

DESIGNATION OF INDIVIDUAL PROPERTY NOMINATION APPLICATION

HISTORIC AND CULTURAL LANDMARKS COMMISSION

DEVELOPMENT SERVICES DEPARTMENT 200 TEXAS STREET FORT WORTH, TEXAS 76102

817-392-8000 817-392-8016 (Fax)

HISTO	DIC PROPERTY						
HISTORIC PROPERTY							
Historic or Common Name (if any): Shultz Pharmacy/Commercial Building							
Streets & Number Ranges: 3247 S. Adams Street and 1010-24 West Shaw Street							
City:	Fort Worth	State:	TX	Zip Code:	76110		
Verbal Description of Boundary: The property consists of one lot, located at the northeast corner of S. Adams and W. Shaw Street.							
The lot extends to the alley between S. Adams and College Ave. The legal description of the property is Block 43, Lot 12, South Hemphill Heights.							
ADDITIONAL DOCUMENTATION INCLUDED:							
	Maps	X_Site Plan	P	hotographs			
	X_Other:						
CRITE	RIA FOR DESIGNATION						
1.	Is distinctive in character, inte heritage of the City of Fort Wo	rest or value; strongl orth, State of Texas o	y exemplifies the cult r the United States	tural, economic,	social, ethnic or historical		
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 has 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, including,						
5.	Bears an important and significant relationship to other distinctive structures, sites or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif						
6.	Possesses significant archeological value, which has produced or is likely to produce data affecting theories of historic or prehistoric interest						
7.	Is the site of a significant histo	ric event					
8.	Is identified with a person or p Fort Worth, State of Texas or t	ersons who significa the United States	ntly contributed to the	e culture and de	velopment of the City of		
<u>Integrity</u>							
A p	roperty's ability to convey its sig ing, material, workmanship, fee	gnificance, taking inte eling and association	o consideration the fo , as set forth in Natio	ollowing seven fa onal Register of I	actors: location, design, Historic Places' Seven		

Use a separate piece of paper to describe how the proposed district meets each selected Criterion with special emphasis on how the property meets at least two of the eight Criteria (for HC designation) or at least three of the eight Criteria (for HSE designation).

Aspects of Integrity.

For HSE applica	ations, please describe the threat that the subject property is exposed to, that could result in irretrieva	able
loss of the subje	ect property. Please attach evidence of actual threat and supporting documents as necessary.	
-		
Must include a h	orief discussion of the history and physical characteristics of the property that makes it eligible for	
designation.	offer discussion of the history and physical distributions of the property state.	
zesignation.		
2		
.=:		
-		
_		
	-	
.=		
_		
_		
1		
		
-		
_		
-		

Please discuss how the property meets each selected Criterion. It is recommended that each Criterion be addresse
individually. Attach a statement of significance for the property. Continue on a separate sheet if necessary.

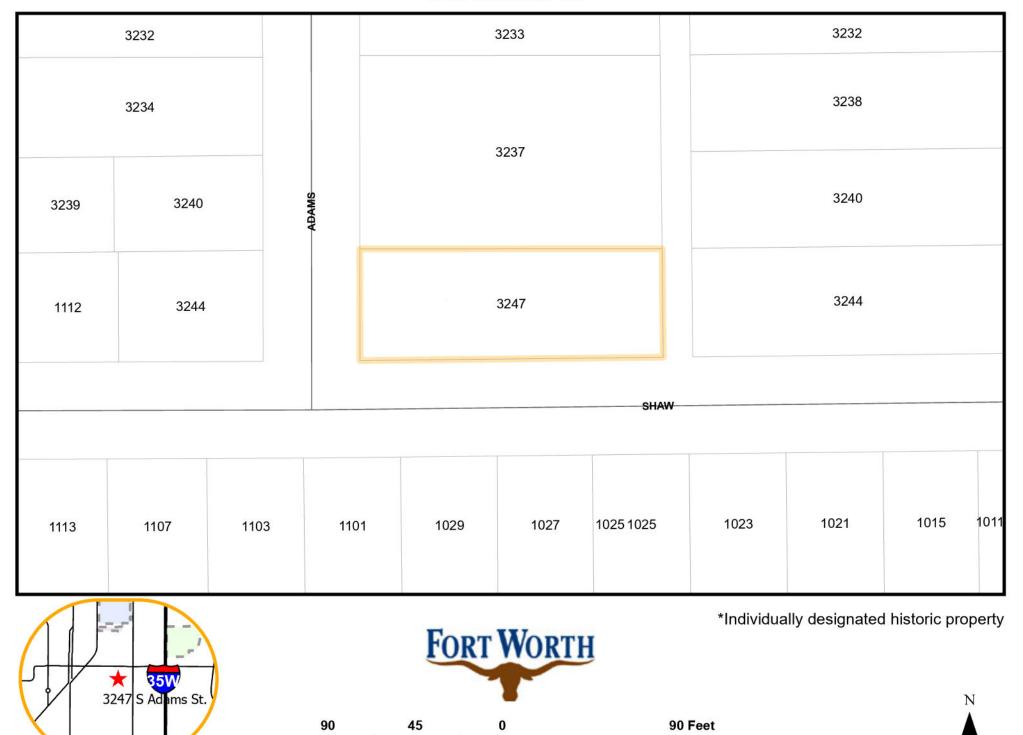
David ConnOwner's Name		
_682-465-9202 Telephone		
2017 Couth Adoms		
Street address:		
	Texas	76110
City	State	Zip
Agent's Name (if any)		
Telephone		
Street address:		
Street address: City	State	Zip
City		Zip
City Property is not subdivided according	to the County Deed Records	·
City Property is not subdivided according	to the County Deed Records	·
City Property is not subdivided according	to the County Deed Records	Zip Survey, City Tax Records.
City Property is <u>not subdivided</u> according Vol, Page It is shown as Tract	to the County Deed Records	Survey, City Tax Records.
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and	to the County Deed Records of the a sketch map locating property s	Survey, City Tax Records.
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and Property is subdivided as below description	to the County Deed Records of the a sketch map locating property stribed:	Survey, City Tax Records.
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and Property is subdivided as below description name.	to the County Deed Records of the a sketch map locating property stribed:	Survey, City Tax Records. so described are attached.
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and Property is subdivided as below description name.	to the County Deed Records of the a sketch map locating property stribed:	Survey, City Tax Records. so described are attached.
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and Property is subdivided as below description name.	to the County Deed Records of the a sketch map locating property stribed:	Survey, City Tax Records. so described are attached.
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and Property is subdivided as below description name.	to the County Deed Records of the a sketch map locating property stribed: t(s) Block t(s) Block	Survey, City Tax Records. so described are attached. Lot(s) Lot(s)
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and Property is subdivided as below description name Block, Lot Block, Lot	to the County Deed Records of the a sketch map locating property stribed: t(s); Block; t(s); Block; nting streets or alleys, is	Survey, City Tax Records. so described are attached. Lot(s) Lot(s)
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and Property is subdivided as below description name Block, Lot Block, Lot Total land area contained herein, not cour Current zoning of this property:	to the County Deed Records of the a sketch map locating property stribed: t(s); Block; t(s); Block; nting streets or alleys, is	Survey, City Tax Records. so described are attached. Lot(s) Lot(s)
City Property is not subdivided according Vol, Page It is shown as Tract A metes and bounds description and Property is subdivided as below description name Block, Lot Block, Lot Total land area contained herein, not cour	to the County Deed Records of the a sketch map locating property stribed: t(s); Block t(s); Block nting streets or alleys, is	Survey, City Tax Records. so described are attached. Lot(s) Lot(s)

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 within 15 days of the Historic and Cultural Landmarks Commission hearing.

STAFF WILL COMPLETE FROM HERE DOWN

CERTIFICATION							
Date application submitted:		<u>_</u> .					
As the Historic Preservation Officer for the City of Fort Worth, I certify that the nomination for historic district designationis complete / is incomplete and 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 de District.	esignation as Historic ar	nd Cultural Landmark					
Signature of Certifying Official	Date						
RECOMMENDATIONS							
Recommendation by Historic and Cultural Landmarks Commission Date of Public Hearing:	on: Approval	Denial					
Decision is as follows:	-						
Chairperson	Da	te					
Decision by Fort Worth City Council:							

Historic Designation 3247 S Adams St.





David Conn Shultz Pharmacy 3247 South Adams Fort Worth TX 76110

RE: HCLC-25-046 - 3247 S Adams St

Dear Mr. David Conn,

On **March 10, 2025** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider designating the property located at 3247 S Adams Street/ 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC) and made the following determination:

That the HCLC recommend that City Council consider designating the at 3247 S Adams Street / 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC) and that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating any proposed future change to the property.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwilet



Tim Riley The Neher Group P.O Box 341262 Bartlett, TN 38184

RE: HCLC-24-237 – 1001 Elizabeth Blvd

Dear Mr. Tim Riley,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request to appeal the decision of the Historic Preservation Officer and request a Certificate of Appropriateness (COA) to replace historic wood windows with new windows at the residence in the Elizabeth Boulevard Historic District and made the following determination:

That the request for a Certificate of Appropriateness to replace historic wood windows 8-20 be denied without prejudice because the request is inconsistent with the Elizabeth Boulevard Historic District Guidelines and the Secretary of the Interior's Standards for the **Treatment of Historic Properties.**

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lorder Westlett



Elizabeth Pape 950 E Pulaski LLC 9690 Kirkner Rd San Antonio TX 78263

RE: HCLC-24-256 - 950 E Pulaski St

Dear Ms. Elizabeth Pape,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider approving a historic site tax exemption and made the following determination:

That the eligible work undertaken is certified to meet the requirements of the City of Fort Worth Zoning Ordinance and that the Historic and Cultural Landmarks Commission recommend that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 950 E Pulaski St.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwilest



Jill Kramer n/a 2314 Willing Ave Fort Worth TX 76110

RE: HCLC-24-256 - 950 E Pulaski St

Dear Ms. Jill Kramer.

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider approving a historic site tax exemption and made the following determination:

That the eligible work undertaken is certified to meet the requirements of the City of Fort Worth Zoning Ordinance and that the Historic and Cultural Landmarks Commission recommend that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 950 E Pulaski St.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Sordei Wwillett



Tara Bohme KAT Investments LLC 2932 Clear Springs Dr Plano TX 76075

RE: HCLC-25-047 - 1405 E Leuda St

Dear Ms. Tara Bohme,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider approving a historic site tax exemption and made the following determination:

That the eligible work undertaken is certified to meet the requirements of the City of Fort Worth Zoning Ordinance and that the Historic and Cultural Landmarks Commission recommend that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 1405 E Leuda St.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwilest

Historic Preservation Officer

City of Fort Worth



HAT Investments LLC HAT Investments LLC 2932 Clear Springs Dr Plano TX 76075

RE: HCLC-25-047 - 1405 E Leuda St

To Whom It May Concern:

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider approving a historic site tax exemption and made the following determination:

That the eligible work undertaken is certified to meet the requirements of the City of Fort Worth Zoning Ordinance and that the Historic and Cultural Landmarks Commission recommend that City Council consider approving the request for the Historic Site Tax Exemption – Verification, for the property located at 1405 E Leuda St.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwilest



James Sobczak The Plan Factory 4307 South Bowen Rd Arlington TX 76016

RE: HCLC-25-038 - 1205 E Cannon

Dear Mr. James Sobczak,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct a new residence and made the following determination:

That the request for a Certificate of Appropriateness to construct a new residence at 1205 E Cannon St be approved.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lorder Westlett



Esam Jarwan EMJ 221 Bedford Rd Ste. 315 Bedford TX 76180

RE: HCLC-25-027 – 1023 Tucker St

Dear Mr. Esam Jarwan,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct a new residence and made the following determination:

That the request for a Certificate of Appropriateness to construct a new residence at 1023 E Tucker St be approved, subject to the following conditions:

- 1. That the building setback for the adjacent properties be provided on a contextual site plan to be consistent with historic structures along the block;
- 2. The proportion of the porch reflect typical partial front proportions of other porches in the context area;
- 3. That the porch columns be revised to be more consistent with traditional porch columns in the district;
 - 4. That the fixed window on the left elevation be changed to 1/1 windows;
- 5. That the additional 1/1 windows be incorporated towards the front on the right elevation;
- 6. That the front elevation windows be paired with at least 4" trim between to reflect traditional fenestration patterns in the district; and
- 7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwillett



Kenan Belal MJ 221 Bedford Rd Ste. 315 Bedford TX 76180

RE: HCLC-25-027 – 1023 Tucker St

Dear Mr. Kenan Belal,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct a new residence and made the following determination:

That the request for a Certificate of Appropriateness to construct a new residence at 1023 E Tucker St be approved, subject to the following conditions:

- 1. That the building setback for the adjacent properties be provided on a contextual site plan to be consistent with historic structures along the block;
- 2. The proportion of the porch reflect typical partial front proportions of other porches in the context area;
- 3. That the porch columns be revised to be more consistent with traditional porch columns in the district;
 - 4. That the fixed window on the left elevation be changed to 1/1 windows;
- 5. That the additional 1/1 windows be incorporated towards the front on the right elevation;
- 6. That the front elevation windows be paired with at least 4" trim between to reflect traditional fenestration patterns in the district; and
- 7. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwillett



Esam Jarwan EMJ 221 Bedford Rd Ste. 315 Bedford TX 76180

RE: HCLC-25-029 – 1025 E Tucker St

Dear Mr. Esam Jarwan,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct a new residence and made the following determination:

That the request for a Certificate of Appropriateness to construct a new residence at 1025 E Tucker St be <u>approved</u>, subject to the following conditions:

- 1. That the building setback for the adjacent properties be provided on a contextual site plan to be consistent with historic structures along the block;
- 2. The proportion of the porch reflect typical partial front proportions of other porches in the context area;
 - 3. That the porch columns be revised to be more consistent with traditional porch columns in the district;
 - 4. That the brick siding at the front be removed and lap siding used throughout;
 - 5. That the fixed window on the left elevation be changed to 1/1 windows;
 - 6. That the additional 1/1 windows be incorporated towards the front on the right elevation;
 - 7. That the front elevation windows be paired with at least 4" trim between to reflect traditional fenestration patterns in the district; and
 - 8. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwillett



Kenan Belal MJ 221 Bedford Rd Ste. 315 Bedford TX 76180

RE: HCLC-25-029 – 1025 E Tucker St

Dear Mr. Kenan Belal,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct a new residence and made the following determination:

That the request for a Certificate of Appropriateness to construct a new residence at 1025 E Tucker St be approved, subject to the following conditions:

- 1. That the building setback for the adjacent properties be provided on a contextual site plan to be consistent with historic structures along the block;
- 2. The proportion of the porch reflect typical partial front proportions of other porches in the context area;
 - 3. That the porch columns be revised to be more consistent with traditional porch columns in the district;
 - 4. That the brick siding at the front be removed and lap siding used throughout;
 - 5. That the fixed window on the left elevation be changed to 1/1 windows;
 - 6. That the additional 1/1 windows be incorporated towards the front on the right elevation;
 - 7. That the front elevation windows be paired with at least 4" trim between to reflect traditional fenestration patterns in the district; and
 - 8. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwillett



Paul Osaji DGB Resources 3030 LBJ FWY Suite #1350 Dallas TX 75234

RE: HCLC-25-026 – 915 E Hattie St

Dear Mr. Paul Osaji,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct a new residence and made the following determination:

That the request for a Certificate of Appropriateness to construct a new residence at 915 E Hattie St be <u>approved</u>, subject to the following conditions:

- 1. That the building setback be pulled forward on the lot to be in line with historic structures along the block;
- 2. That the proportion of the porch reflects typical partial front proportions of other porches in the context area;
 - 3. That the recessed entry be revised to have the front door flush with the front wall;
 - 4. That the front porch steps be revised to 7" treads; and
 - 5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Willet



Adolphus Oji Sphinx Development Corporation 3030 LBJ FWY Suite #1350 Dallas TX 75234

RE: HCLC-25-026 – 915 E Hattie St

Dear Mr. Adolphus Oji,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct a new residence and made the following determination:

That the request for a Certificate of Appropriateness to construct a new residence at 915 E Hattie St be approved, subject to the following conditions:

- 1. That the building setback be pulled forward on the lot to be in line with historic structures along the block;
- 2. That the proportion of the porch reflects typical partial front proportions of other porches in the context area;
 - 3. That the recessed entry be revised to have the front door flush with the front wall;
 - 4. That the front porch steps be revised to 7" treads; and
 - 5. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Willett



Mateson Gutierrez n/a 2200 Harrison Ave Fort Worth TX 76110

RE: HCLC-25-048 - 2200 Harrison Ave

Dear Mr. Mateson Gutierrez,

On March 10, 2025 the Historic and Cultural Landmarks Commission (HCLC) considered the request for a Certificate of Appropriateness (COA) to construct a second-story addition to a one-story structure and made the following determination:

That the request for a Certificate of Appropriateness to construct a second-story addition to a one-story structure, with an extension of the left side elevation at 2200 Harrison Ave, be <u>approved</u> and that the applicant work with staff on the following:

- 1. Addition of two small windows to the front facade to break up the large blank siding walls.
- 2. Inclusion of trim between the triple windows on the left and back elevations.
- 3. Modification of the horizontal design of the small window on the front elevation of the garage to a small single hung window.
- 4. Addition of a 12" horizontal trim board between the first and second floors to break up the large wall extending from the left side elevation of the addition.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Willett



David Conn Shultz Pharmacy 3247 South Adams Fort Worth TX 76110

RE: HCLC-25-046 - 3247 S Adams St

Dear Mr. David Conn,

On **March 10, 2025** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider designating the property located at 3247 S Adams Street/ 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC) and made the following determination:

That the HCLC recommend that City Council consider designating the at 3247 S Adams Street / 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC) and that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating any proposed future change to the property.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwilet

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

DATES: March 10, 2025 COUNCIL DISTRICT: 11

GENERAL INFORMATION

REQUEST Recommendation for Designation as a Historic and

Cultural Landmark

APPLICANT/AGENT David Conn

LOCATION 3247 S Adams St./ 1010-24 W Shaw St.

ZONING/ USE (S) PD

NEIGHBORHOOD ASSOCIATION Individual

REQUEST

The owner requests a recommendation to City Council to consider designating the property located at 3247 S Adams Street / 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC).

APPLICABLE CITY OF FORT WORTH ZONING ORDINANCE PROVISIONS

4.401 Historic Preservation Overlay Districts

- (c) Identification and Designation of Cultural Resources
 - 3. Eligibility for Designation
 - a. Eligibility for HC and HC District Designations.
 - i. <u>Individual Property</u>. An individual property may be designation as HC if it meets the following qualifications:
 - 1. Two or more of the criteria for significance; and
 - 2. The necessary criteria for assessing integrity.

Criteria for Historic Significance

- 1. Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- 5. Bears a significant relationship to other distinctive buildings, structures, sites, objects 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.

HCLC-25-046

BACKGROUND

This property was included in the Tarrant County Historic Resources Survey books, copyrighted in 1989 by the Historic Preservation Council of Tarrant County for the Upper North, Northeast, East, Far South, and Far West sections of Tarrant County. It was recopyrighted to Historic Fort Worth, Inc. following the dissolution of the Historic Preservation Council on May 13, 1998.

EVALUATION OF SIGNIFICANCE

The property at 3247 S Adams Street / 1010-24 W Shaw Street consists of one lot, located at the northeast corner of S. Adams and W. Shaw Street. The lot extends to the alley between S. Adams and College Ave. The legal description of the property is Block 43, Lot 12, South Hemphill Heights. Two buildings are located on this one piece of property and with current use as an artist's studio, the artist's private residence, and two one-bedroom apartments.

Per the 1989 *Tarrant County Resources Survey Far South and Southwest Book*, the two-story section of the building was constructed in 1922. Then, the one-story building to the east of the original building was built in 1928.

This red brick and tile commercial building was built in two stages. The two-story parapeted block is facing South Adams, and the one-story block faces West Shaw. The Shultz Pharmacy opened in 1922 as since then it's known as the "Shultz Pharmacy Building". From 1929 to 1941, the site was operated as Young's drug store. Also, for many years, the storefronts in the one-story building were leased to Herby's Foods, Inc. They used the property for commercial purposes where it was a production area for making sandwiches and other food products that were sold in convenience stores. Recently, the two-story building has been used as an artist's studio.

The one-story section contains four storefronts. The occupants have included groceries, cleaners, a café 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 in 2024 include the removal of the aluminum shop windows and replacing them with double-hung wood ones¹.

The current owner learned from a neighbor that the Masons were using the second floor as a meeting place in 1923 and relocated to West Berry Street in 1928. Hemphill Heights #1164 lodge was chartered in 1921. Also, prior to 1914, the trolly used South Adams to connect to University Drive and a roundabout was where George C. Clarke Elementary (3300 S. Henderson Street) is located, today.

In regards to <u>Criterion 1</u>, The two-story building was built as a pharmacy, which was a vital commercial element in the 1920s. The one-story building featured a gas station to also serve the adjacent residential area. It is distinctive in character in that it is the only grouping of commercial buildings within the neighborhood, and it sits between George C. Clarke Elementary School and Our Lady of Victory, which was a convent.

Collectively, these buildings reflect the development patterns of historic residential neighborhoods by including commercial buildings that offered the services needed by those living in the neighborhoods.

¹ In 2004, the current owner removed the vinyl windows and replaced them with double hung windows that would have been original to the age of the building.

HCLC-25-046

In regards to <u>Criterion 5</u>, The property is typical of many 1920s commercial areas in the city where it sits in the middle of a residential area, not situated on a main thoroughfare. The facades of the buildings are built out of red brick, which is a typical material used for commercial, residential, and public buildings in the neighborhood.

The smaller commercial building and residence across South Adams is of similar construction. George C. Clarke Elementary School and Our Lady of Victory are also constructed from red brick. Many homes in the neighborhood are also red brick. Even the 1952 addition to Travis Avenue Baptist Church was clad in red brick. In overall, the properties on this site are clad in red brick, which relates to the houses in the residential neighborhood, the churches in the area, and the elementary school. These commercial buildings provided services needed by those living in the neighborhood.

EVALUATION OF INTEGRITY

Integrity is the ability of a property to convey its significance. The designation of a property must not only be shown to have significance under Zoning Ordinance, but it also must have integrity. Within the concept of integrity for example, the National Park Service criteria recognizes seven aspects that define integrity.

Seven Aspects of Integrity

- 1. Location.
- 2. Design.
- 3. Setting.
- 4. Materials.
- 5. Workmanship
- 6. Feeling.
- 7. Association.

In relation to the Seven Aspects of Integrity:

- 1. The buildings are still in their original **locations** as they were constructed around 1922.
- 2. The **design** somehow still intact. These buildings were designed to be compatible with the red brick residences of the neighborhood. They blend in seamlessly with the residential properties surrounding them.
- 3. The building's original **setting** is mostly intact within the area of the original development and geographic location.
- 4. The property's original clad in red brick and wood windows **materials** are still intact and are typical materials of the neighborhood.
- 5. The **workmanship** and craftsmanship are typical of this neighborhood and of many buildings built in Fort Worth during the 1920s.
- 6. The main house retains its **feeling** of commercial buildings and fit seamlessly into this residential neighborhood.
- 7. Due to the minimal alterations, the property retains its **association** as commercial buildings who served the community. When the gas station was operational, it served the automobiles of the residents of the neighborhood.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

The structure meets the following City of Fort Worth criteria for historic designation:

- Criterion 1: It is distinctive in character, value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth,
- Criterion 5: Bears an important and significant relationship to other distinctive structures, sites or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.

Integrity

Based on the evidence still extant at the property, the buildings at 3247 S Adams Street / 1010-24 W Shaw Street sufficiently retain the seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

Summary

Staff have found evidence that the property meets 2 of the 8 Criteria for Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the at 3247 S Adams Street / 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC) and that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating any proposed future change to the property.

SUPPLEMENTAL MATERIALS 1220 SADAMS ST 1220 S

Figure 1: Location of subject Property.



Figure 2: Main two-story building, located at the northeast corner of S. Adams and W. Shaw Street.



Figure 3: Main two-story building at W. Shaw Street.



Figure 4: View of the main two-story building and one-story building with his four storefronts at W. Shaw Street.



Figure 5: on-story building at the rear.



Figure 6. View of the main two-story building and one-story building at S. Adams.

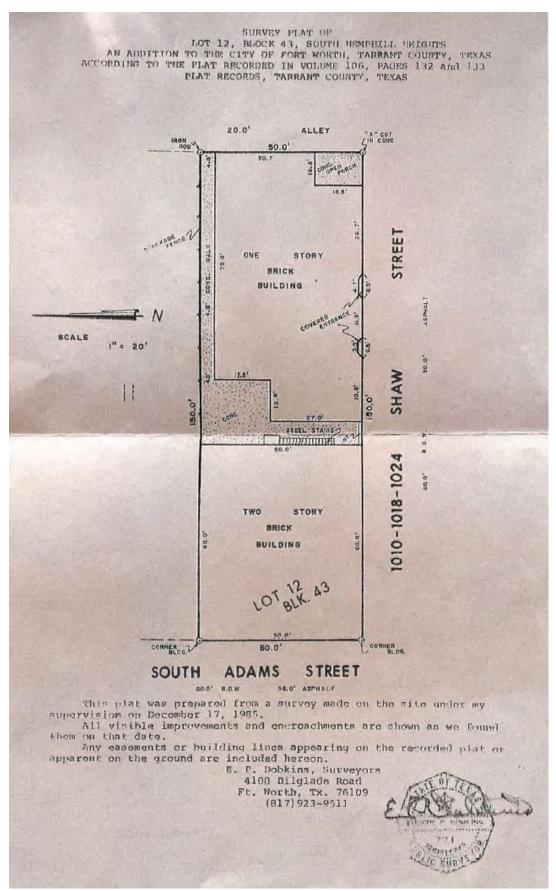


Figure 7. Deed card of the property.

FAR SOUTH AND SOUTHWEST

HISTORIC SITES INVENTORY FAR SOUTH AND SOUTHWEST (SW)

BUILDINGS

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.

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.







206

Figure 8: Excerpt from the 1989 Tarrant County Resources Survey Far South and Southwest Book.



Figure 9: Historic aerial view circa 1952

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

DATES: March 10, 2025 COUNCIL DISTRICT: 11

GENERAL INFORMATION

REQUEST Recommendation for Designation as a Historic and

Cultural Landmark

APPLICANT/AGENT David Conn

LOCATION 3247 S Adams St./ 1010-24 W Shaw St.

ZONING/ USE (S) PD

NEIGHBORHOOD ASSOCIATION Individual

REQUEST

The owner requests a recommendation to City Council to consider designating the property located at 3247 S Adams Street / 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC).

APPLICABLE CITY OF FORT WORTH ZONING ORDINANCE PROVISIONS

4.401 Historic Preservation Overlay Districts

- (c) Identification and Designation of Cultural Resources
 - 3. Eligibility for Designation
 - a. Eligibility for HC and HC District Designations.
 - i. <u>Individual Property</u>. An individual property may be designation as HC if it meets the following qualifications:
 - 1. Two or more of the criteria for significance; and
 - 2. The necessary criteria for assessing integrity.

Criteria for Historic Significance

- 1. Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- 5. Bears a significant relationship to other distinctive buildings, structures, sites, objects 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.

HCLC-25-046

BACKGROUND

This property was included in the Tarrant County Historic Resources Survey books, copyrighted in 1989 by the Historic Preservation Council of Tarrant County for the Upper North, Northeast, East, Far South, and Far West sections of Tarrant County. It was recopyrighted to Historic Fort Worth, Inc. following the dissolution of the Historic Preservation Council on May 13, 1998.

EVALUATION OF SIGNIFICANCE

The property at 3247 S Adams Street / 1010-24 W Shaw Street consists of one lot, located at the northeast corner of S. Adams and W. Shaw Street. The lot extends to the alley between S. Adams and College Ave. The legal description of the property is Block 43, Lot 12, South Hemphill Heights. Two buildings are located on this one piece of property and with current use as an artist's studio, the artist's private residence, and two one-bedroom apartments.

Per the 1989 *Tarrant County Resources Survey Far South and Southwest Book*, the two-story section of the building was constructed in 1922. Then, the one-story building to the east of the original building was built in 1928.

This red brick and tile commercial building was built in two stages. The two-story parapeted block is facing South Adams, and the one-story block faces West Shaw. The Shultz Pharmacy opened in 1922 as since then it's known as the "Shultz Pharmacy Building". From 1929 to 1941, the site was operated as Young's drug store. Also, for many years, the storefronts in the one-story building were leased to Herby's Foods, Inc. They used the property for commercial purposes where it was a production area for making sandwiches and other food products that were sold in convenience stores. Recently, the two-story building has been used as an artist's studio.

The one-story section contains four storefronts. The occupants have included groceries, cleaners, a café 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 in 2024 include the removal of the aluminum shop windows and replacing them with double-hung wood ones¹.

The current owner learned from a neighbor that the Masons were using the second floor as a meeting place in 1923 and relocated to West Berry Street in 1928. Hemphill Heights #1164 lodge was chartered in 1921. Also, prior to 1914, the trolly used South Adams to connect to University Drive and a roundabout was where George C. Clarke Elementary (3300 S. Henderson Street) is located, today.

In regards to <u>Criterion 1</u>, The two-story building was built as a pharmacy, which was a vital commercial element in the 1920s. The one-story building featured a gas station to also serve the adjacent residential area. It is distinctive in character in that it is the only grouping of commercial buildings within the neighborhood, and it sits between George C. Clarke Elementary School and Our Lady of Victory, which was a convent.

Collectively, these buildings reflect the development patterns of historic residential neighborhoods by including commercial buildings that offered the services needed by those living in the neighborhoods.

¹ In 2004, the current owner removed the vinyl windows and replaced them with double hung windows that would have been original to the age of the building.

HCLC-25-046

In regards to <u>Criterion 5</u>, The property is typical of many 1920s commercial areas in the city where it sits in the middle of a residential area, not situated on a main thoroughfare. The facades of the buildings are built out of red brick, which is a typical material used for commercial, residential, and public buildings in the neighborhood.

The smaller commercial building and residence across South Adams is of similar construction. George C. Clarke Elementary School and Our Lady of Victory are also constructed from red brick. Many homes in the neighborhood are also red brick. Even the 1952 addition to Travis Avenue Baptist Church was clad in red brick. In overall, the properties on this site are clad in red brick, which relates to the houses in the residential neighborhood, the churches in the area, and the elementary school. These commercial buildings provided services needed by those living in the neighborhood.

EVALUATION OF INTEGRITY

Integrity is the ability of a property to convey its significance. The designation of a property must not only be shown to have significance under Zoning Ordinance, but it also must have integrity. Within the concept of integrity for example, the National Park Service criteria recognizes seven aspects that define integrity.

Seven Aspects of Integrity

- 1. Location.
- 2. Design.
- 3. Setting.
- 4. Materials.
- 5. Workmanship
- 6. Feeling.
- 7. Association.

In relation to the Seven Aspects of Integrity:

- 1. The buildings are still in their original **locations** as they were constructed around 1922.
- 2. The **design** somehow still intact. These buildings were designed to be compatible with the red brick residences of the neighborhood. They blend in seamlessly with the residential properties surrounding them.
- 3. The building's original **setting** is mostly intact within the area of the original development and geographic location.
- 4. The property's original clad in red brick and wood windows **materials** are still intact and are typical materials of the neighborhood.
- 5. The **workmanship** and craftsmanship are typical of this neighborhood and of many buildings built in Fort Worth during the 1920s.
- 6. The main house retains its **feeling** of commercial buildings and fit seamlessly into this residential neighborhood.
- 7. Due to the minimal alterations, the property retains its **association** as commercial buildings who served the community. When the gas station was operational, it served the automobiles of the residents of the neighborhood.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

The structure meets the following City of Fort Worth criteria for historic designation:

- Criterion 1: It is distinctive in character, value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth,
- Criterion 5: Bears an important and significant relationship to other distinctive structures, sites or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.

Integrity

Based on the evidence still extant at the property, the buildings at 3247 S Adams Street / 1010-24 W Shaw Street sufficiently retain the seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

Summary

Staff have found evidence that the property meets 2 of the 8 Criteria for Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the at 3247 S Adams Street / 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC) and that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating any proposed future change to the property.



David Conn Shultz Pharmacy 3247 South Adams Fort Worth TX 76110

RE: HCLC-25-046 - 3247 S Adams St

Dear Mr. David Conn,

On **March 10, 2025** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider designating the property located at 3247 S Adams Street/ 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC) and made the following determination:

That the HCLC recommend that City Council consider designating the at 3247 S Adams Street / 1010-24 W Shaw Street as a Historic & Cultural Landmark (HC) and that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating any proposed future change to the property.

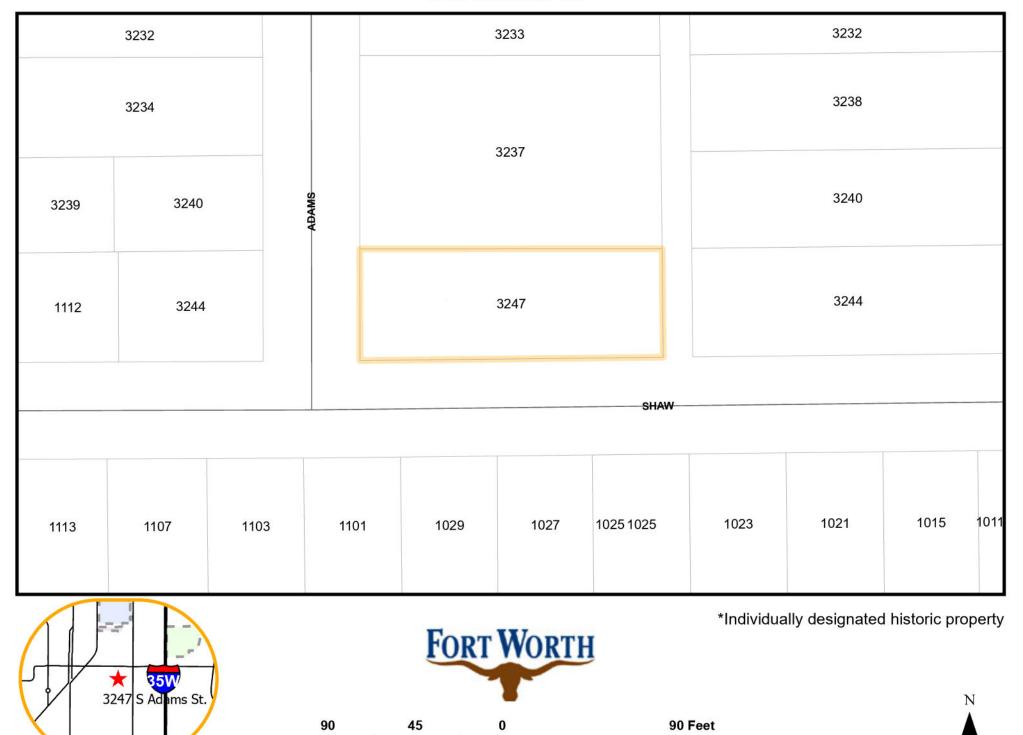
Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Lorelei Willett

Lordei Wwilet

Historic Designation 3247 S Adams St.



SUPPLEMENTAL MATERIALS S223 SADAMS ST S223 SADAMS ST S223 SADAMS ST S223 SADAMS ST S224 SADAMS ST S224 SADAMS ST S225 SADAMS ST S225 SADAMS ST S226 SADAMS ST S226 SADAMS ST S227 SADAMS ST S227 SADAMS ST S226 SADAMS ST S227 S

Figure 1: Location of subject Property.



Figure 2: Main two-story building, located at the northeast corner of S. Adams and W. Shaw Street.



Figure 3: Main two-story building at W. Shaw Street.



Figure 4: View of the main two-story building and one-story building with his four storefronts at W. Shaw Street.



Figure 5: on-story building at the rear.



Figure 6. View of the main two-story building and one-story building at S. Adams.

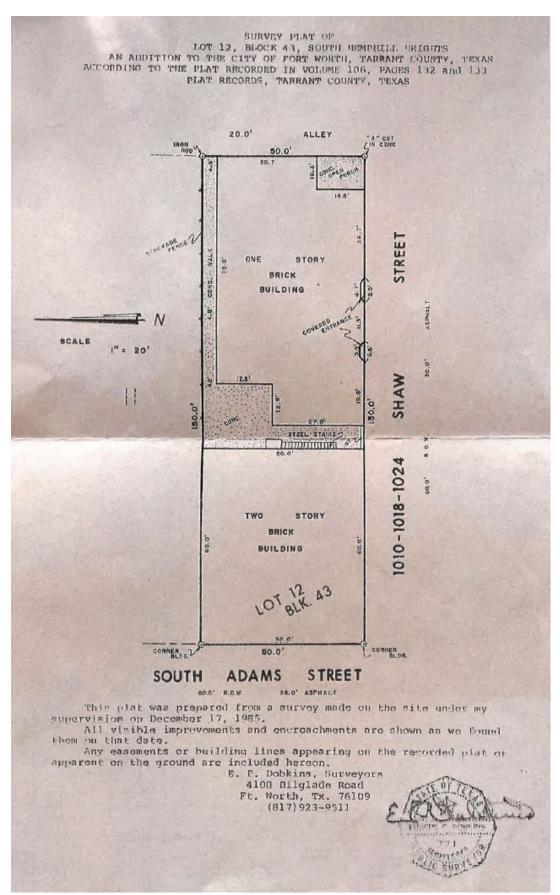


Figure 7. Deed card of the property.

FAR SOUTH AND SOUTHWEST

HISTORIC SITES INVENTORY FAR SOUTH AND SOUTHWEST (SW)

BUILDINGS

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.

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.







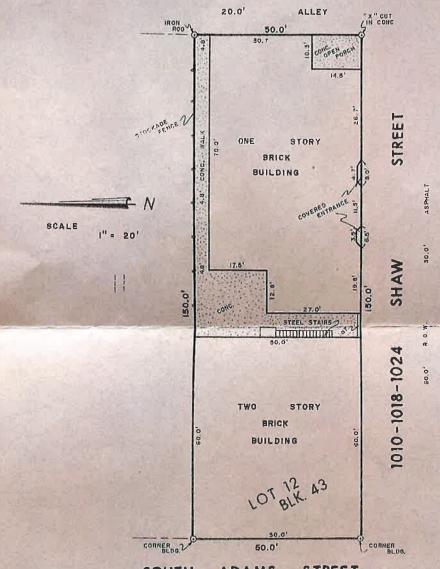
206

Figure 8: Excerpt from the 1989 Tarrant County Resources Survey Far South and Southwest Book.



Figure 9: Historic aerial view circa 1952

SURVEY PLAT OF
LOT 12, BLOCK 43, SOUTH HEMPELLI, HEIGHTS
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COURTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGES 132 and 133 PLAT RECORDS, TARRANT COUNTY, TEXAS



SOUTH ADAMS STREET 36.0' ASPHALT

00.0' R.O.W.

This plat was prepared from a survey made on the site under my supervisiom on December 17, 1985.

All visible improvements and encroachments are shown as we found them on that date.

Any easements or building lines appearing on the recorded plat or apparent on the ground are included hereon.

E. P. Dobkins, Surveyors 4108 Bilglade Road Ft. Worth, Tx. 76109 (817) 923-9511





















