worth, I recommend the Certificate of Appropriateness application for:

____Approval ____Denial ____ Approval with Stipulations

_____ ____/____/____
Signature of Certifying Official Date

7. DECISION BY HISTORIC AND CULTURAL LANDMARKS COMMISSION

Date of Public Hearing: ____/____/____

____Approval ____Denial ____ Approval with Stipulations

The decision is as follows:

_____

_____

Cindy Wilson-Arrick 8/7/2000
Signature of Chairman Date

CA

CONTINUATION SHEET # 1 - LIST OF PROPOSED WORK

Discuss the proposed work and its impact upon the historic property. Work that ordinarily does not require a Certificate of Appropriateness should be listed if it is to be counted toward the 30% expenditure required to qualify for the Historic Site Tax Exemption.

#1 Restoration of garage - Due to extensive termite damage recently discovered, we must repair and restore the garage. We would like to: (a) replace existing shake and comp roof with Hardi shake to match the house, (b) replace the existing termite damaged passage door with a 6-panel passage door to match the house (c) replace existing termite destroyed windows with 6-light windows to match the house.

#2 Construct a porch overhang to replace the black canvas awning currently in place - see architectural drawings, please. We used actual Williamsburg examples when planning the entry addition - see Xerox, please.

Property Address 3201 Avondale Avenue Fort Worth

Attachment 14

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

DATES: HCLC: 8/7/00 COUNCIL DIST.: 8

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness for 1)rehabilitation of garage and 2) changes to front porch
APPLICANT	Thomas and Chris Urquhart, Owners
LOCATION/DESIGNATION/DISTRICT	3201 Avondale Ave./ Historic & Cultural Landmark
EXISTING/PROPOSED USE(S)	Single family residence/ same

SPECIAL INFORMATION

RECENT CASE HISTORY	Certificate of Appropriateness approved: 3-6-00

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS	The applicant is requesting to 1) replace the existing shake roof with a matching style similar to that in use on the residence, 2) replace the existing front door with a 6-panel door which matches the house and 3) install 6-light windows to replace match those which have termite damage. These improvements are in keeping with the original design of the residence. The second request, which is an exterior change, will be the replacement of an existing canvas awning with a new permanent porch overhang.
RECOMMENDATION	**Approval of the Certificate of Appropriateness** The proposed roof, door, windows and porch appear to meet the ***Standards for Rehabilitation*** as listed.

GUIDELINES/ STANDARDS

STANDARDS FOR REHABILITATION	**RECOMMENDED** Constructing a new addition, i.e. front porch, so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed. Designing new additions in a manner that makes clear what is historic and what is new.

Attachment 15

FORT WORTH

CERTIFICATE OF APPROPRIATENESS
Administrative Approval Form

CITY OF FORT WORTH, TX 76102 1000 THROCKMORTON (817) 392-8012 / Fax: (817) 392-8016

HISTORIC PROPERTY

Street & Number: 3201 AVONDALE AVE

City: FORT WORTH State: TX Zip Code: 76109.

Legal Description: 2 (Lot Number) 30 (Block Number) UNIVERSITY PLACE (Subdivision Name)

Zoning: ___ HSE (Highly Significant Endangered) X HC (Historic & Cultural Landmark) ___ DD (Demolition Delay)

PROPERTY OWNER / AGENT

Owner's Name: GARRICK ELROD. Phone Number (817) 944-0322.

Street & Number: Email:

City: State: Zip Code:

Agent (if any): SCOTT E. O'NEAL. Phone Number:

Street & Number: SAME AS ABOVE. Email:

City: SAME. State: Zip Code:

PROPOSED WORK

X Exterior Alteration ___ Demolition (part or whole)

___ Addition

___ Other ___ (please contact staff for specific requirements)

ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above application to the Planning Department. I authorize officers of the city to visit and inspect the property.

I understand that in considering my application, the Planning Department determines whether the proposed work complies with the design guidelines for the "HC" Overlay District and The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", and that copies of these will be furnished upon my request.

I agree to provide any additional information necessary for determining eligibility as requested by the Planning Department, the Landmarks Commission or City Council.

Owner/Agent: [signature] Date: 1-7-2010

Signature

DESCRIPTION OF WORK

Please describe in detail the work you intend to complete. If necessary, continue on an additional sheet. _____

ADD EXTERIOR BRICK (to NON-ORIGINAL?) GARAGE; CURRENT SIDING IS/WAS WOOD. BRICK WILL BE RED IN COLOR to MATCH MAIN RESIDENCE. BRICK WILL COVER ALL SIDES of STRUCTURE.

REQUIRED DOCUMENTATION

Is your proposed work for;

____ **In-Kind Replacement**

X **Exterior Alteration**. Please include the following with your application:

- ✓ Detailed description of proposed work
- ✓ Elevation and plan drawings of the current and proposed changes (see above for site plan requirements).
- ✓ Photographs of the affected area – four elevations of the structure or property and adjacent structures or property
- N/A Samples of materials to be used

____ **Other** (please contact staff for specific requirements applicable to your case).

Please note: Staff has the right to request any additional information necessary to make the appropriate recommendations.

STAFF COMMENTS

STRUCTURE FOLLOWS SEC. of INT. STANDARDS.

GARAGE ALTERATION ONLY.

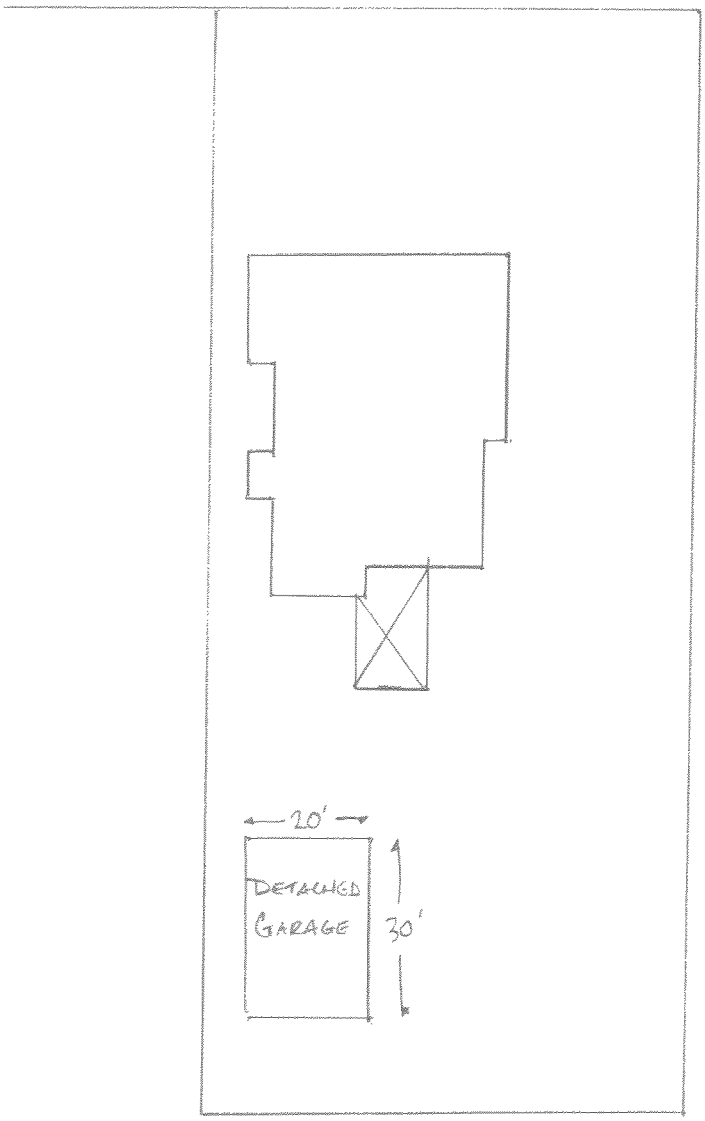
FINDINGS

✓ Approved ____ Referred to the Historic and Cultural Landmarks Commission

Historic Preservation Officer: Larry Albright Date: 1/8/10

Signature

3201 AVONDALE AVENUE

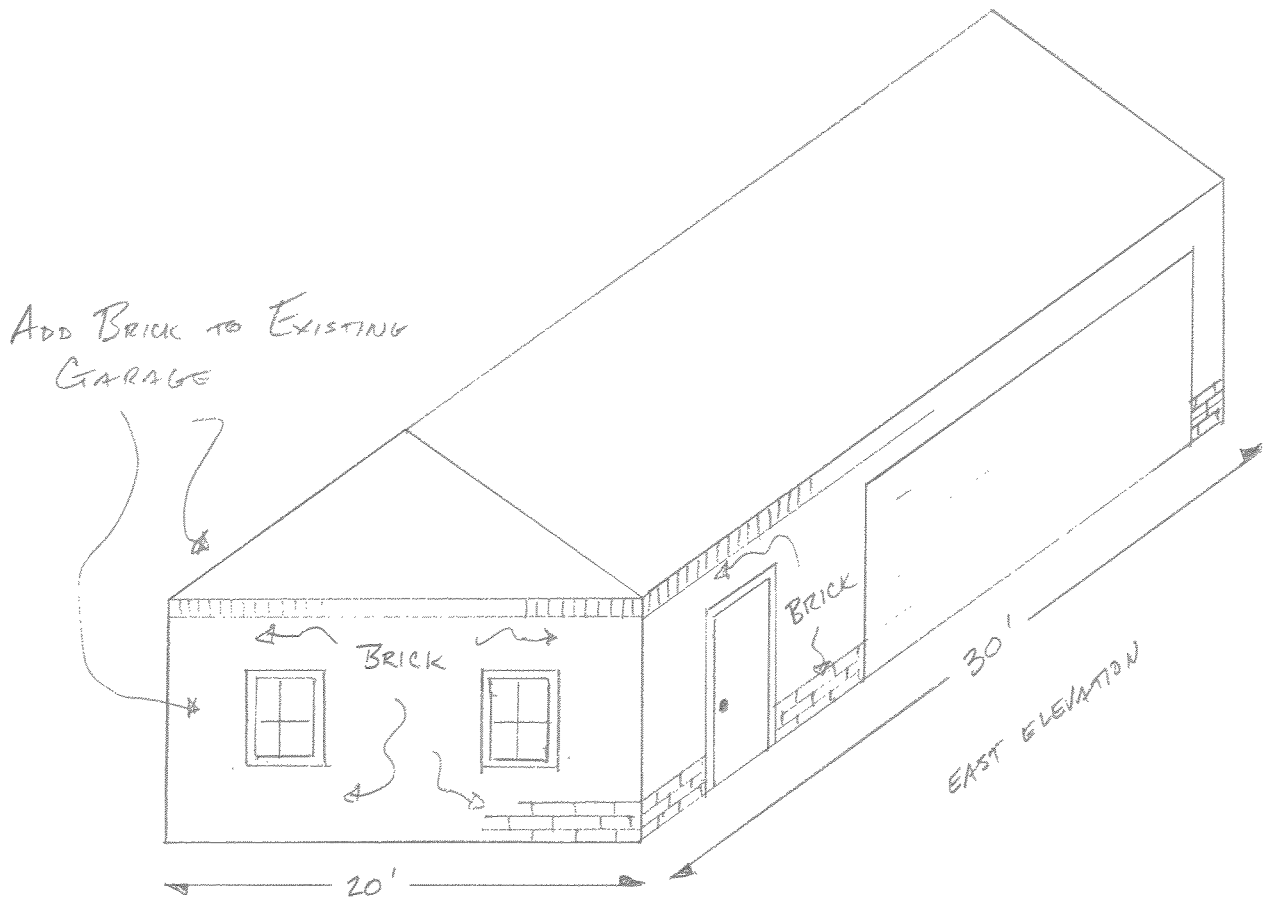


3201 AVONDALE AVENUE
FT. WORTH, TX 76109

N
W E
S

BRICK EXISTING GARAGE

1-7-2010



SOUTH ELEV.

3201 AVONDALE AVENUE
FT. WORTH, TX 76109

N
W + E
S

BRICK EXISTING GARAGE (N, S, E & W ELEVATIONS)

1-7-2010

Attachment 16

FORT WORTH

CERTIFICATE OF APPROPRIATENESS & HISTORIC SITE TAX EXEMPTION APPLICATION

HISTORIC AND CULTURAL LANDMARKS COMMISSION

CITY OF FORT WORTH, TX 76102 1000 THROCKMORTON (817) 392-8012 / Fax: (817) 392-8016

HISTORIC PROPERTY

Street & Number: 3201 AVONDALE AVE.

City: FORT WORTH State: TEXAS Zip Code: 76109

Legal Description: 2 (Lot Number) 30 (Block Number) UNIVERSITY PLACE (Subdivision Name)

Zoning: ___ HSE (Highly Significant Endangered) X HC (Historic & Cultural Landmark) ___ DD (Demolition Delay)

PROPERTY OWNER / AGENT

Owner's Name: SCOTT & CHRISTEN O'NEAL Phone Number: 817-929-4938

Street & Number: 3201 AVONDALE AVE. Email: SCOTT.ONEAL@KEG1LLC.COM

City: FORT WORTH State: TEXAS Zip Code: 76109

Agent (if any): ___ Phone Number: ___

Street & Number: ___ Email: ___

City: ___ State: ___ Zip Code: ___

PROPOSED WORK

X Exterior Alteration
X Addition
___ New Construction
___ Other ___ (please contact staff for specific requirements)
___ Relocation
___ Demolition (part or whole)

ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above application to the Historic and Cultural Landmarks Commission public hearing. I understand that if I am not present or represented at the public hearing, the Landmarks Commission may continue or disapprove/deny the application. I authorize members of the Landmarks Commission and officers of the city to visit and inspect the property.

I understand that in considering my application, the Commission determines whether the proposed work complies with the design guidelines for the "HC" Overlay District and The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", and that copies of these will be furnished upon my request.

I understand that deviation from the Guidelines or Standards may be accepted by the Historic and Cultural Landmarks Commission based on a written statement explaining one or more of the following:

a. Rationale why property is no longer historically, culturally, architecturally or archaeologically significant.
b. Proof of economic hardship
c. Rationale for why the proposed change is compatible with or will not affect an overlay district.

I understand that any owner dissatisfied with the action of the Commission regarding the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the Appeals Board within 10 calendar days after the Commission's decision. The appeal must be in writing and filed with the Historic Preservation Officer and the City Secretary.

I agree to provide any additional information necessary for determining eligibility as requested by the Planning Department, the Landmarks Commission or City Council.

Owner/Agent: Christen O'Neal Scott O'Neal (Signature) Date: 5/27/10

Case Number: ___

SUPPLEMENTAL NOTICE OF CASE-RELATED INFORMATION

Approval of your case, by any City of Fort Worth Board or Commission, DOES NOT negate you from any other applicable requirements needed to obtain required Permits, Certificate of Appropriateness, or a Certificate of Occupancy. Any one or more of the following may require additional approvals:

A. Review by **'Plans Examiners Division'** – Examines building development plans for a project.

B. Review by **'Building Inspectors'** - for building code requirements.

C. Execution of an **Encroachment Agreement** – Usually Downtown, and applies to signs and awnings encroaching public right-of-way.

D. Encroachment into **Easements Release** - requires a letter of release from all affected public franchised utility companies, and should accompany applications. (Some Easements may require vacation.)

E. **Transportation and Public Works** – Requirements for driveway permits, sidewalks, curbs, and gutters, Community Facility Agreements, etc.

F. Review and approval by various City Boards and Commissions:

- **Zoning Board of Adjustment** for Special Exceptions and Variances to the Zoning Ordinance
- **Downtown Design Review Board**– Downtown Urban Design District ONLY.
- **Historic and Cultural Landmarks Commission** – HSE, HC, DD, and Historic District designations – HCLC approval must be granted prior to Board of Adjustment Hearing.
- **Construction Board of Appeals** – Regarding Building Code Standards (even if you meet all of the zoning ordinance requirements regarding setbacks, height, size, etc. are satisfied).
- **Scenic Preservation and Design Review Commission** – Board of Adjustment must approve Special Exceptions and Variances regarding Telecommunications Towers, Stealth Towers, and Antenna before SPDRC Hearing for design review.
- **City Plan Commission** - There may be subdivision platting issues requiring application and hearing before the Commission.
- **City Zoning Commission** - There, may be zoning change issues requiring an application and hearing before the Commission and the City Council.

Note: MOST BOARDS AND COMMISSIONS have a 30-Calendar Day Hearing cycle. This cycle enables the applicant to file a request for a hearing application 30 days BEFORE the date of the hearing.

IF NECESSARY, THE APPLICANT MUST OBTAIN A VARIANCE FROM THE BOARD OF ADJUSTMENTS IN ORDER TO COMPLY WITH THE DECISION OF THE HCLC. THE BOARD OF ADJUSTMENTS MUST APPROVE ALL NECESSARY VARIANCES BEFORE A CERTIFICATE OF APPROPRIATENESS OR BUILDING PERMITS WILL BE ISSUED.

I, THE UNDERSIGN, HEREBY ACKNOWLEDGE THAT I FULLY UNDERSTAND THE INFORMATION CONTAINED HEREIN AND HAVE RECEIVED A COPY HEREOF.

Christin Oliel S-Soil — 5/27/10

OWNER/APPLICANT — DATE

Case Number: _____

ALTERATIONS, REPLACEMENTS, & DEMOLITIONS

IF YOUR WORK IS NOT AN ALTERATION, REPLACEMENT OR DEMOLITION, PLEASE DO NOT FILL OUT THIS PORTION OF THE APPLICATION.

DESCRIPTION OF WORK

Please describe in detail the work you intend to complete. If necessary, continue on an additional sheet. EXISTING REAR PORCH WILL BE CONNECTED TO EXISTING GARAGE CREATING A SUN ROOM AND MUD ROOM. BRICK WILL MATCH GARAGE AND ROOFING MATERIAL WILL BE STANDING SEAM METAL (GREY) TO COMPLEMENT EXISTING TILES. THREE NEW WINDOWS IN THE KITCHEN THAT ARE NOT VISIBLE FROM THE STREET.

REQUIRED DOCUMENTATION

Is your proposed work for;

____ **In-Kind Replacement**

X **Exterior Alteration.** Please include the following with your application:

- X Detailed description of proposed work
- X Site Plan of the property. A copy of the site plan must be submitted in 8 1/2 x 11 inch format. **Site plans must include**:
  - Scale, north arrow, and legal description with street address
  - Location and dimensions of the lot(s) and adjacent lots that may be impacted or may provide a setback context
  - Footprint of all existing and proposed structures with dimensions
  - Location/ type of driveways with dimensions
  - Location of building line and distance from property line for proposed and adjacent buildings.
  - All building setbacks (front, rear, side, structure to structure)
  - Alley location and dimensions (where applicable)
  - Street names
  - Sidewalk locations and dimensions
- X Elevation drawings of the current and proposed changes (see above for site plan requirements).
- X Photographs of the affected area – four elevations of the structure or property and adjacent structures or property
- ____ Samples of materials to be used
- X Architectural drawings
- X Roof Plan

____ **Demolition** Part or Whole (circle one)

- ____ Structural reports to document the *reasons* for demolition
- ____ Site Plan / Elevation drawings of the existing structure (see above for site plan requirements).
- ____ Photographs of the affected area – four elevations of the structure or property and adjacent structures or property

____ **Other** (please contact staff for specific requirements applicable to your case).

Please note: Staff has the right to request any additional information necessary to make the appropriate recommendations.

Case Number: _____

NEW CONSTRUCTION & RELOCATIONS

IF YOUR WORK IS NOT NEW CONSTRUCTION OR A RELOCATION, PLEASE DO NOT FILL OUT THIS PORTION OF THE APPLICATION.

DESCRIPTION OF WORK

Please describe in detail the work you intend to complete. If necessary, continue on an additional sheet. A CARPORT WILL BE ADDED TO THE FRONT OF THE EXISTING GARAGE. BRICK COLUMNS THAT MATCH THE GARAGE WILL BE CONSTRUCTED. THE GABLE WILL BE STUCCO TO MATCH THE GARAGE AND THE ROOFING MATERIAL WILL BE STANDING SEAM METAL (GREY) TO COMPLEMENT EXISTING ROOF TILES.

REQUIRED DOCUMENTATION FOR NEW CONSTRUCTIONS AND RELOCATIONS

X Detailed description of proposed work

X Site Plan of the proposed construction. A copy of the site plan must be submitted in 8 1/2 x 11 inch format. **Site plans must include:**

- Scale, north arrow, and legal description with street address
- Location and dimensions of the lot(s) and adjacent lots that may be impacted or may provide a setback context
- Footprint of all existing and proposed structures with dimensions
- Location/ type of driveways with dimensions
- Location of building line and distance from property line for proposed and adjacent buildings.
- All building setbacks (front, rear, side, structure to structure)
- Alley location and dimensions (where applicable)
- Street names
- Sidewalk locations and dimensions

X Survey of the property

X Elevations

___ Photographs of the affected area

___ Samples of materials to be used

X Architectural drawings

X Roof Plan

Please note: Staff has the right to request any additional information necessary to make the appropriate recommendations.

STRUCTURE INFORMATION

Square footage of structure: 600 sq FT
Number of stories: 1 STORY
Exterior building material: BRICK COLUMNS
Window material:
Roof material: STANDING SEAM METAL (BERRIDGE)

If this is a relocation:
The address where the structure is currently located:

Case Number:

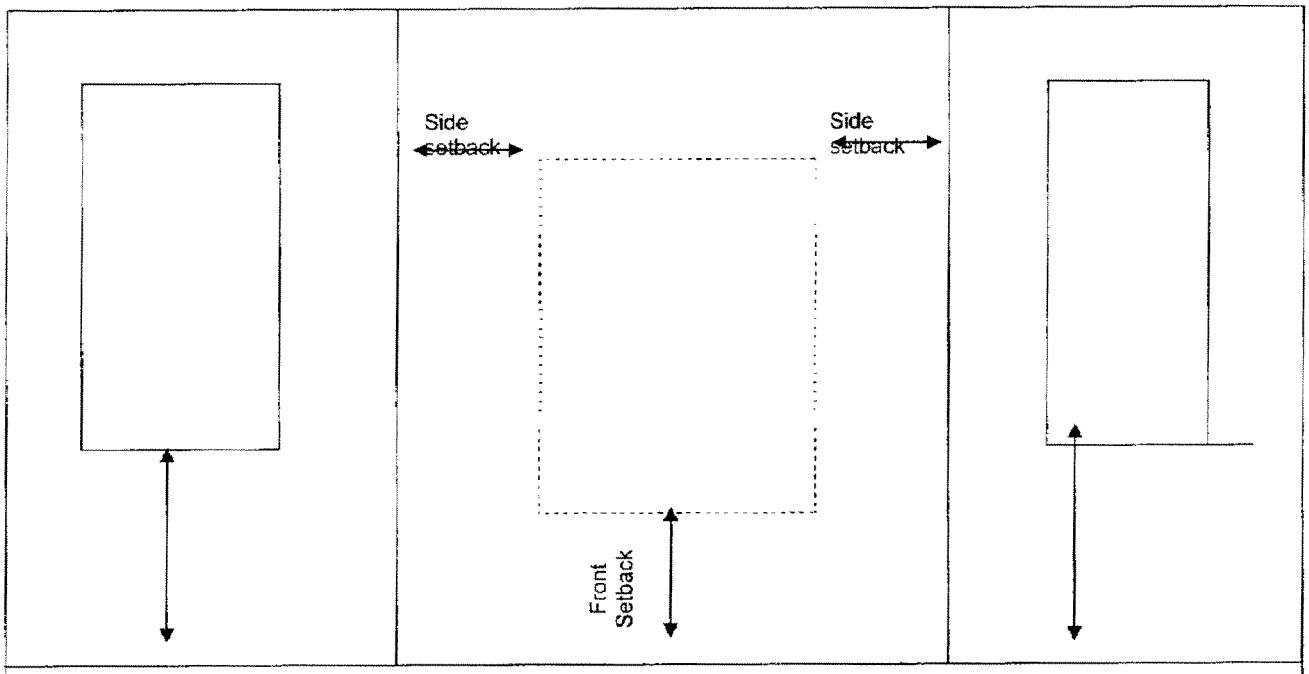
NEW CONSTRUCTION & RELOCATIONS

IF YOUR WORK IS NOT NEW CONSTRUCTION OR A RELOCATION, PLEASE DO NOT FILL OUT THIS PORTION OF THE APPLICATION.

SETBACKS

Please fill in the following information regarding setbacks. This document cannot be used as a substitute for a site plan.

Prior to the HCLC hearing, each new construction site will be visited by Staff and an inspector from the Development Department in order to measure setbacks. **IN ORDER TO CORRECTLY MEASURE, THE PROPERTY PINS MUST BE VISIBLE OR FLAGGED.** Applicants will be notified prior to the site visit. Property owners are not required to be present for the site visit.



Sidewalk

Curb

NEXT ADJACENT LOT: WABASH	PROPERTY ADDRESS: 3201 AVONDALE	NEXT ADJACENT LOT:
Neighboring setback:	Zoned: A-5	Neighboring setback:
THIS IS A CORNER	Front Setback: 40'	
LOT. NEW CONSTRUCTION	Right side yard setback: 5'	
IS AT THE BACK OF	Left yard setback: 30'	
THE PROPERTY SHOWN	Width of House: 42.4'	
WITH SITE PLAN.	Lot width: 75'	

* *Setbacks are measured from the front property line not from the curb and are measured to the first vertical support of the structure.*

PLEASE NOTE: IF THE PROPERTY PINS ARE NOT MARKED ON THE SCHEDULED SITE VISIT DAY, THE CASE WILL BE CONTINUED UNTIL THE NEXT MONTH.

Owner/Agent: Christa O'Neal Scott O'Neal Date: 5/27/10

Case Number: _____

Attachment 17

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

DATE: 14 June 2010 **COUNCIL DISTRICT: 9**

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Scott O'Neal/Doug Brooks
LOCATION	3201 Avondale Avenue
ZONING/ USE (S)	A-5/HC
NEIGHBORHOOD ASSOCIATION	University West

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

Applicant requests a certificate of appropriateness to replace select windows, fill-in the existing rear porch, and construct a covered porch, carport, and rear addition with the following:

1. Concrete foundation
2. Brick wall and column facing
3. (5) wood double French doors trimmed with wood; (1) wood single French door
4. (5) Aluminum clad wood windows
5. Rear enclosed addition and attached covered porch with tile covered side gable roof
6. Carport with stucco covered front-facing gable and standing seam metal roof

APPLICABLE REHABILITATION STANDARDS FROM THE SECRETARY OF THE INTERIOR:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS/RECOMMENDATIONS

Findings:

Rear addition(s):

The existing rear covered porch is not original to the structure. It was reviewed and approved by the HCLC in March of 2000. It is a Classical Revival-inspired, rear gable structure with brick columns and roofing materials that match the main structure. (Figure 4) The applicant is proposing to fill-in the walls of the existing porch with brick to match the main structure. A brick soldier course will accent the top of the walls. The bricks of the main structure have a slightly different size and surface finish compared to the historic brick of the main structure. This will help differentiate between historic fabric and new construction.

A proposed secondary addition will attach the proposed in-filled porch to the existing garage. The walls will be brick to match the proposed addition(s) and main structure. (See attached.)

A proposed covered porch supported by brick columns will be located on the east side. The proposed in-filled porch will have (5) double wooden French doors with ten lights on each panel, (3) doors on the east elevation and (2) doors on the west elevation. Only the center door on the east side and the adjacent west side door will be operable. All others will be fixed. On the proposed secondary addition connected to the garage, there will be an operable single panel French style entry door to match the others. (See attached.)

There will be (2) aluminum clad wood windows on the in-filled and secondary additions. (Figure 9)

The roof over the existing rear porch will be removed. The new roof will have the same pitch as the existing rear porch roof, but will be slightly taller. The secondary addition attached to the garage will have a similar roof in pitch, gable style and roofing material. Roofing material on all additions will match the existing tile of the main structure. (See attached.)

Carport:

The applicant is proposing a gable front carport sited in front of the existing garage. Supports will be red brick columns with soldier courses along the tops similar to those on the existing rear porch. It will have a standing seam metal roof finished in charcoal gray. (Figure 12) The front gable of the carport will be finished with stucco to match the gables of the existing garage and main structure. (Figures 10 and 11) A carport in front of a garage, while not uncommon, seems redundant. Historically, houses would have a garage *or* a carport, but not both.

Window replacement- main structure:

The applicant is proposing to replace (2) existing windows on the west elevation in an area not readily seen from the public right-of-way. (Figures 7 and 8) These windows and the window openings appear to be original to the structure. As proposed, the window openings will be resized to accommodate (3) aluminum clad wood windows. (See attached.) Bricks will be removed and re-used to fill the new openings as needed.

Analysis:

1. Will the historic character of the property be retained and preserved and the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property avoided?
    - Yes. The existing rear porch and garage are not original to the structure, so their alterations do not affect historic fabric. The roof of the main structure will only be altered by removing non-original roofing shingles to tie-in the new rear addition. The addition of the carport, which will be located to the rear of the property will also retain the overall historic character of the property, although, as mentioned above, seems redundant. Changing the

windows and size of openings is not preferred, but are not seen from the public right-of-way, so will not change the overall historic character of the property.

2. Are there proposed alterations that create a false sense of historical development?
    - No. Although the proposed brick for the additions is similar in color, the size and finish are different. This is a clue to the additions' later construction date. The oversized carport in size alone indicates that it would not be historic. The change in windows and openings on the west elevation will not cause a false sense of historical development.

3. Will any changes to the property that have acquired historic significance in their own right *not* be retained and preserved?
    - No. The rear porch is a recent addition (approximately 10 years old) and would not be considered to have historic significance. This also holds true for the main structure's roofing shingles and the existing garage.

4. Will distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property *not* be preserved?
    - No. No alterations will occur to any distinctive, character defining elements of the main structure.

5. Will any deteriorated historic features will be replaced rather than repaired?
    - No/Yes. Proposed additions will not remove historic features. The west side windows do not appear deteriorated, but will be replaced.

6. Will the new additions, exterior alterations, or related new construction destroy historic materials, features, and spatial relationships that characterize the property?
    - No/Yes. The proposed brick for the porch in-fill and the new addition is similar in color, but has a slightly different size, which provides evidence of new construction. The overall size of the rear additions makes it secondary to the main structure, which is effective in maintaining spatial relationships and integrity of the property. The carport addition will be oversized, but will not destroy historic materials or spatial relationships that characterize the property. The west side window alterations will require removing existing bricks to enlarge the openings, which will, in effect, alter historic materials.

7. Will the new additions and adjacent or related new construction be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired?
    - Yes. The new additions including the roof tie-in and abutting walls of the rear addition will not negatively affect the historic main structure. If the additions were removed, the essential form and integrity of the historic property and its environment would be unimpaired.

Recommendation:
The proposed window replacement and re-configuration, porch infill, new rear addition(s), and carport will not adversely affect the character of the University West neighborhood. Staff recommends <u>approval</u> for the certificate of appropriateness.

Figure 1. Aerial

Figure 2. Front façade

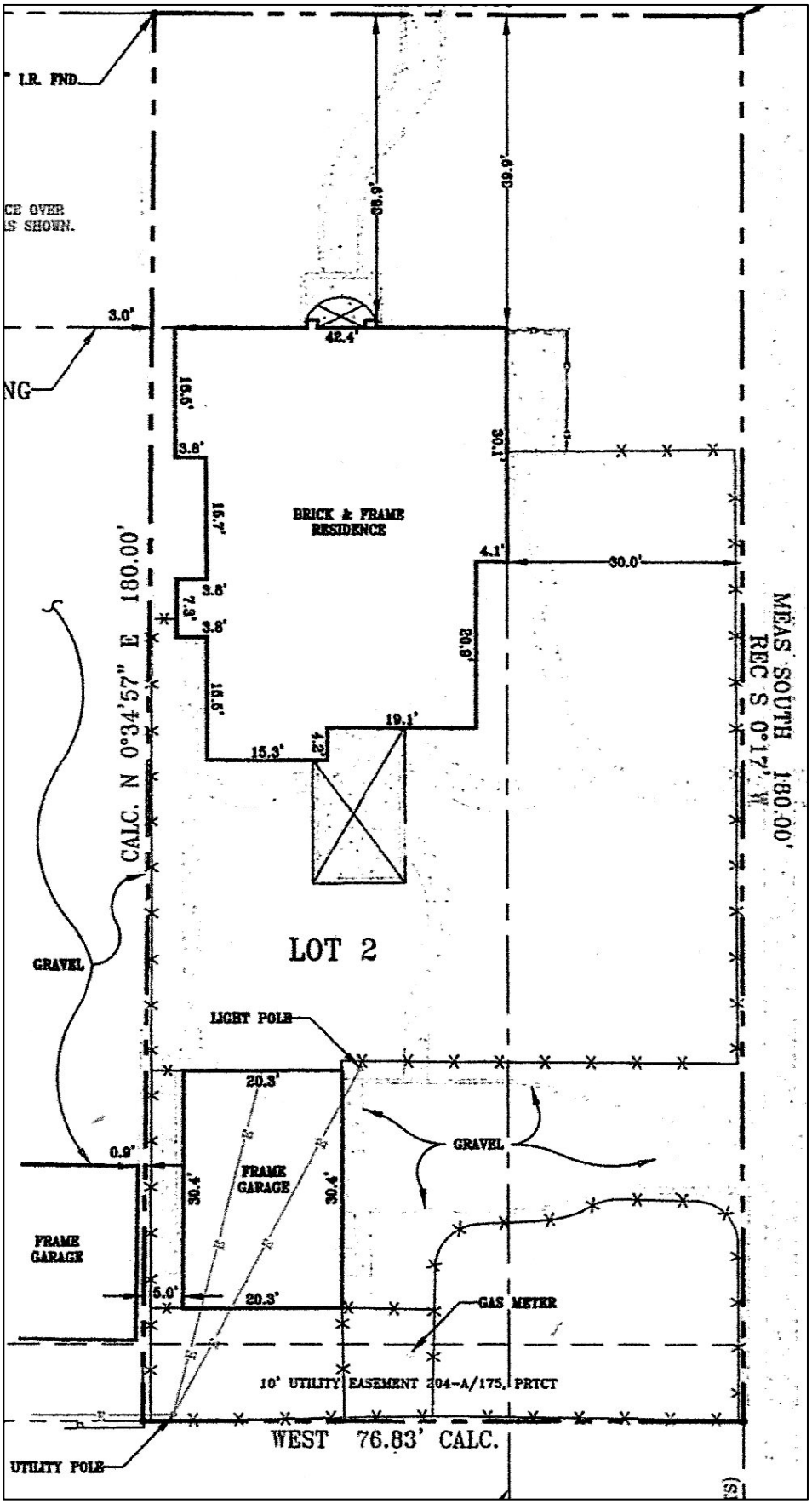


Figure 3. Site plan of existing structures

Figure 4. East elevation- existing rear covered porch

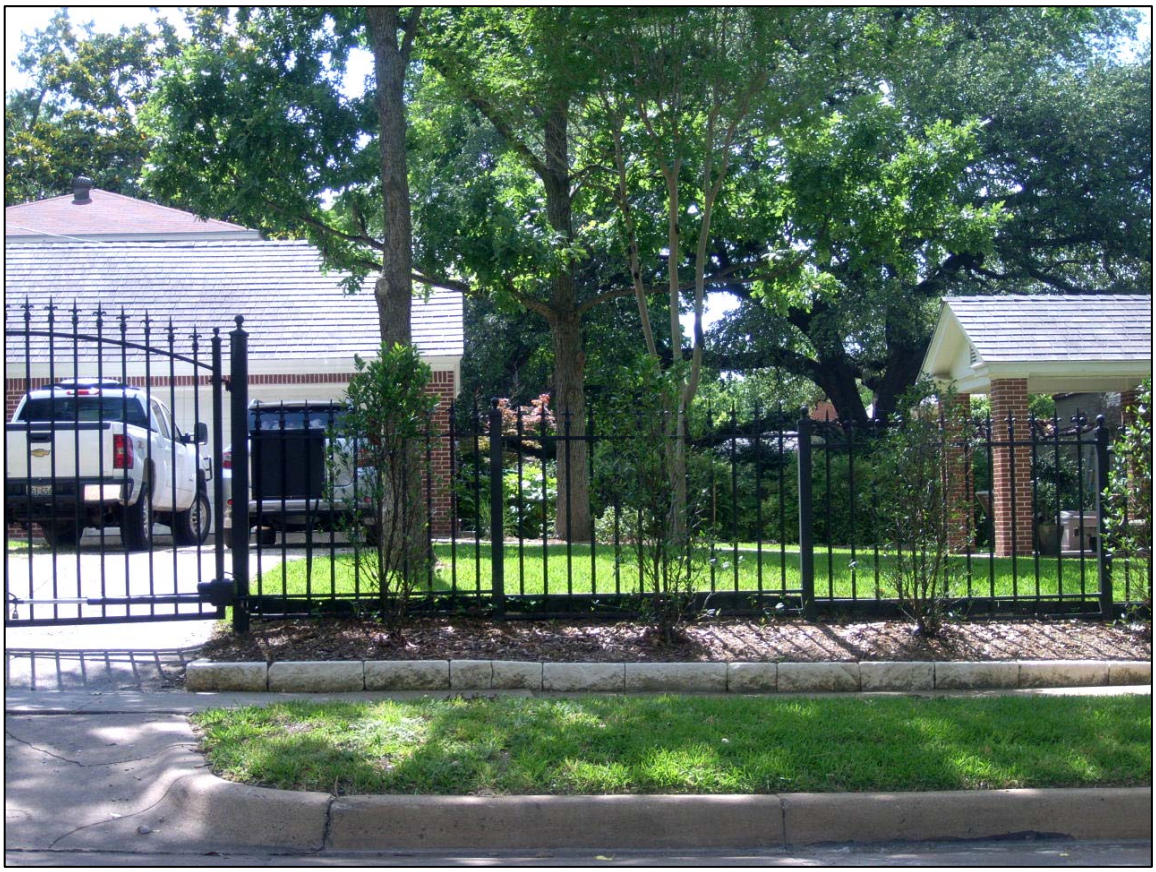


Figure 5. East elevation- area of proposed rear addition

Figure 6. East elevation- garage

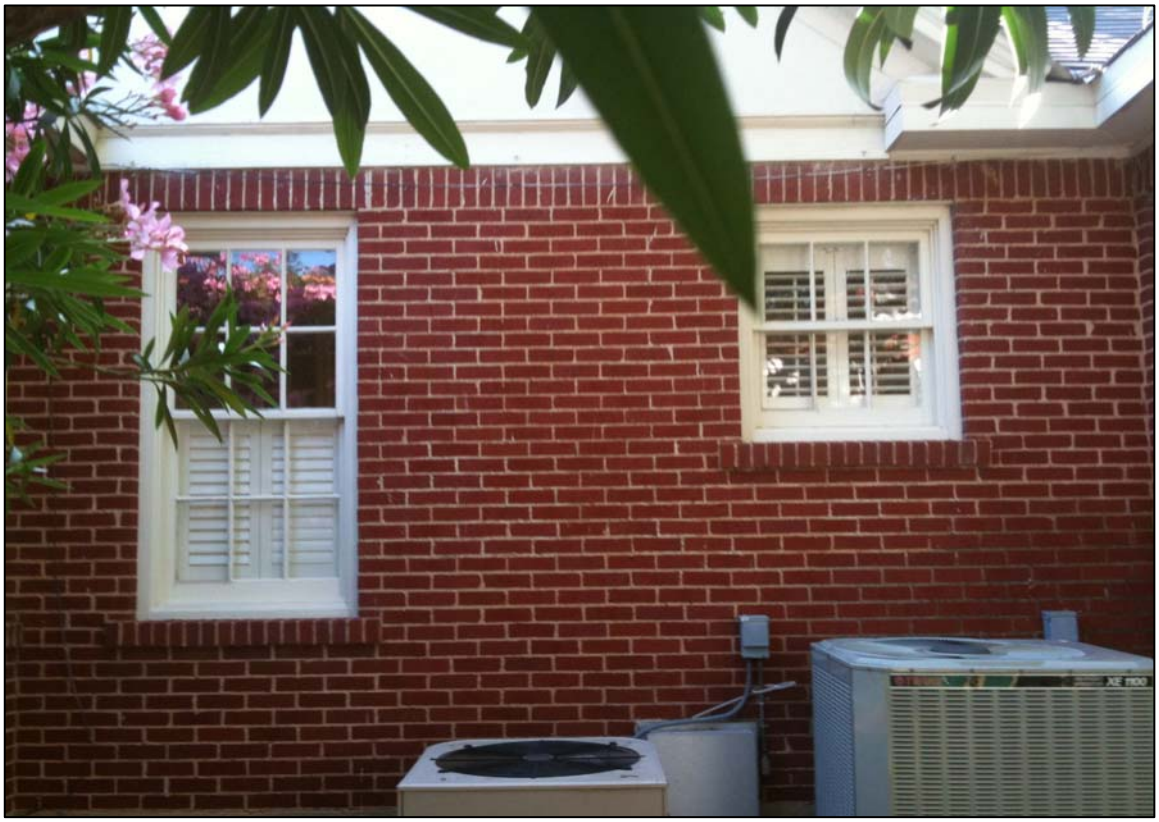


Figure 7. West elevation- existing windows and openings to be altered

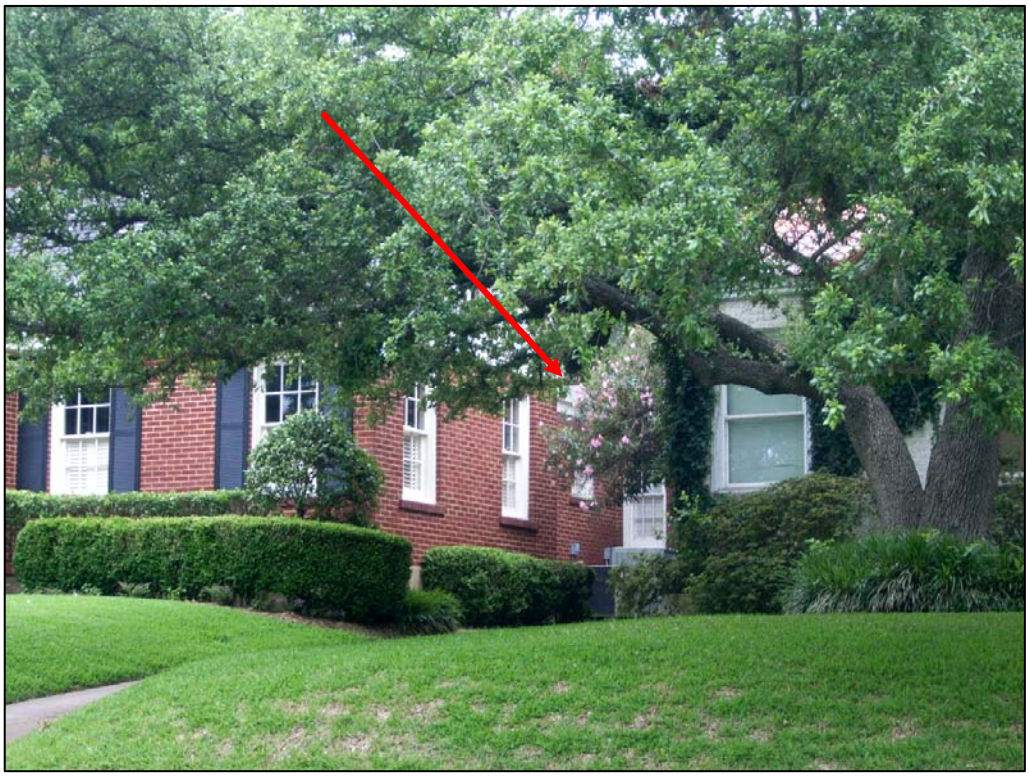


Figure 8. West elevation- windows to be replaced and reconfigured

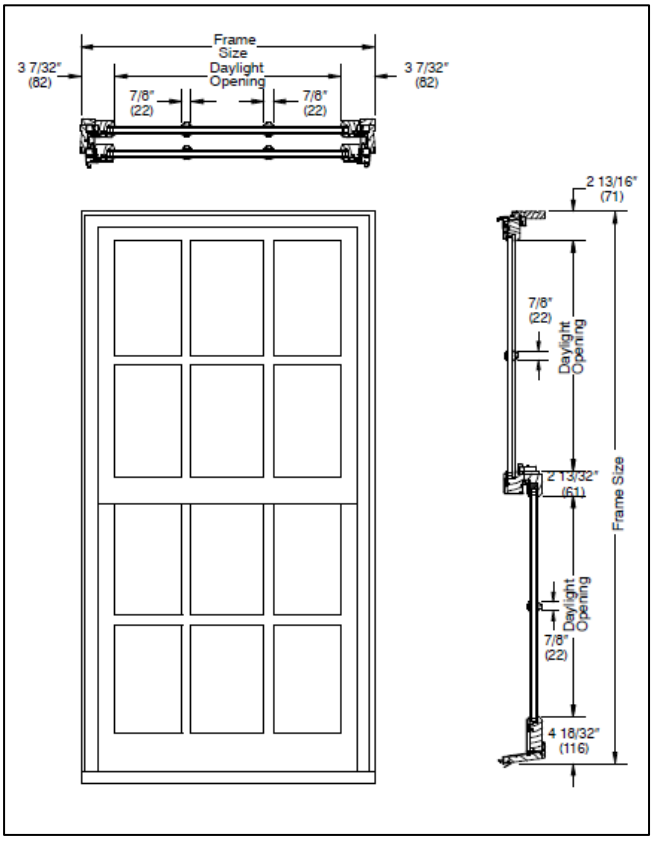


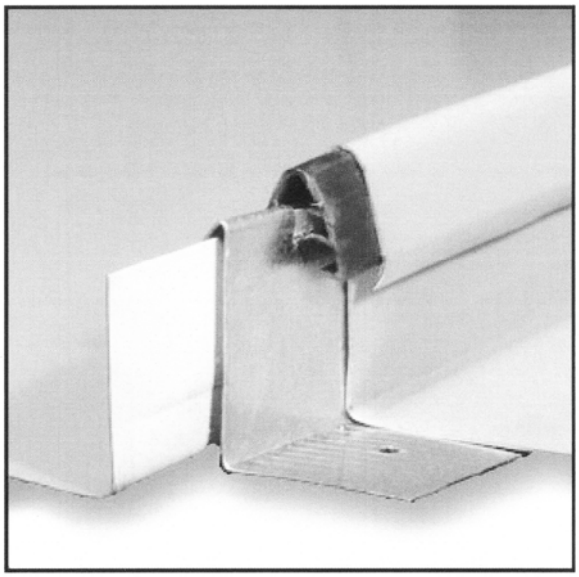
Figure 9. Proposed aluminum clad wood window

Figures 10 and 11. Garage and main structure- showing stucco finished gables

HIGH SEAM TEE-PANEL STANDING SEAM METAL ROOFING SYSTEM

Berridge's High Seam Tee-Panel provides concealed fasteners and uses a patented vinyl weatherseal as an integral part of the Snap-On Seam to protect from water siphoning and flooding. It may be curved on-site using Berridge's SS-1421 Portable Roll Former with standard striations. Berridge High Seam Tee-Panel is available in 24-gauge and 22-gauge in all of Berridge's prefinished colors as well as Satin Finish and Acrylic Coated Galvalume®.

- 18-1/4" exposure with a 1" or 1-1/2" standing seam height
- Concealed fasteners
- Patented, extruded vinyl weatherseal as integral part of the snap-on seam prevents water siphoning or flooding over seam
- Site-form continuous, straight or curved panels using Berridge's SS-1421 Roll Former
- Standard Striated Profile
- Wide selection of LEED 2.2 and Energy Star compliant, Kynar 500® or Hylar 5000™ Berridge Colors with 20-Year Paint Finish Warranty
- Consult BMC for Watertightness Warranty availability
- Florida Product Approval: FL 11422.7, FL 11422.8
- UL 90 Wind Uplift & UL Fire Resistance Listed
- ASTM Air & Water Resistance Tested
- ASTM E-1592 Tested



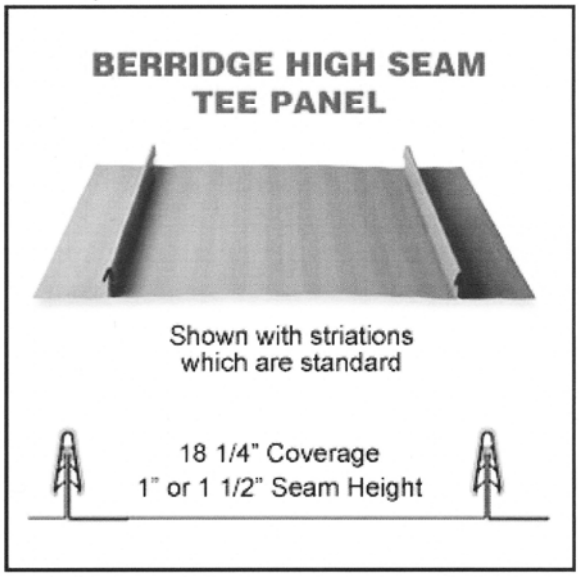


Figure 12. Carport- Proposed standing seam metal roof

Attachment 18

HISTORIC AND CULTURAL LANDMARK COMMISSION
CITY OF FORT WORTH

February 10, 1993

Don Love
Tax Assessor-Collector
City of Fort Worth
1000 Throckmorton
Fort Worth, Texas 76102

Dear Mr. Love:

We, the members of the Historic and Cultural Landmark Commission, have made an investigation of the property located at **3201 Avondale** and do hereby verify that the project for the property has been completed as required for certification under the provision of ordinance #10172, the code of the City of Fort Worth (1986) as amended, by providing a partial tax exemption for certain historically specified sites.

Michael Bardis

Larry Hoskins

Aliene Pokluda

Quentin McGown, Chairman

Carol Turner

Altonette Booker

Rev. Gayland Pool

Kenneth McKinney

Margie Major

1000 Throckmorton, Fort Worth, Texas 76102 (817) 870-8012

Attachment 19

City of Fort Worth, Texas
Mayor and Council Communication

DATE	REFERENCE NUMBER	LOG NAME	PAGE
03/02/93	*G-10068	22AVON	1 of 2

SUBJECT PARTIAL TAX EXEMPTION ELIGIBILITY FOR PROPERTY LOCATED AT 3201 AVONDALE

RECOMMENDATION:

It is recommended that the City Council approve the application for partial tax eligibility of the property at 3201 Avondale.

DISCUSSION:

On February 9, 1993 the City Council approved Historical/Cultural Subdistrict Zoning (Case Z-93-003) for the above property. This entitled the owner, Glen Wade, to make an application for partial tax exemption eligibility. Eligibility is based on the fact that the applicant has spent 30% of the assessed valuation of the structure on rehabilitation costs and has furnished the Historic and Cultural Landmark Commission with the following:

- Proof of title to the property
- Proof of Historic and Cultural designation
- Receipt for paid taxes
- Plans for renovation
- Contractor's estimates and permits showing rehab costs totaling more than 30% of assessed valuation
  - Current Paid Costs = $22,000.00
  - Valuation = $44,323.00
- Property use as currently exists
- Availability to inspect the property by City officials
- Agreement to maintain Sites Standards according to the "Secretary of the Interior's Standards and Guidelines for Rehabilitation"

The owner completed the property in February 1993. Upon approval of verification by the City Council, City staff will notify the Tarrant Appraisal District and the City Assessor in writing of compliance. The renovated property will then maintain an assessed value for ad-valorem tax purposes equal to the assessed valuation prior to renovation for a ten-year period.

The Historic and Cultural Landmark Commission has investigated the property, reviewed the application and determined that the requirements of the application process have been met.

City of Fort Worth, Texas
Mayor and Council Communication

DATE	REFERENCE NUMBER	LOG NAME	PAGE
03/02/93	G-10068	22AVON	2 of 2

SUBJECT PARTIAL TAX EXEMPTION ELIGIBILITY FOR PROPERTY LOCATED AT 3201 AVONDALE

FISCAL INFORMATION/CERTIFICATION:

No expenditure of City funds is necessary.

RG:b

Submitted for City Manager's Office by:	FUND	ACCOUNT	CENTER	AMOUNT	CITY SECRETARY
	(to)				APPROVED CITY COUNCIL
Ramon Guajardo 6143					MAR 2 1993
Originating Department Head:					
Emil R. Moncivais 8042	(from)				Alice Crawford City Secretary of the City of Fort Worth, Texas
For Additional Information Contact:					
Emil R. Moncivais 8042					

Printed on recycled paper

Attachment 20

Account #_____

PIDN_____

TARRANT APPRAISAL DISTRICT
2315 Gravel Road
Fort Worth, Texas 76118
(817) 284-4063

Application for historic site property tax exemption for 1998

This application covers property you owned on January 1 of this year. You must file the completed application between January 1 and May 1 of this year. Be sure to attach any additional documents requested.

Step 1: Owner's name and address

Owner's name as shown on deed: Wede, Glenn A. et ux Karen C.

Present mailing address: 3201 Avondale Avenue

City, town or post office, state, zip code: Fort Worth, Tx. 76109

Telephone number: (817) 922-0120

Owner is a(n) ✓ individual ____ association ____ corporation ____ non-profit corporation

Step 2: Describe real property

Legal description:
University Place Addition
BLK 30, Lot 2

Step 3: List taxing units that have granted exemptions on the property (Attach copy of each order granting exemption)

Taxing unit	amount or %	Taxing unit	amount or %
City of Fort Worth	land frozen at $95,000		
	improvements frozen at $44,323		

Has the Texas Historical Commission designated this property a recorded Texas historical landmark? ~~yes~~ no (Attach copy of order)

Has every taxing unit listed above designated this property a recorded Texas historical landmark or a historic site in need of tax relief? yes
(Attach copy of each ordinance.)

Step 3: Sign the application

Signature: [signature]

Date: 6-22-98

On behalf of (name of organization):

Title: Owner

Under Section 37.10, Texas Penal Code, if you make a false statement on this application, you could receive a jail term of up to 1 year and a fine of up to $2,000, or a prison term of 2 to 10 years and a fine of up to $5,000.

TAD FORM #5155 (Rev. 11/93)

Attachment 21

FORT WORTH

HISTORIC DISTRICT NOMINATION APPLICATION

HISTORIC AND CULTURAL LANDMARKS COMMISSION

PLANNING AND DEVELOPMENT DEPARTMENT
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102

817-392-8000
817-392-8016 (Fax)

Application for Removal

HISTORIC PROPERTY

Historic or Common Name (if any): N/A

Streets & Number Ranges: 3201 Avondale Avenue

City: Fort Worth State: Tx Zip Code: 76109

Number of Contributing Properties: N/A Number of non-Contributing Properties: N/A

Verbal Description of Boundaries: N/A

ADDITIONAL DOCUMENTATION INCLUDED:

___Maps ___Site Plan ___Photographs

✓ Other: Affidavit of Tod D. Hanson

CRITERIA FOR DESIGNATION

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.
2. Is an important example of a particular architectural type or specimen in the City of Fort Worth.
3. Has been identified as the work of an important architect or master builder whose individual work ahs contributed to the development of the City of Fort Worth.
4. Embodies elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation
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.
6. Possesses significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest.
7. Is the site of a significant historic event.
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.
9. Represents a resource, whether natural or man-made, that greatly contributes to the character or image of a defined neighborhood or community area.
10. Is designated as a Recorded Texas Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

Use a separate piece of paper to discuss how the proposed district meets each selected Criterion with special emphasis on how two of the properties meet at least three of the ten Criteria.

→ Property no longer (if ever) qualified for designation. Please see the supporting affidavit of Tod Hanson for a detailed explanation

NOMINATION

For designation as Historic and Cultural Landmark, two properties must meet 3 of 10 Criteria for Designation. **PROPERTY OWNERS OF AT LEAST 50% OF THE AREA AND 50% OF THE INDIVIDUAL TRACTS, PARCELS OR PLATTED LOTS INCLUDED IN THE PROPOSED DISTRICT MUST SUPPORT THE NOMINATION.**

The following properties are nominated for designation as a Historic and Cultural District (provide a general description of the area in the space below. Continue on a separate sheet if necessary. N/A

DESCRIPTION OF THE DISTRICT PROPOSED FOR NOMINATION

Must include a brief discussion of the history and physical characteristics of the proposed district that make it eligible for designation. Please discuss how the property meets each selected Criterion. It is recommended that each Criterion be addressed individually. Continue on a separate sheet if necessary. N/A

SIGNATURE OF PROPERTY OWNER

Please complete for each property in the proposed district. The property owner must sign the acknowledgment statement for each property. (This form may be reproduced.)

Owner's Name: Michael D. Anderson

Telephone: 214-808-0749

Street address: 3201 Avondale ~~Fort Worth~~ TX 76109

City: Fort Worth State: Zip:

Agent's Name (if any): N/A

Telephone: N/A

Street address: N/A

City State Zip

___ Property is not subdivided according to the County Deed Records
Vol. _____, Page _____.
It is shown as Tract _____ of the _____ Survey, City Tax Records.

___ A metes and bounds description and a sketch map locating property so described are attached.

___ Property is subdivided as below described:
Subdivision name_____
Block _____, Lot(s) _____; Block _____, Lot(s) _____;
Block _____, Lot(s) _____; Block _____, Lot(s) _____;

Total land area contained herein, not counting streets or alleys, is _____ acres/sq. ft.

Current zoning of this property: HC

Current use of this property:
✓ Single Family Dwelling ___ Apartments ___ Duplex
___ Commercial ___ Industrial ___ Other:_____

I ✓ support / ___ oppose the application to ~~place~~ remove a Historic and Cultural ~~Overlay District~~ Landmark designation on my property.

I understand the benefits and restrictions associated with the proposed ~~designation~~ removal including restrictions on demolition and rehabilitation. I also understand that a public hearing regarding the proposed designation will be held in front of Historic and Cultural Landmarks Commission. I am entitled to be heard at that time in support or opposition of the designation. In the event that I am dissatisfied with the decision of the Commission, I am entitled to appeal to City Council within 10 days of the Historic and Cultural Landmarks Commission hearing.

Signature of owner: Michael D Anderson

STAFF WILL COMPLETE FROM HERE DOWN

CERTIFICATION

Date application submitted: _____.

As the Historic Preservation Officer for the City of Fort Worth, I certify that the nomination for historic district designation __meets / __does not meet the Criteria for Designation as set forth in Chapter 4, Article 5 of the Comprehensive Zoning Ordinance.

I recommend / do not recommend these properties be approved for designation as Historic and Cultural Landmark District.

_____ _____

Signature of Certifying Official Date

RECOMMENDATIONS

Recommendation by Historic and Cultural Landmarks Commission:

Date of Public Hearing: _____ ___ Approval ___ Denial

Decision is as follows: _____

_____

_____ _____

Chairperson Date

Recommendation by Zoning Commission:

Date of Public Hearing _____ ___ Approval ___ Denial

Decision by Fort Worth City Council:

Date of Public Hearing _____ ___ Approval ___ Denial

3201 Avondale Avenue
Fort Worth, Texas 76109

October 17, 2016

Murray G. Miller
Historic Preservation Officer, Historic and Cultural Landmarks Commission
1000 Throckmorton Street
Fort Worth, Texas 76102

Re: *Removal of Historic and Cultural Landmark Designation for 3201 Avondale Avenue*

Dear Mr. Miller:

I am the sole owner of the residence located at 3201 Avondale Avenue. The residence located at 3201 Avondale presently has a historic and cultural landmark individual designation. It is not located within a district designation.

Pursuant to Sections 4.401(i)(12)(a)(1) and (b)(1) of the Fort Worth Zoning Ordinance, I am respectfully applying to request removal of the historic and cultural landmark individual designation with respect to 3201 Avondale Avenue. As support for this application, I submit the Affidavit of Tod D. Hanson, a principal with Schwartz-Hanson Architects. Based on Mr. Hanson's opinions as detailed in his Affidavit, removal of the historic and cultural landmark individual designation is appropriate and, therefore, requested under Section 4.401(i)(12)(b)(1).

Please place my application on the docket for the November 14, 2016 hearing of the Historic and Cultural Landmarks Commission.

Respectfully submitted,

Michael D. Anderson

Enclosure

COUNTY OF TARRANT §
§
STATE OF TEXAS §

BEFORE ME, the undersigned authority, personally appeared Tod D. Hanson, who, being by me duly sworn, deposed and said:

1. My name is Tod D. Hanson. I am over 18 years of age, of sound mind, capable of making this Affidavit, and personally acquainted with the facts herein stated:

2. I am a principal with the firm of Schwartz-Hanson Architects, which is located in Fort Worth, Texas. I received a Bachelor of Environmental Design degree and a Bachelor of Science in Building Construction degree from Texas A&M University in 1989. I received a Master of Architecture degree from Texas A&M University in 1994. I am a licensed architect in the State of Texas, registration number 14934.

3. I have practiced both residential and commercial architecture in Fort Worth since 1995. Of the course of my career, I have received a number of awards for projects that I have worked on, including: (a) 2015 Downtown Fort Worth Trailblazers Award; (b) 2013 Texas Society of Architect Design Award; (c) 2013 AIA Fort Worth Merit Award; (d) 2011 Historic Fort Worth Preservation Award; (e) 2011 Cast Stone Institute Design Excellence Award; (f) 2010 Architectural Precast Association Award for Design Excellence; and (g) 2010 Downtown Fort Worth Inc. Trailblazer Award for Preservation & Adaptive Reuse.

4. During the course of my 20-plus year career as an architect in Fort Worth, I have familiarized myself with notable architects, their work, and the significance of such work to the culture and history of Fort Worth.

5. I am familiar with Fort Worth's Zoning Ordinance (namely, Section 4.401(c)(4)) as it relates to the criteria for designation of a residence as a historic and cultural landmark.

6. I am also familiar with Fort Worth's Zoning Ordinance as it relates to the removal of a historical and cultural landmark designation. Pertinent to my opinions, Section 4.401(i)(12)(b)(1) provides, in relevant part, as follows:

> b. The historic and cultural landmark designation, whether relating to individual properties or to a historic and cultural landmarks district, may be recommended for removal by the historic and cultural landmarks commission to the zoning commission and city council for the following reasons:
>
> 1. The historic and cultural landmarks commission has determined that the site, structure or area, as applicable, is no longer historically, culturally, architecturally or archaeologically significant under the criteria listed in subsection (c)(4) above or the historic and cultural landmarks commission has determined that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused it to lose the significance, qualities or features which qualified the structure designation[.]

7. Michael Anderson is the owner of the residence located at 3201 Avondale Avenue, Fort Worth, Texas 76109. Mr. Anderson has requested my professional opinion as to whether his residence at 3201 Avondale qualifies for removal of the historic and cultural landmark designation under Section 4.401(i)(12)(b)(1) as quoted above. Based on my review of Mr. Anderson's residence, the applicable provisions of the Fort Worth Zoning Ordinance, and my education, training, and experience, it is my professional opinion and recommendation that the historic and cultural landmark be removed from 3201 Avondale.

8. As explained herein, the residence at 3201 Avondale is not historically, culturally, architecturally, or archeologically significant under the criteria listed in Section 4.401(c)(4). Moreover, to the extent the residence at 3201 Avondale ever was historically, culturally, architecturally, or archeologically significant (which I conclude it never was), there is no question that the structure has undergone significant and irreversible changes which have caused it to lose any alleged significance, qualities or features which qualified the structure designation.

9. As part of my analysis, I have reviewed the initial application, dated November 16, 1992, that led to the historic and cultural landmark designation. It is attached hereto as Exhibit No. 1. In my professional opinion, the application did not demonstrate in the first instance that the residence at 3201 Avondale should have received the historic and cultural landmark designation. On the second page, there is a section titled, "Reasons Supporting Proposals." Within that section, the following question is raised, "How would the proposed amendment promote orderly civic development?" The applicant briefly answered, "Other properties in block already designated. Help protect as a district." It is my professional opinion that such a response should never have permitted the residence at 3201 Avondale to be designated as a historic and cultural landmark. Moreover, there are only two other residences on Avondale that are designated as historic and cultural landmarks. The neighborhood, likewise, is not in a protected historic district.

A. The Criteria of Section 4.401(c)(4) Are Not Met.

10. As previously stated, it is my professional opinion that the residence at 3201 Avondale does not meet any of the criteria in Section 4.401(c)(4). I do not believe that any reasonable architect could render an opinion to the contrary.

11. The residence certainly is not 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 residence, for example, is not, associated with a particular ethnic, religious, social or cultural group's history or development. The residence is not associated with the founding, development or expansion of an historical or established business in Fort Worth, the State of Texas, or the United States. Likewise, the residence is not associated with a documented theme in the history of Fort Worth such as the Pioneer and "Fort

Worth" era, the cattle drives and the stockyards, railroads, development patterns or oil, aviation and other industries. Simply, the residence at 3201 Avondale, while a nice older home, it is not unique or distinctive.

12. Next, the residence is clearly not an important example of a particular architectural type or specimen in Fort Worth. It is not an example of a high style form of architecture such as Victorian, art deco or beaux arts. It is also not an example of a revival style of architecture such as classical revival or Tudor revival. Finally, the residence is not an example of documented vernacular or regional architecture such as a shotgun or bungalow.

13. The residence at 3201 Avondale has never been identified as the work of an important architect or master builder whose individual work has contributed to the development of Fort Worth. According to the 1992 application, Ben B. Milam was the architect responsible for the design of the residence at 3201 Avondale. Mr. Milam is certainly not known or otherwise remembered as an important architect or master builder whose individual work contributed to the development of Fort Worth. Mr. Milam is in no way known on a national scale like Louis Kahn, Phillip Johnson, or Tadao Ando. Mr. Milam is also not known for specific contributions to Fort Worth such as Wyatt Hedrick, Preston Geren or Wiley Clarkson. Mr. Milam is also not identified with significant projects in Fort Worth such as Sanquinet and Staats; Hare and Hare or Van Slyke and Woodruff.

14. It is also extremely safe to say that 3201 Avondale does not embody elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. The design certainly does not contain specific and identifiable architecture features. The design also does not contain information about primitive or archaic construction methods or design. The design does not contain materials significant for their use or manner of use.

15. The residence at 3201 Avondale does not bear 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 residence does not contribute to a neighborhood or area described by previous historical survey as eligible local or National Register District. The residence is not associated with an established pattern of development applied similarly across a defined neighborhood or subdivision. The residence is also not associated with a style of architecture, type of construction or detailed feature of significance to a class of building or geographic area. All of the foregoing is self-evident from a drive down Avondale Avenue, where significant remodeling and rebuilding of residences has occurred and is underway.

16. The residence at 3201 Avondale does not possess significant archeological value, which has produced or is likely to produce data affecting theories of historic or prehistoric interest. It does not test a hypothesis or process in important research in the social sciences or humanities. It does not corroborate or enhance current information on the past, its people or processes. It does not reconstruct a culture or site for the purpose of identifying and explaining connections to or between historic or prehistoric events, cultures or peoples.

17. The residence at 3201 Avondale is not the site of a significant historic event. For example, it is not the location of a specific event important to the history of the city, state or country such as a Civil War battlefield or the site of the original military fort at Fort Worth. Moreover, it is not the specific location of a pattern of events significant to the history of the city, state or country such as part of the Chisholm Trail or a depot on the railroad. Finally, the residence is not the general establishing a pattern of events significant to the city, state or country

such as an industrial district representing the city's achievements in the meat packing industry or a neighborhood developed by oil barons.

18. The residence at 3201 Avondale is in no way identified with a person or persons who significantly contributed to the culture and development of Fort Worth, the State of Texas or the United States. It is not a site associated with a specific person of significance to the city, state or country such as the home of John Ryan, the office of Amon Carter or the grave of Ripley Arnold. The only individuals identified in the 1992 application were: Ross and Dorothy Mason, Phillip S. and Lillian Simon Groginski, and Walter A. and Sibyl Gill. While these individuals may very well have been respectable residents of Fort Worth, the residence is certainly not associated with them and they are not persons of significance to Fort Worth, the State of Texas, or the country in the manner of John Ryan, the office of Amon Carter or the grave of Ripley Arnold. To say otherwise would, in my opinion, erroneously lower the bar for historic designation to a level where common, professionals and citizens are the standard.

19. The residence at 3201 Avondale is also not a site associated with a business or personal interest to someone of significance such as a neighborhood developed by John Ryan or the site of a club with membership of noteworthy citizens. The residence is not a site associated with a known organization or group of people with significance such as a fraternal organization or congregation.

20. The residence at 3201 Avondale also does not represent a resource, whether natural or human-made, which greatly contributes to the character or image of a defined neighborhood or community area. It does not explain a feature that caused a specific pattern of development such as the effect the Trinity River has on river front property or the effect the interstate highway has on the splitting of one historical neighborhood into many neighborhoods.

It does not define a relationship between features, sites or structures such as the orientation of structures around community park or the location of a school within a neighborhood. It does not express an aesthetic or historic sense of a period of time such as a carriage house or a hand drawn well.

21. The residence at 3201 Avondale is not designated as a recorded Texas historic landmark or state archeological landmark, or is included on the national register of historic places.

22. Simply stated, it is beyond any reasonable doubt that that the residence at 3201 Avondale does not meet any of the criteria in Section 4.401(c)(4). The historic and cultural landmark designation should be removed.

B. The Structure Has Undergone Significant And Irreversible Changes.

23. As previously stated, the residence at 3201 Avondale has undergone significant and irreversible changes which have caused it to lose any alleged significance, qualities or features which qualified the structure designation.

24. The significant and irreversible changes, which occurred since the 1992 application was granted, are evident from an overhead view of the residence before and after the most recent additions to the residence. Attached hereto as Exhibit No. 2 are before and after overhead views of the residence. The significant and irreversible changes are plainly visible from the right-of-way extending along Wabash, along the east side of the residence. Again, I do not believe that the residence satisfies any of the criteria for designation under Section 4.401(c)(4). Regardless, the most recent expansion of the residence clearly constitutes significant and irreversible changes which have caused it to lose any alleged significance, qualities or features which qualified the structure designation.

Further affiant sayeth not.

Tod D. Hanson VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME on the 14 day of October, 2016, to certify which witness my hand and official seal.

BOBBY KEETON
Notary Public
STATE OF TEXAS
My Comm. Exp. 04/30/2017

Notary Public in and for
The State of Texas

DEPARTMENT OF DEVELOPMENT

PROPOSAL TO AMEND THE ZONING ORDINANCE *
City of Fort Worth, Texas

(Form must be completed in ink or be typed)

I/We respectfully request adoption of the following proposed amendment to the Zoning Ordinance of the City of Fort Worth. The following is submitted in support of this proposal.

PROPONENT Glen Wade

Mailing Address 3201 Avondale Ave (Zip) 76109 Phone 731-5675
922-0120

AGENT James

Mailing Address _____ (Zip) _____ Phone _____

NATURE OF REQUEST
The purpose of this proposal is to amend the:

☐ ZONING REGULATIONS contained in Section _____, _____

☑ ZONING MAP so as to relocate zoning district boundaries by changing property

From A From _____ From _____ From _____

To A/HC To _____ To _____ To _____

☐ ZONING MAP so as to establish district boundaries of unzoned property as _____

This area was annexed under Ordinance No. _____ on _____

PROPERTY DESCRIPTION (for map amendment only)
Layman's identification of location (address or otherwise): 3201 Avondale

Legal Description

☐ Property is unsubdivided according to the County Deed Records Vol. _____, Page _____.
It is shown as Tract _____ of the _____ Survey, City Tax Record.
○ A metes and bounds description and a sketch map locating property so described are attached.

☑ Property is subdivided as below described:

Subdivision Name University Place

Block 30, Lot(s) 2; Block _____, Lot(s) _____

Block _____, Lot(s) _____; Block _____, Lot(s) _____

Total land area contained herein, not counting streets or alleys, is _____ acres _____ sq.ft.

* Please check and complete as indicated.
Use extra sheet if necessary.

(over)

FILE NO. Z- -

EXHIBIT 1

PROPERTY DEVELOPMENT INFORMATION (for map amendment only)

Present use of this property is: ☐ Agriculture ☐ Vacant ☐ Sign or Billboard

☑ Dwelling ☐ Duplex ☐ Apartments ☐ Other: _____

This use was established in: ☐ 1980 or later ☐ 1970-79 ☐ 1960-69 ☐ 1950-59

☐ 1940-49 ☐ 1930-39 ☑ Before 1930

Proposed new use is: ☐ Uncertain ☐ Other: _____

Same

Status of development plans: ☐ None ☐ Site Plans Complete

☑ Building Plans Complete

Developer of property will be: ☐ Present Owner ☐ Purchaser ☐ Unknown

REASONS SUPPORTING PROPOSALS

Present regulations/classification first applied in 19__ under Ordinance No. _____

Approval of proposed amendment is requested because conditions have changed substantially since the above dated action.

Please explain:

_____

How would the proposed amendment promote orderly civic development?

Other properties in block already designated. Help protect as a District

ACKNOWLEDGMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Commission hearing thereon.

I understand that in the event the undersigned is not present or represented at the public hearing the Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Zoning Commission and the City Council.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Development Department, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Owner
Purchaser
Agent [signature] 11-16-92

Owner
Purchaser
Agent _____

Date	Fee	Receipt	Taken By	File No.
				7- -

LETTER OF AUTHORIZATION TO THE
CITY OF FORT WORTH OR ITS AGENT

Authority is hereby granted to the City of Fort Worth or its agent to install upon the following described property _____

3201 Avondale

Block 30, Lot 2, University Place

a sign or signs in a conspicuous place or places at a point or points nearest any right-of-way, street, roadway or public thoroughfare abutting said property, such sign or signs indicating that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated.

This authority is granted only for the following specific request:

Nature of request: H/C overlay zoning

by the undersigned, being the owner of the above-described property.

This authorization shall remain in force until revoked by written notice.

By: [signature]

Address: 3201 Avondale Ave.
Fort Worth TX 76109

Telephone: (817) 731-5675
hm 922-0120

Accepted for Case No. _____

By: _____

Date: _____

3201 Avondale Avenue, Mason House, 1929

Built in early 1929, this Williamsburg-style house was one of the first homes built on the two block long Avondale Avenue, developed between 1925 and 1940. Situated on a high bluff overlooking Downtown, the Trinity River and what later became Colonial Country Club, Avondale was home to many of Fort Worth's prominent early citizens. Mr. Ross Mason and his wife Dorothy commissioned noted architect Ben B. Milam to design the house which has high pitched gables, dormer windows and a unique floor plan that allows all major rooms a corner view.

The separate servant quarters were originally occupied by the Mason's cook Miss Mary Taylor during this pre-depression period. Between 1930 and 1932 however, this quarters were vacant, perhaps a sign of difficult economic times. By the end of 1932 the servants quarters were again occupied, this time by the family maid, Miss Mattie Boyd.

In 1935, Mr. Mason, an engineer with the firm Hawley, Freese, & Nichols sold the house to Phillip S. and Lillain Simon Groginski. Mr. Groginski, an electrical engineer from Texas A&M College, also studied geology at Temple University. As an early independent oil operator in Fort Worth, Mr Groginski is noted for discovering the extension of the famous East Texas Oil Field. The Groginskis raised three children in the house. One later was married between the living room and the dining room, and another was married in the back yard amidst a flower garden planted especially for the occasion.

In 1966, The Groginskis sold the house to Walter A. and Sibyl Gill. The Gills took advantage of the high pitched roof in 1967 by adding a study, guest bedroom and bath upstairs. The stairway was taken from a building on Lamar Street downtown that had been demolished that year. Mr. Gill retired from Sterling Paints in Fort Worth in 1977. The Gills resided in the house until 1992 when they sold To Glenn A. and Karen Carter Wade. Mr. Wade is a petroleum engineer with Mitchell Energy. Mrs. Wade, an interior designer educated at Texas Christian University, is employed at Gabbert's Furniture.

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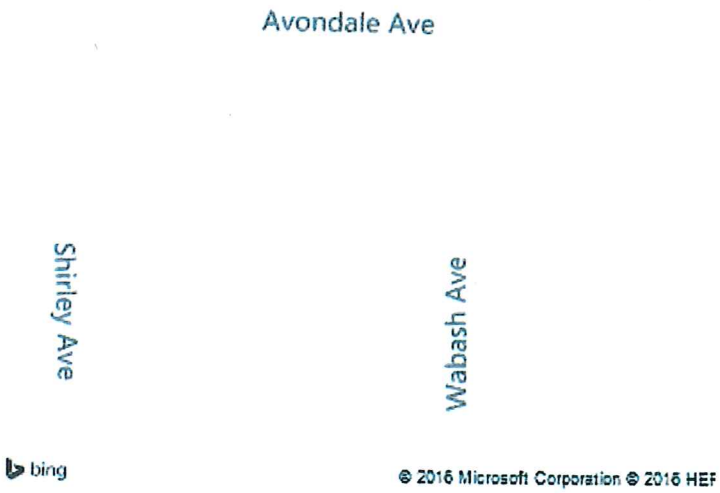


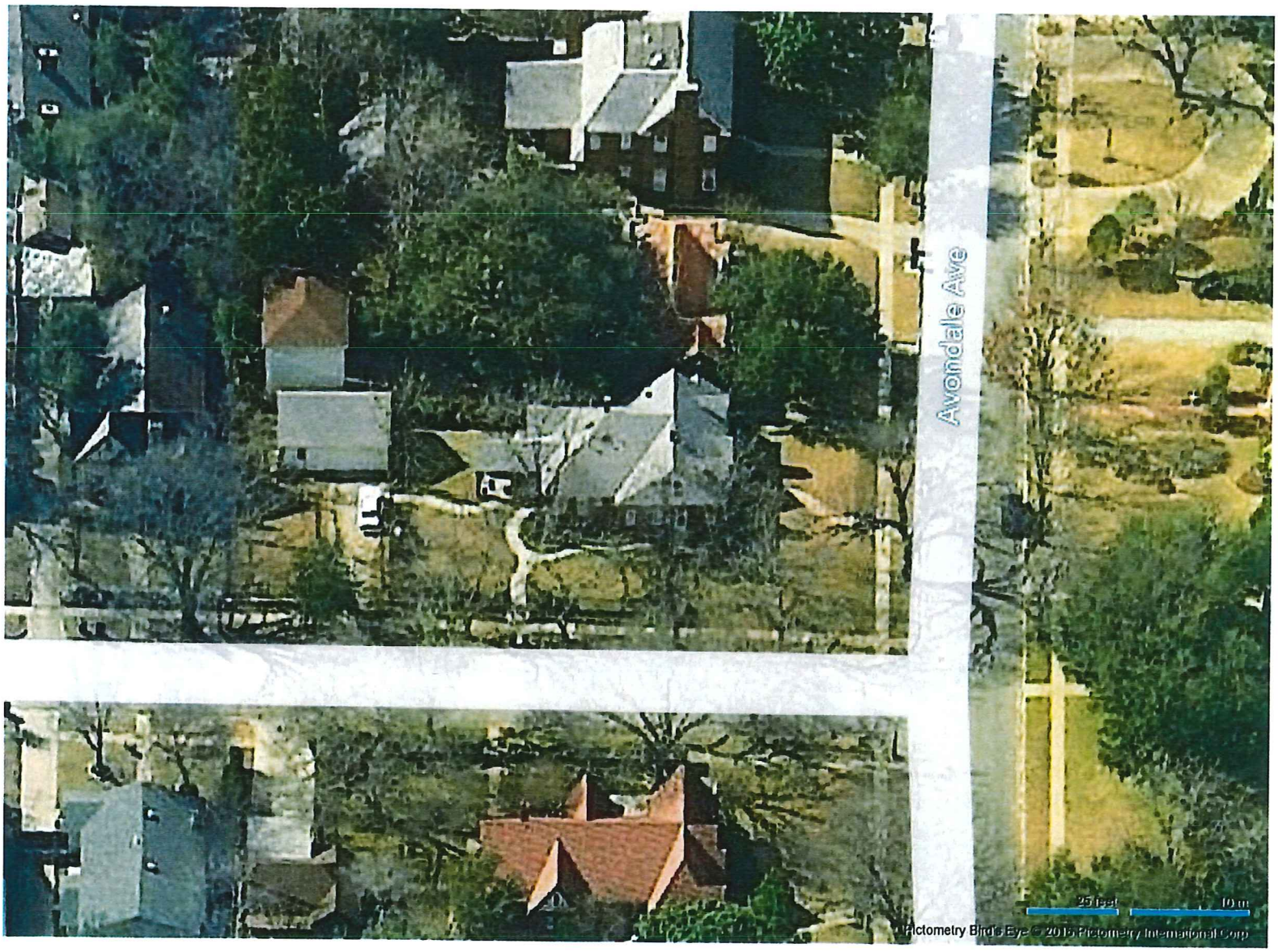
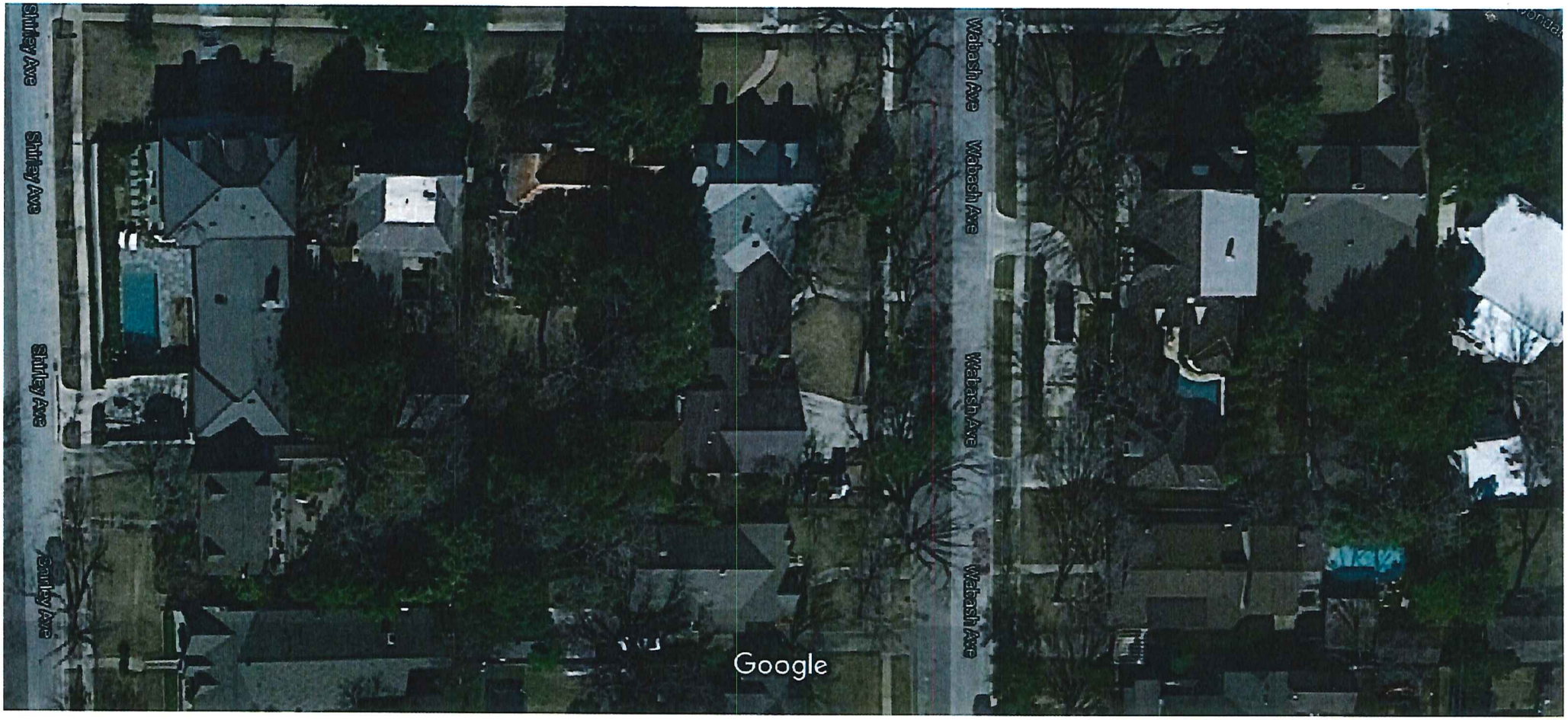
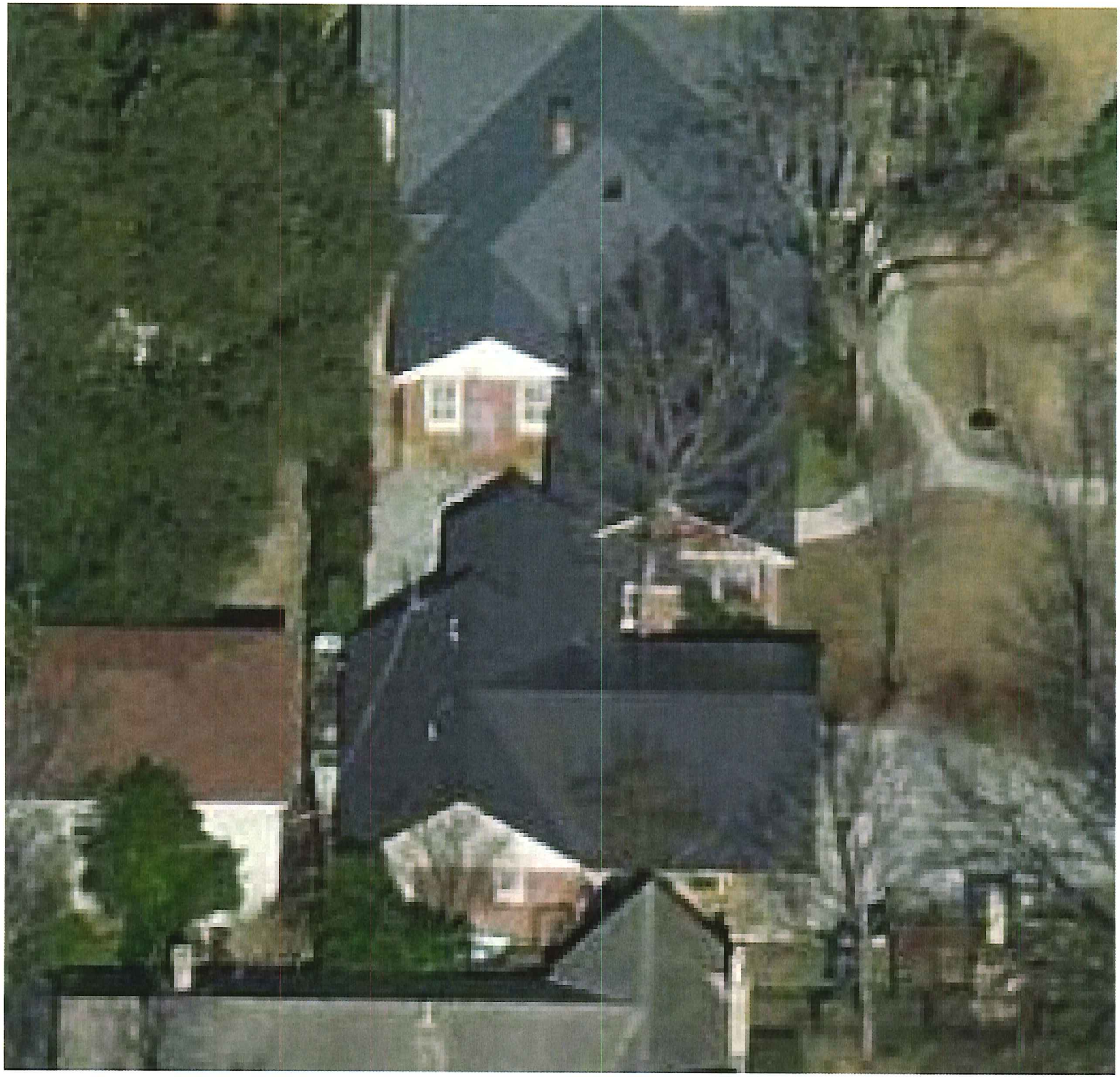


EXHIBIT 2

Google Maps



Map data ©2016 Google 20 ft



Applicant Supplementary Information

COUNTY OF TARRANT §
§
STATE OF TEXAS §

BEFORE ME, the undersigned authority, personally appeared Tod D. Hanson, who, being by me duly sworn, deposed and said:

1. My name is Tod D. Hanson. I am over 18 years of age, of sound mind, capable of making this Supplemental Affidavit, and personally acquainted with the facts herein stated:

2. My background, qualifications, and opinions were set forth in my initial affidavit and are incorporated herein by reference.

3. I stand by my original conclusions. I have since been provided excerpts from a Tarrant County Historic Resources Survey, which is attached hereto as Exhibit No. 3. The finding on page 187 of the Tarrant County Historic Resources Survey is entirely consistent with my professional opinion, namely that 3201 Avondale should not have a historic and cultural landmark individual designation.

4. I am submitting this Supplemental Affidavit to address the Seven Aspects of Integrity referenced in the staff's recommendation. According to the staff recommendation, 3201 Avondale must not only satisfy at least three of the factors set forth in Section 4.401(c)(4) of the Zoning Ordinance, but it must also have historical integrity. The staff identified the following Seven Aspects of Integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

5. According to the staff recommendation, "The actual location of [3201 Avondale] complemented by its setting as viewed from the public right-of-way has not changed significantly and therefore retains integrity of location." It is surprising that staff could make such a statement given that the subject property is a corner lot. It is visible from two right-of-

ways: Avondale Avenue and Wabash. It cannot be legitimately disputed that the view from Wabash has changed dramatically. As viewed from Wabash, about 60% of the residence's frontage consists of a 2010 addition, including a newly constructed carport. Attached hereto as Exhibit No. 4 are graphics depicting how the subject property is viewed from Wabash. The significant change in the view from the right-of-way destroyed any historical integrity the subject property could have ever possibly had. The percentage of alteration as outlined below, along with the design, does not have historic precedent, detailing or form.

6. As evident from Exhibit No. 4, the design of 3201 Avondale also significantly changed as a result of the substantial addition. The substantial addition forever and irreversibly changed the integrity of the original design. The addition does not conform to the original style of the house. The roof material does not come close to matching. The new metal roof has no historic precedent and composes more that 50% of the roof area now on the site. Also, the façade along Wabash has no historic detailing or form. It is composed of a carport that hides the former servant quarters/garage structure and a porch colonnade that has no historic form or detailing. These two elements create a recessed void along the street for a section that dominates the residence's frontage, comprising about 60% of the street facing facade. The carport is not only a non-historic element, it was built without regard to basic architectural principals or historic precedent as it relates to column placement and spacing, as well as proportion, with an over-scaled gable over the carport columns. These oddities make the residence ineligible to be called a historic landmark by any reasonable measure. If this type of construction meets our local standards for historic modification, then we will soon lose all of our historic landmarks. I really do not believe it does. The previous approval of this designation and modification were both done without careful consideration. The subject property should not be considered a landmark.

7. The setting of 3201 Avondale also leads to one conclusion: there is no integrity of setting. Avondale Avenue has undergone substantial change. Many homes have been torn down and rebuilt. As illustrated in the attached Exhibit No. 5, recent construction projects have varied from total new construction to extensive remodels. What was referred to as the Hill House (3100 Avondale) in the Tarrant County Historic Resources Survey is now home to TCU's Chancellor. To accommodate TCU's Chancellor, the Hill House recently underwent a substantial expansion and remodel. The brick gate to the Hill House now refers to it as the "Minor House". The setting of 3201 Avondale, the subject property, has not maintained any historical integrity and does not meet that criteria. Avondale Avenue is not an Elizabeth Boulevard where homes have largely maintained their historical integrity. In this case, the subject property does not contribute to a district or historical setting because it has been eroded.

8. Consideration of materials, workmanship, feeling, and association lead to the same result. The significant changes to 3201 Avondale and the street as a whole weigh strongly against any finding of historical integrity. As for the claim that 3201 Avondale has a link to an important historic event or person and historic property, I cannot find any evidence supporting the staff's position. Instead, the staff relied upon degrees of separation to attempt to link an association to 3201 Avondale that does not exist. Attaching this residence as a historical landmark to the East Texas Oil and Gas Field and to Freese & Nichols, a local engineering firm, is a reach. Many residents in Fort Worth, for example, have gone through the doors of Freese & Nichols as employees, and working for a long-time firm, without more, cannot make your home historically significant. Likewise, the oil and gas industry is one of the main employers of North Texas, so having some ties to that industry by employment or association does not transform this

home into a cultural landmark. The examples provided in the standards are far more meaningful, and this property does not meet those examples.

9. Weighing all of the factors of integrity, it is my professional opinion that 3201 Avondale does not have historical integrity.

Further affiant sayeth not.

Tod D. Hanson VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME on the 18th day of November 2016, to certify which witness my hand and official seal.

BRITTANY BERTSCHY
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-12-2017

Notary Public in and for
The State of Texas

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Historic Preservation Council for Tarrant County, Texas

Dedicated to Ruby Schmidt for her devotion to preservation in Tarrant County

EXHIBIT 3

BACKGROUND AND PURPOSE

The Historic Preservation Council for Tarrant County, Texas (HPCTC), is a coalition of forty-one organizations whose central objective is preservation action in Tarrant County. Shortly after its formation in late 1979, the Council agreed to sponsor a historic resources survey of Tarrant County. Realizing that this was an undertaking of no small order, the Council determined to conduct the survey in several phases. The first phase consisted of the Central Business District of Fort Worth and the City of Grapevine, and was carried out in 1981-82. The second phase, comprising portions of northeast and northwest Tarrant County and the Mansfield area in southeast Tarrant County, was undertaken in 1982-83. Fort Worth's Southside was surveyed in the third phase during 1983-84. Fort Worth's Upper North Side, Diamond Hill, Riverside, Como, Meadowbrook, Polytechnic, Stop Six, Handley and other Eastside areas were surveyed in the fourth phase in 1984-85. The fifth phase, comprising the Near North Side, West Side and Haltom City, was surveyed in 1985-86. The first half of phase six covers areas in the far south and southwest, far west, and north and northwest within Fort Worth city limits, and the second half of phase six covers all remaining areas in Tarrant County not previously surveyed. This work was carried out in 1987-88. This publication covers areas covered during the fourth phase and the first portion of phase six.

The Council retained the firm of Page, Anderson & Turnbull, Inc. of San Francisco to conduct all six phases of the suvey. Page, Anderson & Turnbull, Inc. is an architecture and planning firm which posesses considerable experience in conducting cultural resource assessments and surveys. The contractor's primary duties were to conduct the field survey—including mapping, filling out forms and photographing resources—and to evaluate and prepare a report on the observations and findings. Historical research, carried out by the Council in the first phase, became the responsibility of the contractor in phases two through six. Members of the Council and the general public have also provided valuable information and assistance.

Historic preservation has changed in recent years from an emphasis on individual monuments to a focus on neighborhoods, districts and communities. A historic resources survey attempts to identify the physical components of a community—its buildings, objects and places—which possess significant architectural and historical value. Often these significant resources are not only the imposing structures of the wealthy and powerful, but also the houses, factories, halls and churches in which typical men, women and children have lived, worked, conducted their business and gathered together. These "built" resources form the patterns which embody the community's history and historical meaning. The resources as identified and documented in this survey provide definition and substance to the heritage of Fort Worth and Tarrant County.

The Historic Sites Inventory provided herein will provide data for comprehensive planning and public awareness. The report as a whole is presented to the preservation and development communities, both in the public and private sectors, to encourage wise decisions that will sustain and enhance the historic fabric of the east, far south and southwest, far west, and far north and northwest sides of Fort Worth.

METHODOLOGY: PROCEDURES AND CRITERIA

This survey was undertaken in a five-step process (orientation, field survey, historical research, review and evaluation), followed by preparation of this document.

The Phase IV survey addressed large portions of Eastside and Upper North Side of Fort Worth. A neighborhood in Fort Worth's West Side, Como, also was included because it is a Special Emphasis Area in the City of Fort Worth's Community Development Block Grant (CDBG) program. CDBG funds were used to support the Phase IV portion of this survey. A condition for receiving this funding was that certain Special Emphasis Areas, i.e., neighborhoods such as Como targeted for Community Development programs, be included in this phase of the survey. The report is divided into ten areas. The boundaries for each area (except Miscellaneous) reflect to some degree historic development patterns. One area, identified as Southeast, includes three neighborhoods within its boundaries: Morningside, Worth Heights and Glen Garden. The Trinity River flood plain (bounded on the south and east by Randol

Mill Road, north by the Fort Worth city limits, and the west by the Riverside area) is included as a separate area called Miscellaneous. The general cutoff date for considering the inclusion of structures in the survey was 1945, although exceptions were made for resources of extraordinary quality. The boundaries of the nine areas (other than Miscellaneous) are as follows:

Como(C): North, Lovell Avenue; East, Guilford Road; South, W. Vickery Boulevard; and West, Pentecost Street.

Upper North Side(N): North, Loop 820; West, Azle Avenue, then the City Limits to the Jacksboro Highway; South, Ada Avenue to NW. 23rd Street to Refugio Street, then north to NW. 27th Street to N. Main Street; East, from NW. 28th Street north on railroad tracks to Terminal Street, then east on Terminal Street to Deen Road, and north to the Loop 820.

Diamond Hill(D): North, Terminal Street; West, railroad tracks; South, NW. 28th Street; East, Maxwell Drive to E. Long Avenue, then west to Deen Road, and then north to Terminal Street.

Riverside(R): North, Loop 820; West, Mark IV Parkway and Deen Road to NW. 28th Street, east to the Texas and Pacific Railroad tracks, then south on Oakhurst Scenic Drive to E. Belknap Avenue, then south following the Trinity River; South, the Trinity River (west fork); East, Beach Street north to Galvez Street, then east to Mechanic Street and Haltom Road to City limits, then City limits to the Loop 820.

Meadowbrook (M): North, Interstate 30 to Randol Mill Road, then Randol Mill Road to Loop 820; East, Loop 820; South, Texas and Pacific Railroad tracks; and West, S. Riverside Drive.

Polytechnic(P): North, Texas and Pacific Railroad Tracks; East, Miller Avenue; South, Hardeman Street, then north on Wichita Street to Glen Garden Street, then west on Glen Garden Street to Cobb Park Drive; West, Cobb Park Drive to the Polytechnic Freeway at E. Vickery Boulevard, north on Polytechnic Freeway to S. Riverside Drive, and then north to Texas and Pacific Railroad Tracks.

Stop Six(S6): North, Texas and Pacific Railroad Tracks; East, City limits and Lake Arlington (except Handley Cemetery); South, City limits; and West, Miller Avenue.

Handley(H): North, City limits; West, Loop 820; South, E. Rosedale Street (but including Handley Cemetery) to City limits, then City limits to the east; East, City limits.

Southeast(SE): North, E. Allen and Maddox Avenues; East, Cobb Park Drive south to Glen Garden Street, then east to Wichita Street, then south to Hardeman Street and then east on Hardeman to Miller Avenue then south to City limits; South, City limits from Miller Street to Wichita Street, then south to Interstate 20, west to Oak Grove Road; West, Oak Grove Road north to Interstate 35, then north to W. Seminary Drive, then west to Hemphill Street, then north to E. Berry Street, then east to New Orleans Street, then east to Evans Avenue, then north to E. Allen Avenue.

The Phase VIA survey was conducted in three outlying areas of Fort Worth, parts of which have only recently been annexed. The Far South and Southwest is bounded on the north by the Clear Fork of Trinity River and W. Berry Street; portions of Forest Park and the campus of Texas Christian University, previously excluded from the Phase III survey of the Southside, were included. Hemphill Street to W. Seminary Drive and Interstate 35 to Loop 820 formed the eastern border; south and southeast of Loop 820, all territory within current Fort Worth city limits were surveyed, including rural districts adjacent to Crowley, Burleson, and the east shore of Benbrook Lake. The joint city limits line of Fort Worth and Benbrook forms the southern border with Mary's Creek on the southwest. Recently annexed areas south of Benbrook and south of Interstate 30 and west of Mary's Creek also were surveyed. Northwest Loop 820 was the southern boundary for the North and Northwest; the surveyed area, coinciding with city limits, extended far north of Saginaw and to the north of Marine Creek Lake. General Dynamics and Carswell Air Force Base eastward to the West Fork of Trinity River were included in the survey of the North and Northwest.

The general cutoff date for considering the inclusion of structures in the survey is 1945. However, exceptions were made for some resources based on the criteria of architectural significance, civic importance, ephemeral nature, and the role which the resource played in the culture of the

time. The Far West Side possesses a number of buildings from the immediate postwar period. Care has been taken to include in the survey resources that meet any of the above criteria.

The Phase IV field survey was carried out by two architectural historians in September, 1984 and March, 1985. Phase VIA field survey work was undertaken in March and April, 1987. Streets which existed in 1945 within the boundaries of the survey area were driven or walked. The team looked for buildings and other cultural resources which fall into two broad categories: first, those which are individually significant and which appear to meet criteria of the National Register of Historic Places or the Texas Historical Commissions's guidelines for Recorded Texas Historic Landmarks, or those which contribute in some way to a complete picture of the physical development of the areas surveyed; and second, those resources which do not stand out individually but which collectively or in groups contribute to the distinctive character of the survey area and therefore might be worthy of conservation. For all those resources which fell into the first category, field survey cards (those used by the Texas Historical Commission in compiling its Historic Sites Inventory) were filled out, and photographs (both black-and-white prints and color slides) were taken. Resources in both the first and second categories were marked on maps with an estimated date of construction and a code indicating building type.

The contractor and volunteers carried out historical research on all buildings and other historic and cultural resources on which field survey cards had been filled out. County tax assessment records, mechanic's liens, building permits, city directories, old newspaper articles, city reports and other publications, interviews with present property owners and descendants of the original owners, and historical photographs all revealed vital information about such things as dates of construction, architects, builders and noteworthy members of the community.

Once the field survey, research and review steps were completed, all historic resources tentatively identified as significant were evaluated for their potential eligibility for listing on the National Register of Historic Places. The National Register generally recognizes resources fifty years or older which possess integrity of location, design, setting, materials, workmanship, feeling, and association; that are associated with significant historic events or persons; that embody the distinctive characteristics of a type, period or method of construction; that represent the work of a master, or that possess high artistic values; or that have yielded, or may be likely to yield, information important in prehistory or history.

The Texas Historical Commission's guidelines for Recorded Texas Historic Landmarks utilize a set of criteria similar to those of the National Register, with a focus on the heritage of Texas. To be judged eligible for a Texas Historical Marker, a resource, with certain exceptions, must have been in existence at least fifty years. A resource which possesses a Historical Marker is a Recorded Texas Historic Landmark. The Texas Historical Commission also awards site markers for properties which possess historical significance. These properties are not Recorded Texas Historic Landmarks, but both types of designations are referred to as Texas Historical Markers.

The list of primary resources which appears in this report represents the Historic Sites Inventory compiled for phase IV and the first portion of the Phase VI surveys. Resources potentially eligible for the National Register and for designation as Recorded Texas Historic Landmarks, as well as potential historic districts and thematic groups, are identified. Since the criteria are similar, all resources judged to be eligible for the National Register also should be considered potentially eligible for designation as Recorded Texas Historic Landmarks. It should be noted that designation as a Recorded Texas Historic Landmark does not constitute a nomination to the National Register. Final determinations of eligibility for Recorded Texas Historic Landmarks are made by the Texas Historical Commission. Nominations to the National Register are made by the Texas Historical Commission to the National Park Service, Department of the Interior, Washington, D.C.

The findings of this survey should not be regarded as being exhaustive or completely accurate in all cases. In actuality, this survey represents a best effort by the HPCTC and the contractor consistent with budgetary and time limitations, the availability of data and source materials at a given point of inquiry, and the use of volunteer assistance.

HISTORICAL OVERVIEW

Even though far afield from central Fort Worth, the survey areas of the Far South and Southwest, Far West, and North and Northwest, addressed in this report encompass all the major themes of Fort Worth's history. Relatively unpopulated for the first half-century of the city's existence, most areas were developed in response to the establishment of educational institutions, annexation by the City of Fort Worth, and extension of road paving or streetcar lines. The extant huge ranches, now within city limits, assembled by Byron C. Rhome, Jr., in northern Tarrant County, by Lemuel Edwards, Ferdinand P. Feltz and J.W. Corn in southwest and west county, serve as tangible reminders of the traditional significance of the cattle business.

The year 1910 was a turning point in the development of the far Southside of Fort Worth. By 1909, the year city limits were extended from Capps Street south to Biddison Street, a number of subdivisions in the area had been platted. Yet South Hemphill Heights (platted 1904), Shaw-Clarke (1906), Silver Lake (1906), and Shaw Heights (1907) remained largely paper subdivisions until after 1910. In that year, groups of interested Fort Worth citizens encouraged the relocation of two major institutions to the area: Southwestern Baptist Theological Seminary and Texas Christian University (SW-81, SW-93). Each school was donated a sum of money to erect the first campus building, and a large amount of land for a campus and to subdivide into residential lots to raise funds. The anticipated residential development surrounding each school only occurred slowly outside of city limits, and early photographs of both campuses depict monumental college buildings relatively isolated on the prairies south of town. In Seminary Hill Addition and neighboring Mount Rutland (both platted in 1910), a small community grew up of SWBTS professors and students, linked to distant Fort Worth by the Baptist Seminary Street Railway and the Cleburne Pike, now called McCart Avenue. Around TCU, nearer to already developed Southside neighborhoods, substantial residential development awaited annexation in 1922 and the paving of University Drive (then called Forest Park Boulevard) the following year.

The platted area surrounding Capps Park in South Hemphill Heights gradually became a neighborhood following the donation of the park block in 1910 by William Capps, the developer. Another factor which undoubtedly promoted the development of the nearby subdivisions was the founding of Our Lady of Victory Academy the same year. Even so, residential settlement only came at a piecemeal rate in the period before the First World War. Miss Zoe Davis, who grew up in the house at 3142 College Avenue (SW-23), recalls her father stating, "There is nothing between us and Cleburne but the south wind." South Fort Worth School (SW-34), a county common school, served the children of the sparsely populated, unincorporated area south of city limits from 1913-14 until annexed in 1922; Hubbard Elementary School (SW-85) was another common school built shortly before annexation.

Following the First World War and the discovery of oil fields in West Texas in 1917-18, a number of industrial concerns located near the steel mill south of city limits at the intersection of rail lines and the Cleburne Pike. In 1919, the Texas Motor Car Association factory (SW-58) was erected to produce a deluxe motorcar intended to appeal to the Texan oilman and cattle rancher. Evidently, competition from larger auto manufacturers, such as the Chevrolet plant documented in the Phase V survey of the West Side, led to the bankruptcy of the company in 1921. Worth Mills, which produced cotton textiles, and Fort Worth Steel and Machinery Co. (SW-56, SW-58) are examples of concerns which located in the same industrial pocket and continued to take advantage of the tax status of the unincorporated area, which was not annexed until 1944. The industrial orientation of the district has continued to the present day, surrounded by neighborhoods of workers' housing of mostly recent vintage.

Spurred by the rapid growth of the city's population during the oil boom of the 1920s, lower south side neighborhoods, such as South Hemphill Heights, Pasadena Heights, and O.L.V. Heights were essentially built up by the end of the decade. Hemphill Street was paved north of city limits and south of city limits as State Highways 2 and 81, in 1929-30, and a mixture of residential and commercial development occurred along the corridor during the later 1920s through the next decade. Following the extension of city limits south to Felix Street in 1922, the subdivisions of Shaw Heights, Silver Lake and Shaw-Clarke experienced piecemeal growth of modest houses and duplexes which continued at a haphazard rate through the 1950s. An example of the slow growth of these areas is the Fort Worth Fire Department Station No. 17 (SW-78) in Shaw Heights, built in 1923 in

anticipation of imminent residential development, but not opened for service until 1927.

Closer to central Fort Worth, University Place and Byers and McCart subdivisions surrounding TCU were annexed by the city in 1922, and Forest Park Boulevard was paved the next year. Served by streetcar, these neighborhoods were substantially developed in the 1920s and 1930s. Alice E. Carlson Elementary School (SW-18) was first constructed in 1926 and enlarged in 1935-36 in response to residential growth in the area.

The depression slowed, but did not halt entirely, residential construction in Fort Worth. Some sectors of the population continued to build unabated: exclusive Forest Highlands and Bellaire Estates, both subdivisions platted in the later 1920s, saw the construction of houses for the city's elite during the decade of the 1930s. Comparable houses in the Far West Side would be the Johnson House and the Wallace-Rowan House, and to the north, the Barwise House (FW-3, FW-2, NW-8). Bluebonnet Hills, an addition aimed at the middle class market, was platted in 1929 by George R. Veeder, L.H. Wentz, and John J. Harden, and largely complete by the end of the following decade. To accommodate the tremendous growth of the 1920s, Fort Worth took on a major rebuilding and enrichment of facilities funded by the Works Progress Administration; a number of schools and park structures, including additions to the municipal zoo in Forest Park, were built or improved.

Three developments of the early World War II years had profound impact on the appearance and economy of the Fort Worth. In 1940 and 1941, the Chamber of Commerce led negotiations to bring an Army Quartermaster Depot, an aircraft assembly plant, and an Army Air Force base to Tarrant County. Large parcels of privately owned land outside the city limits were condemned for purchase by the city and then deeded to the government; government contracts with the City of Fort Worth called for the improvement or new construction of roads to the sites. South of city limits, the installation of Quartermaster Depot (SW-33) led to the closing of lower Hemphill Street where it crossed the compound.

Greater residential infill in existing neighborhoods south of the Seminary, such as Hubbard Highlands (platted 1912), was one result of the expansion southward of a new, vital part of the city's economy; another was the development of the immediate postwar subdivisions of Greenbriar, Westcliff, and Wilshire to the south of the depot.

To the northwest, the construction of Tarrant Field Airdrome (now Carswell Air Force Base, NW-2) and Fort Worth Aircraft Assembly Plant (General Dynamics, NW-4) incurred the city's first wartime housing shortage. As documented by the Phase II survey report, the surrounding communities of White Settlement, Westworth Village, and River Oaks grew at a frenetic pace during the war years. General Dynamics has continued to be a major employer in Tarrant County, in part responsible for the westward growth of the city in the postwar years.

Beginning in 1955, the 4,020 acre Edwards ranch (SW-47) was developed by Edwards heirs into the exclusive subdivisions of Overton Park and Tanglewood. Further west, the rural communities of Mary's Creek and Chapin gradually became suburbanized with the platting of Westland, annexed in 1962. Since 1970, national shifts in population to the sunbelt states have stimulated the feverish pitch of annexation and suburbanization, with the rural heritage of Tarrant County, especially to the south, fast disappearing from view.

OBSERVATIONS

The overriding impression from the Phase VIA survey area is that of twentieth-century residential neighborhoods of varying dates punctuated by a few major institutions, giving way to open farmland on the fringes of city limits in the process of suburbanization.

The traditional landscape of rural Tarrant County was characterized by roads with simple directional alignment, oriented along borders of land surveys, property lines, railroad rights-of-way, or as the most direct route to a neighboring community. Prominently located on hilltop sites, early farmhouses and barns erected by prosperous farmers or ranchers, such as the Rhome House (NW-3), the Moore House on Chapin Road (FW-1) and the later Corn House (FW-5), provide an enduring image of rural settlement. A number of old roads, such as Crowley Road, Hulen Street, McCart Avenue (originally Cleburne Pike), and

Old Granbury Road, have been subsumed within more recent, intense development; few early rural structures along these routes have survived suburbanization. Several of Tarrant County's earliest rural dwellings, log houses, have been relocated to Log Cabin Village in Forest Park (SW-51), but in general, early, modest structures survive proportionately less often, projecting an imbalanced picture of the county's rural past. Examples of such would be the house on Crowley Road (SW-31), now demolished, and the barn off Old Denton Road (NW-6).

An early structure in a still moderately remote location is the 1911-12 Fort Worth Southern Traction Co. Substation (SW-46). The brick structure, of good quality and fairly typical industrial construction for its date, is a rare survival of the once extensive Interurban system. Intentionally located away from city limits on McCart Avenue are the Texas Motor Car Association factory of 1919 (SW-58), a monumental brick structure of eclectic style, and Worth Mills of 1924, a large brick textile mill (SW-56).

Two outstanding examples of early campus design were documented in the survey area: Southwestern Theological Baptist Seminary and Texas Christian University (SW-81, 93). It is significant that both institutions chose to build in the Classical Revival style, suggestive of the ideal of classical learning. Located between the early roads of McCart Avenue and Hemphill Street far south of Fort Worth, the Seminary's historic, thirty-acre campus was the design of prominent architects Sanguinet and Staats. Although the major structures on the historic campus were built over an extended period (1910 to 1955), the Classical Revival style of the buildings and their position within the formal layout were part of the original plan. Sanguinet and Staats or their successor firms were responsible for much later construction; postwar construction generally harmonizes with the historic buildings. The major alteration to the campus has been the change of orientation to the north to provide access from the 1950s commercial strip of W. Seminary Drive; because most of the major buildings face north, this is a sympathetic alteration.

Architects Waller & Field, as evidenced by their 1910 plan, envisioned the TCU campus as a formal, Beaux-Arts, semicircular arrangement of ten monumental, Classical Revival style structures facing east to Forest Park Boulevard (now University Drive), and joined by tree-lined circular and radiating walks. Evidently, the Board of Trustees opted for a simplified, though still impressive, plan, with the central Administration Building (now much altered) flanked by Jarvis Hall on the north and Goode and Clarke Halls (both demolished) on the south. Brite College of the Bible of 1914-15 and the Gymnasium of 1921 helped to complete the semicircular plan on the south. In 1926, the University expanded east across University Drive with the construction of Mary Couts Burnett Library (now substantially altered). The east campus was enhanced by the religion center of 1954 designed by architect Joseph R. Pelich. Subsequent building programs have generally continued the Classical Revival style, although the transformation of University Drive into a major traffic artery bisecting the campus and the major alterations to original campus structures have diminished the historic campus core.

The nineteenth-century classic urban grid pattern was repeated for early twentieth-century subdivisions in the far Southside. Areas such as Seminary Hill, South Hemphill Heights, Shaw Heights, Mount Rutland, University Hill, and Hubbard Highlands were divided into rectangular blocks of about twenty-four lots, bisected lengthwise by alleys. The subdivision grids usually ignored variations in topography, except, by their names, to promote their alleged height above the city's grime and soot. A few Prairie style residences were noted in early subdivisions, including the Ball and Scarborough houses (SW-60, 61) near the Seminary, and the Connelley House in South Hemphill Heights (SW-22). Bungalow style dwellings are more representative of the residential styles which line early subdivision streets. Typically composed as a one-story, rectangular plan house under a gable roof with gabled front porch, bungalows had narrow milled wood siding, or later, brick veneer cladding with cast stone trim. The Tucker House (SW-50) is a fine example of the latter. Rows of bungalows, set back uniformly from the street, form coherent streetscapes along Capps Park and nearby subdivisions. Churches and schools, such as the wood-frame vernacular Seventh Day Adventist Church (SW-26) and the high style Our Lady of Victory Academy (SW-40), designed by Sanguinet and Staats in the Gothic Revival style, are highlights of early residential subdivisions.

Platted in 1929, the small Bluebonnet Hills Addition was a striking urban design pattern set in the midst of the grid, with a circular park and traffic circle placed at the south end of University Drive,

surrounded by a few radiating and curving streets; the original plan later was modified somewhat to conform to regular street patterns. Marketed as "the $1,000,000 addition," deed restrictions specified the setback and masonry construction of dwellings, and required that apartment houses and duplexes be located along University Drive, and commercial buildings around Bluebonnet Circle (the existing commercial buildings are of fairly recent date). Modest residences in the northern part of the subdivision are typically in the Period Revival style, clad in brick or occasionally stone, with steeply pitched roofs, to evoke an image of Tudor or Medieval period rustic cottages; a number sport a variety of cladding materials and eccentric, whimsical design elements. Documentation in the Historic Sites Inventory shows that Bluebonnet Hills Development Co. constructed a number of individualized, speculative houses. Extant plans of the Easter House (SW-76), drawn by draftsman Jackson B. Atkinson as "Job No. 29," suggest that Atkinson designed a number of houses for the company; further research is warranted to determine the range of Atkinson's eccentric designs for the company and the construction and design history of the subdivision.

The Tudor Revival style also was favored during the 1920s and 1930s by professional architects for large residential commissions, notably the Hill and Freese houses (SW-4, 9), both designed by Joseph Pelich for bluff-top sites in Forest Highlands. Another outstanding bluff-top house in the same style is the Parker House of 1937, erected to the plans of Charles Stevens Dilbeck. In the same category of architect-designed houses for the city's elite is the Spanish Colonial Revival style Johnson House in the Far West Side. A number of prominent schools and churches in Period Revival styles were documented in the survey, including Hubbard Elementary School and Rosemont Junior High School, both eclectic designs by Elmer G. Withers for the Fort Worth Independent School District (SW-85, SW-80), the First Congregational Church by Joseph Gaylord (SW-54) and Trinity Episcopal Church, designed by Chromaster & Woltz (SW-10).

Colonial Hills Addition of 1935, with its gently curving streets, is a fine example of concepts of suburban planning that had been in practice since the turn of the century. A development of Marvin Leonard, of Leonard Brothers Department Store and owner of Colonial Golf Club (SW-29), the subdivision was the design of the prominent landscape architecture and city planning firm, Hare & Hare of Kansas City. (Hare & Hare also were responsible for the design of many of Fort Worth's parks.) Distinguished architectural compositions in the area are the Simon House (SW-30) and the Lydick House (SW-27), both, appropriately, in the Colonial Revival style.

The huge, wartime compounds of Carswell Air Force Base and General Dynamics, located on the shore of Lake Worth, and the United States Army Quartermaster Depot on the Far Southside, are not particularly notable for their architecture. They are, however, remarkable for their monumental presence – both in terms of scale and economically – in the life of Fort Worth.

Postwar subdivisions have repeated the curving, suburban plat formula in regions far south and west of Loop 820. In contrast to the typical repetition of residential forms, rare and innovative responses to the problem of mass housing can be seen in the Lustron House, a prefabricated steel house (FW-6), and the house constructed of two city buses on Santa Clara Drive (FW-8).

HISTORIC DISTRICTS, CONSERVATION DISTRICTS AND THEMATIC GROUPS

This section presents preliminary findings concerning significant concentrations of resources in the West Side. Two sorts of groupings are discussed. Proposed National Register historic districts and local conservation districts contain groups of contiguous resources located within geographical boundaries. Thematic groups are not necessarily contiguous but represent a unified theme. While the conservation districts do not appear to meet the criteria of the National Register, they are most worthy of local recognition and are deserving of some degree of protection. The boundaries of the conservation districts have been drawn to be as inclusive as possible, taking into account historic platting and building types. Further study and analysis may warrant alteration of the boundaries prior to submission to the City for legislative action.

The proposed *Apartment Structures National Register Thematic Group* addresses the rich collection of apartment buildings erected in Fort Worth

from c. 1910 to c. 1945. The structures were constructed in response to surges in population, notably following the arrival of the meatpacking plants on the city's North Side, the oil boom of the 1920s, and the influx of workers during the early years of World War II. Apartments were generally erected along streetcar lines and later along major automobile arteries. The residential structures vary in type from single buildings to multistory, courtyard complexes. Frequently designed by prominent architects, a variety of styles is evident; Period Revival style apartments sporting brick veneer facades are the most numerous. Three resources are proposed for inclusion: the Worth Manor Apartments (SW-70), Park Hill Apartments (SW-91), and Carlton Court Apartments (SW-95). Apartments documented in previous phases should be considered for inclusion in the group. The group appears eligible for the National Register as an important body of structures constructed to house Fort Worth's expanding population.

The proposed *Avondale Avenue Conservation District* is an enclave of substantial residences erected for members of Fort Worth's professional class, located on the bluffs above Forest Park. Properties on the north side of the street feature large lots with expansive views north toward downtown Fort Worth. Most of the houses are two stories in height, in the Tudor Revival style, of masonry construction and architect-designed. Prominent Fort Worth architect Joseph R. Pelich designed five houses here. Lawyers, oil men, a doctor, prominent local businessmen, and an engineer were among the residents of the street. The outstanding houses in the district, in terms of design quality and historical significance, are the Hill House (SW-4) and the Freese House (SW-9), both eligible for the National Register. Of the nineteen properties within the district, seven are primary contributors listed in the Historic Sites Inventory (SW 4-9, 72). Ornamental streetlights (SW-100) installed about 1930 also complement the district. Eight houses function as secondary contributors. Four non-contributing residences are of postwar construction; without these intrusions, the district would be eligible for the National Register. The district is comprised of all the properties which front on the north side and the cul-de-sac of Avondale Avenue; the south boundary follows the mid-block property line to the west of the cul-de-sac to Shirley Avenue. On the east, the boundary crosses Rogers Avenue to include the block of seven houses facing west to Rogers Avenue north of Park Hill Drive. The south side of Avondale between Shirley and Rogers avenues has experienced recent construction infill, and is too eroded for inclusion in the district.

The *Baptist Seminary National Register Thematic Group* consists of a number of residential structures erected between 1910 and 1925 to house students and faculty of the Southwestern Baptist Theological Seminary, isolated on the prairie far south of Fort Worth. Several of the earliest faculty houses were erected by professors who moved with SWBTS from Waco to Fort Worth in 1910. The faculty houses are located on Seminary Hill lots immediately adjacent to the Seminary campus, and in Mount Rutland Addition lots on McCart Street, the road south from Fort Worth at Gambrell Street, the original entrance to the campus (SW-16, 17, 37, 60, 61, 62). Two additional houses (SW-59, 63), upon further documentation, may be added to this collection. Further research is warranted to determine the role played by L.R. Scarborough in the establishment and architectural planning of the Seminary in Fort Worth. Three groups of duplex bungalow cottages (SW-15, 87, 88) scattered on Seminary Hill lots are representative examples of at least thirty-five such cottages erected around 1924 by SWBTS. A large number of the cottages, in varying states of preservation, still exist near the campus. The duplexes housed a transient population of older, married students with children, attending the Seminary before being called to the ministry. Other dwellings represent a number of early twentieth-century architectural styles, from the Queen Anne vernacular Reeve and Weatherspoon-Copass houses (SW-17, 62), the Mission Revival Ray House (SW-16), to the Prairie style Ball House, designed by Sanguinet and Staats (SW-60). The group appears eligible for the National Register as an architecturally distinguished collection of dwellings associated with an important institution in the history of Fort Worth.

The *Bluebonnet Hills Conservation District* consists of a 1930s middle class neighborhood of primarily single-family houses covering approximately fourteen blocks of the Bluebonnet Hills, Kensington, and P.R. Weatherford additions. The dwellings share uniformities of one-story height, setback, materials, and Period Revival style, due to the deed restrictions placed on the properties and because a number appear to have been constructed as speculative houses for the Bluebonnet Hills Development Co. Most of

the houses are evocative of Tudor period cottages, clad in brick veneer with steeply pitched roofs; several are distinguished by their eccentric details. A number of two-story apartment buildings and duplexes, also in Period Revival styles, front on University Drive, as required by deed restrictions. Strong Period Revival style streetscapes are located on the east side of Greene Street between W. Devitt Street and Benbrook Boulevard and on both sides of Parkridge Boulevard.

A striking design element of city planning is the termination of University Drive with Bluebonnet Circle; the surrounding streets are oriented toward the circle in a distinct departure from the usual grid pattern. The commercial structures immediately located on the circle, of postwar construction, do not warrant inclusion in the district.

The district is bounded on the north by W. Devitt Street, and on the east by the mid-block alley between Waits and Lubbock avenues and the mid-block property line between Parkridge Boulevard and Mission Street. The southern boundary is formed by the alleys directly to the north of the commercial lots fronting on Bluebonnet Circle. The western border follows the mid-block property line between Rogers Avenue and Worth Hills Drive to the last residential block fronting on La Mesa, continuing on La Mesa to the intersection with Benbrook Boulevard, and thereafter following the mid-block property line between Stadium Drive and Odessa Avenue. Of the approximately 318 properties in the district, eleven are primary resources in the Historic Sites Inventory (SW-11, 12, 20, 21, 66, 69, 75, 76, 94, 95, 97). Two hundred thirty-four additional structures function as secondary contributors to the district, though they do not stand out ndividually. Thirty-three structures have been altered, but if restored would retain sufficient architectural integrity to function as contributors. The remaining properties are of postwar construction or vacant, and do not contribute to the district.

The *Brick Streets National Register Thematic Group* consists of all the brick-paved streets in the City of Fort Worth. The paving of streets with brick was widespread in American cities prior to World War II. Fort Worth retains a sizable but endangered element; most have been completely or partially asphalted over. It is an example of a widespread street technology which has all but disappeared from American cities, and is a visually distinct aspect of Fort Worth's urban historic fabric. One resource is proposed for inclusion in the group: the 5200 to 5500 blocks of Thelin Street, originally called Hemphill Street (SW-105), paved in 1930. This section of old Hemphill Street is remarkably well preserved due to the closing of Hemphill Street in 1941-42 (see SW-33), and the subsequent construction of Interstate 35. In conjunction with Fort Worth's brick streets documented in other phases of the survey, Thelin Street appears to be eligible for the National Register as part of the thematic group.

The *Bungalow Fire Stations National Register Thematic Group* consists of the surviving examples of at least ten bungalow style fire stations built by the City of Fort Worth in the 1920s. The stations were designed as bungalows in order to blend into existing residential neighborhoods. Most were built in 1922 and 1923, the work of architect Charles F. Allen and contractor B.B. Adams. Six such fire stations have been inventoried to date in the survey: three in the Southside (Phase III); one in Meadowbrook (Phase IV); and one each in the West Side and North Side (Phase V). Fort Worth Fire Department Station No. 7 (SW-78) was designed by Allen and built by Adams in 1923. The proposed thematic group appears to be eligible for the National Register as an example of sensitive civic design by a municipal government adhering to progressive design principles of the period.

The *Forest Park Conservation District* is an extension to the district of the same name first proposed in the Phase III survey of the Southside. Part of University Place subdivision located directly east of TCU, this small district is comprised exclusively of Period Revival or bungalow style residential structures, including nine duplexes, constructed in the 1920s. Primary resources listed in the Historic Sites Inventory include a row of four duplexes (SW-19) and Worth Manor Apartments (SW-70). Of the nineteen properties in the district, fourteen are strong secondary contributors; there are no non-contributors. The district covers all of the block bounded by W. Cantey Street, Parmer Avenue, Princeton, and Greene Avenue, and extends south to include the three westernmost parcels on the south side of Princeton Street, and extends west to include the primary resources at 2904 W. Princeton Street and 2901 through 2915 W. Cantey Street.

The *Hemphill Heights Conservation District* consists of the nine blocks south of W. Berry Street surrounding Capps Park. It is an addition to the Hemphill Heights Conservation District proposed

in the Phase III report of Fort Worth's Southside; the southern boundary was formerly W. Berry Street. This extension is bounded by Henderson Street on the west and by Shaw Street on the south. On the east, the boundary runs north from Shaw Street along Hemphill Street to W. Devitt, jogs west one block, and continues north along Travis Avenue. The predominantly residential district has Capps Park as its focus, a 1910 gift of William Capps, the subdivision developer. The finest houses in the district, some of masonry construction, two stories in height, and on double lots, are located on the streets facing the park. Historical research has shown that these larger houses were erected for prominent local businessmen. More typical, middle-class bungalows are located on blocks farther from Capps Park. Of the approximately 162 properties in the extension of this district, seven residential properties are primary contributors listed in the Historic Sites Inventory (SW-22, 23, 24, 32, 50, 89, 90). An additional two sites, Schultz Pharmacy (SW-3) and Capps Park Bandstand and Shelter (SW-101), also are primary contributors. Ninety-seven dwellings do not stand out individually, but are secondary contributors to the district. An additional forty-seven properties have been altered, but with restoration would function as contributing structures. The remainder consists of postwar and vacant parcels.

The *Industrial Structures National Register Thematic Group* was first proposed in Phase III of the survey to address a significant collection of warehouses, factories, and related structures usually located near rail facilities. Three resources in Fort Worth's south and southwest area appear eligible for inclusion: Worth Mills (SW-56), Mrs. Grubbs Potato Chip Co. (SW-57), and the Texas Motor Car Association factory (SW-58). As a cross section of industrial architecture exemplifying Fort Worth's growing stature as a processing, manufacturing and distribution center in the early twentieth century, the group appears to be eligible for the National Register.

The proposed *Our Lady of Victory Conservation District* is comprised of five blocks in the Pasadena Heights and O.L.V. Heights subdivisions and the 26-acre campus of Our Lady of Victory Academy. The middle-class, predominantly residential district is bounded on the east by Hemphill Street, on the south by the railroad line along Biddison Street, on the west by Henderson Street, and on the north by W. Shaw Street. Of the 118 resources in the district, three are listed in the Historic Sites Inventory (SW-40, 41, 106). Sixty-nine residential properties do not stand out individually, but are secondary contributors. An additional forty-nine properties have been altered, but if restored, would retain sufficient architectural integrity to function as contributors. The remaining sites are of postwar construction. The blocks have an east-west orientation, focusing on the spacious, parklike grounds of Our Lady of Victory Academy of 1909-10 (SW-40). The residences share uniformities of scale, lot size and setback. Most are one-story, single-family bungalows constructed during the 1920s. The district also includes a strong streetscape along Woodland Avenue between Hemphill Street and College Avenue, of Period Revival style, brick veneer houses. This streetscape is additionally complemented by ornamental streetlights erected in 1930 (SW-106). A commercial site fronting on Hemphill Street, including the Magnolia Petroleum Co. Station (SW-41), also contributes to the district.

The *Public Schools National Register Thematic Group* consists of Fort Worth's public schools — elementary, middle and high — built prior to World War II. Fort Worth is fortunate to possess an unusually large collection of older school buildings in relatively intact condition. Over fifty schools (or major additions to schools) from the period 1892-1940 have been inventoried to date in the five phases of the survey; many are still used for their original purpose. Nearly three-fourths of these buildings or additions were constructed in three major building campaigns: 1909-11, 1926-28 and 1935-37. The earlier campaigns were in response to dramatic increases in population brought about by major annexations; the 1935-37 program made use of four million dollars in Works Progress Administration funds. The architecture of the buildings, many designed by the city's leading architects, varies from the austere classicism of Waller & Field to the bold eclecticism of Sanguinet and Staats and the revivalism of Clarkson and Pelich. The schools, considered as a group, are a monumental presence in the historic cityscape of Fort Worth.

Of the five public schools inventoried in this phase, four are proposed for inclusion in the thematic group: Alice E. Carlson Elementary School No. 37 (SW-18), George C. Clarke Elementary School No. 18 (SW-44), Rosemont Junior High School No. 52 (SW-80), and Hubbard Elementary School No. 33 (SW-85).

The architectural integrity of Fort Worth public schools inventoried in previous phases of the survey should be assessed carefully for inclusion in the thematic group. A recurring alteration, resulting from lowered ceilings to accommodate air-conditioning ducts, is the removal or partial enclosure of original windows. This practice, while seriously compromising the integrity of a number of otherwise intact school buildings, is reversible. Negotiations with the Fort Worth Independent School District should be undertaken to address this widespread and inappropriate modification of historic building fabric. Nevertheless, the proposed thematic group may be eligible for the National Register as an architecturally distinguished collection of monumental civic structures embodying Fort Worth's growth in the early twentieth century.

The *University Place Conservation District* is a cohesive residential district characterized by single-family houses dating to the 1930s. Early residents of the area, as revealed by documentation in the Historic Sites Inventory, tended to be businessmen of Fort Worth. Dwellings are generally in the Period Revival style, of brick or stucco, although a few late bungalows appear as well. A prominent landmark in the area is the Park Hill Apartments complex at the major intersection of University Drive and Park Hill Drive. The large University Place subdivision straddles University Drive; portions of the subdivision to the east of University Drive were included in Forest Park Conservation District proposed in the Phase III report of this survey. Of the approximately 172 buildings, objects and places in the district, two houses (SW-73, 86), one apartment building (SW-91), and ornamental streetlights (SW-100) function as primary contributors. One hundred twenty-three buildings do not stand out individually, but are strong secondary contributors. Another twenty-four structures appear to retain sufficient architectural integrity, if restored, to contribute to the district. The remaining properties are of postwar construction, and do not contribute to the district. The district, composed as a grid of rectangular blocks, has its east border on University Drive and south border along McPherson Avenue. Although four primary resources are located in the blocks immediately south of McPherson Avenue, these blocks have experienced considerable erosion due to the expansion of University Baptist Church and University Christian Church. The western boundary is formed by Stadium Drive south of Park Hill, and the mid-block property lines to Boyd Avenue to include houses fronting on both sides of Stadium Drive. The northern district boundary follows Park Hill to the mid-block property line between Wabash and Shirley avenues, continues east along Avondale Avenue, and turns south following Rogers Avenue to its intersection with Park Hill Drive.

RECOMMENDATIONS

Distribution of this survey report is intended to inform interested individuals, organizations and public bodies of significant historic and architectural resources existing in Fort Worth's Far South and Southwest, Far West, and North and Northwest areas. The implementation of recommendations in this report imply varying degrees of cost, professional assistance and program support. Such recommendations are offered to the Historic Preservation Council, to initiate and to sustain a program of historic preservation.

1.
Of the 127 resources proposed for listing in the Historic Sites Inventories of the Far South and Southwest, Far West, and North and Northwest, ten appear eligible for the National Register. Another eighteen may be eligible for the National Register following restoration and/or documentation, or the attainment of fifty years of age. To date, no resources in the survey area have been listed individually on the National Register. The individual properties within these categories are identified in the next and concluding section of this report, and should be afforded the highest degree of protection. The HPCTC should establish priorities for nomination based on individual merit, degree of endangerment, need for recognition, and degree of public support. The Council also should encourage the documentation and restoration of those resources which do not appear to be eligible for the National Register because of incomplete documentation or alterations.

2.
Of the ten resources which appear to meet the criteria of the National Register, each resource should be reviewed also for possible designation as a Recorded Texas Historic Landmark. Decisions regarding such designation will be made by the Texas Historical Commission. To date, no resources in the survey area have been designated as

Recorded Texas Historic Landmarks, although one has been designated as a State Archeological Landmark by the Texas Antiquities Committee (SW-18).

3.
The six thematic groups which appear to meet the criteria of the National Register should be subjected to further analysis and evaluation, in order to prepare National Register nominations for submission to the Texas Historical Commission. A high priority should be extended to the six conservation districts to provide some degree of local protection against inappropriate alterations and new construction, and to encourage maintenance and restoration.

4.
The remaining resources on the Historic Sites Inventory list which are not located in historic districts, thematic groups or conservation districts, or which do not appear to be eligible for the National Register, nevertheless should receive careful attention for some degree of local protection. Inappropriate remodelings of these historic sites should be discouraged, perhaps through review of permit applications for any exterior modifications. Threatened demolition could be treated similarly.

5.
Survey work and archival research should be continued in order to add to, supplement, and otherwise refine existing survey findings and results. Buildings, objects and places presently not included in the Historic Sites Inventory should be reviewed by the HPCTC for inclusion at a future date. Restoration of a building now considered excessively altered could result in a dramatic reassessment of its architectural quality. Research might reveal the historical significance of some resources not now apparent. In this regard, resources already included in the Historic Sites Inventory which initially did not appear to be eligible for the National Register may appear to be so at a future date.

HISTORIC SITES INVENTORY

The following list of buildings, objects and places contains the primary resources identified in Phase VI-A of the Tarrant County Historic Resources Survey, and constitutes the Historic Sites Inventory for Fort Worth's Far South and Southwest, Far West, and North and Northwest sides. The column headings which appear at the head of the list are explained as follows:

#	The resource number; this number also indicates the resource's location on one of the accompanying resource location maps.
Address or Location	The street address of a resource or, when not available, a brief description of its location; addresses appear in alphabetical and numerical order.
Name or Type	The historic and/or common name of a resource; when not available, or nonexistent, the building type (i.e., house, commercial building, gas station). (Residences are named for the original owner-resident or subsequent owner-resident(s) of some duration or historical significance; a hyphenated house name is a combination of the original and subsequent owners. Nonresidential resources typically are named for the original occupant or use, or for significant subsequent occupant(s) or use(s); when a resource has become associated with the latter, both the historic and common names are given, separated by a slash.)
Date	Single or hyphenated dates refer to initial construction; additional dates refer to subsequent modifications which significantly changed a structure's appearance. (When exact dates of construction or modifications were not obtained from cornerstones, building permits, blueprints, etc., then circa (c.) dates were obtained by noting the first appearance of a property in city directories and back-dating one year. This method provides reasonably accurate dates of construction and has been applied consistently.)

Short narratives following each entry include summary statements of a resource's appearance, history and significance. (Resources on the list have not been altered significantly unless noted otherwise.) Symbol(s) appearing beneath an address entry refer to a resource's landmark status, evaluated level of significance, or contributory role in an established or recommended historic district, thematic group or conservation district. These symbols are explained below.

SAL — Designated as a State Archeological Landmark

NR — Appears to be eligible for the National Register and also may be eligible for designation as a Recorded Texas Historic Landmark

NR* — Potentially eligible for the National Register following restoration and/or documentation, or the attainment of 50 years of age

AACD — Contributor to the proposed Avondale Avenue Conservation District

Apts(NR) — Contributor to the proposed Apartment Structures National Register Thematic Group

Bapt(NR) — Contributor to the proposed Baptist Seminary National Register Thematic Group

BHCD — Contributor to the proposed Bluebonnet Hills Conservation District

BrS(NR) — Contributor to the proposed Brick Streets National Register Thematic Group

Fire(NR) — Contributor to the proposed Bungalow Fire Stations National Register Thematic Group

FPCD — Contributor to the proposed extension of Forest Park Conservation District

HHCD — Contributor to the proposed extension of Hemphill Heights Conservation District

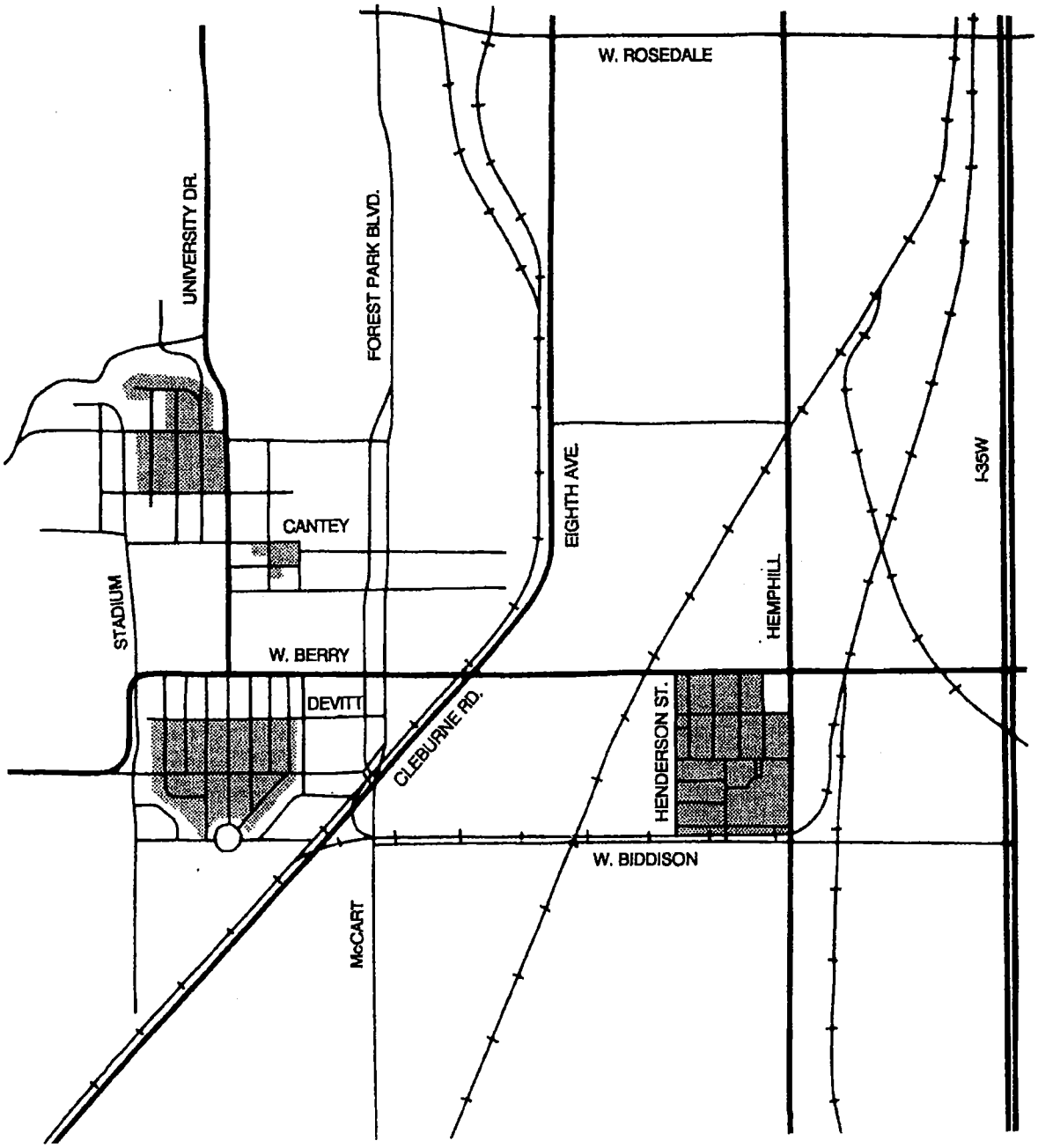
Ind(NR) — Contributor to the proposed Industrial Structures National Register Thematic Group

OLVCD — Contributor to the proposed Our Lady of Victory Conservation District

Sch(NR) — Contributor to the proposed Public Schools National Register Thematic Group

UPCD — Contributor to the proposed University Place Conservation District

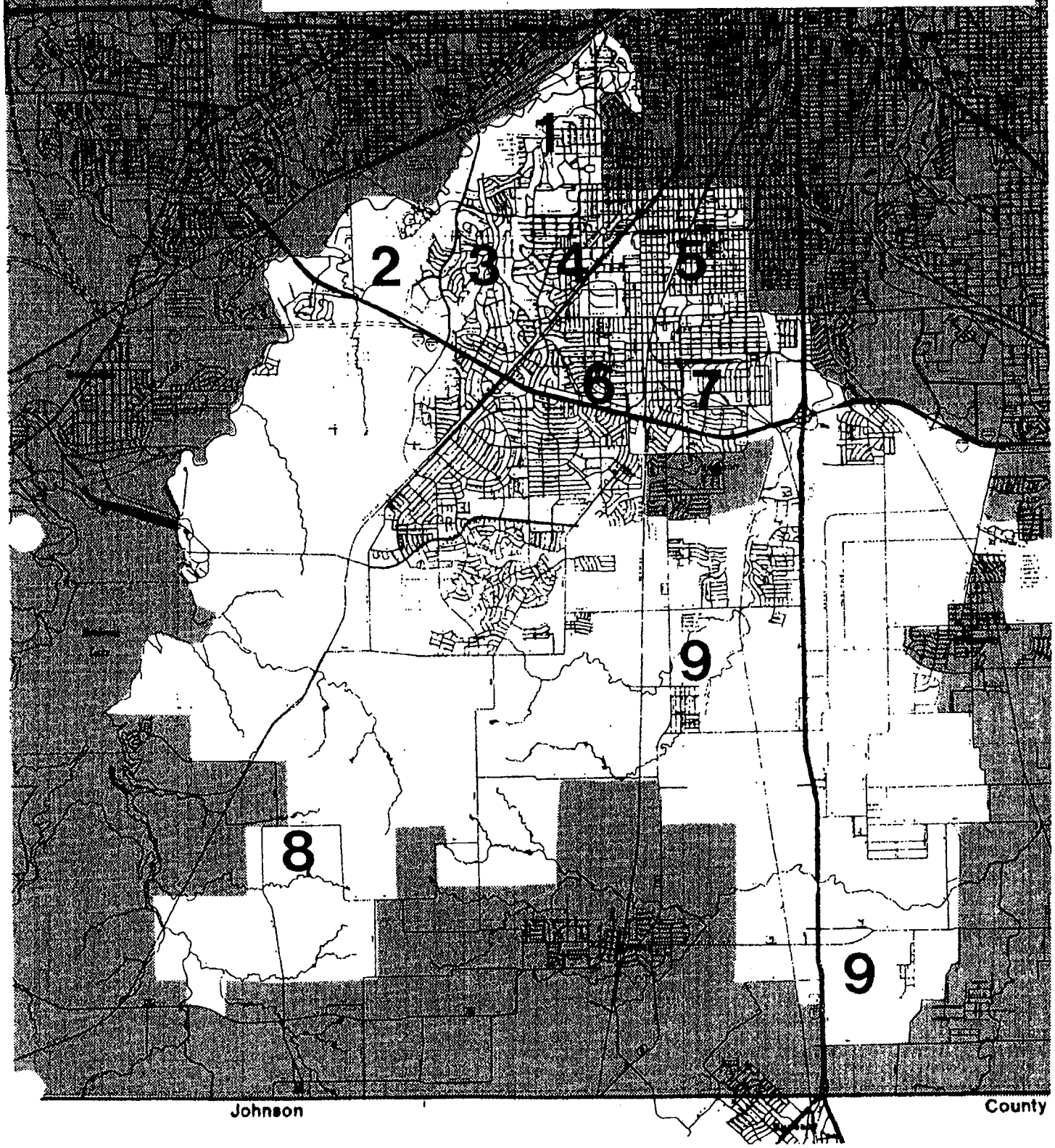
POTENTIAL CONSERVATION DISTRICTS



LOCAL CONSERVATION DISTRICTS

For exact boundaries, consult Historic Districts section, pages 186-190

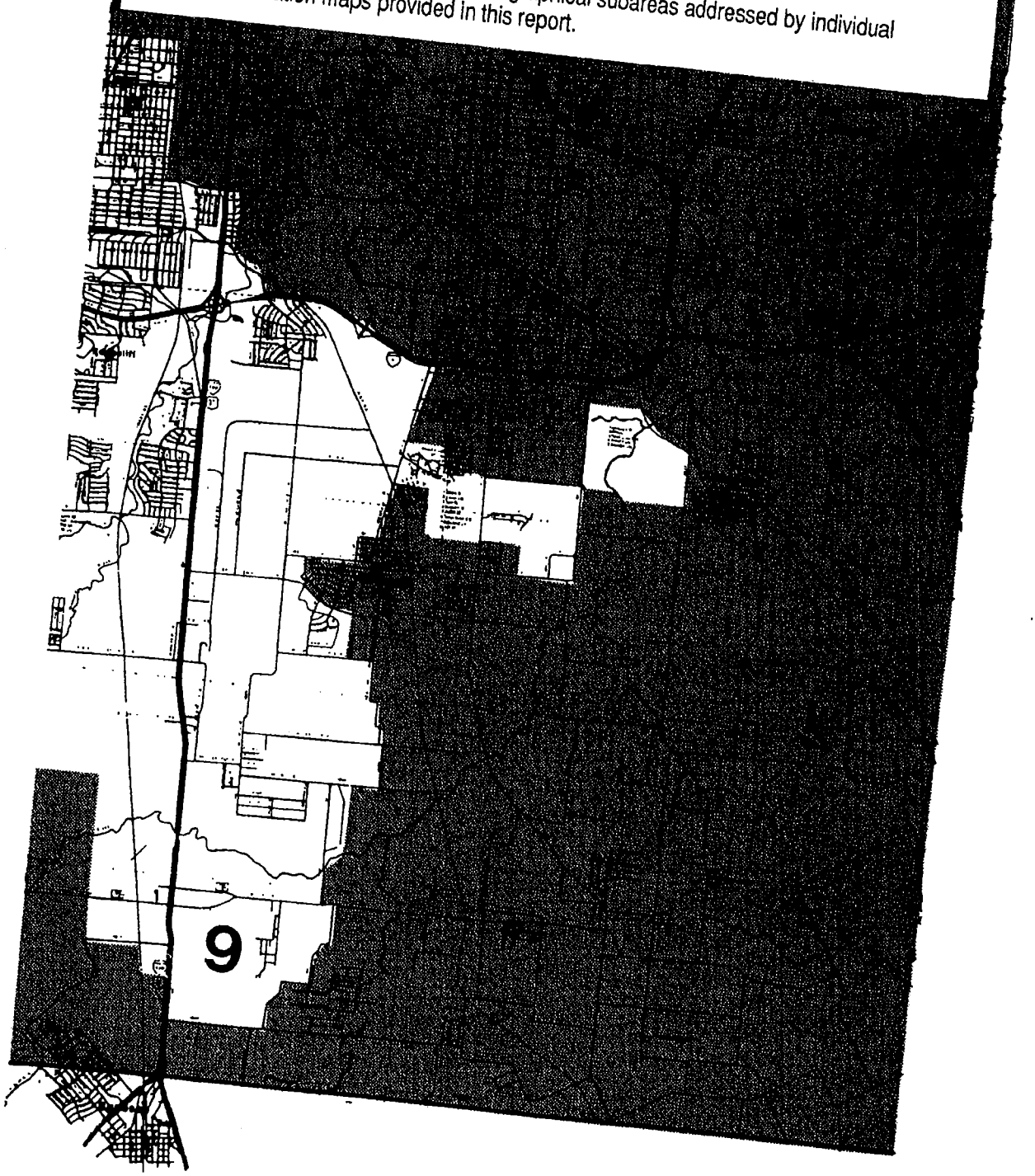
FAR SOUTH AND SOUTHWEST SURVEY AREA (west portion)

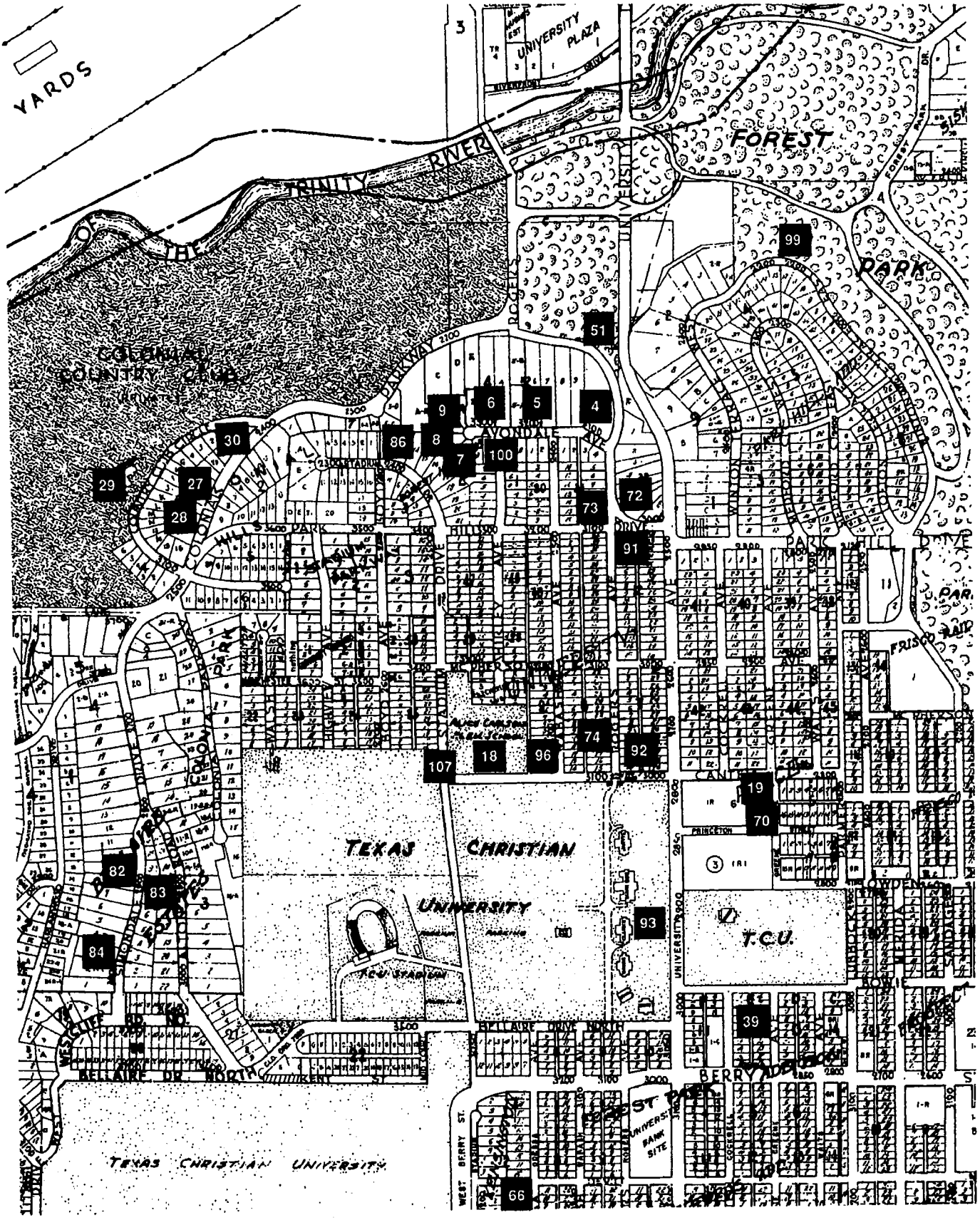


The numbers on this plate refer to geographical subareas addressed by individual resource location maps provided in this report.

FAR SOUTH AND SOUTHWEST SURVEY AREA (east portion)

The numbers on this plate refer to geographical subareas addressed by individual resource location maps provided in this report.





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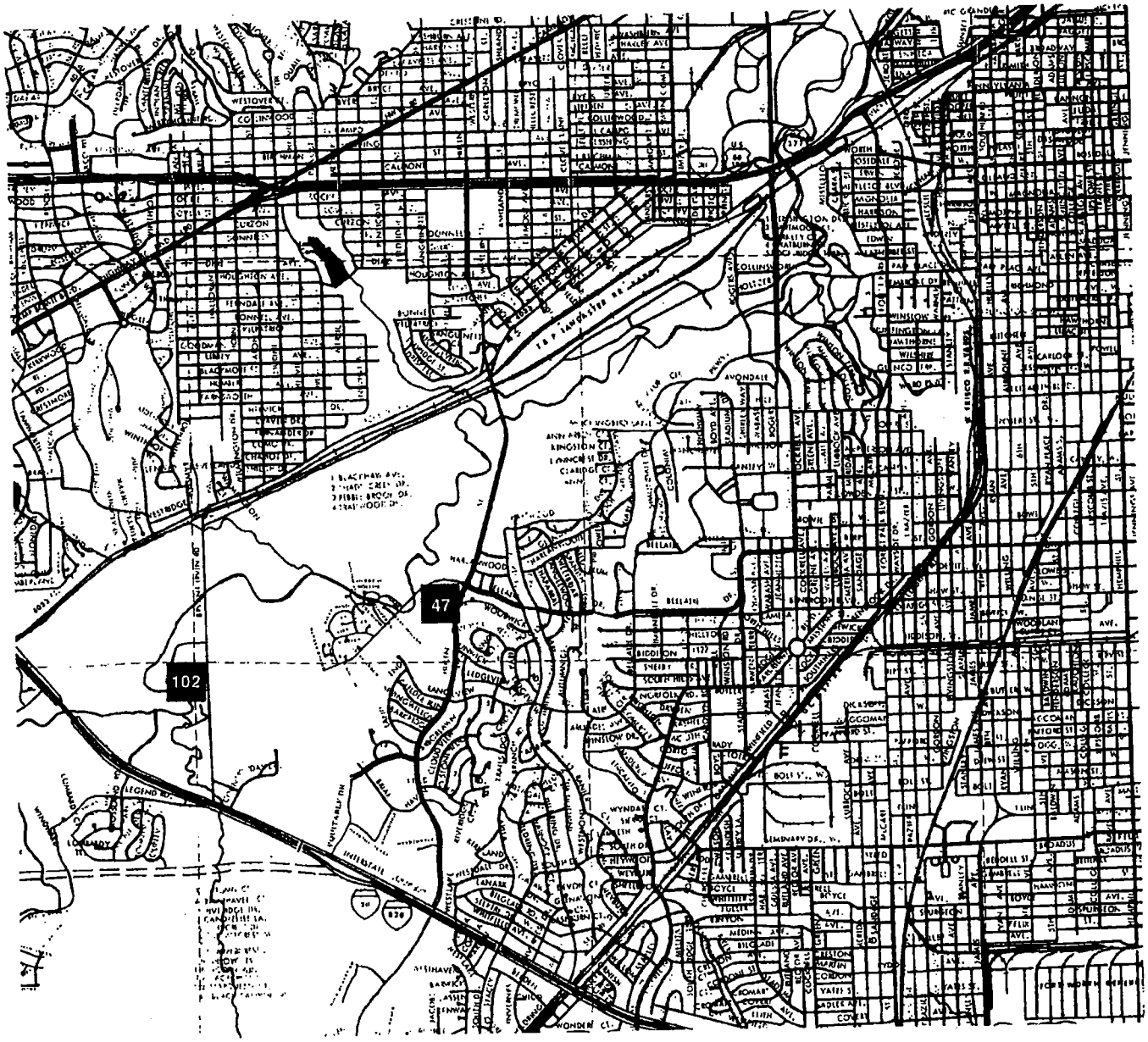

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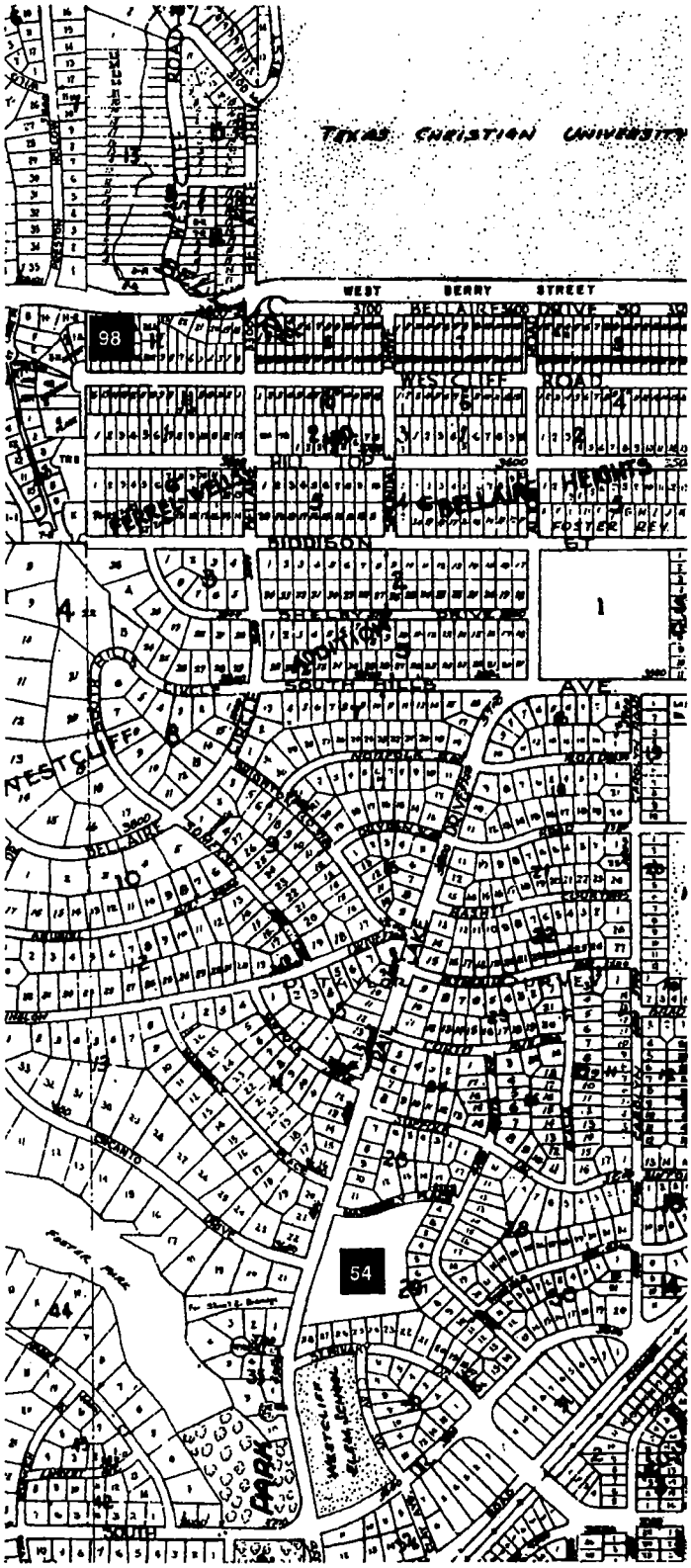

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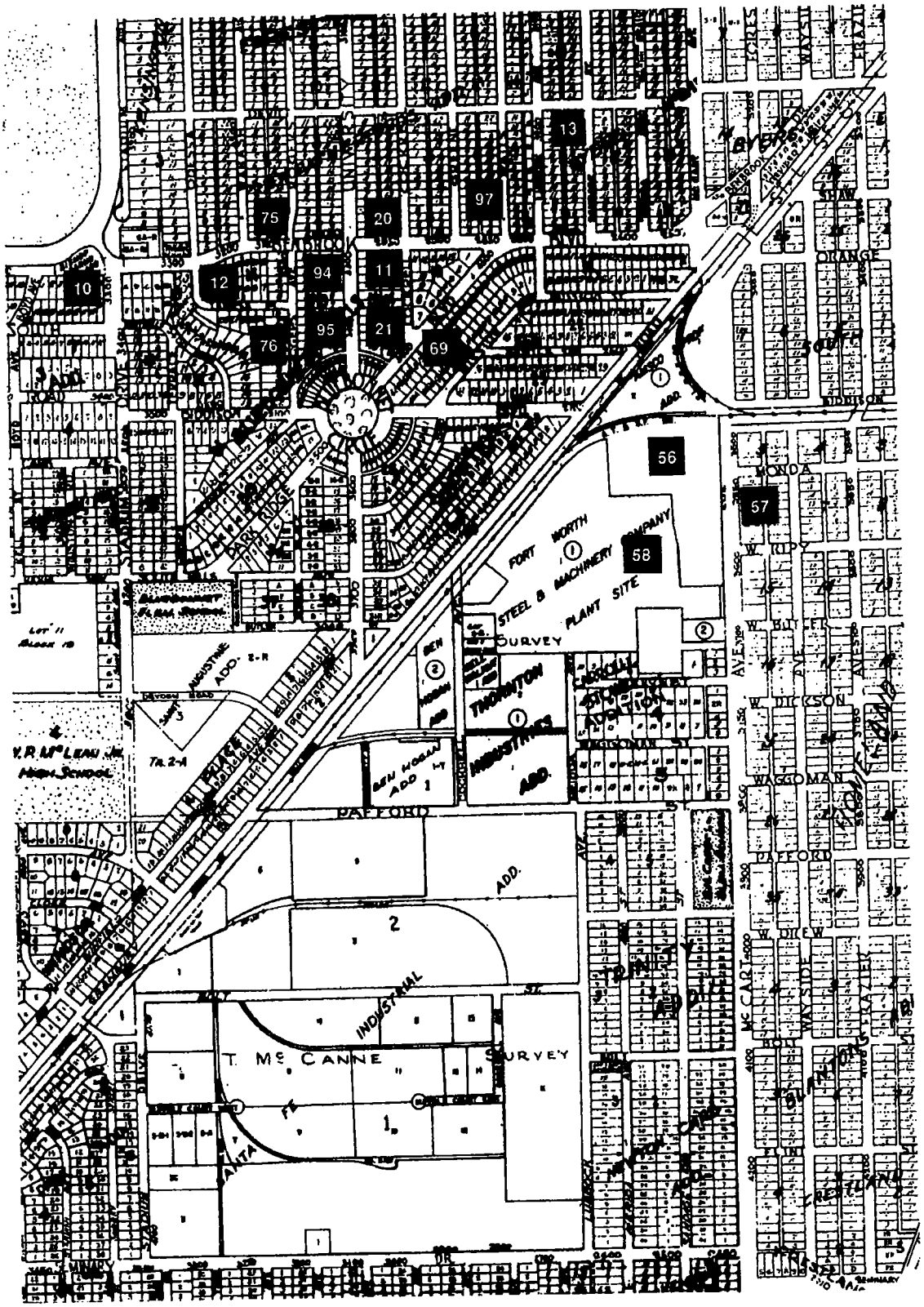

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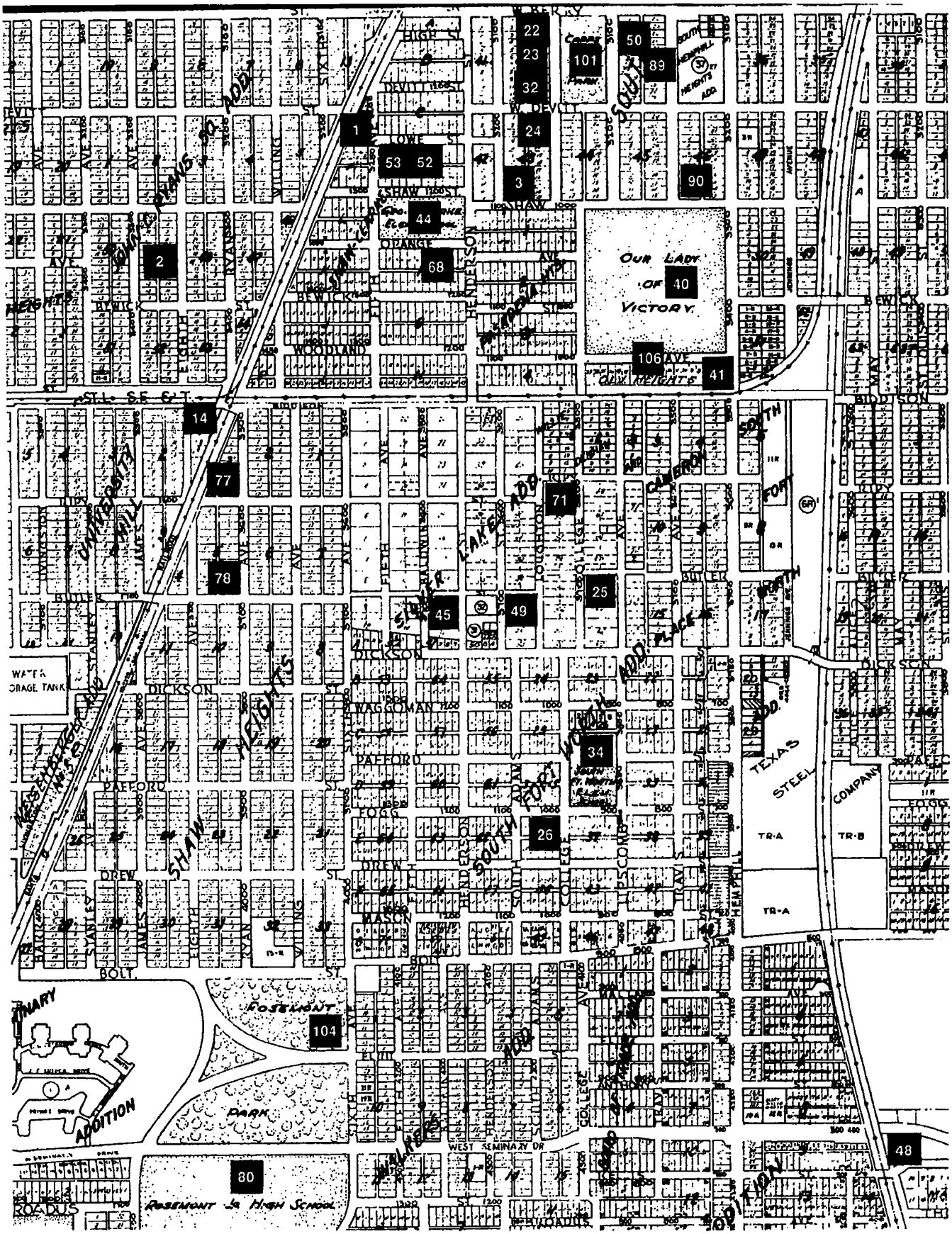

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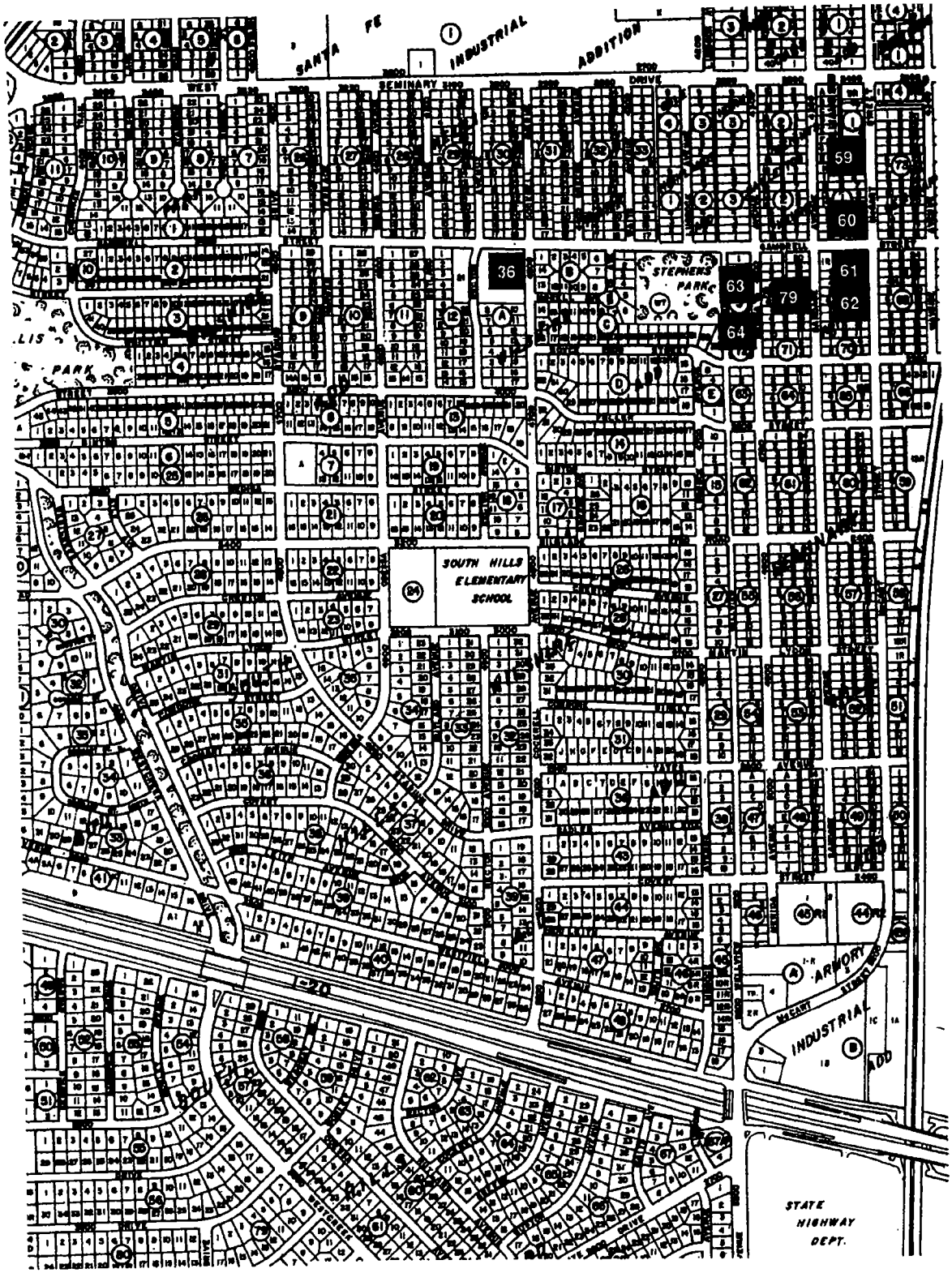

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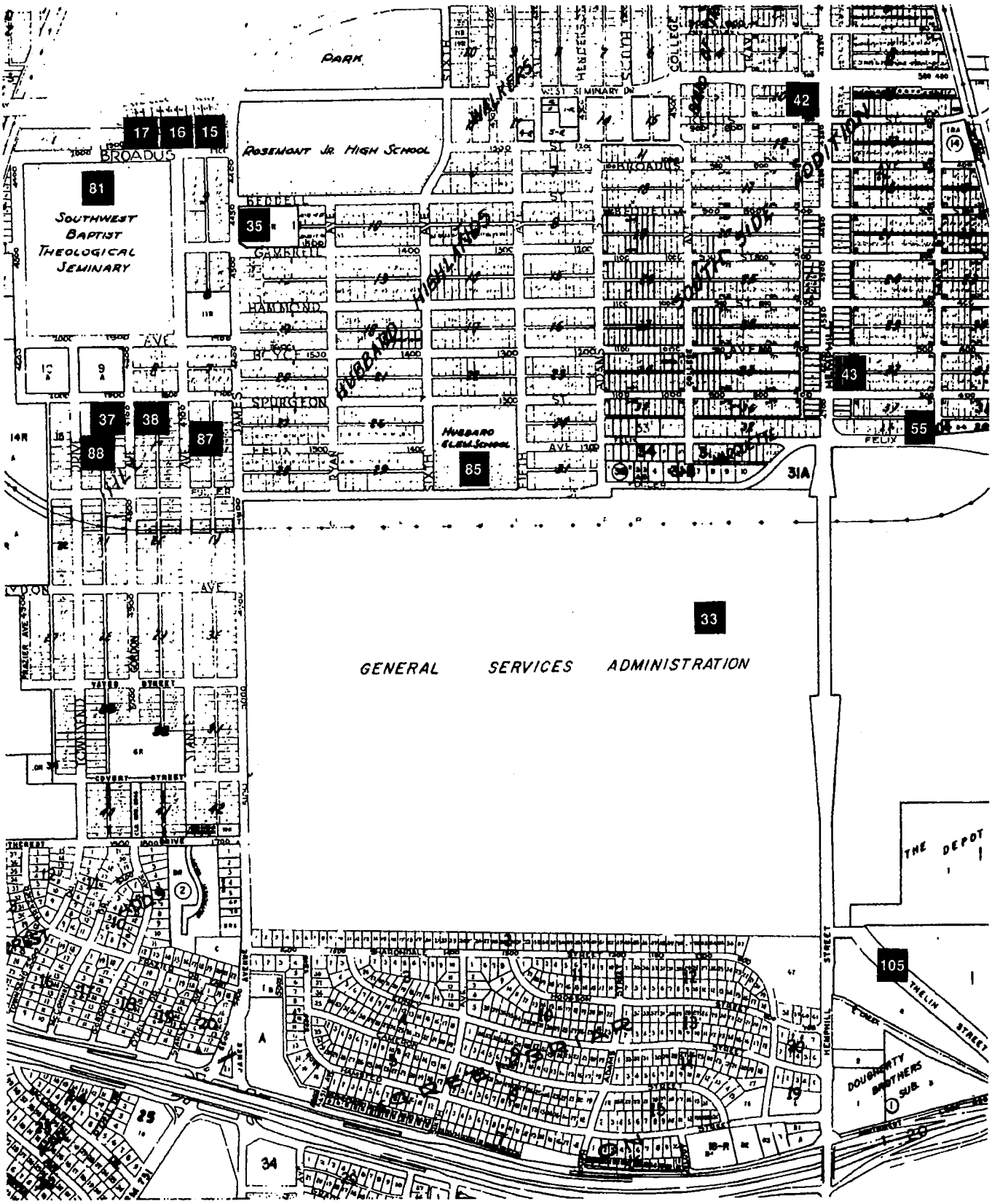

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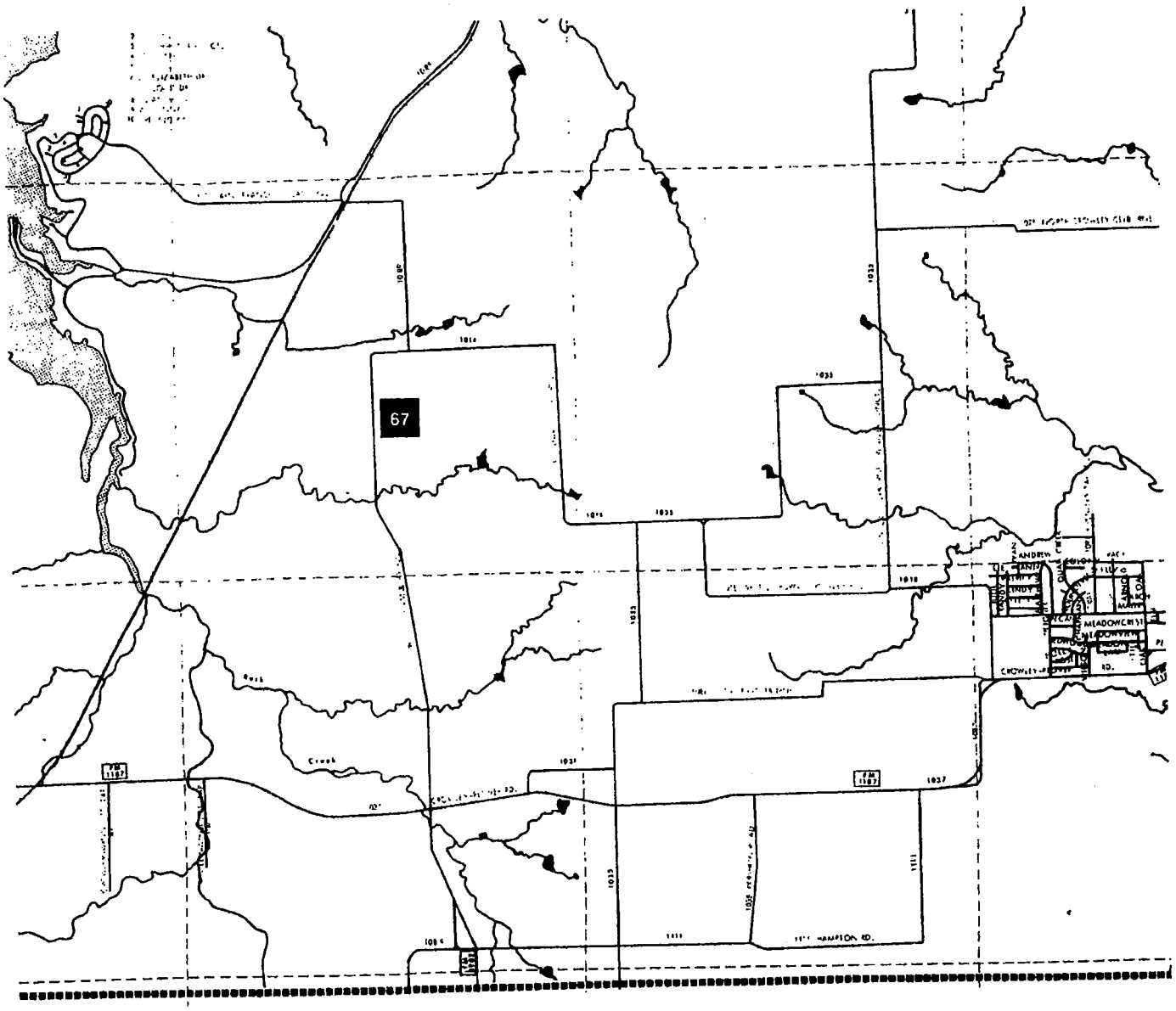

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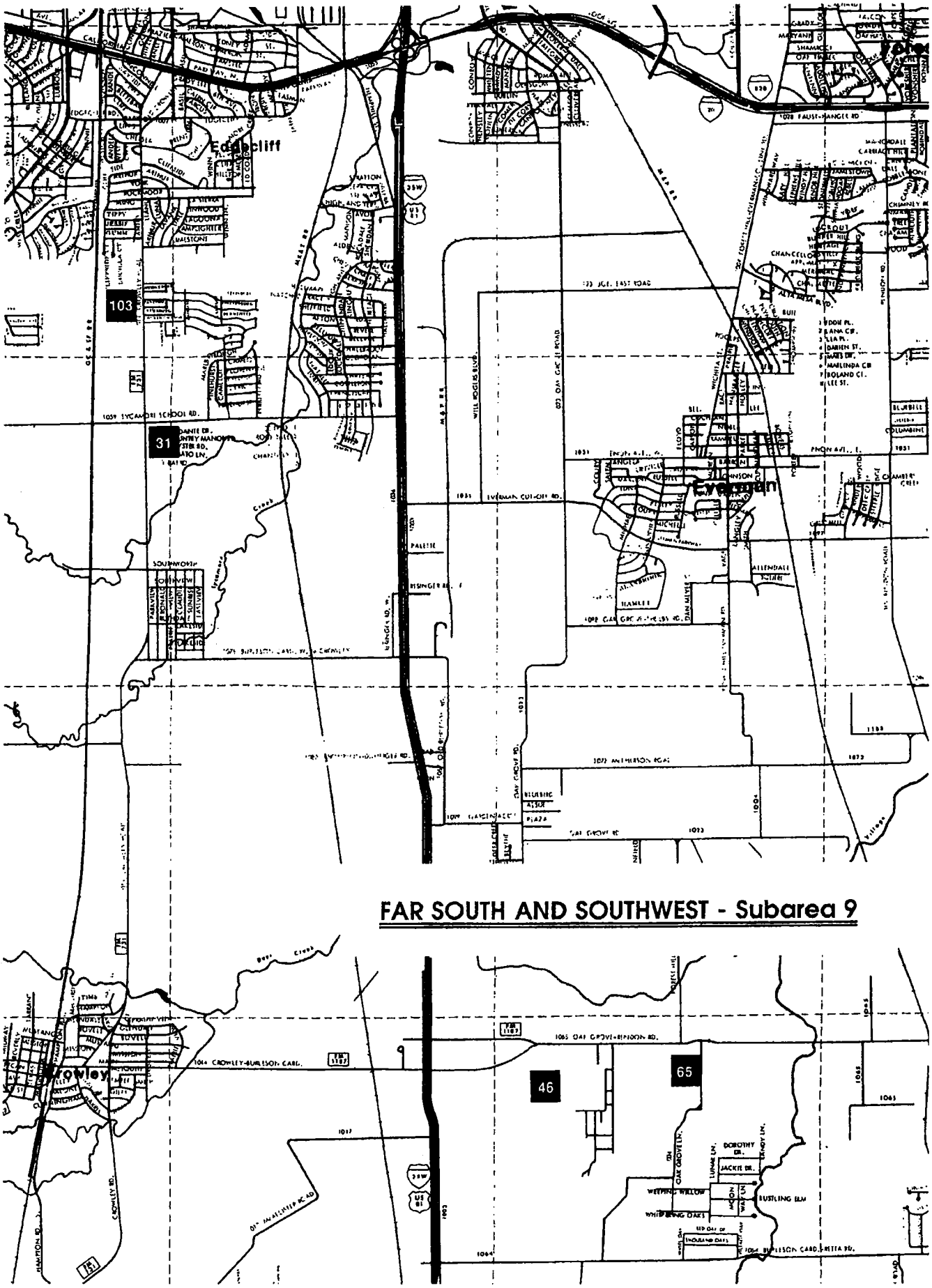
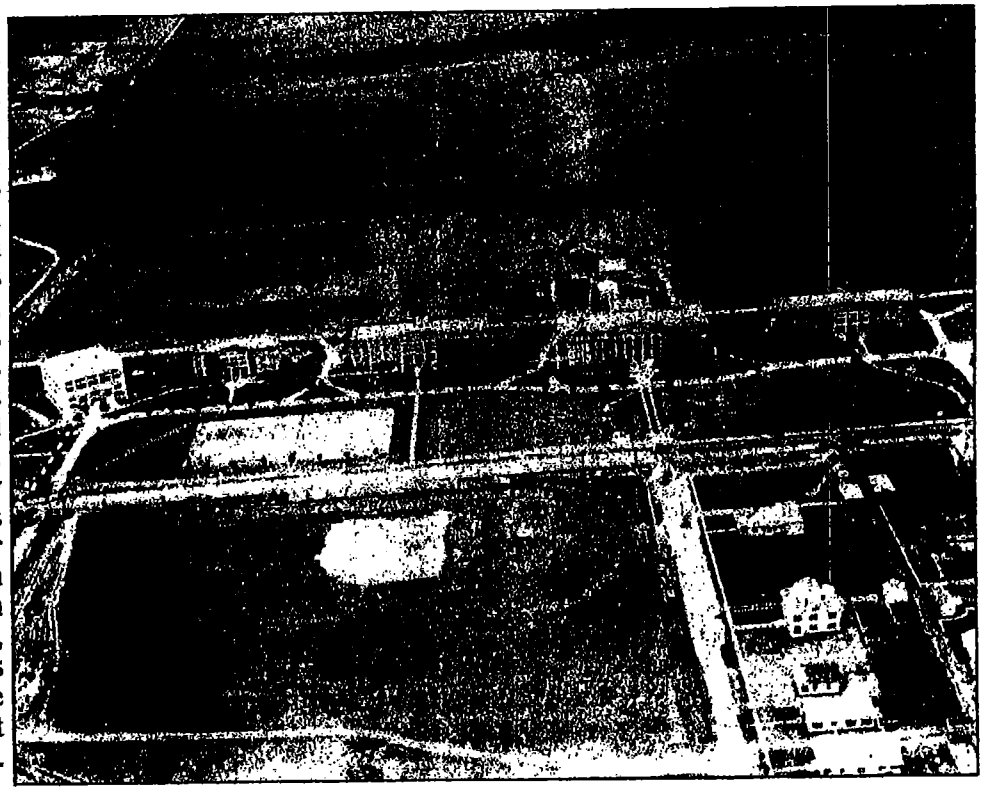
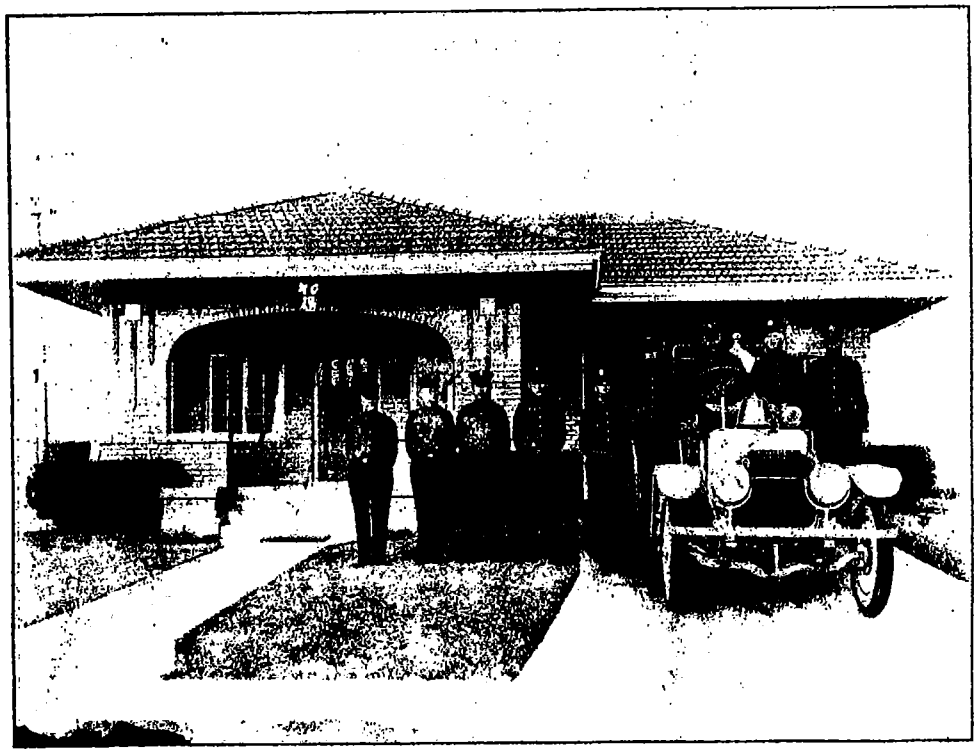


FAR SOUTH AND SOUTHWEST - Subarea 9

During the 1920s, Texas Christian University (SW-93) was surrounded by large tracts of undeveloped land. This view was made between 1921, when the Gymnasium on the far left was completed, and 1925, when Mary Couts Burnett Library was constructed across Forest Park Boulevard – now University Drive. Jarvis Hall, the only intact original campus structure, is at the far right. Fort Worth Star-Telegram Photograph Collection, Special Collections Division, The University of Texas at Arlington Libraries.





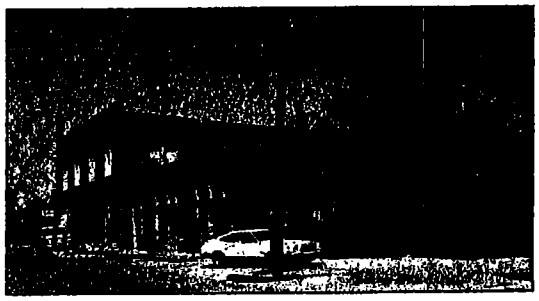
The Captain and firemen from Station #17 (SW-78) pose in front of the station building with their truck about 1930. From left to right are Captain Hurley, Woody Phillips, Festus Smith, G.W. Baker, unknown, Starly Ward, Pappy Browner, Henry McDavid, Sr., and Monk Wilkins. Courtesy Jim Noah.

HISTORIC SITES INVENTORY
FAR SOUTH AND SOUTHWEST (SW)

BUILDINGS

1

2


3

1
3204 5th Avenue, Horton House, c. 1917. This traditional, wood frame house, a T-plan with a front, shed-roofed porch, still sports original turned porch posts and jigsawn brackets in the gable ends. Deed records show that this property in Shaw-Clarke Addition was purchased by Walter F. Horton in 1914. City directories indicate that Horton, a carpenter, was residing here in 1918; by 1920 he had sold the house.

2
3324 8th Avenue, House, c. 1927. This one and one-half story house is distinguished by its sandstone veneer exterior, highlighted by smooth, dressed limestone or cast stone quoins. Similar stonework, by an unknown mason, appears on a number of houses of similar date in the area (see SW-14). The house features several intersecting gables in its irregular plan. The history of the house is unclear; it was first listed in the 1928 city directory as vacant, and has had a number of owners over the years.

3
3247 S. Adams Street/1010-24 W. Shaw Street [HHCD], Shultz Pharmacy/Commercial Building, c. 1922; c. 1928. This red brick and tile construction commercial structure apparently was built in two stages. The two-story, parapeted block facing S. Adams Street opened in 1922 as the Shultz Pharmacy; from 1929 through 1941, the site was operated as Young's Drug Store. The one-story section, to the east, facing W. Shaw Street, contains four storefronts; occupants have included groceries, cleaners, a cafe and a furniture repair shop. The easternmost storefront is angled to permit use as a filling station; the first tenant was Lane Service Station in 1929. Alterations to the structure include the enclosing of the shop windows and installation of aluminum frame windows on the second floor.

4

5

4

3100 Avondale Avenue [NR/AACD], Hill House, 1937. Texas oilman George B. Hill, president of Hill & Hill Inc., of Export Petroleum Corp., and of Throckmorton Co. Inc., oil operators, commissioned prominent Fort Worth architect Joseph R. Pelich to design his house. Building permits show that the $20,000, eleven-room house was erected in 1937 by contractor J.A. Gibbons. Hill and his wife, Marge B. Hill, and family resided in the house until 1950. Situated on high bluffs, the rear elevation of the large, L-plan house overlooks the city to the north, while the south elevation is the formal one, facing Avondale Avenue. Clad in polychrome warm ochre brick with a red tile roof, the Tudor Revival style house has several staggered, gable-roofed bays projecting forward from the hipped mass of the house. Pelich's impressive design is highlighted by a stone, arched portico, a two-story bow window and an arcaded porch. The house served as the Historic Preservation Council's Designers Showhouse in 1986. It appears to be eligible for the National Register on the basis of its association with a prominent Fort Worth citizen and its fine design.

5

3208 Avondale Avenue [AACD], Herd House, 1937. This large, two-story Georgian Colonial Revival style house was constructed for Harvey B. and Elizabeth T. Herd in 1937. Mr. Herd, a lawyer, died prior to occupying the house; his widow resided here until 1949. In 1950 the house was purchased by Dr. and Mrs. William McKinney. Dr. McKinney, a neurosurgeon, is known for his development of an instrument for the treatment of Parkinson's disease. The house remains in the McKinney family. Architectural plans show that the house was the design of Edward L. Wilson, who was chief draftsman for Wyatt C. Hedrick, Inc., a prominent Fort Worth architectural firm. The brick veneer house, painted white, features a central pedimented portico supported by slender Tuscan columns; a fanlit front door is symmetrically flanked by shuttered, small-paned, double-hung windows.

6

3300 Avondale Avenue [AACD], Smith House, 1934. This Tudor Revival style house was completed in 1934 for attorney William D. Smith and his wife Mary A. Smith. Smith, a trial lawyer, joined the prominent Fort Worth legal firm of Capps, Cantey, Hanger & Short in 1919, and inherited representation of the Northern Texas Traction Co. Smith also served as president of the board of trustees of Harris Hospital before his death in 1948. The one and one-half story house was designed and built by Byrne & Luther, Inc., the developers of Westover Hills; Joseph J. Patterson was architect for the firm in 1934. The Smith House is distinguished for its fine materials and design evocative of a Tudor Period cottage. Of irregular plan, the house has several staggered, steeply pitched gables facing forward; roofs are clad in flat red tile. Variegated brick veneer walls and arched entry are highlighted by sandstone quoins; one gable is half-timbered. Several small-paned casement windows and a quaint oriel window complete the composition.

7

3309 Avondale Avenue [AACD], Cummins House, 1933. This one and one-half story, Tudor Revival style house is in composition a main hipped wing with forward projecting gabled bays flanking a shed-roofed entry porch. The house is clad in polychrome brick with one gable half-timbered and stuccoed, and has small-paned casement windows. Building permits show that the residence was constructed by John M. Padgett to the architectural designs of Joseph R. Pelich. Elmer C. and Lorine Cummins commissioned the design for their residence; Cummins was service manager for Westinghouse Electric Supply Co., and later owned Cummins Supply Co., a wholesale electrical supply firm.

8

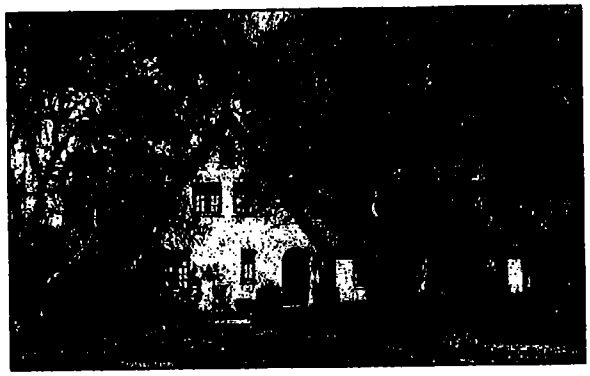
3315 Avondale Avenue [AACD], Parsons House, 1935. Noel R. Parsons, treasurer and later vice-president of Community Public Service Co., and wife Sue commissioned architect Joseph R. Pelich to design their residence in 1935. The seven-room, H-plan, house features pale beige brick veneer walls highlighted by limestone quoins and entry and window surrounds. A forward-projecting gabled portico sports a recessed, arched doorway, and is flanked by a half-timbered gable over diamond-paned leaded casement windows. The Tudor Period Revival house is in excellent condition.

6

7

8

9



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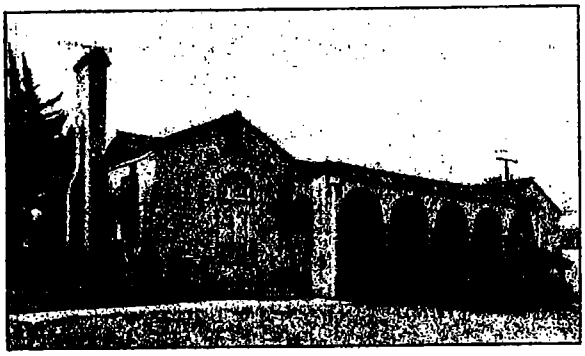


9

3318 Avondale Avenue [NR/AACD], Freese House, 1929. This one and one-half story house is distinguished by its extra-ordinarily fine quality dressed limestone veneer and Period Revival design by architect Joseph R. Pelich for Simon W. and Eunice Brooks Freese. Freese, a consulting engineer and long-time principal of the engineering firm of Freese & Nichols, Inc., joined the company in 1922. The firm, which dates its founding to 1894, has specialized in the water resources field, establishing the first water distribution system for Fort Worth in the year of its inception, and creating or partially developing over 219 dams and reservoirs in Texas. Mrs. Freese, in 1940 president of the Young Women's Christian Association of Fort Worth and an active member of community organizations, was also known for her genealogical work. A mechanic's lien shows that contractor H.T. Mangham erected the large, irregular plan house. In composition, the house consists of a long, gabled wing parallel to the street with a forward-projecting high gable containing an arched, recessed entry. Set back on a wooded, bluff-top site, the residence is a major focus of the cul-de-sac. In excellent condition, the house appears eligible for the National Register on the basis of its association with an important figure in Fort Worth and Texas history, as well as for the quality of design and materials.

10

3401 Bellaire Drive South, Trinity Episcopal Church, 1948. Begun in 1893 as a mission from St. Andrew's Episcopal Church, the current home of Trinity Episcopal Church was constructed in 1948. Fort Worth architects Charles O. Chromaster and Robert P. Woltz, Jr., were responsible for the Gothic Revival design. Faced in random course Austin stone, the church is composed as a low, compact mass covered by a green-tile gable roof, intersected by three forward-projecting gables. An education wing was completed to the west in 1965.

11

2951 Benbrook Boulevard [BHCD], Andujar House, 1937. This Spanish Colonial Revival style house is in composition a long wing parallel to the street with short, transverse side wings flanking an arcaded porch with cast stone columns. The house is clad in yellow brick with a red Mission tiled gable roof. A 1937 mechanic's lien shows that the house was erected by Clifford A. Emery, contractor of a number of Bluebonnet Hills houses, for Ancil R. Ellis, sales manager of Bluebonnet Hills Development Co. Dr. John J. Andujar purchased the foreclosed house in 1938; at the time, he was a pathologist with Harris Hospital, later becoming medical director of the same institution. His wife, Betty Andujar, served as a Republican State Senator from 1973 through 1982.

Before house addition

Present house

EXHIBIT 4-0

Roof area

Roof length
percentage

EXHIBIT 4-1

EXHIBIT 4-2

EXHIBIT 4-3

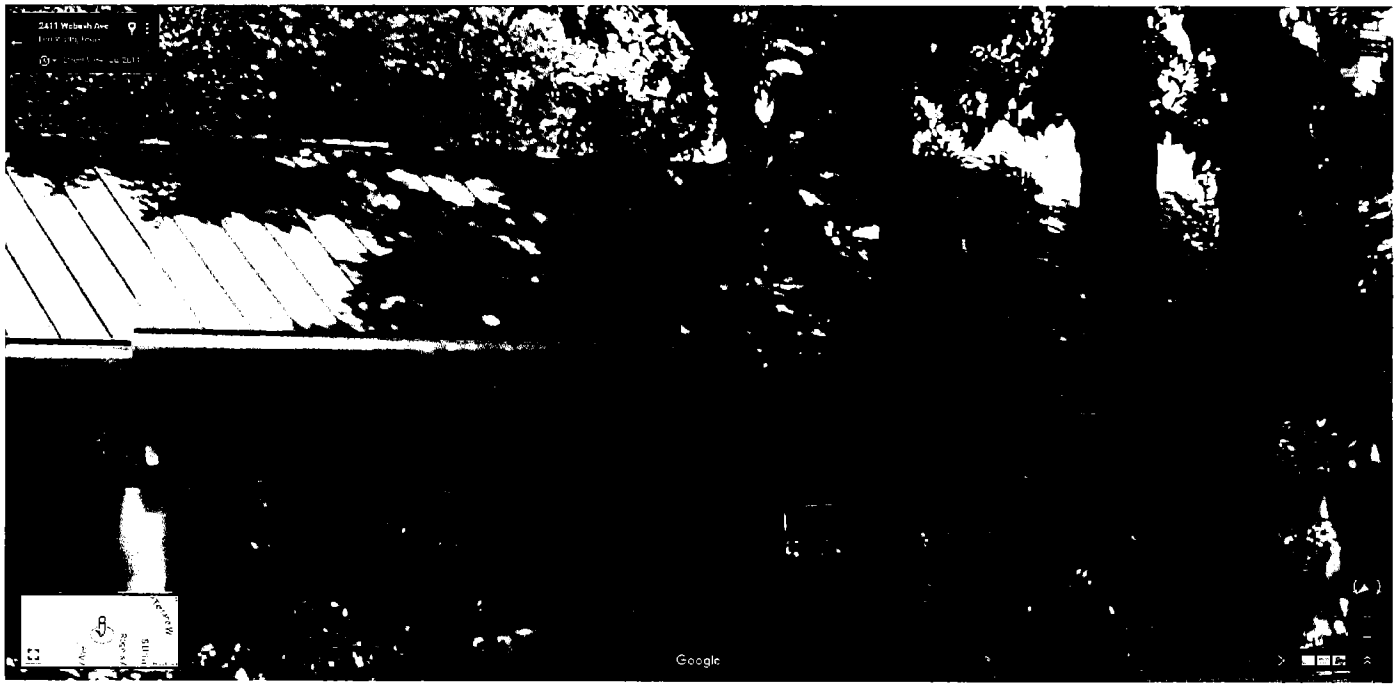
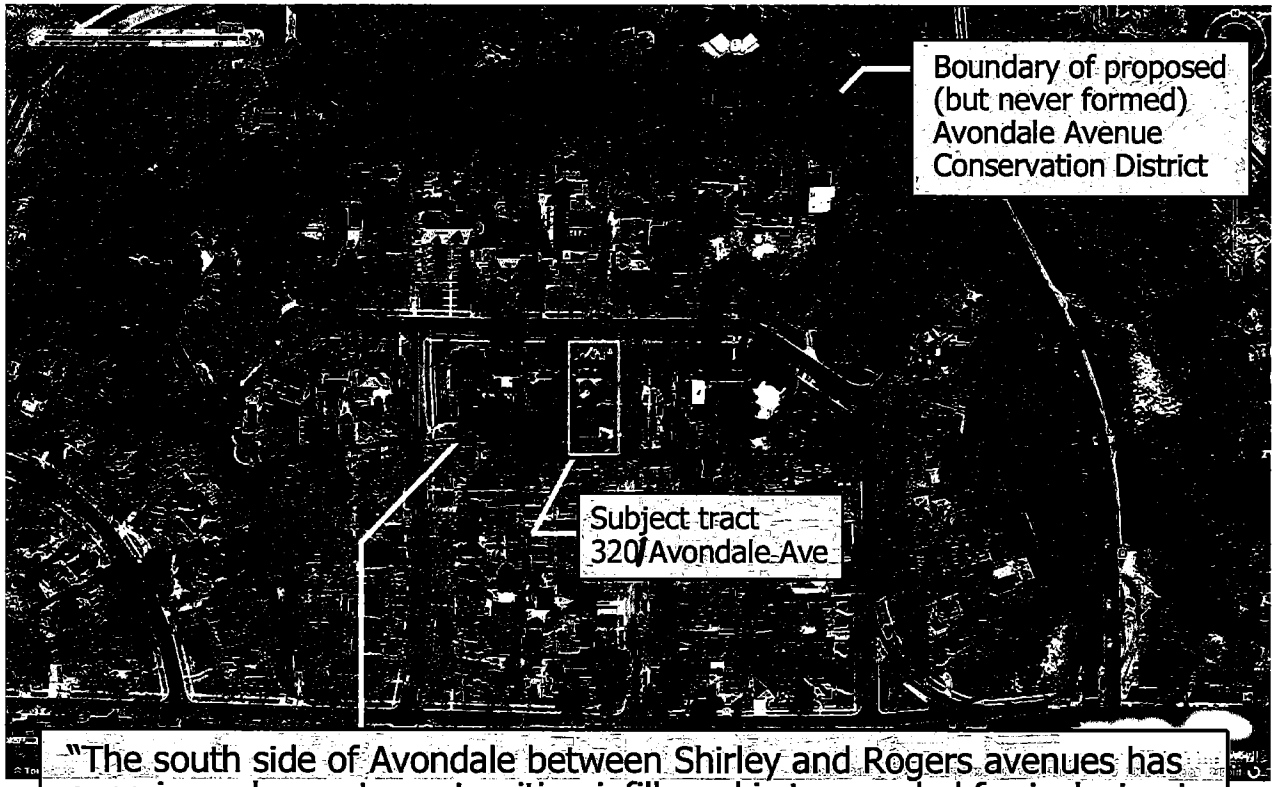


EXHIBIT 4-4



"The south side of Avondale between Shirley and Rogers avenues has experienced recent construcition infill, and is too eroded for inclusion in the district." - Tarrant County Historic Resource Survey, p. 187

EXHIBIT 5-0

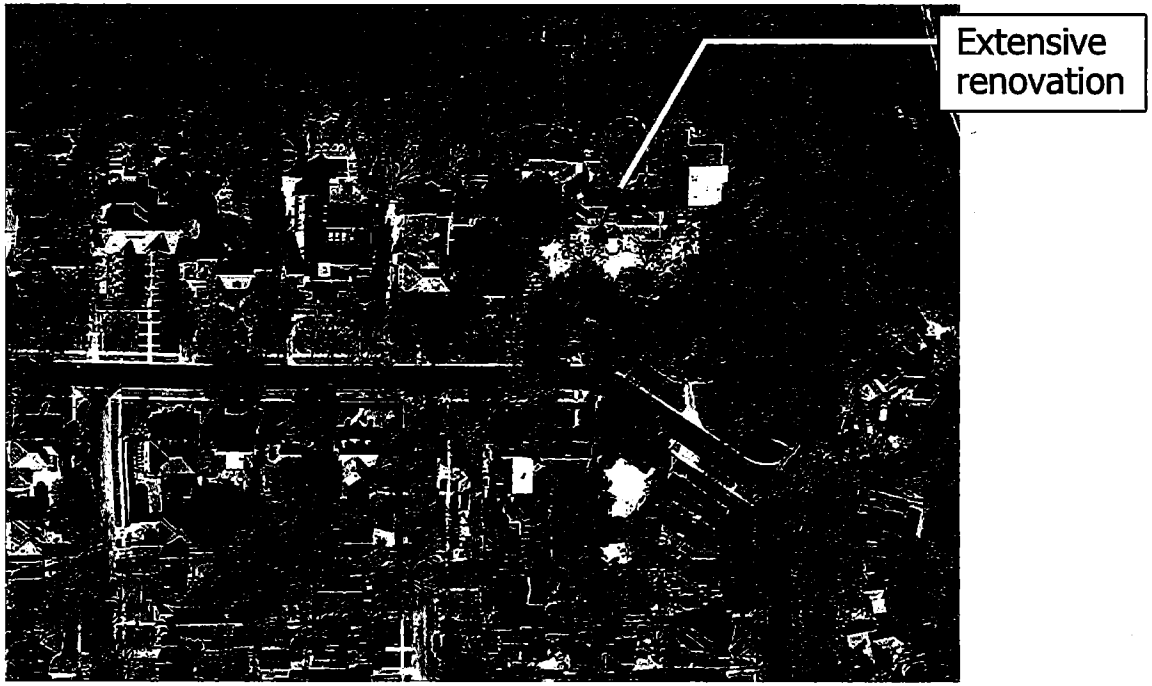


EXHIBIT 5-1

EXHIBIT 5-2

3201 Avondale Avenue
Fort Worth, Texas 76109

November 18, 2016

Murray G. Miller
Historic Preservation Officer, Historic and Cultural Landmarks Commission
1000 Throckmorton Street
Fort Worth, Texas 76102

Re: *Removal of Historic and Cultural Landmark Designation for 3201 Avondale Avenue*

Dear Mr. Miller:

On November 14, 2016, the Historic and Cultural Landmarks Commission heard arguments regarding my application for removal of the historic and cultural landmark individual designation on 3201 Avondale ("the subject property"). At the conclusion of the hearing, the Commission voted to allow me an opportunity to respond to the staff's one-hundred-plus page submission, which recommended denial of my application. I provide this letter, along with a supplemental affidavit of Tod Hanson, as a supplement to my initial application.

At the outset, I note that the staff's recommendation relied heavily on, and even copied extensively from, two sources: (1) Draft University West Historic District (Attachment 8 to the staff's recommendation) and (2) Tarrant County Historic Resources Survey (limited excerpts of which were part of Attachment 9 to the staff's recommendation). These two sources do not support the staff's recommendation. Rather, as explained herein, they unmistakably support my application.

The Historic Preservation Council for Tarrant County, Texas, commissioned the Tarrant County Historic Resources Survey ("Survey"). [Exhibit No. 1, at 1].[1] The Survey includes a comprehensive Historic Sites Inventory (which notably **does not** include the subject property), along with a specific discussion of a *proposed* Avondale Avenue Conservation District. [Exhibit No. 1, at 187]. With respect to the residences along the south side of Avondale, which includes the subject property, the Survey very clearly and unambiguously concludes on page 187, **"The south side of Avondale between Shirley and Rogers avenues has experienced recent construction infill, and is too eroded for inclusion in the district."** [Exhibit No. 1, at 187 (emphasis added)].

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[1] "The Council retained the firm of Page, Anderson & Turnbull, Inc. of San Francisco to conduct all six phases of the survey. Page, Anderson & Turnbull, Inc. is an architecture and planning firm which posesses [sic] **considerable experience in conducting cultural resource assessments and surveys.**" [Exhibit No. 1, at 1 (emphasis added)]. "Distribution of [the Survey] is intended to inform interested individuals, organizations and public bodies of **significant historic and architectural resources** existing in Fort Worth's Far South and Southwest, Far West, and North and Northwest areas." [Exhibit No. 1, at 190 (emphasis added)].

This conclusion by preeminent experts retained to perform a historic resources survey was not included or addressed in the staff's recommendation. It should have been, especially given the staff's reliance on pages 207-09 of the Survey (Attachment 9 to the staff's recommendation), the staff's use of language on page 187 to describe Avondale Avenue in general,[2] and the fact that the discussion on page 187 specifically addresses the matter at issue. **This highly material and dispositive finding from the Survey never would have been brought to the attention of the Commission but for the continuance granted at the conclusion of the November 14th hearing to allow me a fair opportunity to respond to the staff's one-hundred-plus page submission.** This finding in the Survey—a publication heavily relied upon by the staff—overwhelmingly supports my application for removal of the historic and cultural landmark individual designation. This finding in the Survey is also independently supported by the testimony of Tod Hanson, which has been submitted in support of my application. With this information and bearing in mind the importance and purpose of the Survey, I respectfully and sincerely believe that the staff should withdraw its recommendation against removal of the historic and cultural landmark individual designation.

The staff's reliance on the Draft University West Historic District ("Draft") is also misplaced. In the first instance, the Draft is just that, a draft. It clearly did not have sufficient community support to progress beyond the "draft" stage and, therefore, should not be treated as having community support. Yet, the staff's recommendation relies heavily on the Draft. Significantly, though, the Draft undercuts a major argument made by the staff.

The staff, for example, repeatedly refers to the subject property as a springboard for development of the University Place Addition. Yet, page 10 of the Draft, contains a 1927 Sanborn Map of the University West Neighborhood. The 1927 map very clearly reveals that University West was well under development before construction of the subject property. The 1927 map also demonstrates that Avondale Avenue was already under development prior to construction of the subject property. Indeed, a review of Tarrant Appraisal District records confirms that at least the following residences were constructed prior to the subject property: 3115 Avondale, 3220 Avondale, 3301 Avondale, and 3305 Avondale.

The bottom line is that the Draft does not link any development of the University Place Addition (or any other neighborhoods, for that matter) with the construction of residences on Avondale. The growth was due to the paving of University Drive. On this very point, page 4 of the Draft provides, "Substantial growth in this area did not take off until 1922 when it was annexed and University Drive (then called Forest Park Blvd) was paved"—a full seven years prior to

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[2] For example, at the bottom of page 6 of the staff's recommendation, the staff used the following language: "Avondale Avenue, an enclave of substantial residences[.]" This very language comes from the first full paragraph on the left column of page 187 of the Survey. [Exhibit No. 1, at 187]. The very end of that particular paragraph on Page 187 of the Survey concludes that, "The south side of Avondale between Shirley and Rogers avenues has experienced recent construction infill, and is too eroded for inclusion in the district." [*Id.*]. Unless the failure to include this highly material and dispositive finding was somehow an oversight, it is certainly arbitrary, capricious, and unreasonable for the staff to rely on page 187 and other parts of the Survey to describe Avondale Avenue but then not draw the Commission's attention to the very conclusion in the Survey that is dispositive of the matter at hand.

construction of the subject property. And even then, the Draft states that "[o]nly a few houses were constructed in the early 1930's." Construction of the subject property was surely no springboard to further development if only a few houses were constructed in the early 1930's.

Importantly, neither the Survey nor the Draft discuss or attribute any importance or significance of W.C. Guthrie, Ben Milam, or Ross Mason (or any other prior owner of the subject property) in connection with Avondale Avenue in general, the subject property, or development of the University Place Addition. Moreover, the Survey does identify several residences on Avondale considered to be Historic Sites. Those residences are: 3100 Avondale (which is not designated and is now occupied by the TCU Chancellor following a multi-million dollar renovation and expansion),[3] 3208 Avondale (which is not designated and has undergone several multi-million dollar renovations), 3300 Avondale (which is designated and is located on the north side of Avondale and considered eligible for protection in the Survey), 3309 Avondale (which is not designated), 3315 Avondale (which is not designated), and 3318 Avondale (which appears to be designated "DD" and not historic but is nevertheless located in the cul-de-sac of Avondale and considered eligible for protection in the Survey). Notably absent from the Survey's identification of Historic Sites is the subject property. Again, this is strongly persuasive evidence that the historic and cultural landmark individual designation should be removed from the subject property.

In addition, the Survey describes the work of "prominent Fort Worth architect Joseph R. Pelich" in connection with the houses on the north side and cul-de-sac portions of Avondale Avenue it considers eligible for protection. [Exhibit No. 1, at 187]. Again, there is no reference to Ben Milam or his work.

A few additional words about application of Section 4.401(c)(4) of the Fort Worth Zoning Ordinance are worth emphasizing. The subject property simply does not qualify for designation under subparts (a) through (j), as confirmed by the testimony of Tod Hanson and the Survey. The staff's recommendation is largely devoted to reliance on the builder, architect, and prior owners of the subject property. But in doing so, the staff's recommendation fails to demonstrate that the subject property is actually identified with the builder, architect, or any of its prior owners. The staff's recommendation did not identify a single piece of literature that would show the necessary historical link between the builder, architect, or any of its prior owners to the subject property. The reason is simple: the subject property is not historically significant, as confirmed by the Survey and the testimony of Tod Hanson. In any event, reliance on the builder, architect, or any of the prior owners only relates to two of the ten subparts—subparts (c) and (h).[4] Importantly, three or more of the subparts must be satisfied for designation. They are not.[5]

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[3] The Survey referred to this residence as the Hill House. [Exhibit No. 1, at 207]. According to a placard located on the exterior brick wall, 3100 Avondale is now referred to as the Minor House.

[4] The staff's recommendation regarding the alleged significance of the prior owners of the subject property is more of an exercise in association than identification of individual achievement and lacks any evidence specifically linking any prior owner to a significant contribution. Merely working for an important company or having an association with an important company does not transform a person to a person "who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States[,]" as required by the Zoning Ordinance. I respectfully submit that no one on the Commission has ever heard of any of the prior owners of the

Finally, there was some discussion at the initial hearing about the look and feel of Avondale Avenue, as though it is untouched and should be protected. For better or worse, many of the residences along Avondale Avenue have undergone extensive change. [Exhibit No. 2, depicting some of the more recent rebuilds/renovations]. Houses have been torn down and rebuilt. Other houses have undergone extensive remodeling and expansion, including the subject property. In fact, TCU just completed a massive expansion and renovation of 3100 Avondale. I encourage the Commission and the staff to visit Avondale Avenue. The extensive changes to the residences up and down Avondale Avenue are self-evident.

In light of the foregoing and for the reasons included in my initial application and the testimony of Tod Hanson, I respectfully apply for removal of the historic and cultural landmark individual designation. Please provide my letter and the initial and supplemental affidavits of Tod Hanson to the Commission as soon as possible and place the continuation of my application on the docket for the December 12, 2016 hearing of the Historic and Cultural Landmarks Commission.

Respectfully submitted,

Michael D. Anderson

Enclosure

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subject property. The analogy given by a member of the Commission at the initial hearing is most appropriate. That is, merely working for Apple does not make a person significant for purposes of designating a home as historic. Working for Apple and being credited with inventing the iPhone is another story altogether.

[5] At the hearing, there was reference to my purchase of the subject property knowing that it has a historic and cultural landmark individual designation. That, of course, is true. But I also knew when I purchased the subject property that the City of Fort Worth had a well-defined, orderly procedure for removal of the designation. Based on my research, I firmly believed (then and even more so now) that the subject property did not qualify for designation under Section 4.401(c)(4) and had certainly lost any alleged historical significance due to the extensive changes to the subject property.

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Historic Preservation Council for Tarrant County, Texas

Dedicated to Ruby Schmidt for her devotion to preservation in Tarrant County

EXHIBIT
tabbies
1

BACKGROUND AND PURPOSE

The Historic Preservation Council for Tarrant County, Texas (HPCTC), is a coalition of forty-one organizations whose central objective is preservation action in Tarrant County. Shortly after its formation in late 1979, the Council agreed to sponsor a historic resources survey of Tarrant County. Realizing that this was an undertaking of no small order, the Council determined to conduct the survey in several phases. The first phase consisted of the Central Business District of Fort Worth and the City of Grapevine, and was carried out in 1981-82. The second phase, comprising portions of northeast and northwest Tarrant County and the Mansfield area in southeast Tarrant County, was undertaken in 1982-83. Fort Worth's Southside was surveyed in the third phase during 1983-84. Fort Worth's Upper North Side, Diamond Hill, Riverside, Como, Meadowbrook, Polytechnic, Stop Six, Handley and other Eastside areas were surveyed in the fourth phase in 1984-85. The fifth phase, comprising the Near North Side, West Side and Haltom City, was surveyed in 1985-86. The first half of phase six covers areas in the far south and southwest, far west, and north and northwest within Fort Worth city limits, and the second half of phase six covers all remaining areas in Tarrant County not previously surveyed. This work was carried out in 1987-88. This publication covers areas covered during the fourth phase and the first portion of phase six.

The Council retained the firm of Page, Anderson & Turnbull, Inc. of San Francisco to conduct all six phases of the suvey. Page, Anderson & Turnbull, Inc. is an architecture and planning firm which posesses considerable experience in conducting cultural resource assessments and surveys. The contractor's primary duties were to conduct the field survey—including mapping, filling out forms and photographing resources—and to evaluate and prepare a report on the observations and findings. Historical research, carried out by the Council in the first phase, became the responsibility of the contractor in phases two through six. Members of the Council and the general public have also provided valuable information and assistance.

Historic preservation has changed in recent years from an emphasis on individual monuments to a focus on neighborhoods, districts and communities. A historic resources survey attempts to identify the physical components of a community—its buildings, objects and places—which possess significant architectural and historical value. Often these significant resources are not only the imposing structures of the wealthy and powerful, but also the houses, factories, halls and churches in which typical men, women and children have lived, worked, conducted their business and gathered together. These "built" resources form the patterns which embody the community's history and historical meaning. The resources as identified and documented in this survey provide definition and substance to the heritage of Fort Worth and Tarrant County.

The Historic Sites Inventory provided herein will provide data for comprehensive planning and public awareness. The report as a whole is presented to the preservation and development communities, both in the public and private sectors, to encourage wise decisions that will sustain and enhance the historic fabric of the east, far south and southwest, far west, and far north and northwest sides of Fort Worth.

METHODOLOGY: PROCEDURES AND CRITERIA

This survey was undertaken in a five-step process (orientation, field survey, historical research, review and evaluation), followed by preparation of this document.

The Phase IV survey addressed large portions of Eastside and Upper North Side of Fort Worth. A neighborhood in Fort Worth's West Side, Como, also was included because it is a Special Emphasis Area in the City of Fort Worth's Community Development Block Grant (CDBG) program. CDBG funds were used to support the Phase IV portion of this survey. A condition for receiving this funding was that certain Special Emphasis Areas, i.e., neighborhoods such as Como targeted for Community Development programs, be included in this phase of the survey. The report is divided into ten areas. The boundaries for each area (except Miscellaneous) reflect to some degree historic development patterns. One area, identified as Southeast, includes three neighborhoods within its boundaries: Morningside, Worth Heights and Glen Garden. The Trinity River flood plain (bounded on the south and east by Randol

Mill Road, north by the Fort Worth city limits, and the west by the Riverside area) is included as a separate area called Miscellaneous. The general cutoff date for considering the inclusion of structures in the survey was 1945, although exceptions were made for resources of extraordinary quality. The boundaries of the nine areas (other than Miscellaneous) are as follows:

Como(C): North, Lovell Avenue; East, Guilford Road; South, W. Vickery Boulevard; and West, Pentecost Street.

Upper North Side(N): North, Loop 820; West, Azle Avenue, then the City Limits to the Jacksboro Highway; South, Ada Avenue to NW. 23rd Street to Refugio Street, then north to NW. 27th Street to N. Main Street; East, from NW. 28th Street north on railroad tracks to Terminal Street, then east on Terminal Street to Deen Road, and north to the Loop 820.

Diamond Hill(D): North, Terminal Street; West, railroad tracks; South, NW. 28th Street; East, Maxwell Drive to E. Long Avenue, then west to Deen Road, and then north to Terminal Street.

Riverside(R): North, Loop 820; West, Mark IV Parkway and Deen Road to NW. 28th Street, east to the Texas and Pacific Railroad tracks, then south on Oakhurst Scenic Drive to E. Belknap Avenue, then south following the Trinity River; South, the Trinity River (west fork); East, Beach Street north to Galvez Street, then east to Mechanic Street and Haltom Road to City limits, then City limits to the Loop 820.

Meadowbrook (M): North, Interstate 30 to Randol Mill Road, then Randol Mill Road to Loop 820; East, Loop 820; South, Texas and Pacific Railroad tracks; and West, S. Riverside Drive.

Polytechnic(P): North, Texas and Pacific Railroad Tracks; East, Miller Avenue; South, Hardeman Street, then north on Wichita Street to Glen Garden Street, then west on Glen Garden Street to Cobb Park Drive; West, Cobb Park Drive to the Polytechnic Freeway at E. Vickery Boulevard, north on Polytechnic Freeway to S. Riverside Drive, and then north to Texas and Pacific Railroad Tracks.

Stop Six(S6): North, Texas and Pacific Railroad Tracks; East, City limits and Lake Arlington (except Handley Cemetery); South, City limits; and West, Miller Avenue.

Handley(H): North, City limits; West, Loop 820; South, E. Rosedale Street (but including Handley Cemetery) to City limits, then City limits to the east; East, City limits.

Southeast(SE): North, E. Allen and Maddox Avenues; East, Cobb Park Drive south to Glen Garden Street, then east to Wichita Street, then south to Hardeman Street and then east on Hardeman to Miller Avenue then south to City limits; South, City limits from Miller Street to Wichita Street, then south to Interstate 20, west to Oak Grove Road; West, Oak Grove Road north to Interstate 35, then north to W. Seminary Drive, then west to Hemphill Street, then north to E. Berry Street, then east to New Orleans Street, then east to Evans Avenue, then north to E. Allen Avenue.

The Phase VIA survey was conducted in three outlying areas of Fort Worth, parts of which have only recently been annexed. The Far South and Southwest is bounded on the north by the Clear Fork of Trinity River and W. Berry Street; portions of Forest Park and the campus of Texas Christian University, previously excluded from the Phase III survey of the Southside, were included. Hemphill Street to W. Seminary Drive and Interstate 35 to Loop 820 formed the eastern border; south and southeast of Loop 820, all territory within current Fort Worth city limits were surveyed, including rural districts adjacent to Crowley, Burleson, and the east shore of Benbrook Lake. The joint city limits line of Fort Worth and Benbrook forms the southern border with Mary's Creek on the southwest. Recently annexed areas south of Benbrook and south of Interstate 30 and west of Mary's Creek also were surveyed. Northwest Loop 820 was the southern boundary for the North and Northwest; the surveyed area, coinciding with city limits, extended far north of Saginaw and to the north of Marine Creek Lake. General Dynamics and Carswell Air Force Base eastward to the West Fork of Trinity River were included in the survey of the North and Northwest.

The general cutoff date for considering the inclusion of structures in the survey is 1945. However, exceptions were made for some resources based on the criteria of architectural significance, civic importance, ephemeral nature, and the role which the resource played in the culture of the

time. The Far West Side possesses a number of buildings from the immediate postwar period. Care has been taken to include in the survey resources that meet any of the above criteria.

The Phase IV field survey was carried out by two architectural historians in September, 1984 and March, 1985. Phase VIA field survey work was undertaken in March and April, 1987. Streets which existed in 1945 within the boundaries of the survey area were driven or walked. The team looked for buildings and other cultural resources which fall into two broad categories: first, those which are individually significant and which appear to meet criteria of the National Register of Historic Places or the Texas Historical Commissions's guidelines for Recorded Texas Historic Landmarks, or those which contribute in some way to a complete picture of the physical development of the areas surveyed; and second, those resources which do not stand out individually but which collectively or in groups contribute to the distinctive character of the survey area and therefore might be worthy of conservation. For all those resources which fell into the first category, field survey cards (those used by the Texas Historical Commission in compiling its Historic Sites Inventory) were filled out, and photographs (both black-and-white prints and color slides) were taken. Resources in both the first and second categories were marked on maps with an estimated date of construction and a code indicating building type.

The contractor and volunteers carried out historical research on all buildings and other historic and cultural resources on which field survey cards had been filled out. County tax assessment records, mechanic's liens, building permits, city directories, old newspaper articles, city reports and other publications, interviews with present property owners and descendants of the original owners, and historical photographs all revealed vital information about such things as dates of construction, architects, builders and noteworthy members of the community.

Once the field survey, research and review steps were completed, all historic resources tentatively identified as significant were evaluated for their potential eligibility for listing on the National Register of Historic Places. The National Register generally recognizes resources fifty years or older which possess integrity of location, design, setting, materials, workmanship, feeling, and association; that are associated with significant historic events or persons; that embody the distinctive characteristics of a type, period or method of construction; that represent the work of a master, or that possess high artistic values; or that have yielded, or may be likely to yield, information important in prehistory or history.

The Texas Historical Commission's guidelines for Recorded Texas Historic Landmarks utilize a set of criteria similar to those of the National Register, with a focus on the heritage of Texas. To be judged eligible for a Texas Historical Marker, a resource, with certain exceptions, must have been in existence at least fifty years. A resource which possesses a Historical Marker is a Recorded Texas Historic Landmark. The Texas Historical Commission also awards site markers for properties which possess historical significance. These properties are not Recorded Texas Historic Landmarks, but both types of designations are referred to as Texas Historical Markers.

The list of primary resources which appears in this report represents the Historic Sites Inventory compiled for phase IV and the first portion of the Phase VI surveys. Resources potentially eligible for the National Register and for designation as Recorded Texas Historic Landmarks, as well as potential historic districts and thematic groups, are identified. Since the criteria are similar, all resources judged to be eligible for the National Register also should be considered potentially eligible for designation as Recorded Texas Historic Landmarks. It should be noted that designation as a Recorded Texas Historic Landmark does not constitute a nomination to the National Register. Final determinations of eligibility for Recorded Texas Historic Landmarks are made by the Texas Historical Commission. Nominations to the National Register are made by the Texas Historical Commission to the National Park Service, Department of the Interior, Washington, D.C.

The findings of this survey should not be regarded as being exhaustive or completely accurate in all cases. In actuality, this survey represents a best effort by the HPCTC and the contractor consistent with budgetary and time limitations, the availability of data and source materials at a given point of inquiry, and the use of volunteer assistance.

HISTORICAL OVERVIEW

Even though far afield from central Fort Worth, the survey areas of the Far South and Southwest, Far West, and North and Northwest, addressed in this report encompass all the major themes of Fort Worth's history. Relatively unpopulated for the first half-century of the city's existence, most areas were developed in response to the establishment of educational institutions, annexation by the City of Fort Worth, and extension of road paving or streetcar lines. The extant huge ranches, now within city limits, assembled by Byron C. Rhome, Jr., in northern Tarrant County, by Lemuel Edwards, Ferdinand P. Feltz and J.W. Corn in southwest and west county, serve as tangible reminders of the traditional significance of the cattle business.

The year 1910 was a turning point in the development of the far Southside of Fort Worth. By 1909, the year city limits were extended from Capps Street south to Biddison Street, a number of subdivisions in the area had been platted. Yet South Hemphill Heights (platted 1904), Shaw-Clarke (1906), Silver Lake (1906), and Shaw Heights (1907) remained largely paper subdivisions until after 1910. In that year, groups of interested Fort Worth citizens encouraged the relocation of two major institutions to the area: Southwestern Baptist Theological Seminary and Texas Christian University (SW-81, SW-93). Each school was donated a sum of money to erect the first campus building, and a large amount of land for a campus and to subdivide into residential lots to raise funds. The anticipated residential development surrounding each school only occurred slowly outside of city limits, and early photographs of both campuses depict monumental college buildings relatively isolated on the prairies south of town. In Seminary Hill Addition and neighboring Mount Rutland (both platted in 1910), a small community grew up of SWBTS professors and students, linked to distant Fort Worth by the Baptist Seminary Street Railway and the Cleburne Pike, now called McCart Avenue. Around TCU, nearer to already developed Southside neighborhoods, substantial residential development awaited annexation in 1922 and the paving of University Drive (then called Forest Park Boulevard) the following year.

The platted area surrounding Capps Park in South Hemphill Heights gradually became a neighborhood following the donation of the park block in 1910 by William Capps, the developer. Another factor which undoubtedly promoted the development of the nearby subdivisions was the founding of Our Lady of Victory Academy the same year. Even so, residential settlement only came at a piecemeal rate in the period before the First World War. Miss Zoe Davis, who grew up in the house at 3142 College Avenue (SW-23), recalls her father stating, "There is nothing between us and Cleburne but the south wind." South Fort Worth School (SW-34), a county common school, served the children of the sparsely populated, unincorporated area south of city limits from 1913-14 until annexed in 1922; Hubbard Elementary School (SW-85) was another common school built shortly before annexation.

Following the First World War and the discovery of oil fields in West Texas in 1917-18, a number of industrial concerns located near the steel mill south of city limits at the intersection of rail lines and the Cleburne Pike. In 1919, the Texas Motor Car Association factory (SW-58) was erected to produce a deluxe motorcar intended to appeal to the Texan oilman and cattle rancher. Evidently, competition from larger auto manufacturers, such as the Chevrolet plant documented in the Phase V survey of the West Side, led to the bankruptcy of the company in 1921. Worth Mills, which produced cotton textiles, and Fort Worth Steel and Machinery Co. (SW-56, SW-58) are examples of concerns which located in the same industrial pocket and continued to take advantage of the tax status of the unincorporated area, which was not annexed until 1944. The industrial orientation of the district has continued to the present day, surrounded by neighborhoods of workers' housing of mostly recent vintage.

Spurred by the rapid growth of the city's population during the oil boom of the 1920s, lower south side neighborhoods, such as South Hemphill Heights, Pasadena Heights, and O.L.V. Heights were essentially built up by the end of the decade. Hemphill Street was paved north of city limits and south of city limits as State Highways 2 and 81, in 1929-30, and a mixture of residential and commercial development occurred along the corridor during the later 1920s through the next decade. Following the extension of city limits south to Felix Street in 1922, the subdivisions of Shaw Heights, Silver Lake and Shaw-Clarke experienced piecemeal growth of modest houses and duplexes which continued at a haphazard rate through the 1950s. An example of the slow growth of these areas is the Fort Worth Fire Department Station No. 17 (SW-78) in Shaw Heights, built in 1923 in

anticipation of imminent residential development, but not opened for service until 1927.

Closer to central Fort Worth, University Place and Byers and McCart subdivisions surrounding TCU were annexed by the city in 1922, and Forest Park Boulevard was paved the next year. Served by streetcar, these neighborhoods were substantially developed in the 1920s and 1930s. Alice E. Carlson Elementary School (SW-18) was first constructed in 1926 and enlarged in 1935-36 in response to residential growth in the area.

The depression slowed, but did not halt entirely, residential construction in Fort Worth. Some sectors of the population continued to build unabated: exclusive Forest Highlands and Bellaire Estates, both subdivisions platted in the later 1920s, saw the construction of houses for the city's elite during the decade of the 1930s. Comparable houses in the Far West Side would be the Johnson House and the Wallace-Rowan House, and to the north, the Barwise House (FW-3, FW-2, NW-8). Bluebonnet Hills, an addition aimed at the middle class market, was platted in 1929 by George R. Veeder, L.H. Wentz, and John J. Harden, and largely complete by the end of the following decade. To accommodate the tremendous growth of the 1920s, Fort Worth took on a major rebuilding and enrichment of facilities funded by the Works Progress Administration; a number of schools and park structures, including additions to the municipal zoo in Forest Park, were built or improved.

Three developments of the early World War II years had profound impact on the appearance and economy of the Fort Worth. In 1940 and 1941, the Chamber of Commerce led negotiations to bring an Army Quartermaster Depot, an aircraft assembly plant, and an Army Air Force base to Tarrant County. Large parcels of privately owned land outside the city limits were condemned for purchase by the city and then deeded to the government; government contracts with the City of Fort Worth called for the improvement or new construction of roads to the sites. South of city limits, the installation of Quartermaster Depot (SW-33) led to the closing of lower Hemphill Street where it crossed the compound.

Greater residential infill in existing neighborhoods south of the Seminary, such as Hubbard Highlands (platted 1912), was one result of the expansion southward of a new, vital part of the city's economy; another was the development of the immediate postwar subdivisions of Greenbriar, Westcliff, and Wilshire to the south of the depot.

To the northwest, the construction of Tarrant Field Airdrome (now Carswell Air Force Base, NW-2) and Fort Worth Aircraft Assembly Plant (General Dynamics, NW-4) incurred the city's first wartime housing shortage. As documented by the Phase II survey report, the surrounding communities of White Settlement, Westworth Village, and River Oaks grew at a frenetic pace during the war years. General Dynamics has continued to be a major employer in Tarrant County, in part responsible for the westward growth of the city in the postwar years.

Beginning in 1955, the 4,020 acre Edwards ranch (SW-47) was developed by Edwards heirs into the exclusive subdivisions of Overton Park and Tanglewood. Further west, the rural communities of Mary's Creek and Chapin gradually became suburbanized with the platting of Westland, annexed in 1962. Since 1970, national shifts in population to the sunbelt states have stimulated the feverish pitch of annexation and suburbanization, with the rural heritage of Tarrant County, especially to the south, fast disappearing from view.

OBSERVATIONS

The overriding impression from the Phase VIA survey area is that of twentieth-century residential neighborhoods of varying dates punctuated by a few major institutions, giving way to open farmland on the fringes of city limits in the process of suburbanization.

The traditional landscape of rural Tarrant County was characterized by roads with simple directional alignment, oriented along borders of land surveys, property lines, railroad rights-of-way, or as the most direct route to a neighboring community. Prominently located on hilltop sites, early farmhouses and barns erected by prosperous farmers or ranchers, such as the Rhome House (NW-3), the Moore House on Chapin Road (FW-1) and the later Corn House (FW-5), provide an enduring image of rural settlement. A number of old roads, such as Crowley Road, Hulen Street, McCart Avenue (originally Cleburne Pike), and

Old Granbury Road, have been subsumed within more recent, intense development; few early rural structures along these routes have survived suburbanization. Several of Tarrant County's earliest rural dwellings, log houses, have been relocated to Log Cabin Village in Forest Park (SW-51), but in general, early, modest structures survive proportionately less often, projecting an imbalanced picture of the county's rural past. Examples of such would be the house on Crowley Road (SW-31), now demolished, and the barn off Old Denton Road (NW-6).

An early structure in a still moderately remote location is the 1911-12 Fort Worth Southern Traction Co. Substation (SW-46). The brick structure, of good quality and fairly typical industrial construction for its date, is a rare survival of the once extensive Interurban system. Intentionally located away from city limits on McCart Avenue are the Texas Motor Car Association factory of 1919 (SW-58), a monumental brick structure of eclectic style, and Worth Mills of 1924, a large brick textile mill (SW-56).

Two outstanding examples of early campus design were documented in the survey area: Southwestern Theological Baptist Seminary and Texas Christian University (SW-81, 93). It is significant that both institutions chose to build in the Classical Revival style, suggestive of the ideal of classical learning. Located between the early roads of McCart Avenue and Hemphill Street far south of Fort Worth, the Seminary's historic, thirty-acre campus was the design of prominent architects Sanguinet and Staats. Although the major structures on the historic campus were built over an extended period (1910 to 1955), the Classical Revival style of the buildings and their position within the formal layout were part of the original plan. Sanguinet and Staats or their successor firms were responsible for much later construction; postwar construction generally harmonizes with the historic buildings. The major alteration to the campus has been the change of orientation to the north to provide access from the 1950s commercial strip of W. Seminary Drive; because most of the major buildings face north, this is a sympathetic alteration.

Architects Waller & Field, as evidenced by their 1910 plan, envisioned the TCU campus as a formal, Beaux-Arts, semicircular arrangement of ten monumental, Classical Revival style structures facing east to Forest Park Boulevard (now University Drive), and joined by tree-lined circular and radiating walks. Evidently, the Board of Trustees opted for a simplified, though still impressive, plan, with the central Administration Building (now much altered) flanked by Jarvis Hall on the north and Goode and Clarke Halls (both demolished) on the south. Brite College of the Bible of 1914-15 and the Gymnasium of 1921 helped to complete the semicircular plan on the south. In 1926, the University expanded east across University Drive with the construction of Mary Couts Burnett Library (now substantially altered). The east campus was enhanced by the religion center of 1954 designed by architect Joseph R. Pelich. Subsequent building programs have generally continued the Classical Revival style, although the transformation of University Drive into a major traffic artery bisecting the campus and the major alterations to original campus structures have diminished the historic campus core.

The nineteenth-century classic urban grid pattern was repeated for early twentieth-century subdivisions in the far Southside. Areas such as Seminary Hill, South Hemphill Heights, Shaw Heights, Mount Rutland, University Hill, and Hubbard Highlands were divided into rectangular blocks of about twenty-four lots, bisected lengthwise by alleys. The subdivision grids usually ignored variations in topography, except, by their names, to promote their alleged height above the city's grime and soot. A few Prairie style residences were noted in early subdivisions, including the Ball and Scarborough houses (SW-60, 61) near the Seminary, and the Connelley House in South Hemphill Heights (SW-22). Bungalow style dwellings are more representative of the residential styles which line early subdivision streets. Typically composed as a one-story, rectangular plan house under a gable roof with gabled front porch, bungalows had narrow milled wood siding, or later, brick veneer cladding with cast stone trim. The Tucker House (SW-50) is a fine example of the latter. Rows of bungalows, set back uniformly from the street, form coherent streetscapes along Capps Park and nearby subdivisions. Churches and schools, such as the wood-frame vernacular Seventh Day Adventist Church (SW-26) and the high style Our Lady of Victory Academy (SW-40), designed by Sanguinet and Staats in the Gothic Revival style, are highlights of early residential subdivisions.

Platted in 1929, the small Bluebonnet Hills Addition was a striking urban design pattern set in the midst of the grid, with a circular park and traffic circle placed at the south end of University Drive,

surrounded by a few radiating and curving streets; the original plan later was modified somewhat to conform to regular street patterns. Marketed as "the $1,000,000 addition," deed restrictions specified the setback and masonry construction of dwellings, and required that apartment houses and duplexes be located along University Drive, and commercial buildings around Bluebonnet Circle (the existing commercial buildings are of fairly recent date). Modest residences in the northern part of the subdivision are typically in the Period Revival style, clad in brick or occasionally stone, with steeply pitched roofs, to evoke an image of Tudor or Medieval period rustic cottages; a number sport a variety of cladding materials and eccentric, whimsical design elements. Documentation in the Historic Sites Inventory shows that Bluebonnet Hills Development Co. constructed a number of individualized, speculative houses. Extant plans of the Easter House (SW-76), drawn by draftsman Jackson B. Atkinson as "Job No. 29," suggest that Atkinson designed a number of houses for the company; further research is warranted to determine the range of Atkinson's eccentric designs for the company and the construction and design history of the subdivision.

The Tudor Revival style also was favored during the 1920s and 1930s by professional architects for large residential commissions, notably the Hill and Freese houses (SW-4, 9), both designed by Joseph Pelich for bluff-top sites in Forest Highlands. Another outstanding bluff-top house in the same style is the Parker House of 1937, erected to the plans of Charles Stevens Dilbeck. In the same category of architect-designed houses for the city's elite is the Spanish Colonial Revival style Johnson House in the Far West Side. A number of prominent schools and churches in Period Revival styles were documented in the survey, including Hubbard Elementary School and Rosemont Junior High School, both eclectic designs by Elmer G. Withers for the Fort Worth Independent School District (SW-85, SW-80), the First Congregational Church by Joseph Gaylord (SW-54) and Trinity Episcopal Church, designed by Chromaster & Woltz (SW-10).

Colonial Hills Addition of 1935, with its gently curving streets, is a fine example of concepts of suburban planning that had been in practice since the turn of the century. A development of Marvin Leonard, of Leonard Brothers Department Store and owner of Colonial Golf Club (SW-29), the subdivision was the design of the prominent landscape architecture and city planning firm, Hare & Hare of Kansas City. (Hare & Hare also were responsible for the design of many of Fort Worth's parks.) Distinguished architectural compositions in the area are the Simon House (SW-30) and the Lydick House (SW-27), both, appropriately, in the Colonial Revival style.

The huge, wartime compounds of Carswell Air Force Base and General Dynamics, located on the shore of Lake Worth, and the United States Army Quartermaster Depot on the Far Southside, are not particularly notable for their architecture. They are, however, remarkable for their monumental presence – both in terms of scale and economically – in the life of Fort Worth.

Postwar subdivisions have repeated the curving, suburban plat formula in regions far south and west of Loop 820. In contrast to the typical repetition of residential forms, rare and innovative responses to the problem of mass housing can be seen in the Lustron House, a prefabricated steel house (FW-6), and the house constructed of two city buses on Santa Clara Drive (FW-8).

HISTORIC DISTRICTS, CONSERVATION DISTRICTS AND THEMATIC GROUPS

This section presents preliminary findings concerning significant concentrations of resources in the West Side. Two sorts of groupings are discussed. Proposed National Register historic districts and local conservation districts contain groups of contiguous resources located within geographical boundaries. Thematic groups are not necessarily contiguous but represent a unified theme. While the conservation districts do not appear to meet the criteria of the National Register, they are most worthy of local recognition and are deserving of some degree of protection. The boundaries of the conservation districts have been drawn to be as inclusive as possible, taking into account historic platting and building types. Further study and analysis may warrant alteration of the boundaries prior to submission to the City for legislative action.

The proposed *Apartment Structures National Register Thematic Group* addresses the rich collection of apartment buildings erected in Fort Worth

from c. 1910 to c. 1945. The structures were constructed in response to surges in population, notably following the arrival of the meatpacking plants on the city's North Side, the oil boom of the 1920s, and the influx of workers during the early years of World War II. Apartments were generally erected along streetcar lines and later along major automobile arteries. The residential structures vary in type from single buildings to multistory, courtyard complexes. Frequently designed by prominent architects, a variety of styles is evident; Period Revival style apartments sporting brick veneer facades are the most numerous. Three resources are proposed for inclusion: the Worth Manor Apartments (SW-70), Park Hill Apartments (SW-91), and Carlton Court Apartments (SW-95). Apartments documented in previous phases should be considered for inclusion in the group. The group appears eligible for the National Register as an important body of structures constructed to house Fort Worth's expanding population.

The proposed *Avondale Avenue Conservation District* is an enclave of substantial residences erected for members of Fort Worth's professional class, located on the bluffs above Forest Park. Properties on the north side of the street feature large lots with expansive views north toward downtown Fort Worth. Most of the houses are two stories in height, in the Tudor Revival style, of masonry construction and architect-designed. Prominent Fort Worth architect Joseph R. Pelich designed five houses here. Lawyers, oil men, a doctor, prominent local businessmen, and an engineer were among the residents of the street. The outstanding houses in the district, in terms of design quality and historical significance, are the Hill House (SW-4) and the Freese House (SW-9), both eligible for the National Register. Of the nineteen properties within the district, seven are primary contributors listed in the Historic Sites Inventory (SW 4-9, 72). Ornamental streetlights (SW-100) installed about 1930 also complement the district. Eight houses function as secondary contributors. Four non-contributing residences are of postwar construction; without these intrusions, the district would be eligible for the National Register. The district is comprised of all the properties which front on the north side and the cul-de-sac of Avondale Avenue; the south boundary follows the mid-block property line to the west of the cul-de-sac to Shirley Avenue. On the east, the boundary crosses Rogers Avenue to include the block of seven houses facing west to Rogers Avenue north of Park Hill Drive. The south side of Avondale between Shirley and Rogers avenues has experienced recent construction infill, and is too eroded for inclusion in the district.

The *Baptist Seminary National Register Thematic Group* consists of a number of residential structures erected between 1910 and 1925 to house students and faculty of the Southwestern Baptist Theological Seminary, isolated on the prairie far south of Fort Worth. Several of the earliest faculty houses were erected by professors who moved with SWBTS from Waco to Fort Worth in 1910. The faculty houses are located on Seminary Hill lots immediately adjacent to the Seminary campus, and in Mount Rutland Addition lots on McCart Street, the road south from Fort Worth at Gambrell Street, the original entrance to the campus (SW-16, 17, 37, 60, 61, 62). Two additional houses (SW-59, 63), upon further documentation, may be added to this collection. Further research is warranted to determine the role played by L.R. Scarborough in the establishment and architectural planning of the Seminary in Fort Worth. Three groups of duplex bungalow cottages (SW-15, 87, 88) scattered on Seminary Hill lots are representative examples of at least thirty-five such cottages erected around 1924 by SWBTS. A large number of the cottages, in varying states of preservation, still exist near the campus. The duplexes housed a transient population of older, married students with children, attending the Seminary before being called to the ministry. Other dwellings represent a number of early twentieth-century architectural styles, from the Queen Anne vernacular Reeve and Weatherspoon-Copass houses (SW-17, 62), the Mission Revival Ray House (SW-16), to the Prairie style Ball House, designed by Sanguinet and Staats (SW-60). The group appears eligible for the National Register as an architecturally distinguished collection of dwellings associated with an important institution in the history of Fort Worth.

The *Bluebonnet Hills Conservation District* consists of a 1930s middle class neighborhood of primarily single-family houses covering approximately fourteen blocks of the Bluebonnet Hills, Kensington, and P.R. Weatherford additions. The dwellings share uniformities of one-story height, setback, materials, and Period Revival style, due to the deed restrictions placed on the properties and because a number appear to have been constructed as speculative houses for the Bluebonnet Hills Development Co. Most of

the houses are evocative of Tudor period cottages, clad in brick veneer with steeply pitched roofs; several are distinguished by their eccentric details. A number of two-story apartment buildings and duplexes, also in Period Revival styles, front on University Drive, as required by deed restrictions. Strong Period Revival style streetscapes are located on the east side of Greene Street between W. Devitt Street and Benbrook Boulevard and on both sides of Parkridge Boulevard.

A striking design element of city planning is the termination of University Drive with Bluebonnet Circle; the surrounding streets are oriented toward the circle in a distinct departure from the usual grid pattern. The commercial structures immediately located on the circle, of postwar construction, do not warrant inclusion in the district.

The district is bounded on the north by W. Devitt Street, and on the east by the mid-block alley between Waits and Lubbock avenues and the mid-block property line between Parkridge Boulevard and Mission Street. The southern boundary is formed by the alleys directly to the north of the commercial lots fronting on Bluebonnet Circle. The western border follows the mid-block property line between Rogers Avenue and Worth Hills Drive to the last residential block fronting on La Mesa, continuing on La Mesa to the intersection with Benbrook Boulevard, and thereafter following the mid-block property line between Stadium Drive and Odessa Avenue. Of the approximately 318 properties in the district, eleven are primary resources in the Historic Sites Inventory (SW-11, 12, 20, 21, 66, 69, 75, 76, 94, 95, 97). Two hundred thirty-four additional structures function as secondary contributors to the district, though they do not stand out ndividually. Thirty-three structures have been altered, but if restored would retain sufficient architectural integrity to function as contributors. The remaining properties are of postwar construction or vacant, and do not contribute to the district.

The *Brick Streets National Register Thematic Group* consists of all the brick-paved streets in the City of Fort Worth. The paving of streets with brick was widespread in American cities prior to World War II. Fort Worth retains a sizable but endangered element; most have been completely or partially asphalted over. It is an example of a widespread street technology which has all but disappeared from American cities, and is a visually distinct aspect of Fort Worth's urban historic fabric. One resource is proposed for inclusion in the group: the 5200 to 5500 blocks of Thelin Street, originally called Hemphill Street (SW-105), paved in 1930. This section of old Hemphill Street is remarkably well preserved due to the closing of Hemphill Street in 1941-42 (see SW-33), and the subsequent construction of Interstate 35. In conjunction with Fort Worth's brick streets documented in other phases of the survey, Thelin Street appears to be eligible for the National Register as part of the thematic group.

The *Bungalow Fire Stations National Register Thematic Group* consists of the surviving examples of at least ten bungalow style fire stations built by the City of Fort Worth in the 1920s. The stations were designed as bungalows in order to blend into existing residential neighborhoods. Most were built in 1922 and 1923, the work of architect Charles F. Allen and contractor B.B. Adams. Six such fire stations have been inventoried to date in the survey: three in the Southside (Phase III); one in Meadowbrook (Phase IV); and one each in the West Side and North Side (Phase V). Fort Worth Fire Department Station No. 7 (SW-78) was designed by Allen and built by Adams in 1923. The proposed thematic group appears to be eligible for the National Register as an example of sensitive civic design by a municipal government adhering to progressive design principles of the period.

The *Forest Park Conservation District* is an extension to the district of the same name first proposed in the Phase III survey of the Southside. Part of University Place subdivision located directly east of TCU, this small district is comprised exclusively of Period Revival or bungalow style residential structures, including nine duplexes, constructed in the 1920s. Primary resources listed in the Historic Sites Inventory include a row of four duplexes (SW-19) and Worth Manor Apartments (SW-70). Of the nineteen properties in the district, fourteen are strong secondary contributors; there are no non-contributors. The district covers all of the block bounded by W. Cantey Street, Parmer Avenue, Princeton, and Greene Avenue, and extends south to include the three westernmost parcels on the south side of Princeton Street, and extends west to include the primary resources at 2904 W. Princeton Street and 2901 through 2915 W. Cantey Street.

The *Hemphill Heights Conservation District* consists of the nine blocks south of W. Berry Street surrounding Capps Park. It is an addition to the Hemphill Heights Conservation District proposed

in the Phase III report of Fort Worth's Southside; the southern boundary was formerly W. Berry Street. This extension is bounded by Henderson Street on the west and by Shaw Street on the south. On the east, the boundary runs north from Shaw Street along Hemphill Street to W. Devitt, jogs west one block, and continues north along Travis Avenue. The predominantly residential district has Capps Park as its focus, a 1910 gift of William Capps, the subdivision developer. The finest houses in the district, some of masonry construction, two stories in height, and on double lots, are located on the streets facing the park. Historical research has shown that these larger houses were erected for prominent local businessmen. More typical, middle-class bungalows are located on blocks farther from Capps Park. Of the approximately 162 properties in the extension of this district, seven residential properties are primary contributors listed in the Historic Sites Inventory (SW-22, 23, 24, 32, 50, 89, 90). An additional two sites, Schultz Pharmacy (SW-3) and Capps Park Bandstand and Shelter (SW-101), also are primary contributors. Ninety-seven dwellings do not stand out individually, but are secondary contributors to the district. An additional forty-seven properties have been altered, but with restoration would function as contributing structures. The remainder consists of postwar and vacant parcels.

The *Industrial Structures National Register Thematic Group* was first proposed in Phase III of the survey to address a significant collection of warehouses, factories, and related structures usually located near rail facilities. Three resources in Fort Worth's south and southwest area appear eligible for inclusion: Worth Mills (SW-56), Mrs. Grubbs Potato Chip Co. (SW-57), and the Texas Motor Car Association factory (SW-58). As a cross section of industrial architecture exemplifying Fort Worth's growing stature as a processing, manufacturing and distribution center in the early twentieth century, the group appears to be eligible for the National Register.

The proposed *Our Lady of Victory Conservation District* is comprised of five blocks in the Pasadena Heights and O.L.V. Heights subdivisions and the 26-acre campus of Our Lady of Victory Academy. The middle-class, predominantly residential district is bounded on the east by Hemphill Street, on the south by the railroad line along Biddison Street, on the west by Henderson Street, and on the north by W. Shaw Street. Of the 118 resources in the district, three are listed in the Historic Sites Inventory (SW-40, 41, 106). Sixty-nine residential properties do not stand out individually, but are secondary contributors. An additional forty-nine properties have been altered, but if restored, would retain sufficient architectural integrity to function as contributors. The remaining sites are of postwar construction. The blocks have an east-west orientation, focusing on the spacious, parklike grounds of Our Lady of Victory Academy of 1909-10 (SW-40). The residences share uniformities of scale, lot size and setback. Most are one-story, single-family bungalows constructed during the 1920s. The district also includes a strong streetscape along Woodland Avenue between Hemphill Street and College Avenue, of Period Revival style, brick veneer houses. This streetscape is additionally complemented by ornamental streetlights erected in 1930 (SW-106). A commercial site fronting on Hemphill Street, including the Magnolia Petroleum Co. Station (SW-41), also contributes to the district.

The *Public Schools National Register Thematic Group* consists of Fort Worth's public schools — elementary, middle and high — built prior to World War II. Fort Worth is fortunate to possess an unusually large collection of older school buildings in relatively intact condition. Over fifty schools (or major additions to schools) from the period 1892-1940 have been inventoried to date in the five phases of the survey; many are still used for their original purpose. Nearly three-fourths of these buildings or additions were constructed in three major building campaigns: 1909-11, 1926-28 and 1935-37. The earlier campaigns were in response to dramatic increases in population brought about by major annexations; the 1935-37 program made use of four million dollars in Works Progress Administration funds. The architecture of the buildings, many designed by the city's leading architects, varies from the austere classicism of Waller & Field to the bold eclecticism of Sanguinet and Staats and the revivalism of Clarkson and Pelich. The schools, considered as a group, are a monumental presence in the historic cityscape of Fort Worth.

Of the five public schools inventoried in this phase, four are proposed for inclusion in the thematic group: Alice E. Carlson Elementary School No. 37 (SW-18), George C. Clarke Elementary School No. 18 (SW-44), Rosemont Junior High School No. 52 (SW-80), and Hubbard Elementary School No. 33 (SW-85).

The architectural integrity of Fort Worth public schools inventoried in previous phases of the survey should be assessed carefully for inclusion in the thematic group. A recurring alteration, resulting from lowered ceilings to accommodate air-conditioning ducts, is the removal or partial enclosure of original windows. This practice, while seriously compromising the integrity of a number of otherwise intact school buildings, is reversible. Negotiations with the Fort Worth Independent School District should be undertaken to address this widespread and inappropriate modification of historic building fabric. Nevertheless, the proposed thematic group may be eligible for the National Register as an architecturally distinguished collection of monumental civic structures embodying Fort Worth's growth in the early twentieth century.

The *University Place Conservation District* is a cohesive residential district characterized by single-family houses dating to the 1930s. Early residents of the area, as revealed by documentation in the Historic Sites Inventory, tended to be businessmen of Fort Worth. Dwellings are generally in the Period Revival style, of brick or stucco, although a few late bungalows appear as well. A prominent landmark in the area is the Park Hill Apartments complex at the major intersection of University Drive and Park Hill Drive. The large University Place subdivision straddles University Drive; portions of the subdivision to the east of University Drive were included in Forest Park Conservation District proposed in the Phase III report of this survey. Of the approximately 172 buildings, objects and places in the district, two houses (SW-73, 86), one apartment building (SW-91), and ornamental streetlights (SW-100) function as primary contributors. One hundred twenty-three buildings do not stand out individually, but are strong secondary contributors. Another twenty-four structures appear to retain sufficient architectural integrity, if restored, to contribute to the district. The remaining properties are of postwar construction, and do not contribute to the district. The district, composed as a grid of rectangular blocks, has its east border on University Drive and south border along McPherson Avenue. Although four primary resources are located in the blocks immediately south of McPherson Avenue, these blocks have experienced considerable erosion due to the expansion of University Baptist Church and University Christian Church. The western boundary is formed by Stadium Drive south of Park Hill, and the mid-block property lines to Boyd Avenue to include houses fronting on both sides of Stadium Drive. The northern district boundary follows Park Hill to the mid-block property line between Wabash and Shirley avenues, continues east along Avondale Avenue, and turns south following Rogers Avenue to its intersection with Park Hill Drive.

RECOMMENDATIONS

Distribution of this survey report is intended to inform interested individuals, organizations and public bodies of significant historic and architectural resources existing in Fort Worth's Far South and Southwest, Far West, and North and Northwest areas. The implementation of recommendations in this report imply varying degrees of cost, professional assistance and program support. Such recommendations are offered to the Historic Preservation Council, to initiate and to sustain a program of historic preservation.

1.
Of the 127 resources proposed for listing in the Historic Sites Inventories of the Far South and Southwest, Far West, and North and Northwest, ten appear eligible for the National Register. Another eighteen may be eligible for the National Register following restoration and/or documentation, or the attainment of fifty years of age. To date, no resources in the survey area have been listed individually on the National Register. The individual properties within these categories are identified in the next and concluding section of this report, and should be afforded the highest degree of protection. The HPCTC should establish priorities for nomination based on individual merit, degree of endangerment, need for recognition, and degree of public support. The Council also should encourage the documentation and restoration of those resources which do not appear to be eligible for the National Register because of incomplete documentation or alterations.

2.
Of the ten resources which appear to meet the criteria of the National Register, each resource should be reviewed also for possible designation as a Recorded Texas Historic Landmark. Decisions regarding such designation will be made by the Texas Historical Commission. To date, no resources in the survey area have been designated as

Recorded Texas Historic Landmarks, although one has been designated as a State Archeological Landmark by the Texas Antiquities Committee (SW-18).

3.
The six thematic groups which appear to meet the criteria of the National Register should be subjected to further analysis and evaluation, in order to prepare National Register nominations for submission to the Texas Historical Commission. A high priority should be extended to the six conservation districts to provide some degree of local protection against inappropriate alterations and new construction, and to encourage maintenance and restoration.

4.
The remaining resources on the Historic Sites Inventory list which are not located in historic districts, thematic groups or conservation districts, or which do not appear to be eligible for the National Register, nevertheless should receive careful attention for some degree of local protection. Inappropriate remodelings of these historic sites should be discouraged, perhaps through review of permit applications for any exterior modifications. Threatened demolition could be treated similarly.

5.
Survey work and archival research should be continued in order to add to, supplement, and otherwise refine existing survey findings and results. Buildings, objects and places presently not included in the Historic Sites Inventory should be reviewed by the HPCTC for inclusion at a future date. Restoration of a building now considered excessively altered could result in a dramatic reassessment of its architectural quality. Research might reveal the historical significance of some resources not now apparent. In this regard, resources already included in the Historic Sites Inventory which initially did not appear to be eligible for the National Register may appear to be so at a future date.

HISTORIC SITES INVENTORY

The following list of buildings, objects and places contains the primary resources identified in Phase VI-A of the Tarrant County Historic Resources Survey, and constitutes the Historic Sites Inventory for Fort Worth's Far South and Southwest, Far West, and North and Northwest sides. The column headings which appear at the head of the list are explained as follows:

#	The resource number; this number also indicates the resource's location on one of the accompanying resource location maps.
Address or Location	The street address of a resource or, when not available, a brief description of its location; addresses appear in alphabetical and numerical order.
Name or Type	The historic and/or common name of a resource; when not available, or nonexistent, the building type (i.e., house, commercial building, gas station). (Residences are named for the original owner-resident or subsequent owner-resident(s) of some duration or historical significance; a hyphenated house name is a combination of the original and subsequent owners. Nonresidential resources typically are named for the original occupant or use, or for significant subsequent occupant(s) or use(s); when a resource has become associated with the latter, both the historic and common names are given, separated by a slash.)
Date	Single or hyphenated dates refer to initial construction; additional dates refer to subsequent modifications which significantly changed a structure's appearance. (When exact dates of construction or modifications were not obtained from cornerstones, building permits, blueprints, etc., then circa (c.) dates were obtained by noting the first appearance of a property in city directories and back-dating one year. This method provides reasonably accurate dates of construction and has been applied consistently.)

Short narratives following each entry include summary statements of a resource's appearance, history and significance. (Resources on the list have not been altered significantly unless noted otherwise.) Symbol(s) appearing beneath an address entry refer to a resource's landmark status, evaluated level of significance, or contributory role in an established or recommended historic district, thematic group or conservation district. These symbols are explained below.

SAL — Designated as a State Archeological Landmark

NR — Appears to be eligible for the National Register and also may be eligible for designation as a Recorded Texas Historic Landmark

NR* — Potentially eligible for the National Register following restoration and/or documentation, or the attainment of 50 years of age

AACD — Contributor to the proposed Avondale Avenue Conservation District

Apts(NR) — Contributor to the proposed Apartment Structures National Register Thematic Group

Bapt(NR) — Contributor to the proposed Baptist Seminary National Register Thematic Group

BHCD — Contributor to the proposed Bluebonnet Hills Conservation District

BrS(NR) — Contributor to the proposed Brick Streets National Register Thematic Group

Fire(NR) — Contributor to the proposed Bungalow Fire Stations National Register Thematic Group

FPCD — Contributor to the proposed extension of Forest Park Conservation District

HHCD — Contributor to the proposed extension of Hemphill Heights Conservation District

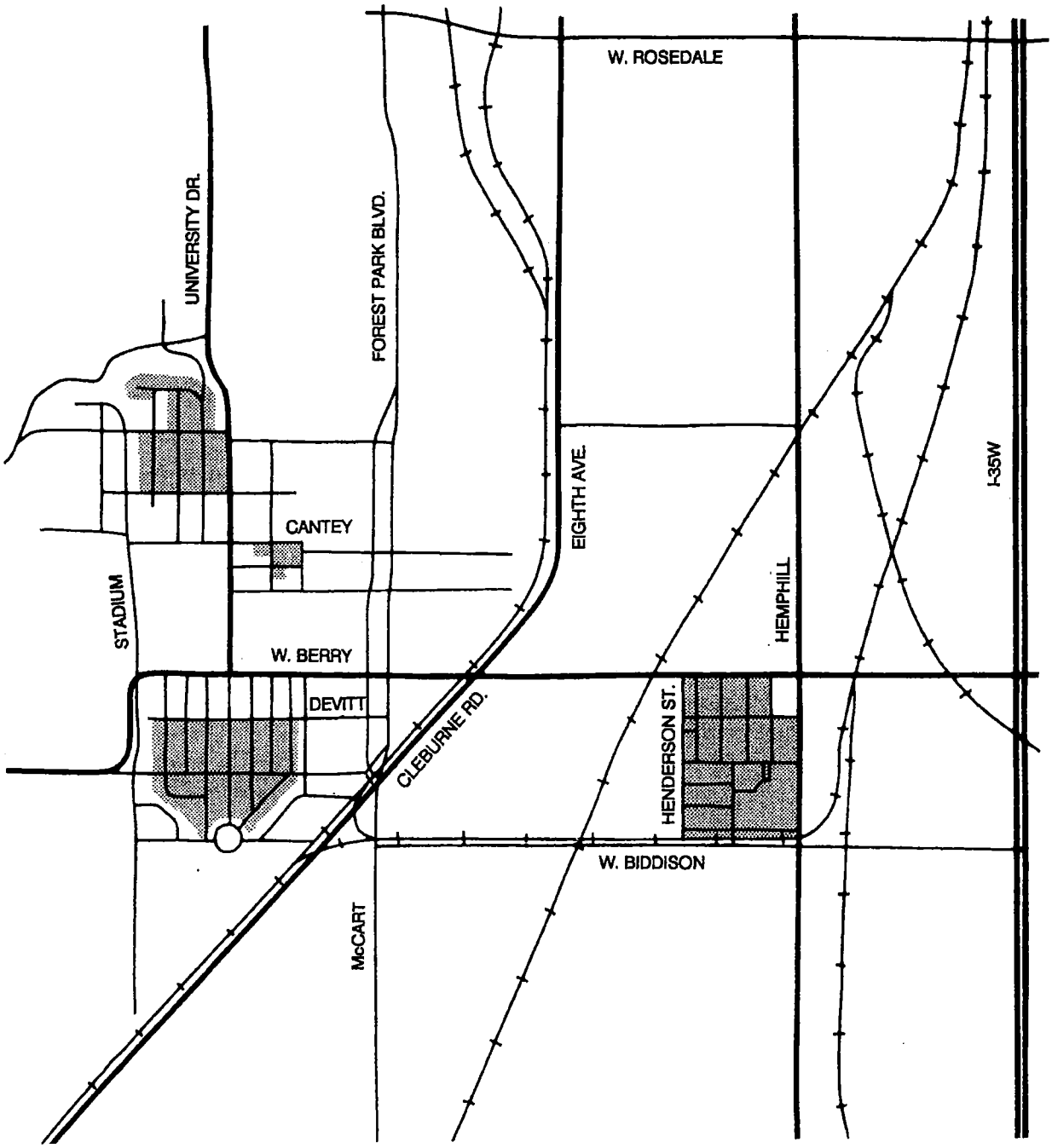
Ind(NR) — Contributor to the proposed Industrial Structures National Register Thematic Group

OLVCD — Contributor to the proposed Our Lady of Victory Conservation District

Sch(NR) — Contributor to the proposed Public Schools National Register Thematic Group

UPCD — Contributor to the proposed University Place Conservation District

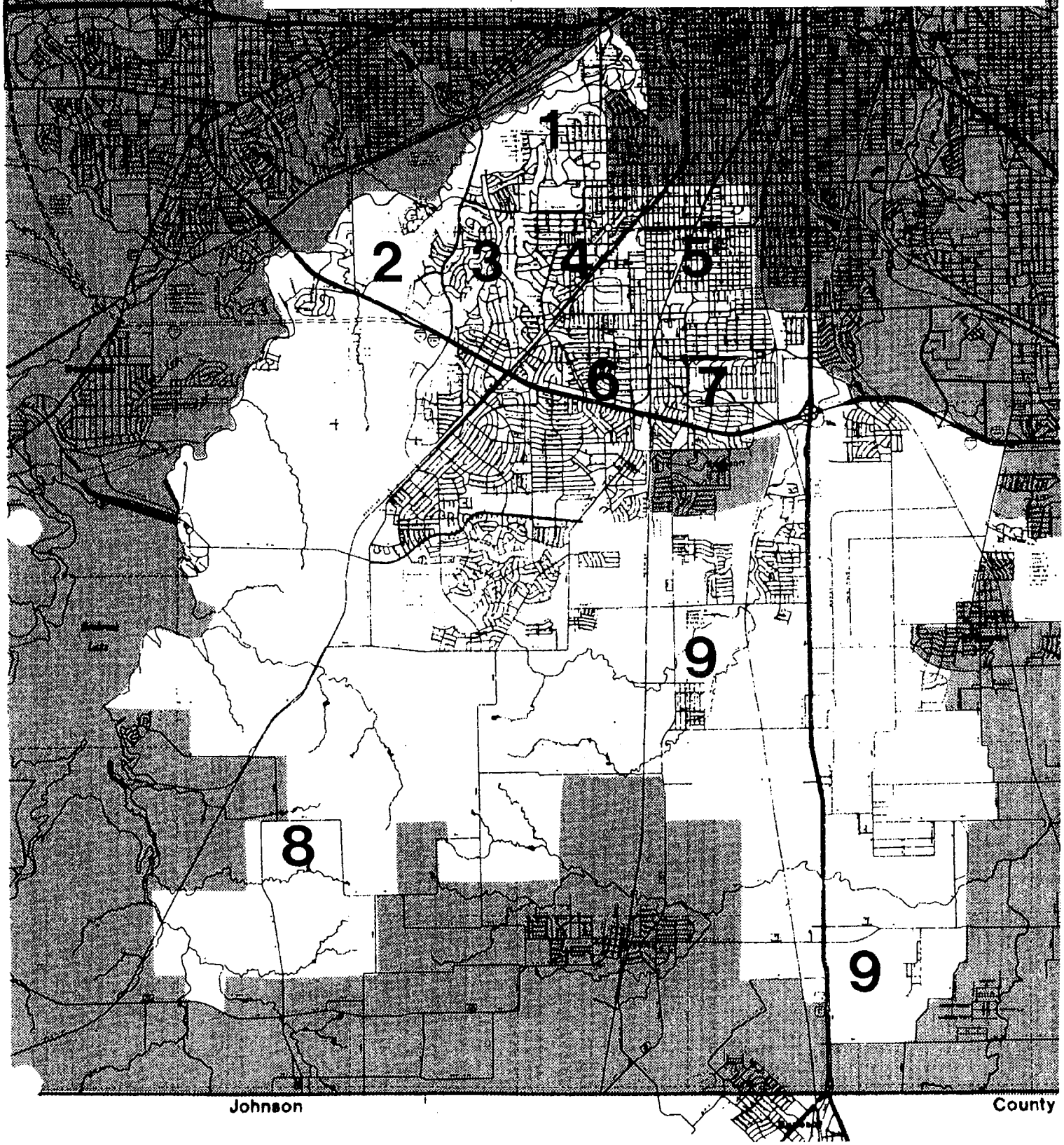
POTENTIAL CONSERVATION DISTRICTS



LOCAL CONSERVATION DISTRICTS

For exact boundaries, consult Historic Districts section, pages 186-190

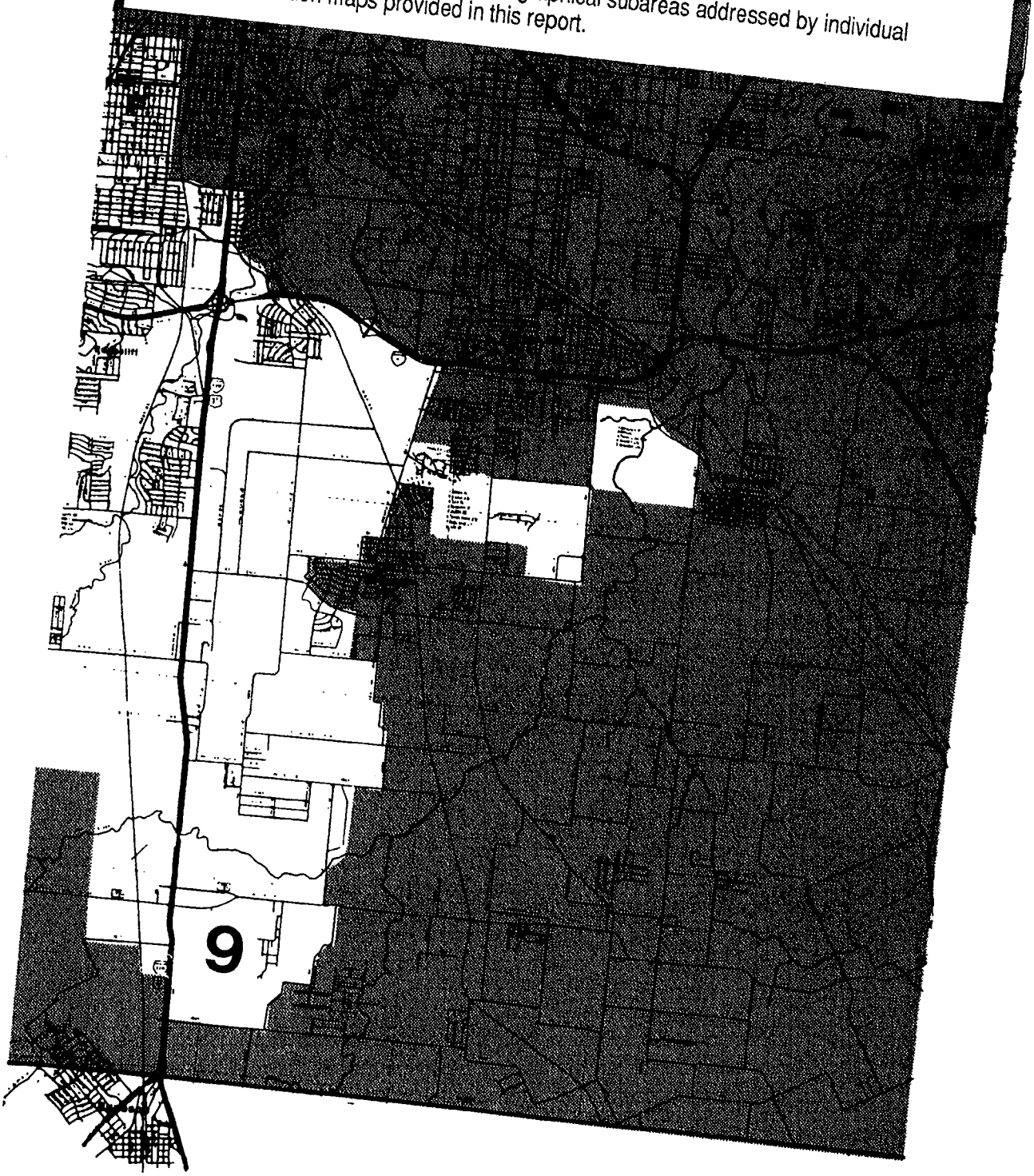
FAR SOUTH AND SOUTHWEST SURVEY AREA (west portion)

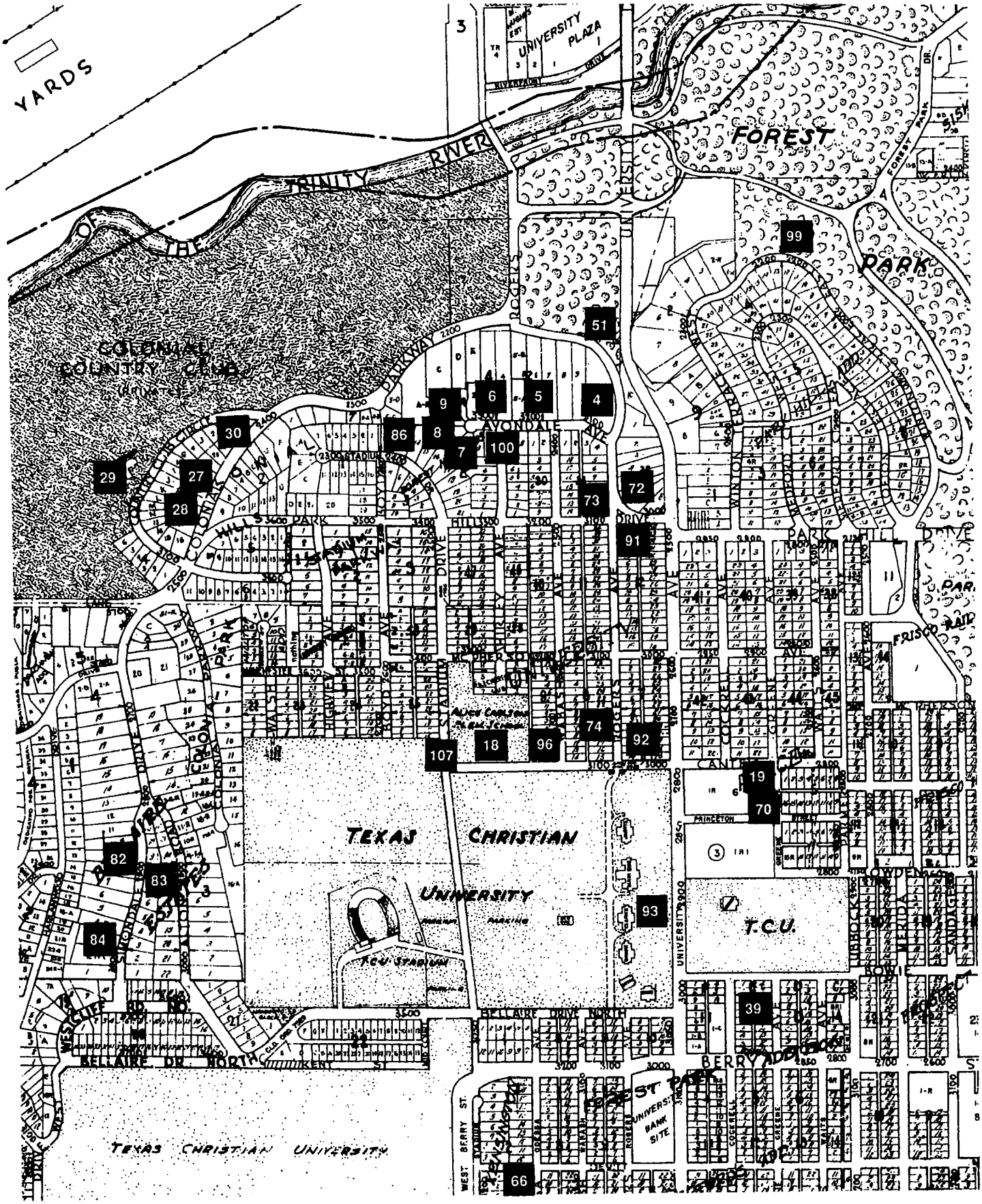


The numbers on this plate refer to geographical subareas addressed by individual resource location maps provided in this report.

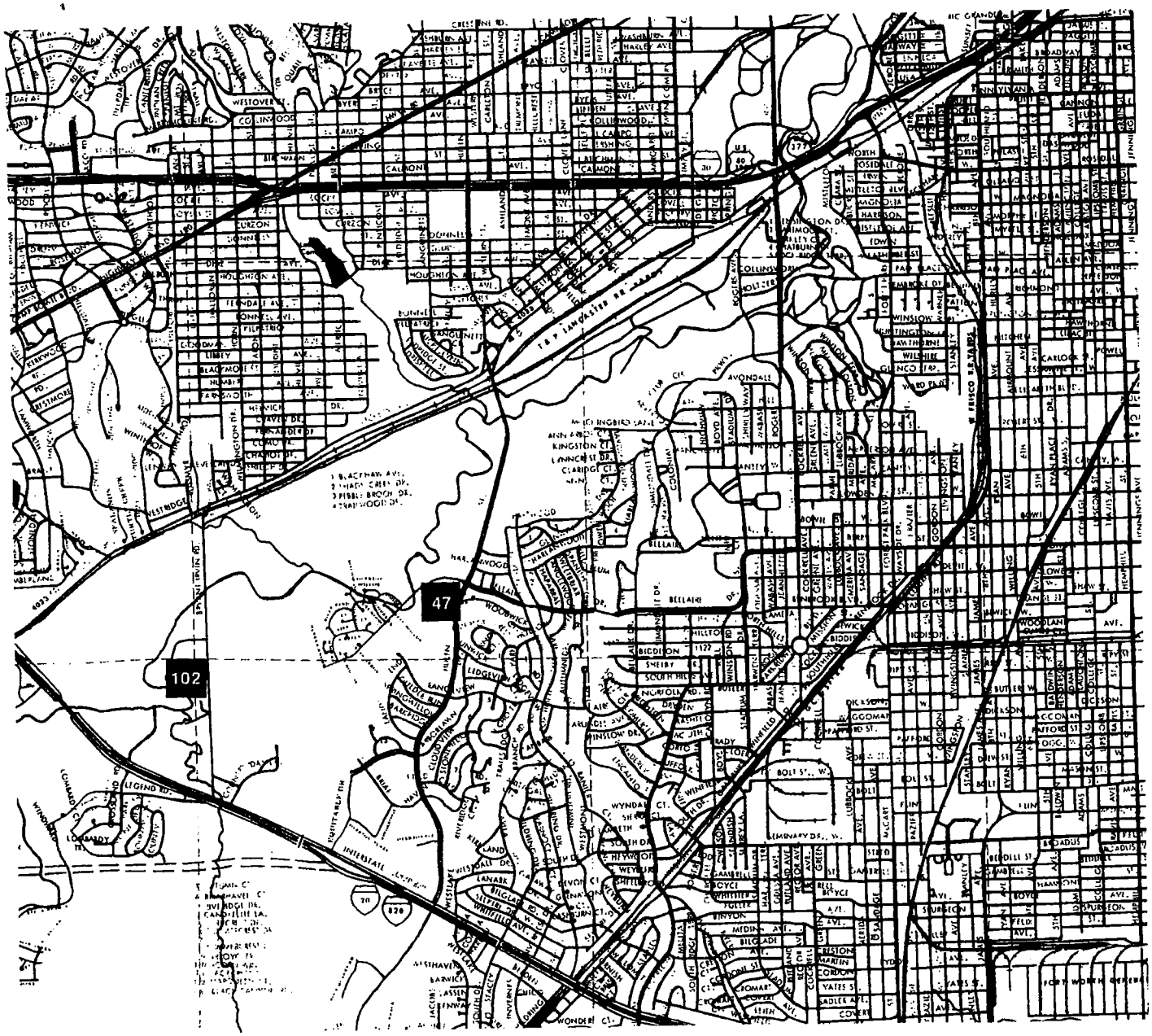
FAR SOUTH AND SOUTHWEST SURVEY AREA (east portion)

The numbers on this plate refer to geographical subareas addressed by individual resource location maps provided in this report.





FAR SOUTH AND SOUTHWEST - Subarea 1



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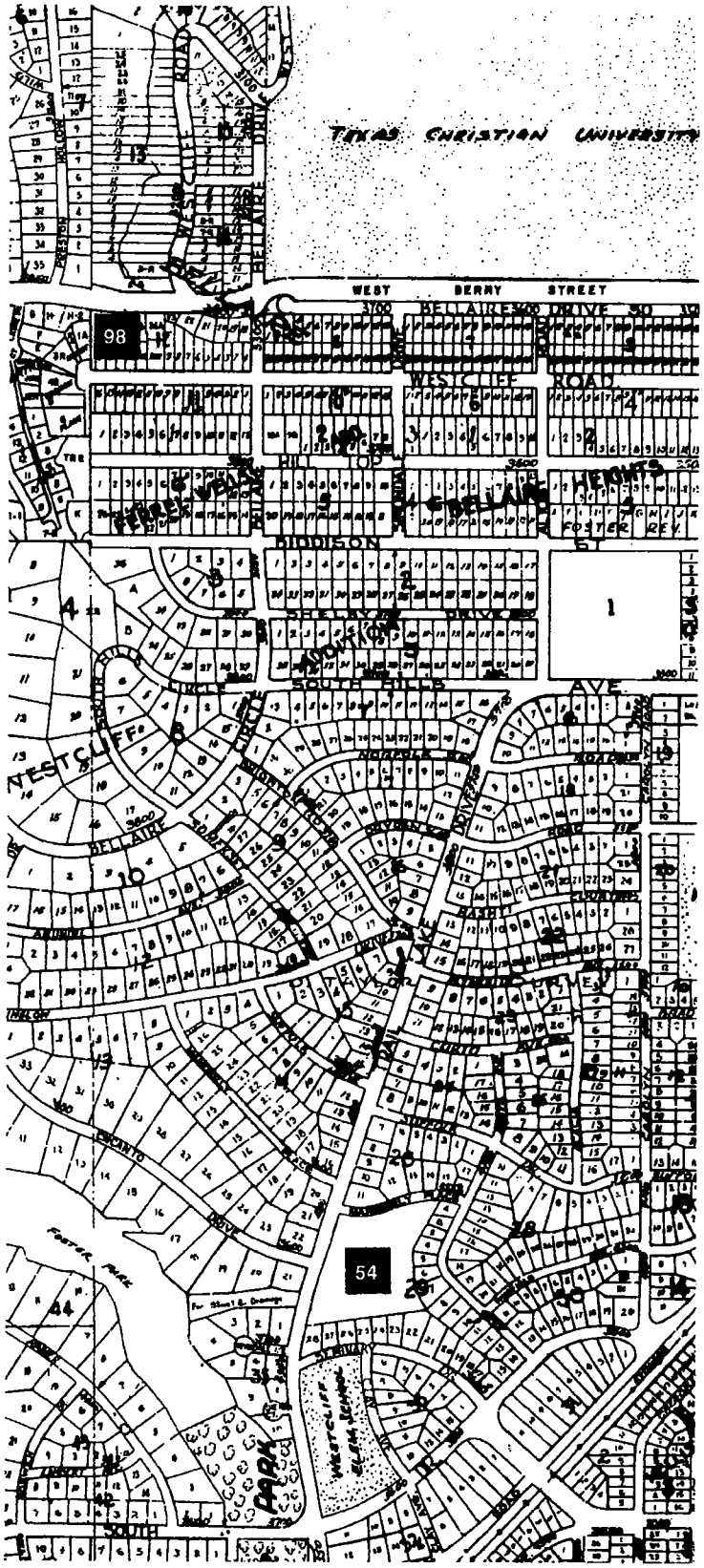
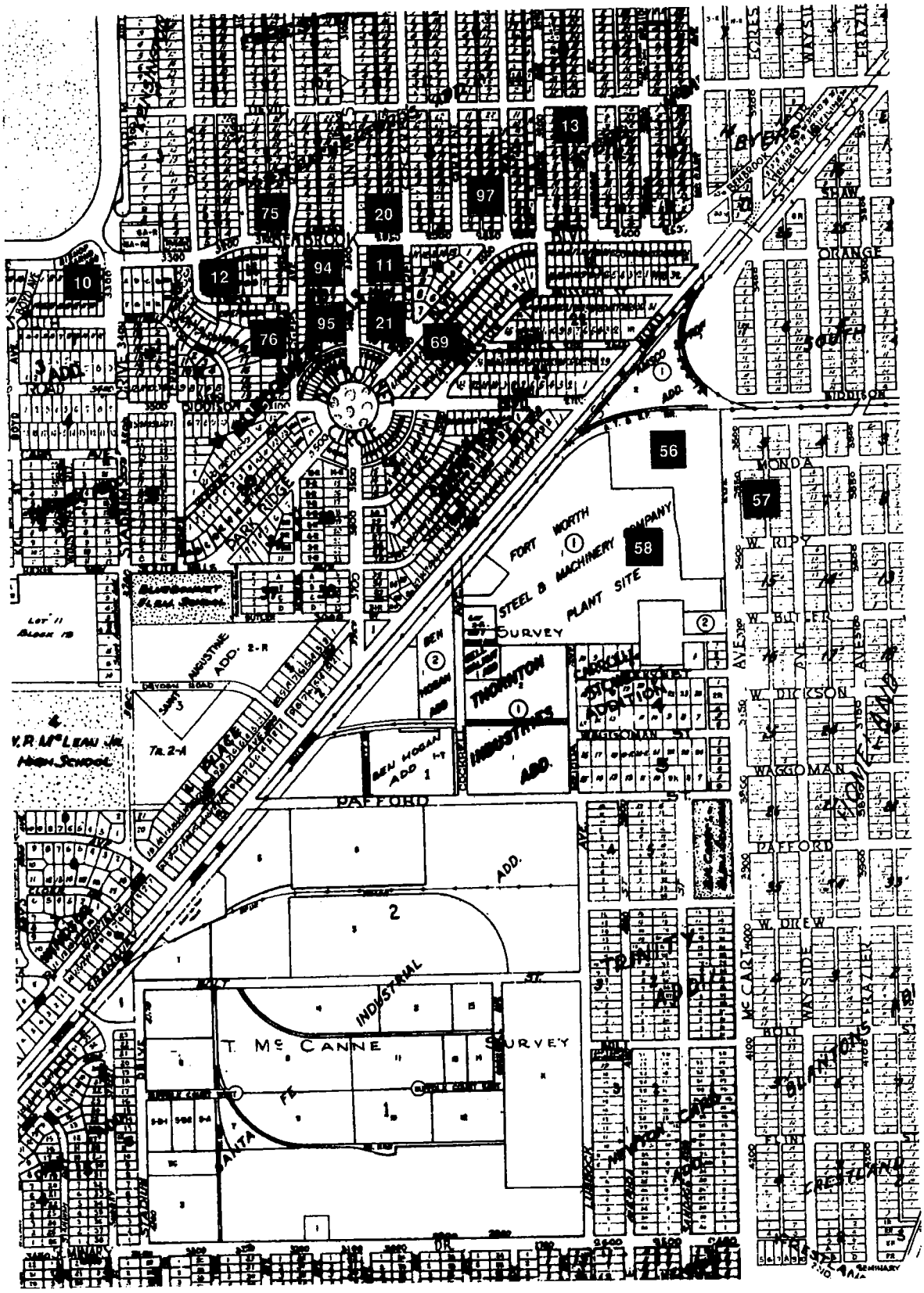
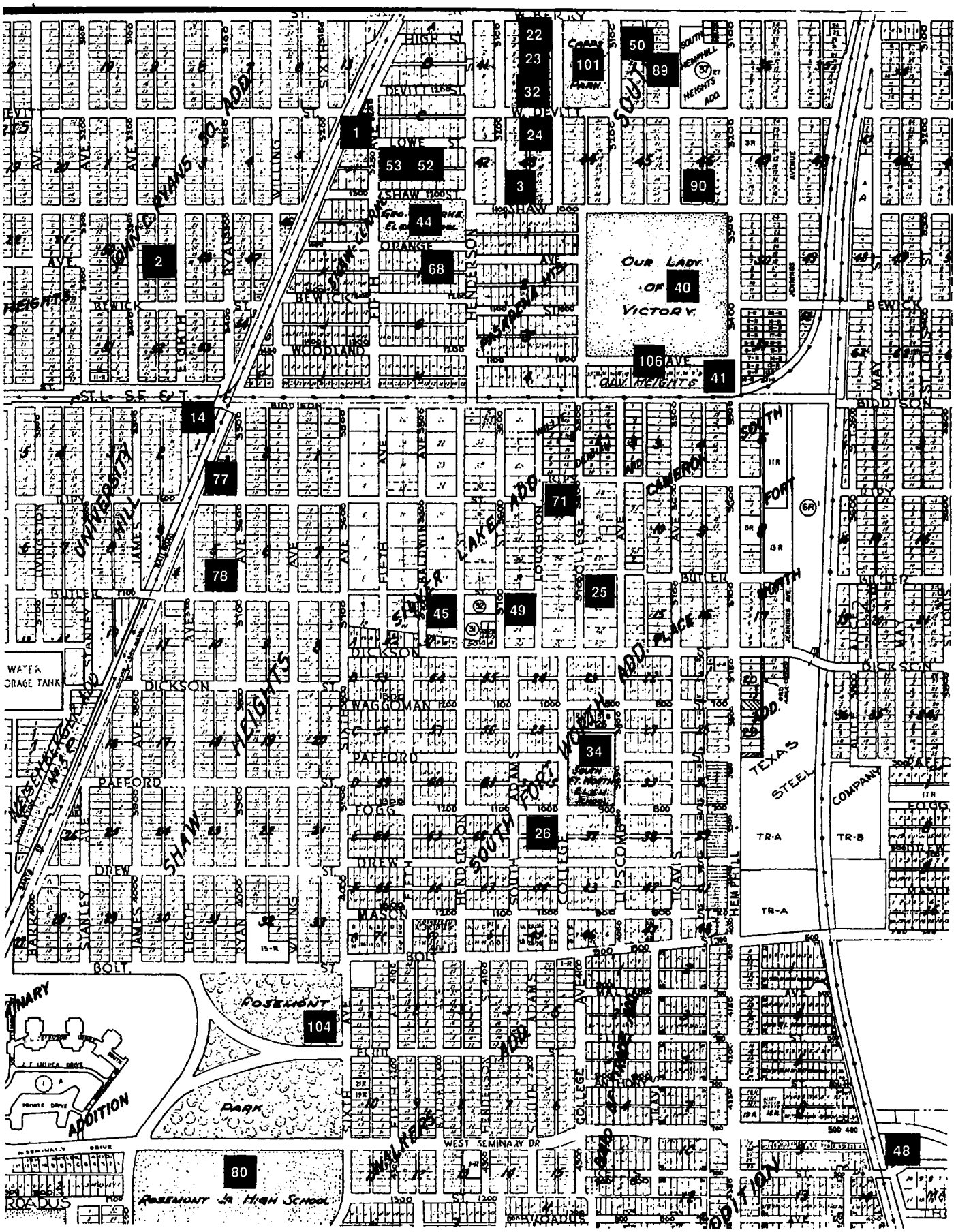


FAR SOUTH AND SOUTHWEST - Subarea 3



FAR SOUTH AND SOUTHWEST - Subarea 4



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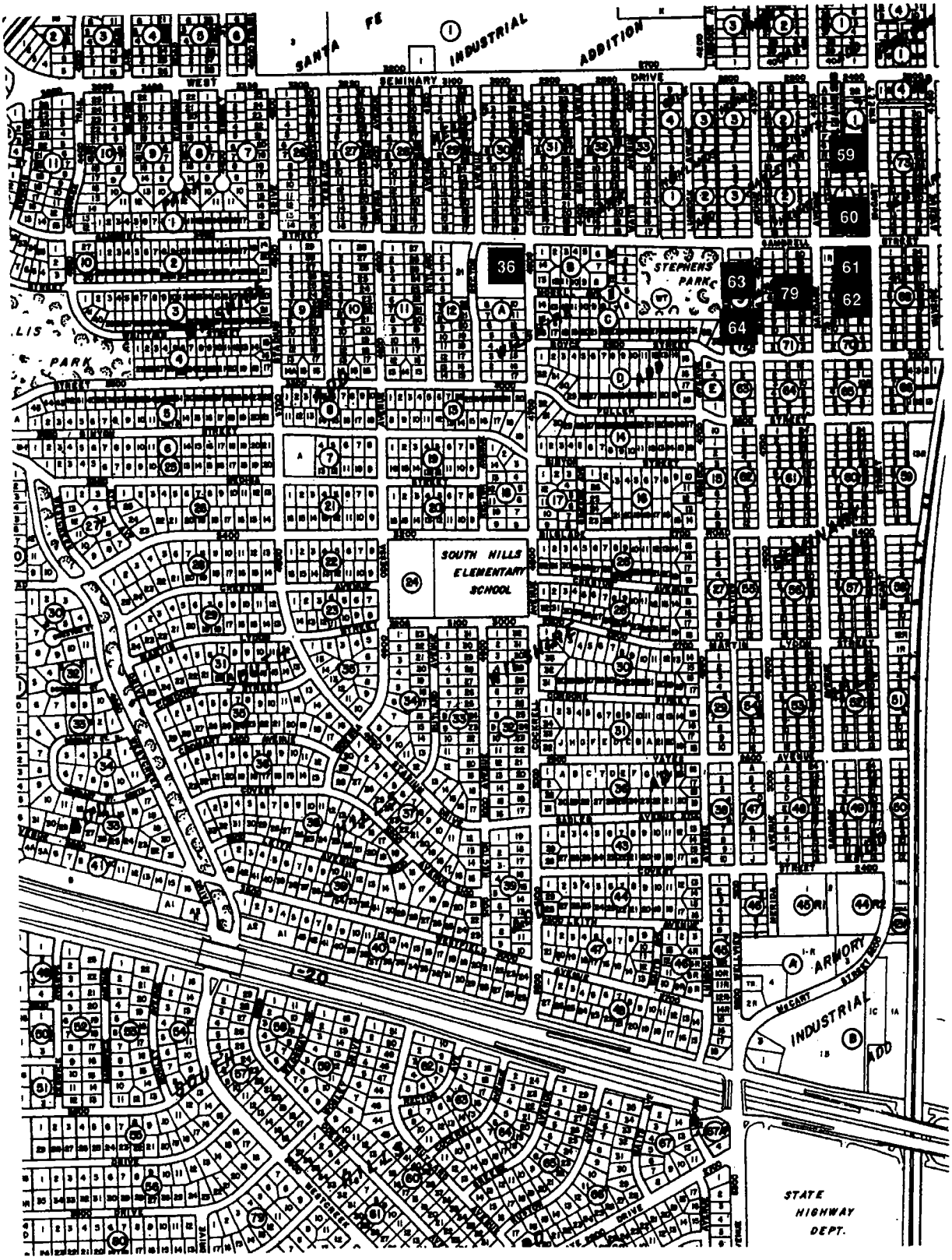

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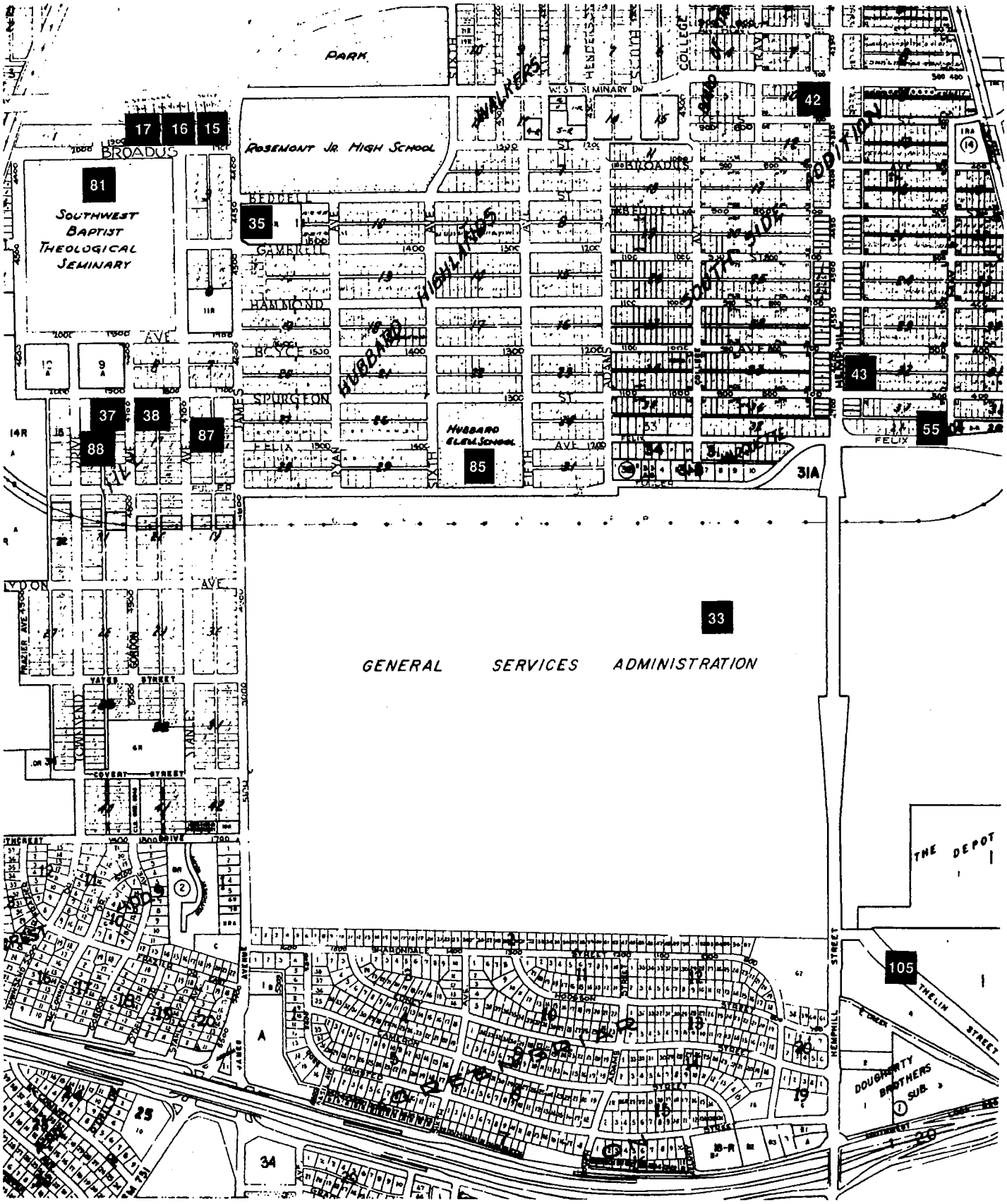

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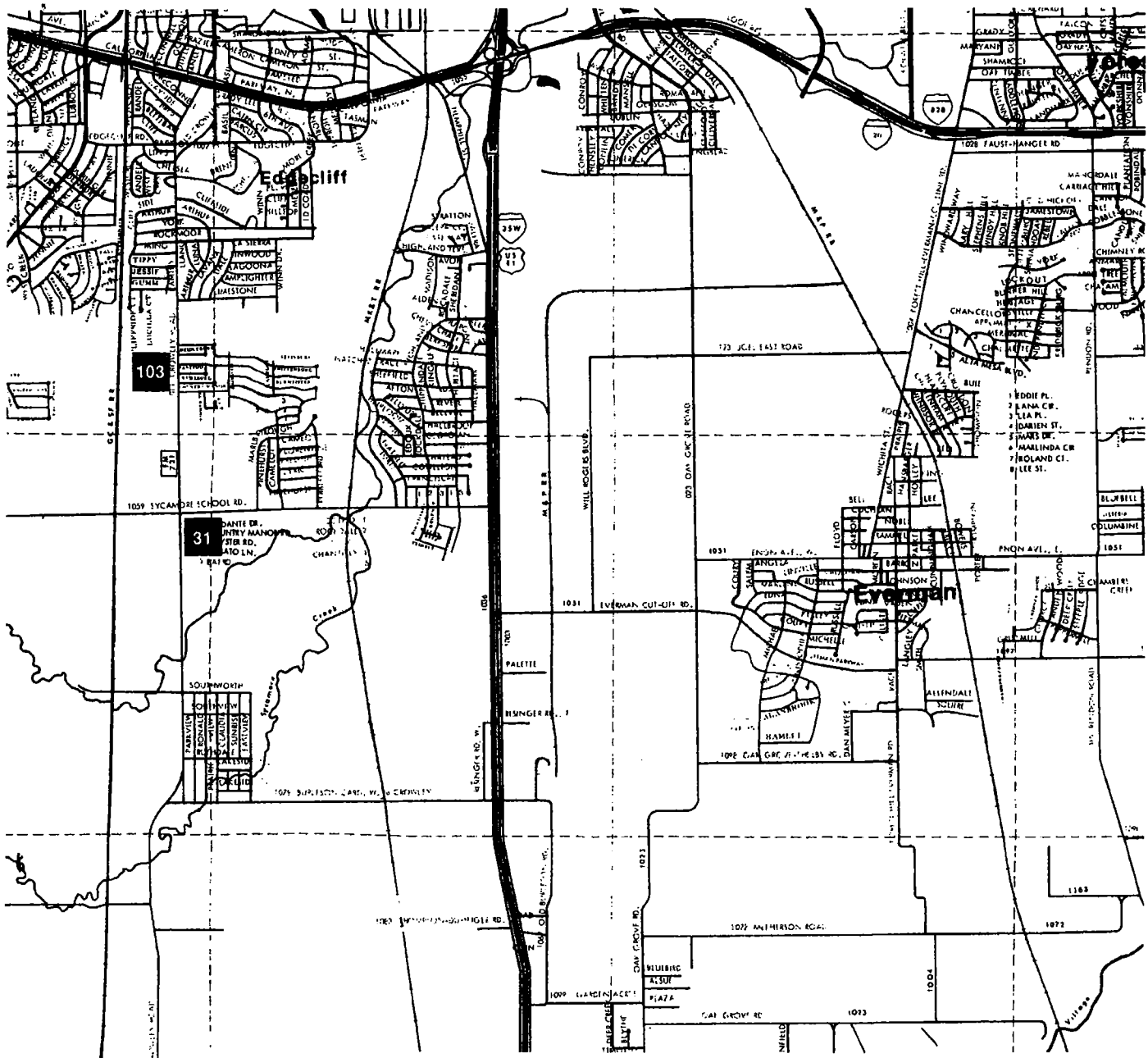
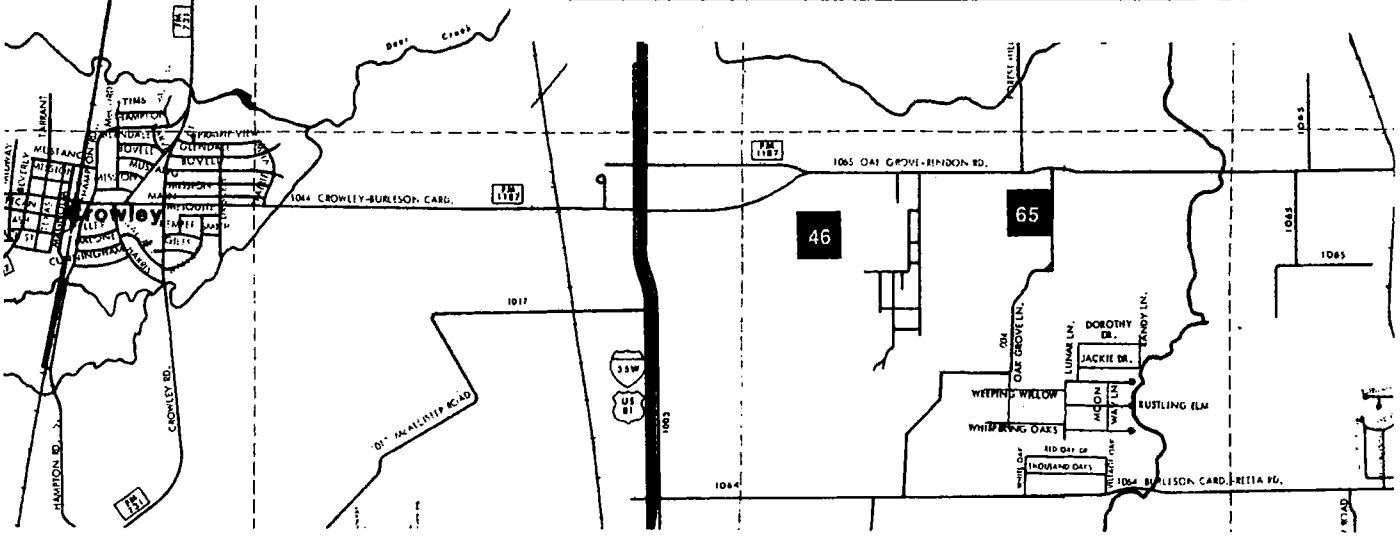
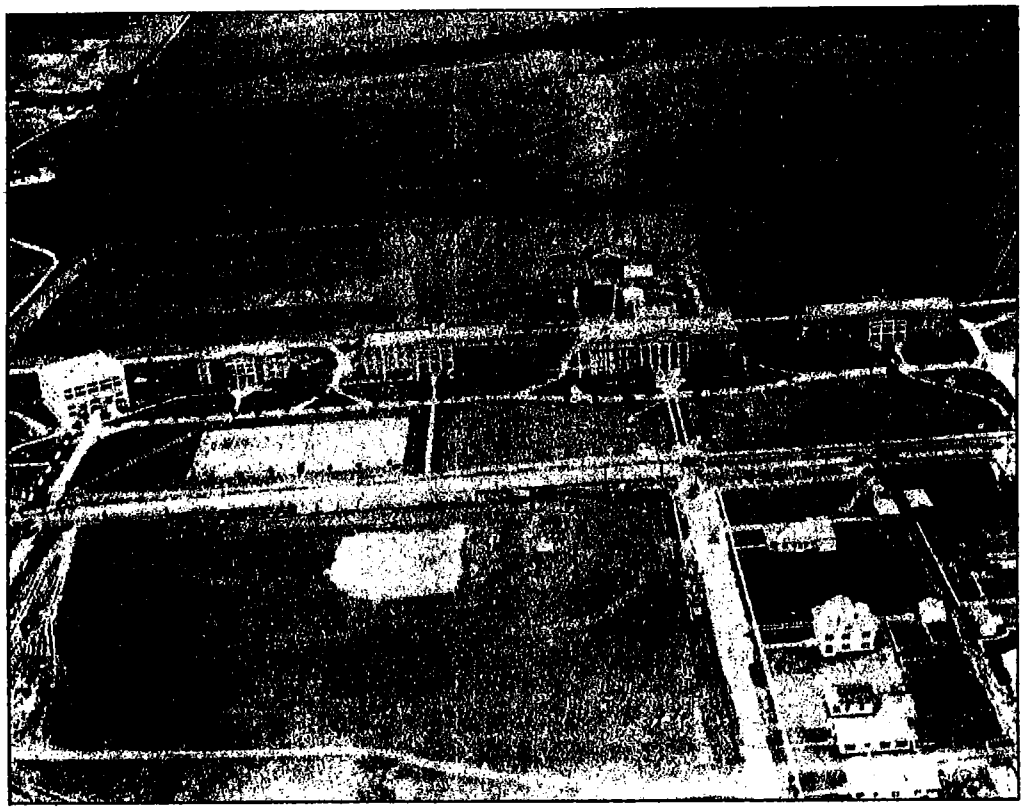
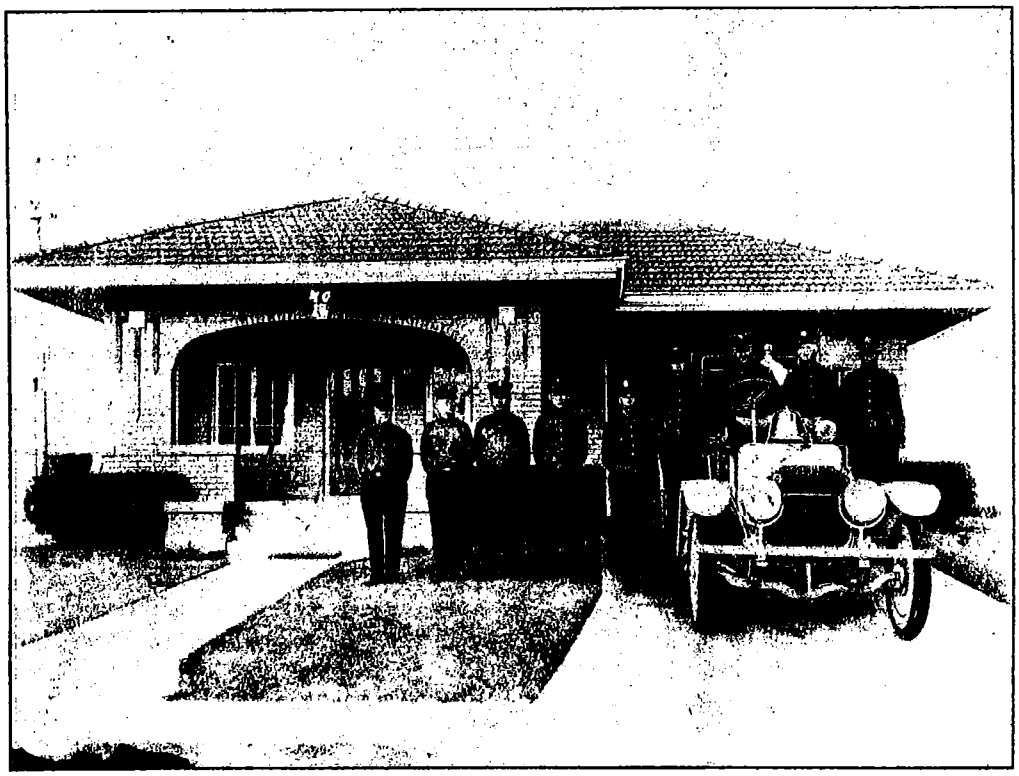


FAR SOUTH AND SOUTHWEST - Subarea 9



During the 1920s, Texas Christian University (SW-93) was surrounded by large tracts of undeveloped land. This view was made between 1921, when the Gymnasium on the far left was completed, and 1925, when Mary Couts Burnett Library was constructed across Forest Park Boulevard – now University Drive. Jarvis Hall, the only intact original campus structure, is at the far right. Fort Worth Star-Telegram Photograph Collection, Special Collections Division, The University of Texas at Arlington Libraries.





The Captain and firemen from Station #17 (SW-78) pose in front of the station building with their truck about 1930. From left to right are Captain Hurley, Woody Phillips, Festus Smith, G.W. Baker, unknown, Starly Ward, Pappy Browner, Henry McDavid, Sr., and Monk Wilkins. Courtesy Jim Noah.

HISTORIC SITES INVENTORY
FAR SOUTH AND SOUTHWEST (SW)

BUILDINGS

1

2

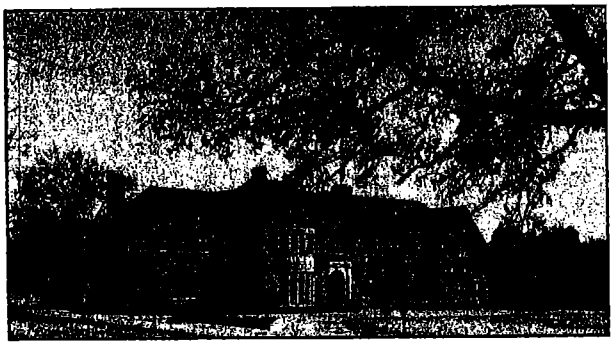
3

1
3204 5th Avenue, Horton House, c. 1917. This traditional, wood frame house, a T-plan with a front, shed-roofed porch, still sports original turned porch posts and jigsawn brackets in the gable ends. Deed records show that this property in Shaw-Clarke Addition was purchased by Walter F. Horton in 1914. City directories indicate that Horton, a carpenter, was residing here in 1918; by 1920 he had sold the house.

2
3324 8th Avenue, House, c. 1927. This one and one-half story house is distinguished by its sandstone veneer exterior, highlighted by smooth, dressed limestone or cast stone quoins. Similar stonework, by an unknown mason, appears on a number of houses of similar date in the area (see SW-14). The house features several intersecting gables in its irregular plan. The history of the house is unclear; it was first listed in the 1928 city directory as vacant, and has had a number of owners over the years.

3
3247 S. Adams Street/1010-24 W. Shaw Street [HHCD], Shultz Pharmacy/Commercial Building, c. 1922; c. 1928. This red brick and tile construction commercial structure apparently was built in two stages. The two-story, parapeted block facing S. Adams Street opened in 1922 as the Shultz Pharmacy; from 1929 through 1941, the site was operated as Young's Drug Store. The one-story section, to the east, facing W. Shaw Street, contains four storefronts; occupants have included groceries, cleaners, a cafe and a furniture repair shop. The easternmost storefront is angled to permit use as a filling station; the first tenant was Lane Service Station in 1929. Alterations to the structure include the enclosing of the shop windows and installation of aluminum frame windows on the second floor.

4



5

4

3100 Avondale Avenue [NR/AACD], Hill House, 1937. Texas oilman George B. Hill, president of Hill & Hill Inc., of Export Petroleum Corp., and of Throckmorton Co. Inc., oil operators, commissioned prominent Fort Worth architect Joseph R. Pelich to design his house. Building permits show that the $20,000, eleven-room house was erected in 1937 by contractor J.A. Gibbons. Hill and his wife, Marge B. Hill, and family resided in the house until 1950. Situated on high bluffs, the rear elevation of the large, L-plan house overlooks the city to the north, while the south elevation is the formal one, facing Avondale Avenue. Clad in polychrome warm ochre brick with a red tile roof, the Tudor Revival style house has several staggered, gable-roofed bays projecting forward from the hipped mass of the house. Pelich's impressive design is highlighted by a stone, arched portico, a two-story bow window and an arcaded porch. The house served as the Historic Preservation Council's Designers Showhouse in 1986. It appears to be eligible for the National Register on the basis of its association with a prominent Fort Worth citizen and its fine design.

5

3208 Avondale Avenue [AACD], Herd House, 1937. This large, two-story Georgian Colonial Revival style house was constructed for Harvey B. and Elizabeth T. Herd in 1937. Mr. Herd, a lawyer, died prior to occupying the house; his widow resided here until 1949. In 1950 the house was purchased by Dr. and Mrs. William McKinney. Dr. McKinney, a neurosurgeon, is known for his development of an instrument for the treatment of Parkinson's disease. The house remains in the McKinney family. Architectural plans show that the house was the design of Edward L. Wilson, who was chief draftsman for Wyatt C. Hedrick, Inc., a prominent Fort Worth architectural firm. The brick veneer house, painted white, features a central pedimented portico supported by slender Tuscan columns; a fanlit front door is symmetrically flanked by shuttered, small-paned, double-hung windows.

6

3300 Avondale Avenue [AACD], Smith House, 1934. This Tudor Revival style house was completed in 1934 for attorney William D. Smith and his wife Mary A. Smith. Smith, a trial lawyer, joined the prominent Fort Worth legal firm of Capps, Cantey, Hanger & Short in 1919, and inherited representation of the Northern Texas Traction Co. Smith also served as president of the board of trustees of Harris Hospital before his death in 1948. The one and one-half story house was designed and built by Byrne & Luther, Inc., the developers of Westover Hills; Joseph J. Patterson was architect for the firm in 1934. The Smith House is distinguished for its fine materials and design evocative of a Tudor Period cottage. Of irregular plan, the house has several staggered, steeply pitched gables facing forward; roofs are clad in flat red tile. Variegated brick veneer walls and arched entry are highlighted by sandstone quoins; one gable is half-timbered. Several small-paned casement windows and a quaint oriel window complete the composition.

6

7

7

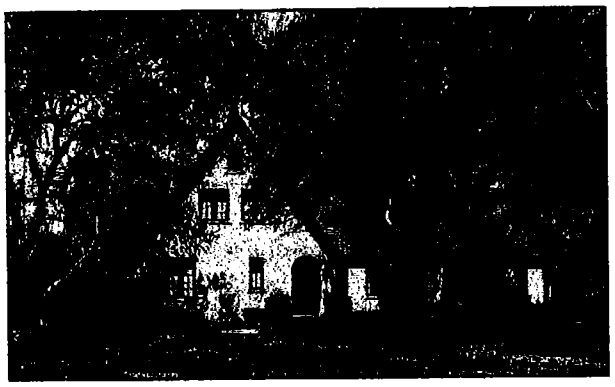
3309 Avondale Avenue [AACD], Cummins House, 1933. This one and one-half story, Tudor Revival style house is in composition a main hipped wing with forward projecting gabled bays flanking a shed-roofed entry porch. The house is clad in polychrome brick with one gable half-timbered and stuccoed, and has small-paned casement windows. Building permits show that the residence was constructed by John M. Padgett to the architectural designs of Joseph R. Pelich. Elmer C. and Lorine Cummins commissioned the design for their residence; Cummins was service manager for Westinghouse Electric Supply Co., and later owned Cummins Supply Co., a wholesale electrical supply firm.

8

8

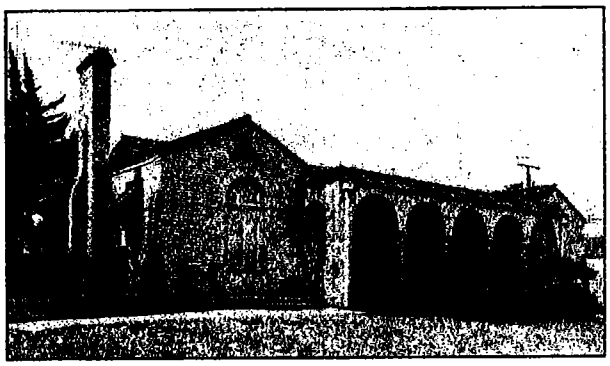
3315 Avondale Avenue [AACD], Parsons House, 1935. Noel R. Parsons, treasurer and later vice-president of Community Public Service Co., and wife Sue commissioned architect Joseph R. Pelich to design their residence in 1935. The seven-room, H-plan, house features pale beige brick veneer walls highlighted by limestone quoins and entry and window surrounds. A forward-projecting gabled portico sports a recessed, arched doorway, and is flanked by a half-timbered gable over diamond-paned leaded casement windows. The Tudor Period Revival house is in excellent condition.

9



10

11



9

3318 Avondale Avenue [NR/AACD], Freese House, 1929. This one and one-half story house is distinguished by its extra-ordinarily fine quality dressed limestone veneer and Period Revival design by architect Joseph R. Pelich for Simon W. and Eunice Brooks Freese. Freese, a consulting engineer and long-time principal of the engineering firm of Freese & Nichols, Inc., joined the company in 1922. The firm, which dates its founding to 1894, has specialized in the water resources field, establishing the first water distribution system for Fort Worth in the year of its inception, and creating or partially developing over 219 dams and reservoirs in Texas. Mrs. Freese, in 1940 president of the Young Women's Christian Association of Fort Worth and an active member of community organizations, was also known for her genealogical work. A mechanic's lien shows that contractor H.T. Mangham erected the large, irregular plan house. In composition, the house consists of a long, gabled wing parallel to the street with a forward-projecting high gable containing an arched, recessed entry. Set back on a wooded, bluff-top site, the residence is a major focus of the cul-de-sac. In excellent condition, the house appears eligible for the National Register on the basis of its association with an important figure in Fort Worth and Texas history, as well as for the quality of design and materials.

10

3401 Bellaire Drive South, Trinity Episcopal Church, 1948. Begun in 1893 as a mission from St. Andrew's Episcopal Church, the current home of Trinity Episcopal Church was constructed in 1948. Fort Worth architects Charles O. Chromaster and Robert P. Woltz, Jr., were responsible for the Gothic Revival design. Faced in random course Austin stone, the church is composed as a low, compact mass covered by a green-tile gable roof, intersected by three forward-projecting gables. An education wing was completed to the west in 1965.

11

2951 Benbrook Boulevard [BHCD], Andujar House, 1937. This Spanish Colonial Revival style house is in composition a long wing parallel to the street with short, transverse side wings flanking an arcaded porch with cast stone columns. The house is clad in yellow brick with a red Mission tiled gable roof. A 1937 mechanic's lien shows that the house was erected by Clifford A. Emery, contractor of a number of Bluebonnet Hills houses, for Ancil R. Ellis, sales manager of Bluebonnet Hills Development Co. Dr. John J. Andujar purchased the foreclosed house in 1938; at the time, he was a pathologist with Harris Hospital, later becoming medical director of the same institution. His wife, Betty Andujar, served as a Republican State Senator from 1973 through 1982.

tabbies

EXHIBIT

2

3200 AVONDALE

FX4
OFF ROAD
3208

HKH-7985

3115