

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

DATE: December 8, 2025

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Recommendation for the removal of Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	City of Fort Worth
LOCATION	2117 NW 24 th Street
ZONING/ USE (S)	A-5/HC
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider removing the Historic and Cultural Landmark (“HC”) designation from the vacant lot at 2117 NW 24th Street.

BACKGROUND INFORMATION

- **September 1996:** Council approves an ordinance to add an individual Historic and Cultural Overlay (HC) to the property at 2117 NW 24th Street.
- **January 2024:** The Code Compliance Department initiated a code case for a substandard building to address a fire at the property which caused extensive interior and substantial exterior damage to the property at 2117 NW 24th Street.
- **May 13, 2024:** The Historic and Cultural Landmarks Commission (HCLC) **approved** a request for a determination that the structure **cannot** be reasonably rehabilitated to remain a property contributing to the City of Fort Worth’s historic heritage. The HCLC did not consider any request to remove the historic overlay at that time.
- **June 24, 2024:** Building Standards Commission (BSC) members voted to continue the case per the city’s request. New hearing date set for Monday, July 22, 2024.
- **July 22, 2024:** The case was presented as a Historical-Residential Continued case to the Building Standards Commission. The owner was ordered to repair or demolish the primary and 3 accessory structures within 30 days of the effective date of the order.
- **August 20, 2024:** The owner filed an amendment request before the deadline. The BSC heard the case October 28, 2024.
- **October 28, 2024:** Building Standards Commission hears case HS-24-121 for this property and orders the owner to repair or demolish. The Commission granted an additional 90 days to repair or demolish the structure.
- **August 28, 2025:** Two razing (demolition) permits were requested from the City’s Development Services Department to demolish the following:
 - Demolish only the #1.Primary Structure – pier and beam
 - Leave the large front porch
 - Demolish the #2. pool and surrounding flat work, to the east
 - Demolish the #3 Two - Story Accessory Structure, to the south
 - Demolish, completely, the #4 nearly dismantled accessory structure, to the west.

- Leave all other flat work outside of the structures.
- Remove all trash and debris within 5' of the work.
- Remove debris in pathway to gain access and for haul off.
- **September 24, 2025:** the razing (demolition) permits were finalized.

APPLICABLE CITY OF FORT WORTH ZONING ORDINANCE PROVISIONS

4.401 Historic Preservation Overlay Districts

(c) Identification and Designation of Cultural Resources

4. Criteria and special considerations for removal or change of a historic designation

a. Criteria

1. Subject to any special considerations, the HSE, HC, HC District (either in whole or in part), or DD designation may be removed for the following reasons:
 - i. The individual property or HC District, either in whole or in part, no longer conforms to the criteria for significance and integrity under this Historic Preservation Ordinance; or
 - ii. Such designation creates an unreasonable economic hardship in accordance with the provisions of this Historic Preservation Ordinance.

FINDINGS / RECOMMENDATIONS

Criteria for Designation Removal

Since the structure at 2117 NW 24th Street was demolished, the property no longer sufficiently retains any of the seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association) and thus no longer conforms to the criteria for significance and integrity under the Historic Preservation Ordinance.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider removing the Historic & Cultural Landmark (HC) designation for the property at 2117 NW 24th Street.



Figure 5 - 1963 Aerial. The detached garage accessory structure is in place and the rear addition may also be seen in this aerial.

08/31/93
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HISTORIC RESOURCES SURVEY SITES
LOCATED WITHIN FORT WORTH

ADDRESS	YEAR EST CONST	YR CONT	ARCHITECTURAL STYLE (Only style used)	PRESENT USE	NATIONAL REGISTER ELIGIBILITY	NATIONAL REGISTER DISTRICT	SURVEY MAP #	RECORD #	PH #	SITE #
1201 15TH	PL	1913	EARLY 20TH CENTURY RESIDENCE	RESIDENCE			41	1056	V	NN-2
1205 15TH	PL	1910	EARLY 20TH CENTURY RESIDENCE	RESIDENCE			41	1057	V	NN-3
1004 15TH NW	ST		BUNGALOW/CRAFTSMAN	RESIDENCE			41	1058	V	NN-4
✓1411 18TH E.	ST	1909	ECLECTIC	SCHOOL	POTENTIAL		90	1335	I	CB0-40
1416 18TH E.	ST	1890	EARLY 20TH CENTURY RESIDENCE	RESIDENCE			90	1336	I	CB0-41
1407 19TH E. DEMO.	ST	1895	EARLY 20TH CENTURY RESIDENCE	RESIDENCE			90	1337	I	CB0-42
400 20TH NW	ST	1923	OTHER (SEE DATA SOURCE)	STREETLIGHTS			40	1282	V	NN-212
404-06 20TH NW	ST	1930	EARLY 20TH CENTURY RESIDENCE	APARTMENTS			44	1060	V	NN-6
409 20TH NW	ST	1925	BUNGALOW/CRAFTSMAN	RESIDENCE			44	1061	V	NN-7
211 21ST NE DEMO	ST	1932	EARLY 20TH CENTURY INDUSTRIAL	ICE PLANT		5/26/09	43	1062	V	NN-8
708 21ST NW	ST	1908	GOthic REVIVAL	SCHOOL			27	1063	V	NN-9
✓709 21ST NW	ST	1927	ECLECTIC	SCHOOL	POTENTIAL		42	1064	V	NN-10
918 21ST NW DEMO.	ST	1930	EARLY 20TH CENTURY COMM/PUBLIC BLDG	ABANDONED			20	1065	V	NN-11
500700 23RD NE	ST	1902	OTHER (SEE DATA SOURCE)	WALL & STAIRWAY	LISTED	STOCKYARDS	363	1160	V	NN-90
707 23RD NW	ST	1910	EARLY 20TH CENTURY RESIDENCE	RESIDENCE	LISTED	STOCKYARDS	27	1066	V	NN-12
1110 23RD NW	ST	1905	EARLY 20TH CENTURY RESIDENCE	RESIDENCE			19	472	IV	N-1
111 24TH NW	ST	1930	EARLY 20TH CENTURY COMM/PUBLIC BLDG	COMMERCIAL	POTENTIAL		362	1067	V	NN-13
✓702 24TH NW DEMO	ST	1927	EARLY 20TH CENTURY RESIDENCE	RESIDENCE	POTENTIAL		26	1068	V	NN-14
010 24TH NW DEMO	ST	1927	BUNGALOW/CRAFTSMAN	STABLE			17	473	IV	N-2
2117 24TH NW	ST	1909	NEO-CLASSICAL REVIVAL	RESIDENCE			9	474	IV	N-3

Figure 6 - Tarrant County Resource Survey 1993

FORT WORTH®
Notice of Violation

02/02/2024

Lydia Erin Honea Gutierrez Testamentary Trust
7529 Cedar Hill
Watauga, TX. 76148

RE: 2117 NW 24th ROSEN HEIGHTS SECOND FILING BLOCK 9 LOT 1 THRU 5 Case #: 23-662588

Dear Owner/Heir:

Through our strategic goals and objectives, Fort Worth is committed to becoming the safest and most livable city in the nation. Toward this end, the City of Fort Worth has a Preservation and Design Section to address violations of Chapter 4, Article IV, Section 4.401 Historic Preservation Ordinance.

A recent inspection of the **primary structure** located at **2117 NW 24th St** found violations of this code that need to be corrected. The structure(s) was found to be in violation.: **Substandard Structure, Fire Damage throughout. Damaged roof, exposed sunlight. Fire damaged/charred interior and exterior walls, roof rafters and framing.**

Typically, the City gives a property owner 30 days to correct a violation. This period could be much shorter if there is an imminent hazard or longer if substantial repairs are required and there is not an imminent hazard. In this case, you must correct the violations by **03/02/2023**

While the City cannot grant long delays, we do understand that you might need additional time to complete the work. If there is not an imminent hazard and you would like to request additional time, you can do so by submitting a work plan. Please keep in mind that your request must be reasonable and submitted within 10 days in order to be approved.

Of this notice, please be advised that if a work plan is not received and/or repairs are not started within the time granted, it is the intention of this department to present this property to the Building Standards Commission, which has the authority to order repairs, demolitions and civil penalties.

If you feel this notice was sent in error, you should contact me immediately so that I can review the case and resolve your concerns. While it is the City's preference that you comply with this notice, you should be aware that failing to respond could result in both criminal and civil court action.

The Development Services Department appreciates your prompt attention to this matter. If you have any questions, please call me at **817-991-8151** or by email at **homero.campos@fortworthtexas.gov**.

Additional Comments:

Respectfully,

Homero Campos
Code Enforcement Officer
Preservation And Design Division

Attachments: None

Development Services
PRESERVATION AND DESIGN DIVISION
THE CITY OF FORT WORTH • 200 TEXAS ST • FORT WORTH, TEXAS 76102
HISTORIC PRESERVATION

Figure 7 - Notice of Violation Letter from the Preservation and Design Division Code Enforcement Officer, Homero Campos.

AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, OCTOBER 28, 2024
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102

XII. AMENDMENT HISTORIC RESIDENTIAL CASE

- a. **HS-24-121 (CD 2)** 2117 NW 24th St (Primary & 3 Accessory Structures) aka Lots 1 through 5, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, page 75, Plat Records, Tarrant County, Texas.
Owner: Christopher Anthony Foley, Trustee of the Lydia Erin Honea Gutierrez Testamentary Trust.
Lienholder: None.

Figure 8 - Building Standards Commission (BSC), case HS-24-121, went before BSC 10/28/2024



Figure 9 - Code Compliance photo of the property, Dec. 28th 2023.



Figure 10 - Code Compliance photo of the property, Jan. 3rd 2024. Note that the eyelet dormer is missing and may have fallen into the roof.



Figure 11 - 12/4/2025 site photo showing demolition



Figure 12 - 12/4/2025 site photo showing demolition



Figure 13 - 12/4/2025 site photo showing demolition



Figure 14 - 12/4/2025 site photo showing demolition



Figure 15 - 12/4/2025 site photo showing demolition



Figure 16 - 12/4/2025 site photo showing demolition



Figure 17 - 12/4/2025 site photo showing demolition



Figure 18 - 12/4/2025 site photo showing demolition



Figure 19 - 12/4/2025 site photo showing demolition



Figure 20 - 12/4/2025 site photo showing demolition