

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

DATES: December 12, 2016

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural (HC)
APPLICANT/AGENT	Only Goodbuys LTD/ Steven C. Laird
LOCATION	1119 Pennsylvania Street
ZONING/ USE (S)	NS-T4
NEIGHBORHOOD ASSOCIATION	Near Southside, Inc.

DESIGNATION

The applicant requests historic designation as a Historic and Cultural (HC). The structure meets the following criteria for historic designation:

- Criterion 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- Criterion 2: Is an important example of a particular architectural type or specimen that is typical of the City of Fort Worth or an example of an architectural type or specimen that is unusual in the City of Fort Worth.
- Criterion 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.
- Criterion 4: Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.
- Criterion 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.

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate 1119 Pennsylvania Street as Historic and Cultural Landmark. The structure/site at 1119 Pennsylvania Street meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historical and Landmark Properties. Attached is a summary provided by the applicant explaining how this site meets the criteria for designation. Staff recommends the following motion: **Motion to approve the designation of 1119 Pennsylvania Street as Historic and Cultural Landmark and the use of the Secretary of the Interior’s Standards for Rehabilitation when evaluating any proposed alterations.**

Historic and Cultural Landmark Application
Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas 76104

1. Is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.

The design and location of the Oxsheer House is representative of the type of house that was popular with members of Fort Worth's wealthy white business and professional class in the late 19th and early 20th centuries. As noted in the book *Fort Worth's Quality Hill*, Summit Avenue, Penn Street, Pennsylvania Avenue, and adjacent streets became the fashionable neighborhood in which one's wealth and social status was prominently displayed. Families whose fortune was derived from "cattle, oil, cotton, banking, railroads, the law, and real estate" lived in houses designed by the likes of Sanguinet and Staats, L. B. Weinman, Howard Messer, Wiley G. Clarkson, and G. Palmer Graves. Along with the grand houses, many of the properties included servants' quarters in separate buildings, often above a detached garage or carriage house that was placed by the alley.¹

Fountain Goodlet Oxsheer's residence at 1119 Pennsylvania Avenue reflected this trend. In 1895, he purchased property at the southeast corner of what is now Pennsylvania Avenue and Henderson Street. The 1898 Sanborn Fire Insurance Company Map indicates that there was a large two-story wood-framed residence at this location. Whether it was a pre-existing home or one that Oxsheer had constructed has not been determined. In 1916, Oxsheer chose to have a large two-and one-half story brick Prairie School style house constructed on the property. This house and its associated servants' quarters/garage were designed by William Reed & Sons and were complementary of the other grand homes further to the west on Pennsylvania Avenue. The house originally on the site was moved to the east edge of the property.²

With the encroachment of the central business and medical districts, and later with the construction of the East/West Freeway (now Interstate 30), the Quality Hill neighborhood became less popular as the wealthy chose to live in new developments such as River Crest, Park Hill, and Westover Hills. Many of the once elegant homes were converted to other uses or were demolished. Of the numerous Quality Hill-era houses that once lined Pennsylvania Avenue, seven have survived and none retain their residential function. At the east end is the Oxsheer House. It retains excellent integrity but now serves a commercial function. The 1907 Ambler House at 1226 Pennsylvania Avenue has survived but serves a commercial function and has been connected to a florist shop to the east and a large metal-sided warehouse to the rear. The four houses on the north side of the 1300 block were originally constructed between c. 1903 and 1911. They are now owned by The Woman's Club of Fort Worth and have been modified over the years to meet the club's needs. The complex was designated a City of Fort Worth Historic and Cultural Landmark in 1990. To the west at 1509 Pennsylvania Avenue is Thistle Hill, also known as the Wharton-Scott House (National Register of Historic Places, 1975; City of Fort Worth Historic and Cultural Landmark, 1976; Recorded Texas Historic Landmark, 1977), a large Georgian Revival house sited on a well-manicured estate-size lot. Constructed in 1903-04 and altered in 1910, Thistle Hill is Fort Worth's premiere "Cattle Baron" mansion and today functions as a house museum. Bookended by the Oxsheer House to the east and Thistle Hill to the west, this section of Pennsylvania Avenue is now dominated by large facilities associated with the medical industry.

From its construction in 1916 and as a rare survivor today, the Oxsheer House is illustrative of Fort Worth's evolving cultural, economic, social, and historical heritage.

¹ Brenda S. McClurkin and Historic Fort Worth, Inc., *Fort Worth's Quality Hill* (Charleston, South Carolina: Arcadia Publishing, 2014), pp. 7-8.

² Billy Oxsheer (great-grandson of Fountain Goodlet Oxsheer), interview with Susan Allen Kline, October 11, 2016.

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

The Oxsheer House at 1119 Pennsylvania Avenue is an important example of the Prairie School style in Fort Worth's Near South Side. Designed by William Reed & Sons and constructed in 1916 for Fountain Goodlet and Mary Oxsheer, the house features such hallmarks of the style as two-story horizontal massing, low-pitched hipped roof with wide overhanging eaves and prominent attic level dormers, symmetrical façade, full-width one-story hipped-roof porch supported by massive square brick columns, and double-hung windows with multiple-light sashes over undivided lower sashes. The house retains excellent integrity on the exterior and interior and was designated Demolition Delay by the City of Fort Worth in 1995.

The Prairie School style originated in Chicago and its suburbs through the work of Frank Lloyd Wright and other architects he influenced. It was further spread through the use of pattern books and popular magazines. It is recognized as one of the few indigenous American styles and is characterized by low-pitched roofs that are usually hipped and have wide overhanging eaves that emphasize the building's horizontal massing. Examples are typically two stories in height with one-story wings or porches. The porch roofs are generally supported by massive columns. Other detailing often reinforces the building's horizontal massing. The style was most popular during the first two decades of the twentieth century.³

The Oxsheer House is located at the southeast corner of Pennsylvania Avenue and Henderson Street. It is two-and-one-half stories in height with a full basement beneath it. It is constructed of brown iron-flecked brick, a popular building material in Fort Worth during the early decades of the 20th century. The main roof and that of the porch are covered with green clay tile. Typically, the double-hung wood windows feature multiple-lights in the upper sash over an undivided light in the lower sash. The window sills are of limestone. The contrasting color of the sills also reinforces the house's horizontal massing

The façade features a centered hipped-roof dormer with wide over-hanging eaves and exposed decorative rafter tails (these decorative rafter tails are also used on the roof over the body of the house and on the porch roof). The dormer has a tripartite multiple-light window and its walls are covered with green tiles. The second and first floors are divided into three bays. On the second floor, the outer bays each have one large 15/1 double-hung wood window. The center bay has a 10/1 double-hung window flanked by multiple-light casement windows. The outer bays of the first floor also have the large 15/1 double-hung wood windows. The center bay has a wide French door flanked by multiple-light sidelights. The porch's roof is hipped with a projecting hipped bay at the center. The porch roof is supported by four massive square brick columns with limestone capstones. The columns have narrow blind arches, also of brick, with stone sills. A stone balustrade runs between the columns and across the east and west ends of the porch. Between the center columns are the stairs that lead to the porch. These are flanked by brick wing-walls with stone caps. The porch floor is covered with red tile. A second set of stairs on the east end of the porch has been replaced with a handicapped lift.

The west elevation faces Henderson Street. It also has a hipped-roofed dormer at the attic level. The second and first floors have a variety of window sizes that continue the pattern of multiple-light sashes over an undivided lower sash and stone sills. Above the interior landing between the first and second floors is a large window opening. It retains its original stained glass transom with stylized depictions of oil derricks. Its geometric patterning is highly representative of the Prairie School style. The original stained glass windows that were below the transom were removed during a period when the house was vacant. They were replaced later with contemporary stained glass windows in the 1970s. Below this window opening is an entrance with a two-panel door with multiple-lights. Above the door is a small shed

³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred P. Knopf, 1996), pp. 439-40.

roof supported by wood brackets. An interesting feature of this elevation is the original wood ice door that is below paired kitchen windows.

The rear (south) elevation is composed of three sections that give it an irregular rectangular massing. The left section corresponds to the kitchen and a second-story sleeping porch. On the east elevation of this segment is the rear entrance. It appears not to retain the original door. To the right of this entrance is an entrance to the basement. The center section is recessed behind the plane of the left section and corresponds to the dining room on the first floor and a bedroom on the second. The right section is set back from the center section and corresponds to a sleeping porch on the second floor and the sunroom on the first. Ribbons of three windows with 9/1 configurations are on the first and second floors of the south and north elevations. A ribbon of five 9/1 windows is on the first and second floors of the east elevation.

The interior retains many historic features. They include room configurations, oak hardwood floors, red clay tile floor in the sun porch, window and door trim, and fixtures in the upstairs bathrooms. Prairie School influences include the Rookwood tile around the fireplace in the front room, pocket doors, wainscoting in the dining room, original balustrade along the stairs from the first to the second floor, and built-in cabinets in the downstairs library. The house is now used for professional offices.

A monument sign identifying the occupant of the building is located near the northwest corner of the property. There is a concrete sidewalk that parallels Pennsylvania Avenue and one that runs from the curb to the front steps. Another sidewalk parallels Henderson Street. With the widening of this street, the yard along the west side of the house has been narrowed. A concrete driveway runs along the east side of the house to the asphalt parking lot in the rear. The parking lot covers the majority of the rear yard. The servants quarters/garage that appears on the 1951 Sanborn Map was removed more than 30 years ago. A brick wall that ran along the west side was also removed decades ago. Bordering the south edge of the parking lot is a paved alley.

In sum, the Oxsheer House is an outstanding example of the Prairie School style and retains excellent historical and architectural integrity on the exterior and interior. The Texas Historical Commission has rendered a preliminary opinion that the house is eligible for listing in the National Register of Historic Places for its architectural significance as an excellent local example of the Prairie School style (see attached email).

3. Has been identified as the work of an important architect or master builder whose individual work as contributed to the development of the City of Fort Worth.

The Oxsheer House was constructed by the well-known firm of Butcher & Sweeney. This firm was in operation for more than 50 years and was responsible for the construction of many notable buildings in Fort Worth. They include the following works in South Fort Worth: Central Methodist Church, 1519 Lipscomb (1909), Harris Methodist Hospital, 1300 W. Cannon (1924-1930), and the M-K-T Railroad Freight Station addition, 320 E. Vickery Boulevard (1953). Buildings constructed in the Central Business District include the Monnig Dry Goods Company, Wholesale (1925), Charles E. Nash Elementary School (1927), J. C. Penney Building (attributed, 1929), Fair Building Garage/Service Life Center Parking Garage (1950-51), Civil Courts Building (1957-58), Criminal Courts and Jail Building (1962), the remodel of the Fair Building (1964), and First National Bank/Baker Building renovation (1967). Other Fort Worth projects include the Scott-Bailey House (1918), Traders Oil Mill Office Building (1918), Tandy Elementary School (1922), Memorial Arch, Texas Christian University (1923), North Side Junior

High School (1927), Amon G. Carter Stadium (west side, 1930), Arlington Heights Senior High School (1936-37), and Casa Manana (1958).⁴

4. Embodies elements of architectural design, details, materials or craftsmanship which represent a significant architectural innovation.

The Oxsheer House was designed in the Prairie School style. Noted architectural historian Virginia McAlester wrote that the Prairie style “is one of the few indigenous American styles. It was developed by an unusually creative group of Chicago architects that have come to be known as the Prairie School.”⁵ The acknowledged master of the style was Frank Lloyd Wright. Applied almost exclusively to residential architecture, Wright and his followers “consciously rejected current popular academic revival styles and sought to create buildings that reflected the rolling Midwestern prairie terrain on which they were to be built.”⁶ This was reflected through the prominent horizontal massing of houses with low-pitched roofs (usually hipped) and wide overhanging eaves. Houses were typically two-stories with one-story porches that also emphasized horizontal massing. Although the style received critical acclaim, its popularity with the American public was confined to the first two decades of the twentieth century.

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.

The Oxsheer House at 1119 Pennsylvania Avenue is significant for its association with Fountain Goodlet (F. G.) Oxsheer (1849-1931), a pioneer West Texas rancher. Oxsheer was born on November 9, 1849 in Milam County, Texas, the son of William W. and Martha (Kirk) Oxsheer. William W. Oxsheer was a pioneer Milam County farmer who was elected to the Texas House of Representatives in 1873.⁷

F. G. Oxsheer engaged in cattle drives to Kansas after the Civil War. By 1880, he worked as a rancher, businessman, and peace officer in the east central Texas town of Calvert and was credited with establishing law and order in a previously lawless community. He moved further west to Colorado City, Texas in 1884 with his wife Mary (Beal) whom he married in 1873. He formed the Jumbo Cattle Company with members of Mary’s family and established his own ranches on the Llano Estacado, or Staked Plains. He was among the earliest white settlers in this section of Texas and helped introduce windmills to the region, thus opening it to permanent settlement. This would later prove detrimental to ranchers as much of the open range became filled with farmers. The increase in the value of land and corresponding taxes would force many ranchers, including Oxsheer, to divest their holdings.⁸

However, for many years Oxsheer prospered in the livestock industry and by the 1890s, he owned 30,000 head of cattle across a ranching empire of 1.25 million acres. It was around this time that he moved his family to Fort Worth, purchasing property at the southeast corner of Pennsylvania Avenue and what became known as Henderson Street. Here, he established a home but remained heavily involved in his ranching interests and the buying and selling of livestock. By the late 1890s, Oxsheer and business partner and friend, C. C. Slaughter, had one of the largest herds of registered Hereford cattle in the U.S.

⁴ This information was gathered from the Tarrant County Historic Resources Survey for Fort Worth’s Southside; Central Business District; Fort Worth, Upper North, Northeast, East, Far South, and Far West; and Fort Worth Near North Side and West Side, Westover Hills.

⁵ McAlester, *A Field Guide to American Houses*, p. 440.

⁶ John C. Poppeliers, S. Allen Chambers, Jr., and Nancy B. Schwartz, *What Style is It? A Guide to American Architecture* (Washington, DC: Preservation Press, 1983), p. 80.

⁷ *Handbook of Texas Online*, Benton R. White, “Oxsheer, Fountain Goodlet,” accessed November 14, 2016, <http://www.tshaonline.org/handbook/online/articles/fox01>.

⁸ *Ibid*; Benton R. White, *The Forgotten Cattle King*, Centennial Series of the Association of Former Students, Texas A&M University, no. 19 (College Station: Texas A&M University, 1986), p. 67.

which they kept on Oxsheer's ranches. By the 1900s, Oxsheer had ranches in Chihuahua, Mexico and throughout West Texas. In Mexico, he also introduced the use of windmills and blooded stock on his holdings there. His Lazy Diamond brand became associated with excellence in beef cattle.⁹

A cursory look at some of his holdings and sales of ranchland give a hint of his ranching empire. In 1906, cereal magnate C. W. Post of Battle Creek, Michigan purchased one of Oxsheer's ranches containing 24,223 acres. In 1909, Oxsheer sold 4,500 head of cattle and horses and leasing privileges on a ranch in Hockley County for \$100,000. Around this same time, he purchased eighty sections, or 51,200 acres, in Pecos County and a herd of "high-grade" Herefords for approximately \$100,000.¹⁰ In late 1915, Oxsheer sold his 40,000-acre ranch in Pecos County for approximately \$200,000. Newspapers mentioned that the sale included 1,000 full-blooded Hereford cattle. It was also noted that the ranch had become famous for the "wolf-tight fence which was built around it at an enormous cost."¹¹ It was shortly after this sale that Oxsheer commissioned William Reed & Sons to design a new house for him at the Pennsylvania Avenue property.

During World War I, Oxsheer invested heavily in feeder cattle. When prices declined after the war, he nearly lost his ranching empire. He made strides in rebuilding his ranches but the advent of the Great Depression brought additional financial hardships. Following the death of his son, F. G. Oxsheer, Jr., in early 1931, the senior Oxsheer died on September 28, 1931 at his home on Pennsylvania Avenue.¹²

Oxsheer was posthumously inducted into the Hall of Cattle Kings of Texas at the state's Centennial Exposition in 1936. Beneath his portrait at the exposition was written "In all branches of the livestock industry he was a 'pioneer.' His experiments in the breeding of better range cattle were as numerous as . . . the trails he blazed in West Texas."¹³ Despite this acclaim, his contributions were largely forgotten until the publication of Benton R. White's book *The Forgotten Cattle King* in 1986. In 2015, he was inducted into the Texas Trail of Fame.¹⁴

⁹ White, "Oxsheer, Fountain Goodlet."

¹⁰ *Dallas Morning News*, November 18, 1906, January 23, 1909, and February 27, 1909.

¹¹ *The Houston Post* (Houston, Texas), November 25, 1915.

¹² White, "Oxsheer, Fountain Goodlet."

¹³ White, *The Forgotten Cattle King*, frontispiece.

¹⁴ Western Heritage from the Texas Trail of Fame, "Fountain Goodlet Oxsheer," accessed November 13, 2016, <http://texastrailoffame.org/inductees/fountain-goodlet-oxsheer/>.

Historic Photo of the Oxsheer House



Façade, looking south



Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

Porch, looking west



View looking southeast at north and west elevations



Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

West elevation, looking southeast



Rear, looking north



Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

Rear, looking northwest.



East and north elevations, looking southwest



Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

Handicap lift on east side of porch, looking southwest



Monument sign, near northwest corner of property, looking southeast



Dining room, looking south



Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

Front room, looking west. Rookwood tile on fireplace, pocket doors to library.



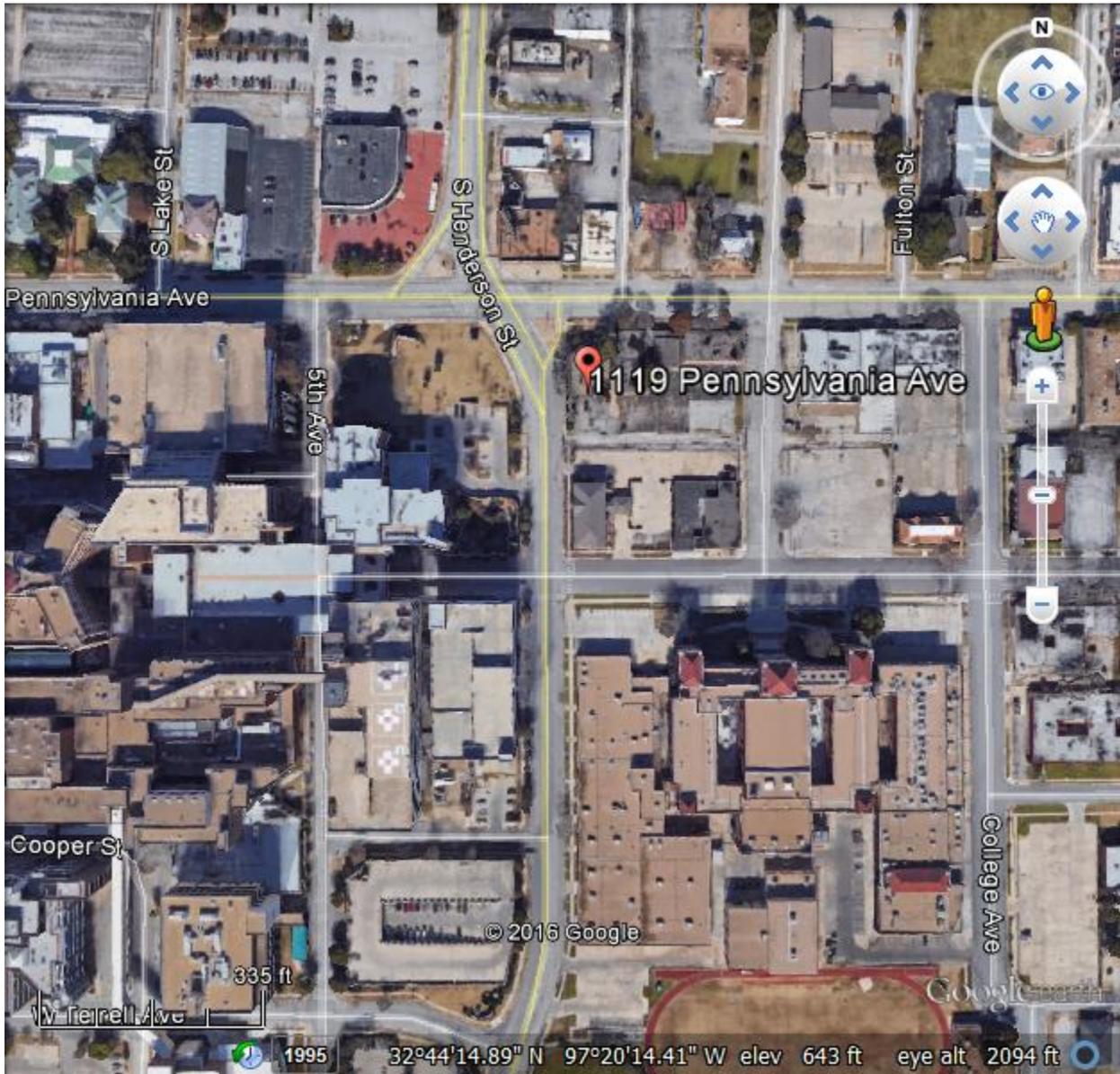
Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

Central stairs, looking west



Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

Google Earth (retrieved 11-6-2016)



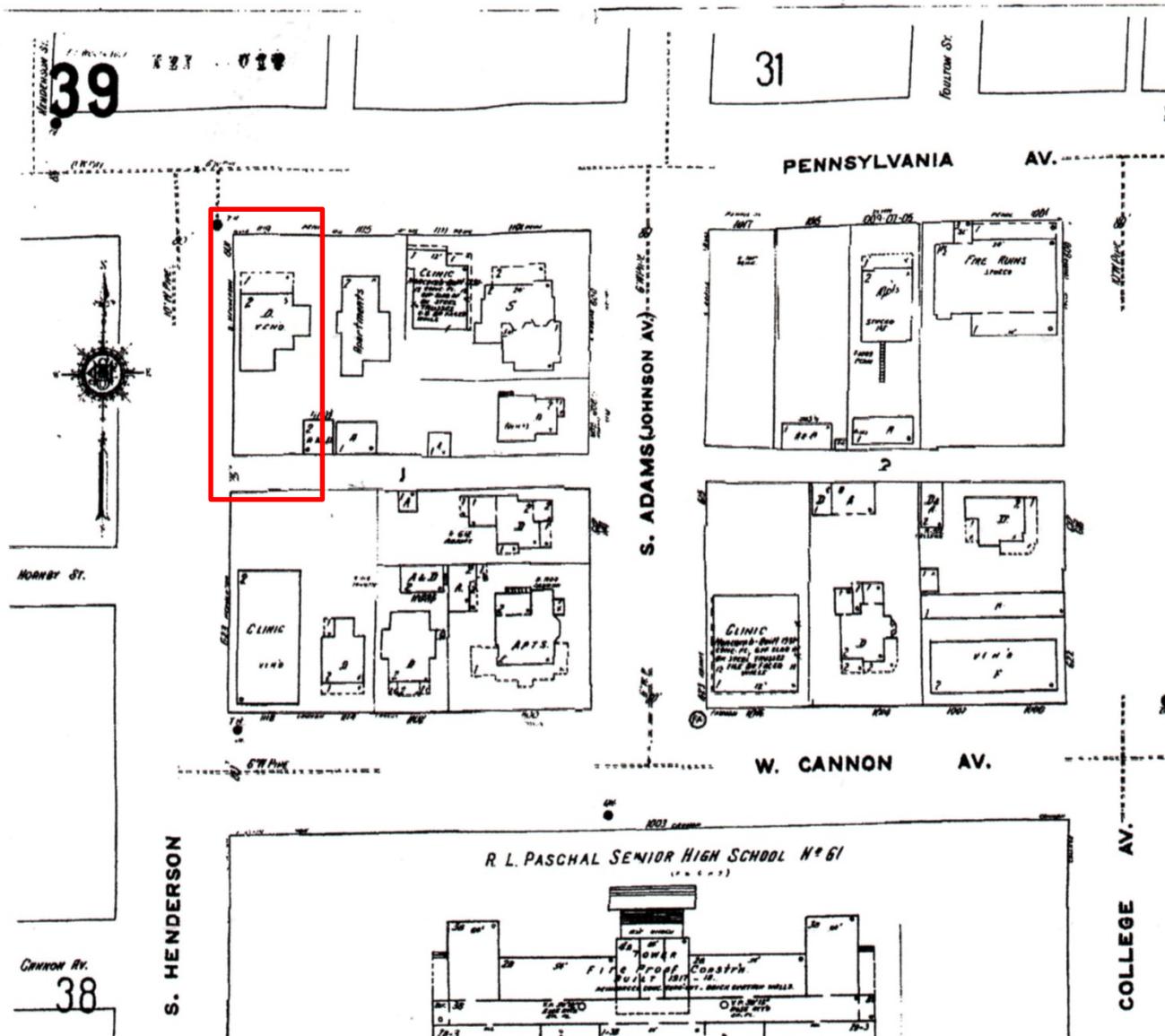
Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

Tarrant Appraisal District Map, Lot 1A, Block 1, College Hill Addition to Fort Worth



Oxsheer House, 1119 Pennsylvania Avenue, Fort Worth, Texas

1951 Sanborn Fire Insurance Co. Map, Fort Worth, TX, Volume 1, Sheet 39



Oxshere House, 1119 Pennsylvania Avenue, Fort Worth, Texas

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

DATES: December 12, 2016

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural (HC)
APPLICANT/AGENT	Only Goodbuys LTD/ Steven C. Laird
LOCATION	2601 Hartwood Drive
ZONING/ USE (S)	A-10

DESIGNATION

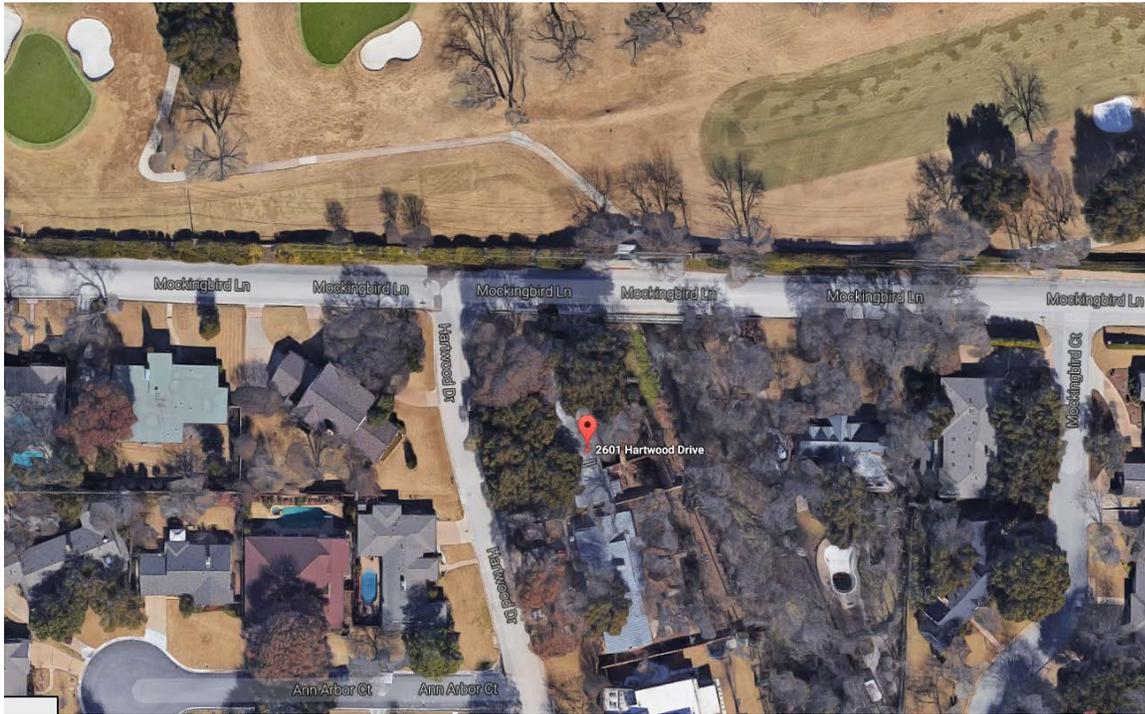
The applicant requests historic designation as a Historic and Cultural (HC). The structure meets the following criteria for historic designation:

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

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate 2601 Hartwood Drive as Historic and Cultural Landmark. The structure/site at 2601 Hartwood Drive meets 5 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historical and Landmark Properties. Attached is a summary provided by the applicant explaining how this site meets the criteria for designation. Staff recommends the following motion: **Motion to approve the designation of 2601 Hartwood Drive as Historic and Cultural Landmark and the use of the Secretary of the Interior’s Standards for Rehabilitation when evaluating any proposed alterations.**

Supplemental Materials



Aerial











HISTORIC DESIGNATION NOMINATION APPLICATION

CRITERIA FOR DESIGNATION

- 1) This mid-century modern home was built in 1956 for the Barton L. Smith family and, as shown by the exhibits, exemplifies a distinct era in Fort Worth's architectural heritage. There remain a limited number of authentically mid-century modern homes in the City. Preservation of each such home is critical to this architectural heritage. Regarding Mid-Century Modern homes, the *DFW Moderns* article about 2601 Hartwood stated they are "somewhat rare" and that both "Austin and Dallas have better collections clustered in neighborhoods developed between 1940s and 1970s. The best areas for spotting true mid-century modern homes in Fort Worth are in ZIP codes 76109 and 76116 - the Tanglewood and Ridglea areas."

One distinct characteristic of 2601 Hartwood is the proportion of the structure to the lot. Occasionally, an important piece of architecture is diminished by being crammed onto a lot. This is not the case here. As Historic Fort Worth said "*I love it because it's well situated on the lot and much more to scale than many of today's newer homes.*"

As demonstrated in the exhibits, The History Channel selected and filmed 2601 Hartwood for inclusion in its series "*Lone Star Restoration*".

- 2) Mid-century modern has become valued as a unique and distinctive architectural style, and this home is a genuinely authentic example of that style. Historic Fort Worth described the home as "*a beautiful example of what we now know (and love) as mid-century modern design.*" The Barton L. Smith family lived continuously in this home from 1956 to the present, and the home has never been altered; when Historic Fort Worth recognized Mrs.

Smith as a “*Great Steward In Preserving An Historic Property*”, they noted “*2601 Hartwood is virtually untouched since it was constructed.*” it’s original design and craftsmanship have been carefully maintained. The Smiths, understanding the historic significance of their home, meticulously saved all original architectural documents, many of which are exhibits to this application.

- 3) This home was designed by John W. Floore, an important and well-recognized Fort Worth architect whose work in the 1950s and 1960s made a significant contribution to the City’s architectural reputation and credibility. John Floore was a truly unique person. He designed M. L. Kirkpatrick Elementary school, one of Fort Worth’s first mid-century modern public schools; likewise, he designed several important mid-century modern homes on the Rivercrest Golf Course and on nearby Hazelwood Drive. Mr. Floore is part of a Dallas Museum Of Art collection entitled “*Dallas Museum Of Art Exhibition Records*”.**
- 4) As shown by the photographs and blue prints, this home included design elements unique to the mid-century modern style, including contemporary lines, flat crushed marble roof, floor to ceiling window expanses, brick floors and many redwood and teak interior details. Included among the exhibits to this application are 7 original black & white photographs created by C. J. Laughlin of New Orleans. Laughlin is considered by many as the father of American surrealist photography, and was the subject of a documentary entitled “*The Phantasmagorical Clarence John Laughlin, An American Original.*” John Floore brought Laughlin to Fort Worth to photograph and help document the historical importance of 2601 Hartwood.**
- 5) In Fort Worth, there are few truly authentic mid-century modern homes. As a group, these remaining homes bear an important relationship to one another as they represent a collection of an important and unique architectural style. As mentioned above, Fort Worth’s collection of mid-century modern homes is much smaller than that of Austin or Dallas and all efforts should be made**

to protect and preserve these survivors.

- 8) For 60 years, this home has been identified with John W. Floore, whose design of this and other architecturally significant works contributed to Fort Worth's culture and development. The relationship between 2601 Hartwood and the Floore legacy cannot be minimized.**

DFW MODERNS

Search here...



A Mid-Century Modern Story

By Alicia Roberts July 30, 2016

When friends asked architect Jay Floore to design their new home in mid-1950s Fort Worth, he gave them a choice.

The Smiths could build a traditional home at [2601 Hartwood Drive](#), or they could do something exciting. They went with a beautiful example of what we now know (and love) as mid-century modern design. Floor-to-ceiling windows, a brick hearth and flooring, and a flowing floor plan – each room is gorgeous.

And, because the Smiths loved their home so much, we have a rare historical record of the origin of 2601 Hartwood Drive, in the Tanglewood neighborhood. [Mary Carolyn Gatzke](#), who is marketing the home for the Smiths, shared original blueprints, contracts, bills of sale and even promotional photos (by a famous photographer, no less!) with DFW Moderns. We talked with Gatzke about the home and its incredible mid-century appeal.



What is special about this property?

It is virtually untouched. The original owner, who commissioned the architect and passionately loved his custom design for her family, is the seller – 60 years later. I love it because it's well situated on the lot and much more to scale than many of today's newer homes.

What was the neighborhood like in 1956?

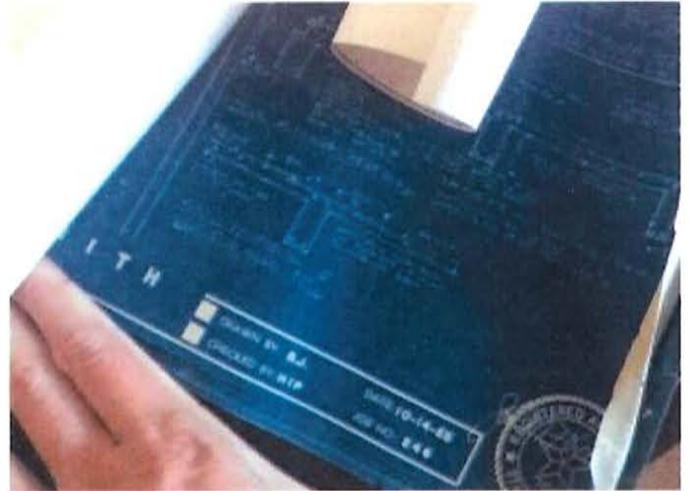
This home was the first, or one of the first, on Hartwood Drive. The [Colonial golf course](#) was separated from the neighborhood by a barbed-wire fence. South and west of this home was nothing but the Edwards Ranch. Cullen Davis' expansive property sat to the north, where the current Stonegate neighborhood is.



What do you know about the architect?

[John W. Floore](#) – known by his friends and around town as Jay Floore – was a notable architect in North Texas. He designed [M.L. Kirkpatrick Elementary School](#), a mid-century modern school for [Fort Worth ISD](#). He is mentioned in part of the collection entitled, “Dallas Museum of Art Exhibition Records” at the [Dallas Museum of Art](#).

Floore designed some well-known homes on the [Rivercrest Golf Course](#) on Hazelwood Drive. Several prominent Fort Worth families and executives have owned these homes over the years, and they were the site of many gatherings. Since he was friends with the owners of 2601 Hartwood Drive, Floore and his wife, Louise, spent many happy times there.



You've collected a lot of historical documentation on this home, including promotional photos and posters. Why were those pieces made?

The homeowner (who is clearly a meticulous record keeper!) provided me with documentation galore – everything from the original blueprints and construction contract showing the home was completed for \$44,800, to a list of all the subcontractors who worked on the home, to receipts from the “Contemporary Interiors” store on Camp Bowie Boulevard, where the furnishings were ordered.



The vintage photos are by far my favorite relic. We have seven individually matted, professional black-and-white photos of the home. It's amazing to be able to compare then and now, and to see all of the possibilities for this home today.

What did you find out about the photographer?

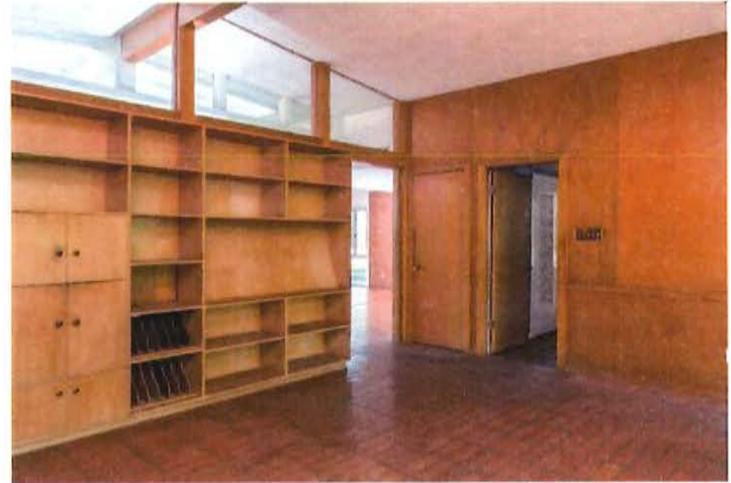
At [Fort Worth Camera](#) (where they were scanning them to digital for us), they pointed out the stamp from the photographer on the back of each original photo. “C.J. Laughlin 627 Decatur St, New Orleans 16, LA.” After some Googling, I found [Clarence John Laughlin](#), who many consider to be the father of American surrealist photography. A documentary, “The Phantasmagorical Clarence John Laughlin, An American Original,” was filmed in the historic New Orleans Pontalba building, where Laughlin lived for more than 35 years. He was hired by Floore & Hueppelsheuser to shoot photos of 2601 Hartwood for an advertisement for the architecture firm. The photos are dated Nov. 4, 1959.

Not everyone in the 1950s embraced the mid-century design movement. Why did the owners choose this style?

Although Mr. and Mrs. Smith were traditionalists, they were progressive. They were close friends of Jay Floore and had seen some of the mid-century projects he designed. Floore designed two homes – one contemporary and one more traditional – and presented them to the Smiths. He first showed them the “traditionally designed” house and said, “We can certainly do this.” And then he presented the contemporary design and said, “But we can really do *this!*”

Which features of this home do you think a new owner will definitely want to preserve?

Of course, the architectural lines are wonderful. And the brick floors and the open, flow-through concept created by the windows.



How rare are true mid-century modern properties in Fort Worth?

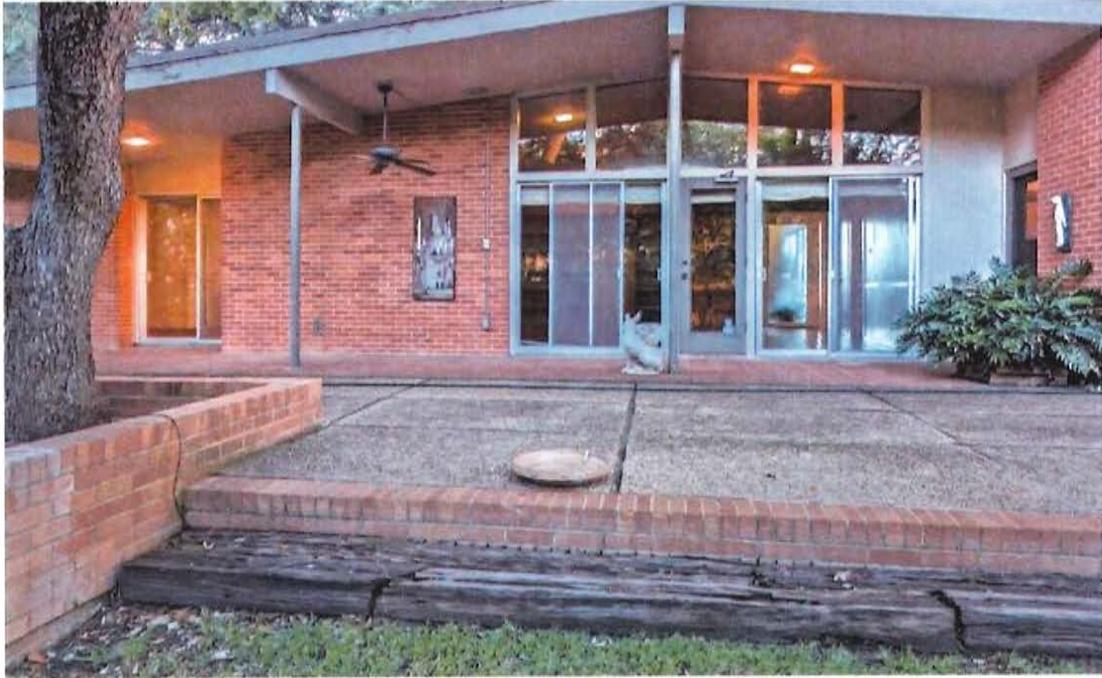
They are somewhat rare. Dallas and Austin both have better collections clustered in neighborhoods developed between 1940s and 1970s. The best areas for spotting true mid-century modern homes in Fort Worth are in ZIP codes 76109 and 76116 – the [Tanglewood](#) and Ridglea areas.

Following recent remodeling, there are now three mid-century homes in a row south from the corner of Mockingbird Lane and Hartwood Drive, and another one on Mockingbird Lane three homes to the north of this house.

To learn more about 2601 Hartwood Drive or to schedule a tour, [click here](#).

President and CEO Robbie Briggs independently owns and operates [Briggs Freeman Sotheby's International Realty](#) with offices in [Dallas](#), [Fort Worth Cultural District](#), [Fort Worth-Mira Vista](#), [Uptown](#), [Lakewood](#), [Southlake](#), [The North](#), [Ranch and Land](#), [Ranch and Land West](#), and [The Ballpark](#).







Update THE METROPLEX

BEAUTY, THE UPDATE

A MID-CENTURY MODERN GEM IN TANGLEWOOD

07/12/2016



See the Fabulous Fifties in their full glory at [2601 Hartwood Drive](#) in Fort Worth – a rare and shining example of mid-century modern architecture, from the floor-to-ceiling windows, to the clean lines, to the sculpture bursting out of the brick at the home's entrance.



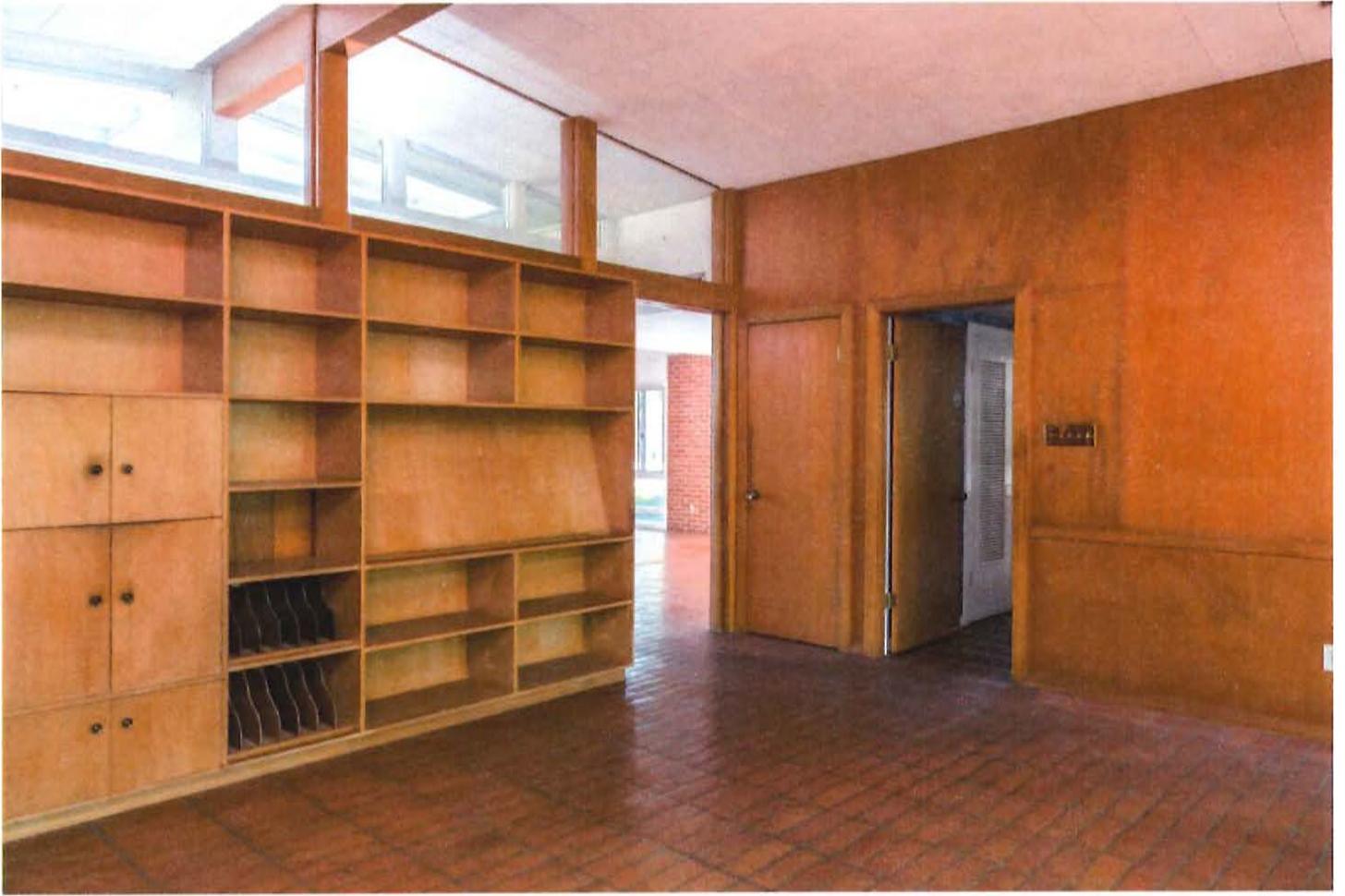
1956

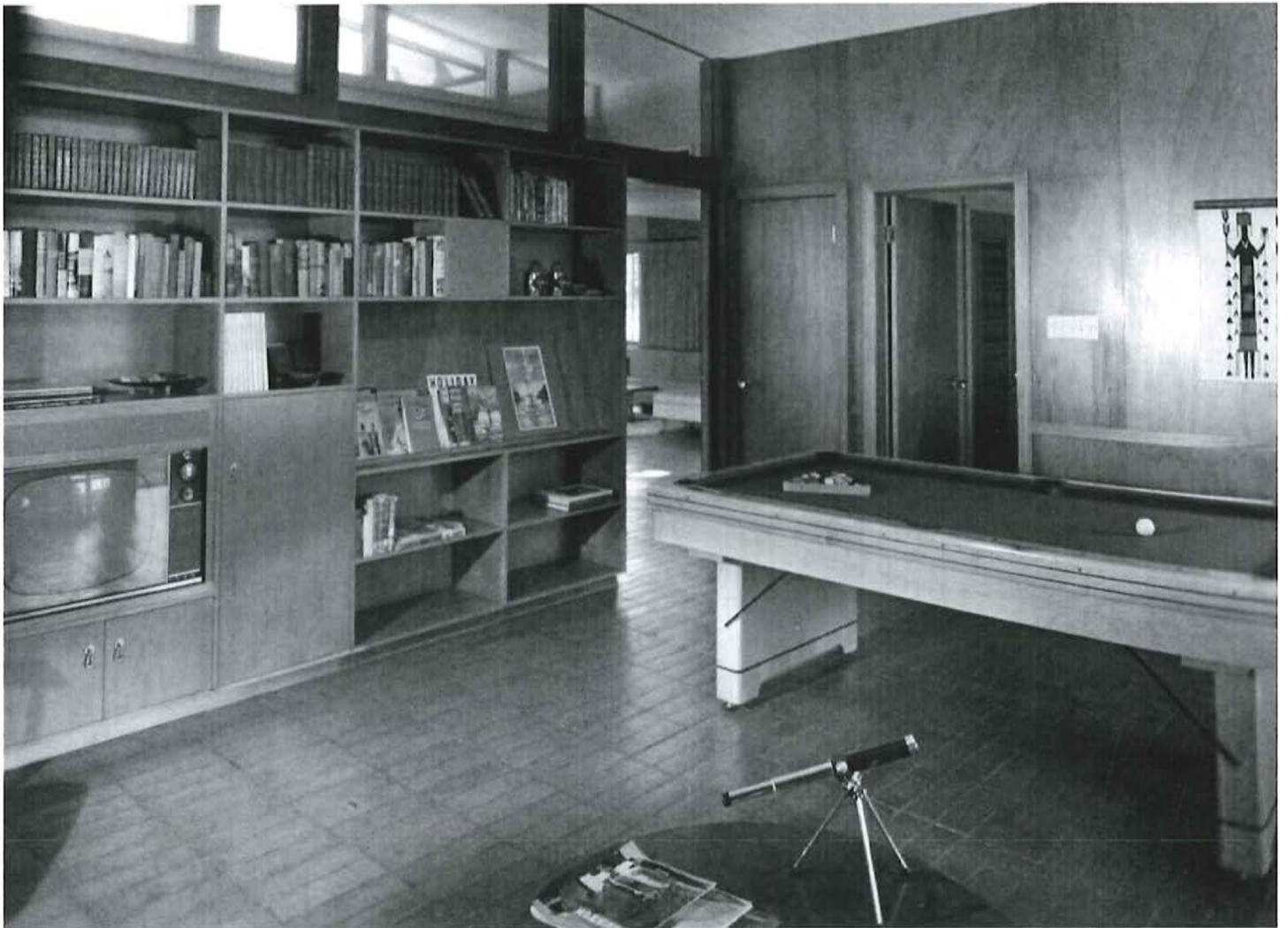


2016

Built in 1956 by noted Fort Worth John Floore, this home sits at the corner of Mockingbird Lane and Hartwood Drive in the Tanglewood neighborhood. It was built on the Brachman estate when it was subdivided the first time, into Mockingbird Lane Addition.

The original homeowners raised their family here and did a fantastic job at preserving the home's charm and doing necessary but minimal updates throughout the last 65 years.

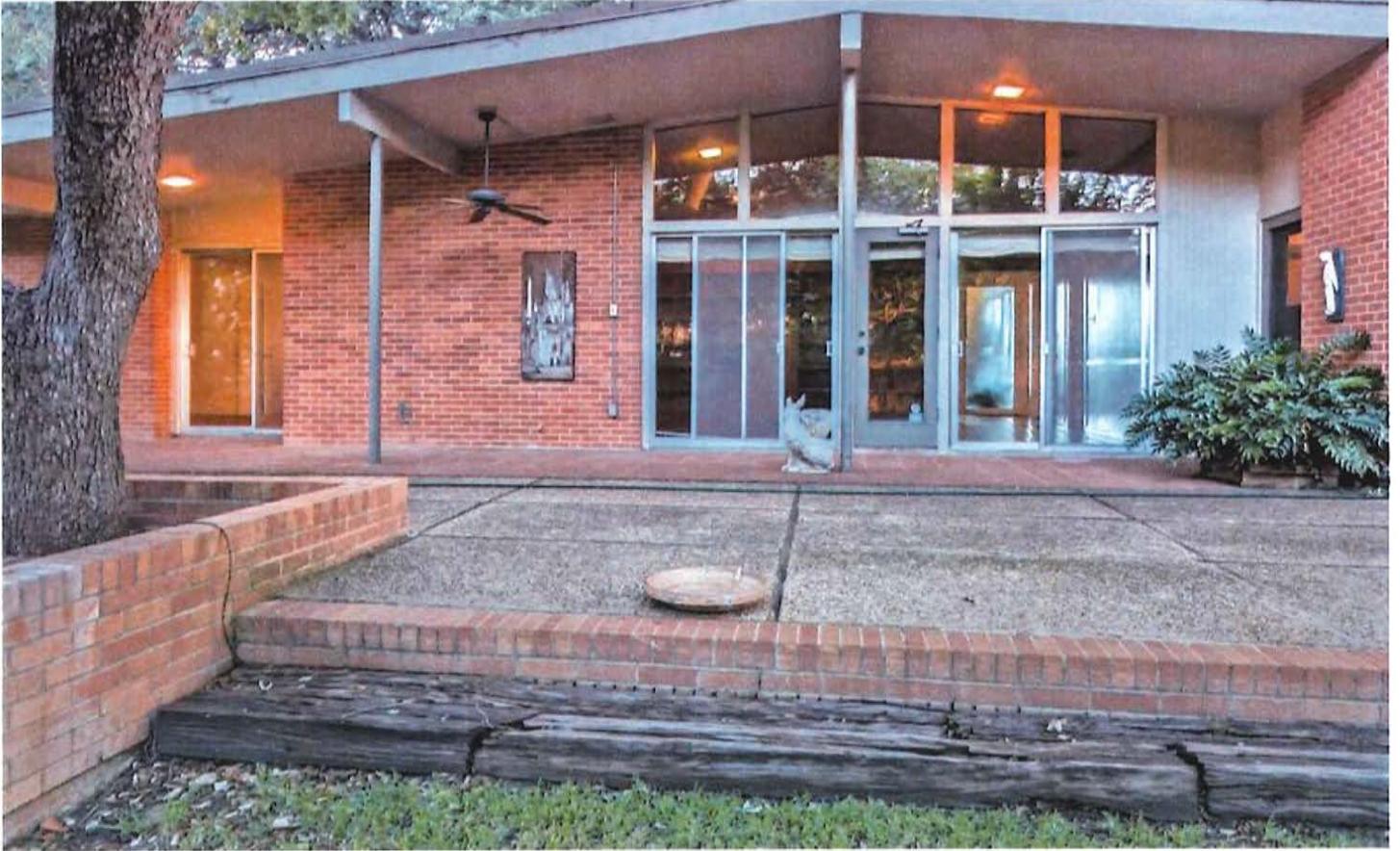




The low roof pitch, teak cabinetry and that indoor-outdoor flow make this home a pure example of the mid-century modern style.

The home was custom built to take full advantage of the sunlight, which brightens the interiors. Airy rooms flow one into the other.

The .347-acre lot is filled with trees, with a creek view.



The master suite accesses one of several outdoor areas for a private little seating area.

Two additional bedrooms are lined with lovely windows as well.

The home is conveniently located near Tanglewood Elementary and is surrounded by many dining and shopping areas. Across the street sits the legendary Colonial Country Club golf course. (A second story or roof deck would provide a fairway view!)



Learn more about living in Tanglewood. Visit the Best Neighborhoods Site in DFW.

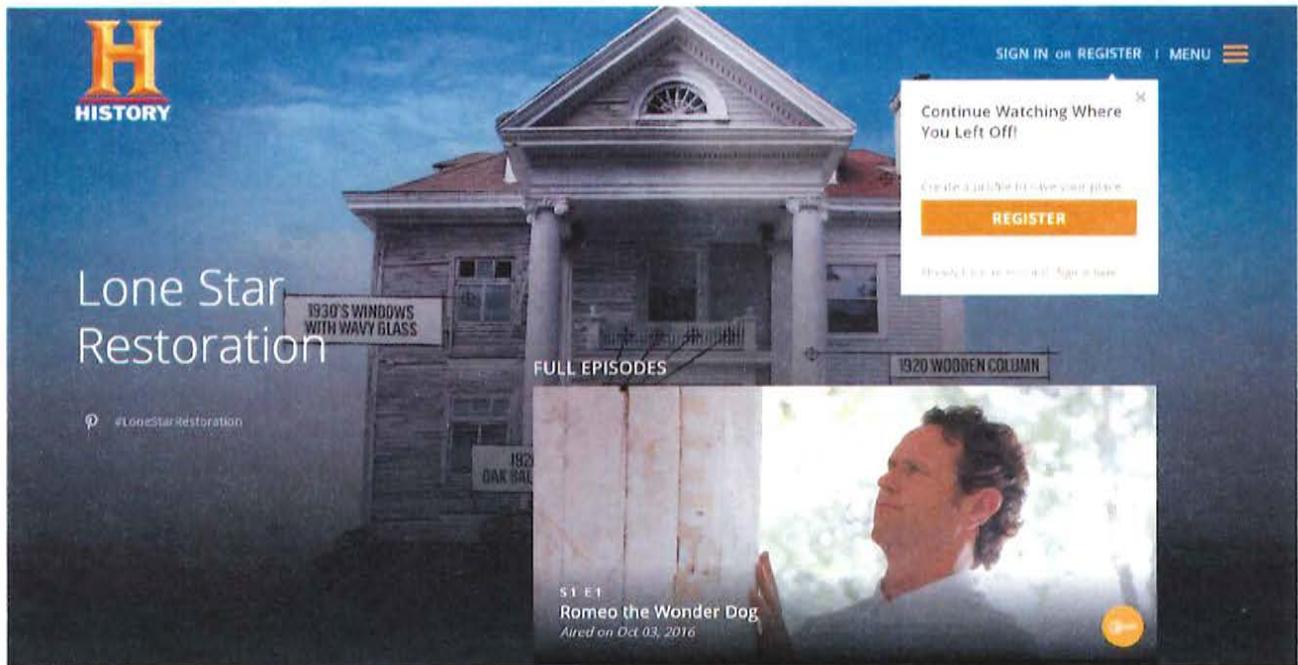
For more luxury homes throughout North Texas, see briggsfreeman.com. President and CEO Robbie Briggs independently owns and operates Briggs Freeman Sotheby's International Realty with offices in Dallas, Fort Worth Cultural District, Fort Worth-Mira Vista, Uptown, Lakewood, Southlake, The North, Ranch and Land, Ranch and Land West, and The Ballpark.

2601 HARTWOOD DRIVE 76109 BEST REALTORS IN DALLAS BEST REALTORS IN FORT WORTH
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YOU MIGHT ALSO LIKE

Brent and Romeo filmed in 2601 Hartwood Dr, chosen by *History* channel producers!



Brent Hull is a man on a mission to “quit building crap and build more beautiful things.” With over 20 years of experience as a Texas-based restoration expert, Hull has become one of the most respected and sought after historical builders in the country. Together with his team from Hull Historical, he combines the best of today’s technology with the time-tested craftsmanship and methods off a bygone era. For them, it’s about breathing new life into all kinds of historical structures, from landmark Texas Courthouses to original ranch houses to stately homes and even an old west saloon. Along with his faithful dog Romeo, who is always at his side, Brent and his team are saving America’s architectural history one project at time.

Here are behind the scene photos...



The camera crew setting up and filming.

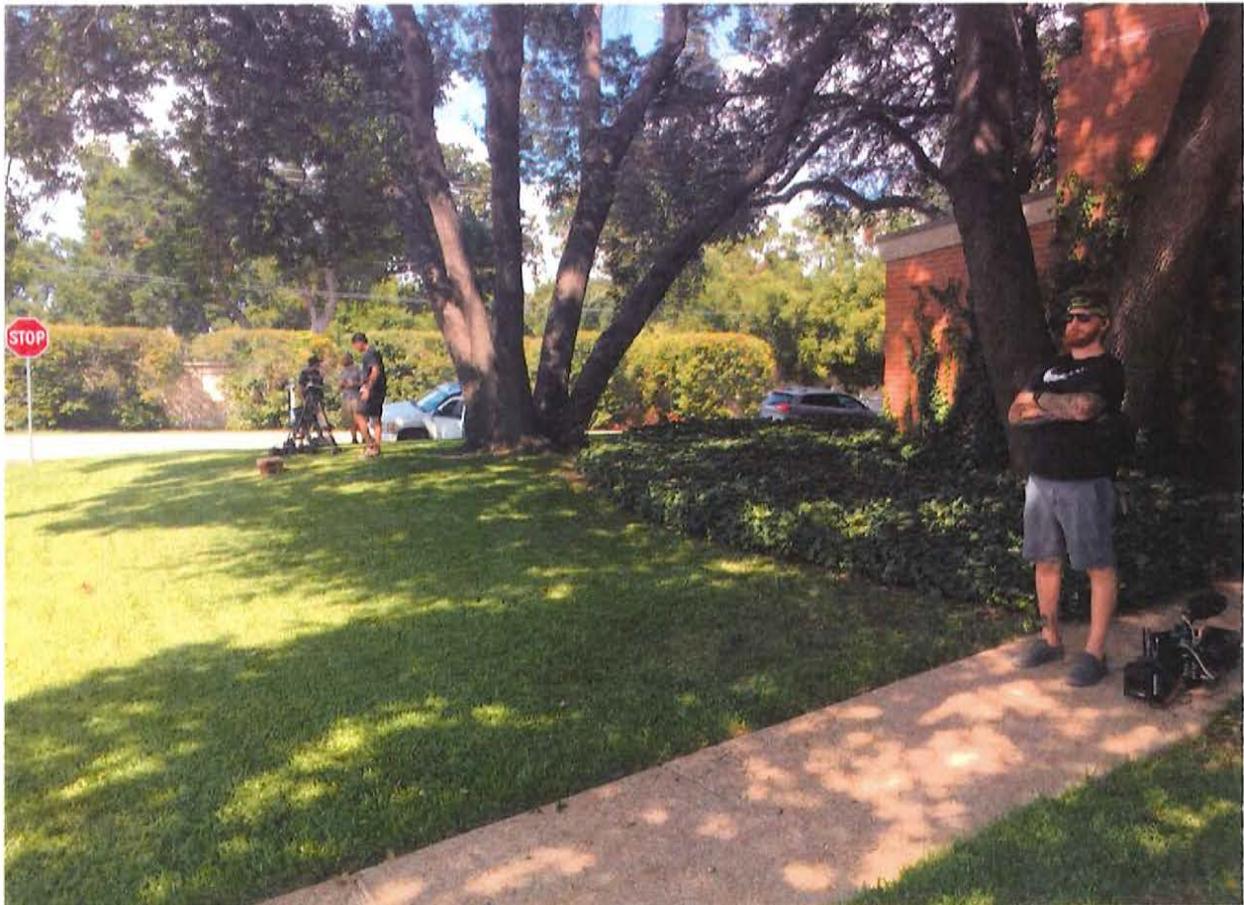




Romeo, the wonder dog, was a hit!
He enjoyed walking around and
touring your beautiful home.

Brent and Romeo tour the home.





HISTORY'S NEW UNSCRIPTED SERIES 'LONE STAR RESTORATION' PREMIERES MONDAY, OCTOBER 3 AT 10 PM ET/PT

New York, NY – September 26, 2016 – HISTORY® has teamed up with Texas based restoration expert, **Brent Hull**, and his company Hull Historical in a new eight episode series “**Lone Star Restoration**,” premiering **Monday, October 3 at 10PM ET/PT** on **HISTORY**.

With over 20 years' experience, Hull has become one of the most respected and sought after historical builders in the country. Together with his team, Brent combines the best of today's technology with time tested and traditional craftsmanship to bring his projects to life. The series will follow Brent and his team as they make it their mission to save America's architectural history one job at a time.

“Brent not only brings his incredible acumen and expertise to ‘Lone Star Restoration,’ but he reminds us of how culturally significant it is to both preserve and restore these historical structures,” said Paul Cabana, Executive Vice President and Head of Programming, HISTORY. “Brent will share his passion and knowledge with our viewers and show all that can be learned about our nation's history from these important landmarks.”

Brent, accompanied by his loyal Yellow Labrador Retriever Romeo, will undertake a variety of projects throughout the series. From the rescue of a classic red railroad caboose to the resurrection

of a prohibition era subterranean liquor vault, "Lone Star Restoration" is all about breathing new life into historic places and objects insuring that each will be around for a long time to come.

Historic preservation is not only Brent's profession, but his passion as well as he finds joy in seeking out new, exciting projects and challenges. With the help and support of a team that is just as passionate about historical preservation as he is, Brent is able to prove that history is part of every project from the iron nails to the floor boards, the windows and walls as well as what we can do to reestablish this nation's architectural footprint while celebrating America's building history.

"Lone Star Restoration" is produced for HISTORY by Red Arrow Industries. Danny Downing, Ryan Hardison, Jaime Paxton Morey, Jym Buss and Tabitha Lentle serve as Executive Producers for Red Arrow Industries. John Verhoff and Russ McCarroll serve as Executive Producers for HISTORY.

JOHN W. FLOORE - AIA - Architect.
1401 WEST LANCASTER.
FORT WORTH 3 TEXAS.
CLYDE HUEPPELSHEUSER - ASSOCIATE.

February 1, 1956

Mr. B. Pat Grigsby
2816 Morton Street
Fort Worth, Texas

Dear Mr. Grigsby:

This letter is to be your WORK ORDER for the Barton L. Smith Residence in Fort Worth, Texas. Your construction time of 150 calendar days starts as of this date and unless time extensions are allowed as mentioned in the contract the building shall be completed June 29, 1956.

Your attention is invited to certain paragraphs in the "General and Special Conditions" which require your immediate attention. These paragraphs are as follows:

Paragraph 3 requires a job office.

Paragraph 4 requires sanitary arrangements.

Paragraph 7 requires Builders Risk Insurance in addition to other insurance called for in paragraph 29 of General Conditions.

Paragraph 8 requires a telephone.

Paragraph 9 requires protection of existing trees.

Please furnish this office with evidence of your insurance coverage.

Very truly yours,

John W. Floore

JWF:ksh

cc: Mr. Barton L. Smith

C O P Y



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Mrs. Linda Barton Smith, Great Steward – 2601 Hartwood Dr.

2601 Hartwood Drive, c.1955

2601 Hartwood is virtually untouched since it was constructed in 1955. The original owner is Mrs. Linda Barton Smith, who commissioned architect Jay Floore to design her family's new home in the mid-1950s and passionately loved his custom design for her family. I love it because it's well situated on the lot and much more to scale than many of today's newer homes.

Not everyone in the 1950s embraced the mid-century design movement. Although Mr. and Mrs. Smith were traditionalists, they were progressive. They were close friends of Jay Floore and had seen some of the mid-century projects he designed. Floore designed two homes – one contemporary and one more traditional – and presented them to the Smiths. He first showed them the “traditionally designed” house and said, “We can certainly do this.” And then then he presented the contemporary design and said, “But we can really do this!”

They went with a beautiful example of what we now know (and love) as mid-century modern design. Floor-to-ceiling windows, a brick hearth and flooring, and a flowing floor plan – each room is gorgeous. And, because the Smiths loved their home so much, we have a rare historical record of the origin of

2601 Hartwood Drive, in the Tanglewood neighborhood.

This home was the first, or one of the first, on Hartwood Drive. The Colonial golf course was separated from the neighborhood by a barbed-wire fence. South and west of this home was nothing but the Edwards Ranch. Cullen Davis' expansive property sat to the north, where the current Stonegate neighborhood is.

John W. Floore – known by his friends and around town as Jay Floore – was a notable architect in North Texas. He designed M.L. Kirkpatrick Elementary School, a mid-century modern school for Fort Worth ISD. He is mentioned in part of the collection entitled, "Dallas Museum of Art Exhibition Records" at the Dallas Museum of Art. Floore designed some well-known homes on the Rivercrest Golf Course on Hazelwood Drive. Several prominent Fort Worth families and executives have owned these homes over the years, and they were the site of many gatherings. Since he was friends with the owners of 2601 Hartwood Drive, Floore and his wife, Louise, spent many happy times there.

The Smiths have been meticulous record keepers over the years, keeping everything from the original blueprints and construction contract showing the home was completed for \$44,800, to a list of all the subcontractors who worked on the home, to receipts from the "Contemporary Interiors" store on Camp Bowie Boulevard, where the furnishings were ordered.



http://historicfortworth.org/wp-content/uploads/2016/09/BEM_0672.jpg

HFW 2016 PRESERVATION AWARDS AND CANTEY LECTURE SERIES PHOTOGRAPHED THURSDAY, SEPT 22, 2016.
PHOTOGRAPHY BY BRUCE E. MAXWELL.



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