

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

DATE: December 12, 2016

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Fat Tiger Investments
LOCATION	2109 W Morphy Street
ZONING/ USE (S)	R-1/HC
NEIGHBORHOOD ASSOCIATION	Mistletoe Heights

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a Certificate of Appropriateness to undertake exterior alterations to the existing residence.

APPLICABLE MISTLETOE HEIGHTS HISTORIC AND CULTURAL DISTRICT GUIDELINES**REHABILITATION OF AND ADDITIONS TO EXISTING BUILDINGS****Materials**

The two primary building materials used in the District are masonry and wood. Masonry includes brick, stone, terra cotta, concrete, tile, mortar and stucco.

Original materials shall be maintained, retained, repaired and/or reused when possible.

When necessary, original materials shall be replaced with same or similar materials that convey the same visual appearance

Windows/Doors

Original windows and doors shall be repaired, reused and/or retained when possible and shall be replaced only when necessary.

All replacement windows and doors shall be compatible with the character of the primary building and be the same size as those being replaced so they will match the openings and fit securely.

FINDINGS/RECOMMENDATIONS

The rehabilitation of this property is encouraged. The proposed work includes the reinstatement of an original opening on the front of the house and areas of appropriate rehabilitation of the exterior fabric such as blocking up rear windows at the proposed kitchen, blocking up side yard windows at the proposed bedroom 3, and blocking up the single window at the proposed closet. These alterations occur in non-original portions of the existing house and they facilitate the desired functional layout of the interior without adversely affecting the historic character of the house.

The proposed front doors, however, are not compatible with the predominant historic character of front doors in the District and the proposed relocation of the highly-visible original paired windows at bedroom 2 is inconsistent with rehabilitation principles, which recommend the retention of original openings.

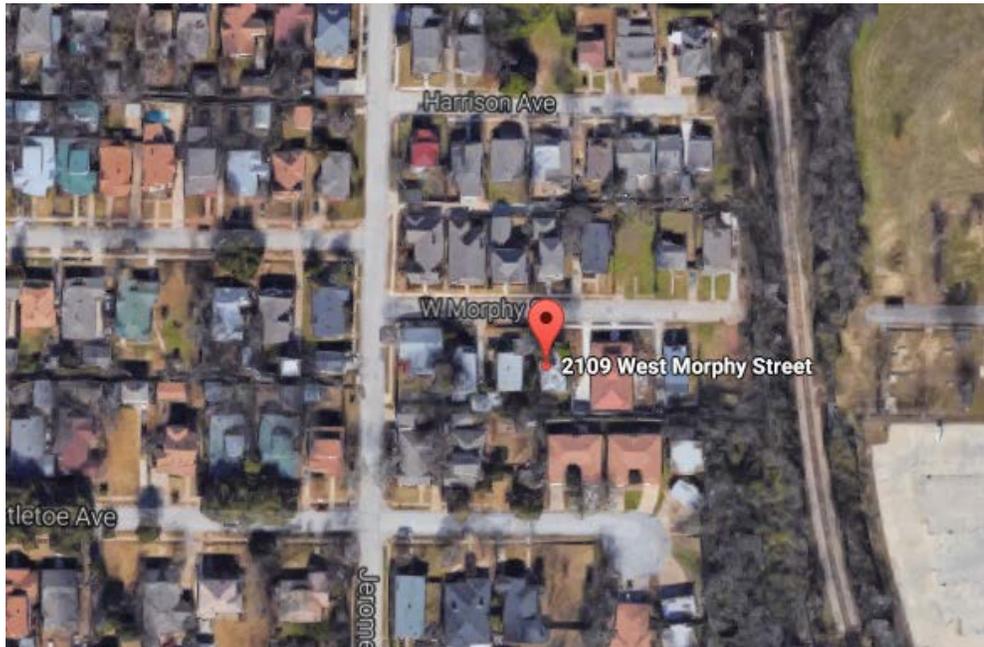
The front porch and stairs may require guard and handrails, which should be confirmed and shown on the elevations as appropriate. Further, in relation to the drawings, shutters that are proposed to be removed should be depicted as such on the elevations. The roof on the left elevation above the paired windows is drawn as a gable roof, however, it is a hipped roof, more accurately depicted in the front and rear elevations. The storage/garage needs to show the extent to which the existing garage is to be retained and rebuilt. The elevations need to show the existing decorative metal porch posts and the extent to which the original wood siding will be retained.

Given the foregoing, staff recommends the following motion:

That the Application for a Certificate of Appropriateness to undertake alterations to the existing residence and rebuild the accessory structure be approved subject to the following conditions:

- 1. That the front doors be consistent with the predominant historic character of front doors in the District;**
- 2. That the 1/1 replacement windows be wood as indicated in the Description of Work section of the COA application rather than metal-clad as depicted in the drawings;**
- 3. That the original opening, which houses the paired windows in the proposed bedroom 2, be retained in its current position; and**
- 4. That the drawings be revised and updated to reflect the above conditions and findings.**

SUPPLEMENTAL INFORMATION



Aerial



Street View



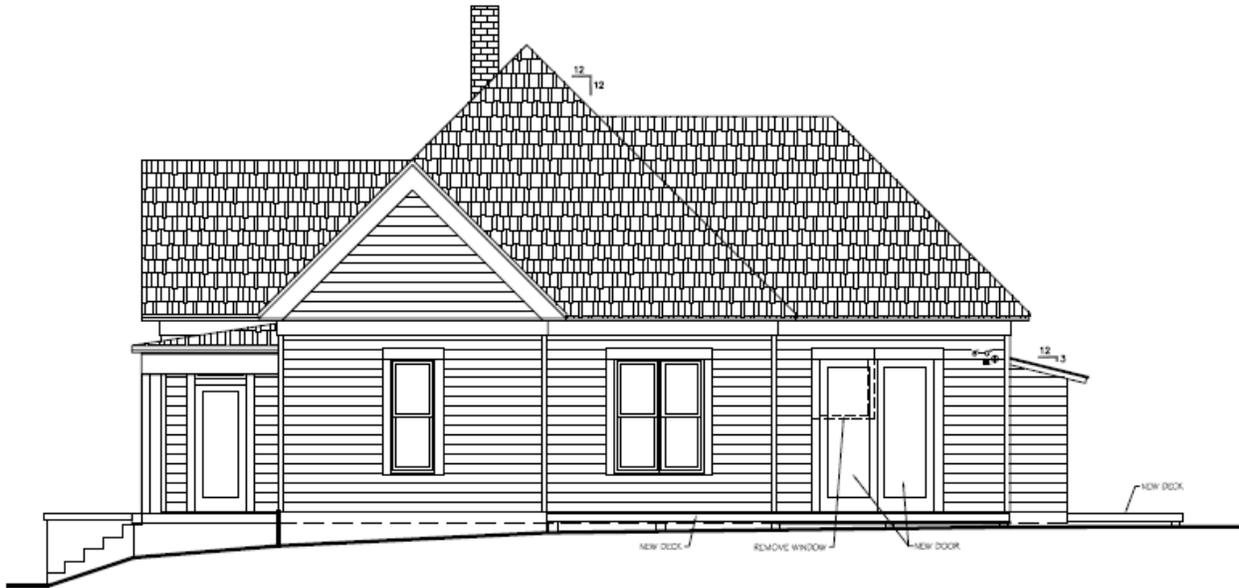
Existing Front Elevation



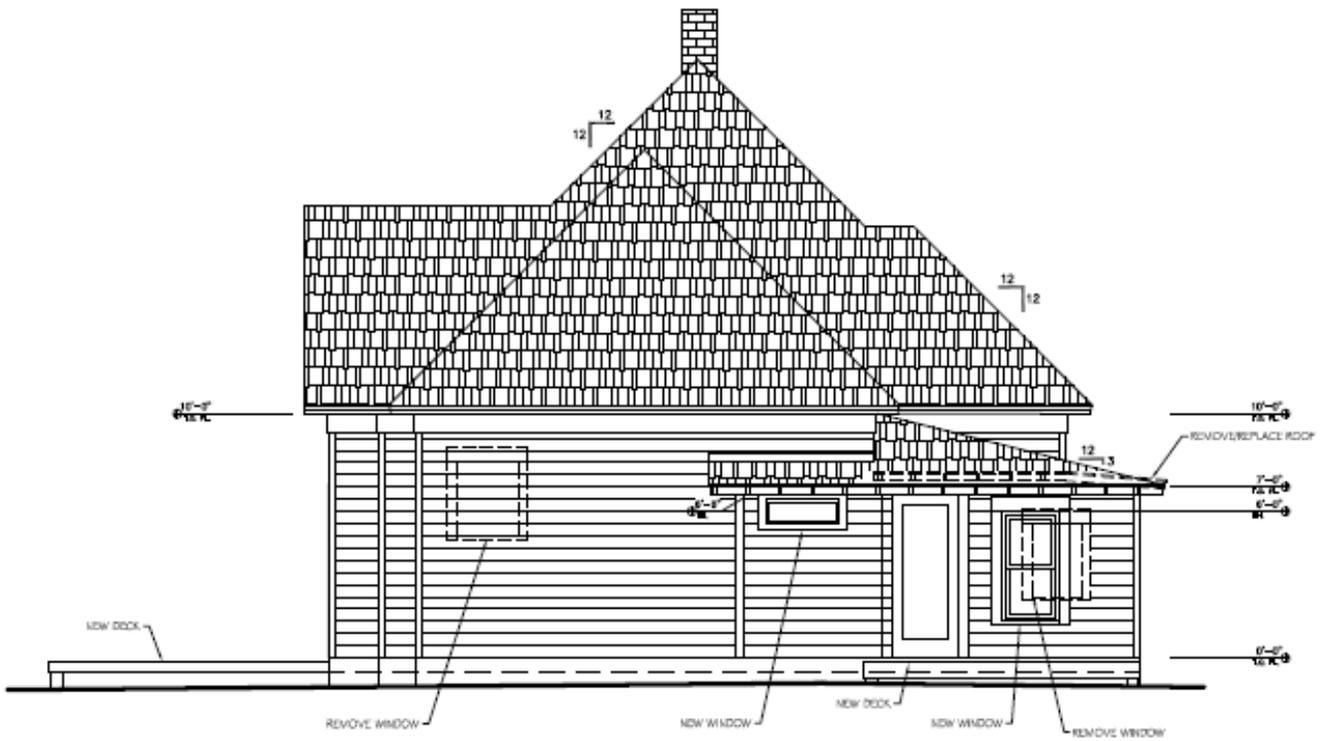
Proposed Front Elevation

FRONT ELEVATION

SCALE: 1/8"=1'-0"



Proposed Right Elevation



Proposed Rear Elevation

Additional Photos





