

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

**DATES:** December 12, 2022

**COUNCIL DISTRICT:** 9

***GENERAL INFORMATION***

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<b>REQUEST</b>	Recommendation for Designation as a Historic and Cultural Landmark
<b>APPLICANT/AGENT</b>	Anna Spice and Loren Ross Spice
<b>LOCATION</b>	3313 W Biddison St
<b>ZONING/ USE (S)</b>	A-5
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual

***REQUEST***

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The owners request a recommendation to City Council to consider designating the property at 3313 W Biddison Street as a Historic and Cultural Landmark (HC).

**APPLICABLE CITY OF FORT WORTH ZONING ORINANCE 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. Individual Property. 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.
2. Is an important example of a particular architectural type or specimen in the City of Fort Worth.
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.

**EVALUATION OF SIGNIFICANCE**

Constructed circa 1946, the structure at 3313 W Biddison St is significant for its association with the development of southwest Fort Worth after World War II and the growth of Texas Christian University (Criterion 1); as an example of Minimal Traditional architectural style (Criterion 2); and its association with a collection of properties of similar style in the Bluebonnet Hills Addition (Criterion 5).

In regards to Criterion 1, the property at 3313 W Biddison St is significant for its association with development in southwest Fort Worth after World War II and the growth of Texas Christian University (TCU). The nation-wide trend of auto-oriented suburbanization after the war to meet the growing population and housing demands. In Fort Worth the population more than doubled between the end of the war and 1970. Large areas of land were developed with popular architectural styles such as Minimal traditional, colonial Revival, Tudor Revival, Spanish colonial Revival and eventually Ranch houses as noted in the Post World War II Suburbanization Historic Context of Fort Worth.

In regards to Criterion 2, the property at 3313 W Biddison St is an interesting example of a minimal traditional style residence and garage. Materials include brick, vertical and horizontal siding and 6/6 wood windows. The low-profile, rectangular shape of the residence is common in this style, but the placement of the banks of windows at the corners and slightly flared eave of the porch creates beautiful areas of light and points of interest in the residence. The original garage is clad in horizontal siding and appears to be in good shape.

In regards to Criterion 5, the property at 3313 W Biddison is significant for its relationship to other Minimal Traditional style residences in the Bluebonnet Hill Addition neighborhood. Platted in 1929 (Tarrant County Historic Resources Survey ca 1987) in response to the rapid growth and movement of people after the Depression, WWII and TCU, the area was a 'striking urban design pattern set in the midst of the grid, with a circular park and traffic circle placed at the sound end of University Dr, surrounded by a few radiating and curving streets.' Biddison is one of these radiating streets and contains many examples of Minimal Traditional, Colonial Revival and some Tudor Revival examples that were so common in the post-World War II suburbanization.

## 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 structure is still in its original **location** from when it was constructed in 1946.
2. The **design** of the structure is still intact and identifiable.

3. The property's original **setting** is still extant, as many of the minimal traditional homes in the Bluebonnet Hills Addition remain intact.
4. The property's original **materials** appear generally intact. The original masonry walls, siding, windows and chimney are still extant and in good condition. A rear addition was constructed but is likely reversible. An original one-story garage is also extant.
5. The property still displays the physical evidence of **workmanship** from the 1940s, such as the original 6/6 wood windows.
6. The property still retains its **feeling** as a Minimal Traditional residence constructed after World War II, as evidenced by its massing and details.
7. The property still retains its **association** with the original Bluebonnet Hills setting in which was constructed.

## ***FINDINGS / RECOMMENDATIONS***

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### **Eligibility for Designation**

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

Criterion 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.

Criterion 2: Is an important example of a particular architectural type or specimen in 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 property at 3313 W Biddison St. sufficiently retains seven aspects of integrity (location, design, setting, materials, workmanship, feeling and association).

### **Summary**

Staff have found evidence that the property meets 3 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 property at 3313 W Biddison 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

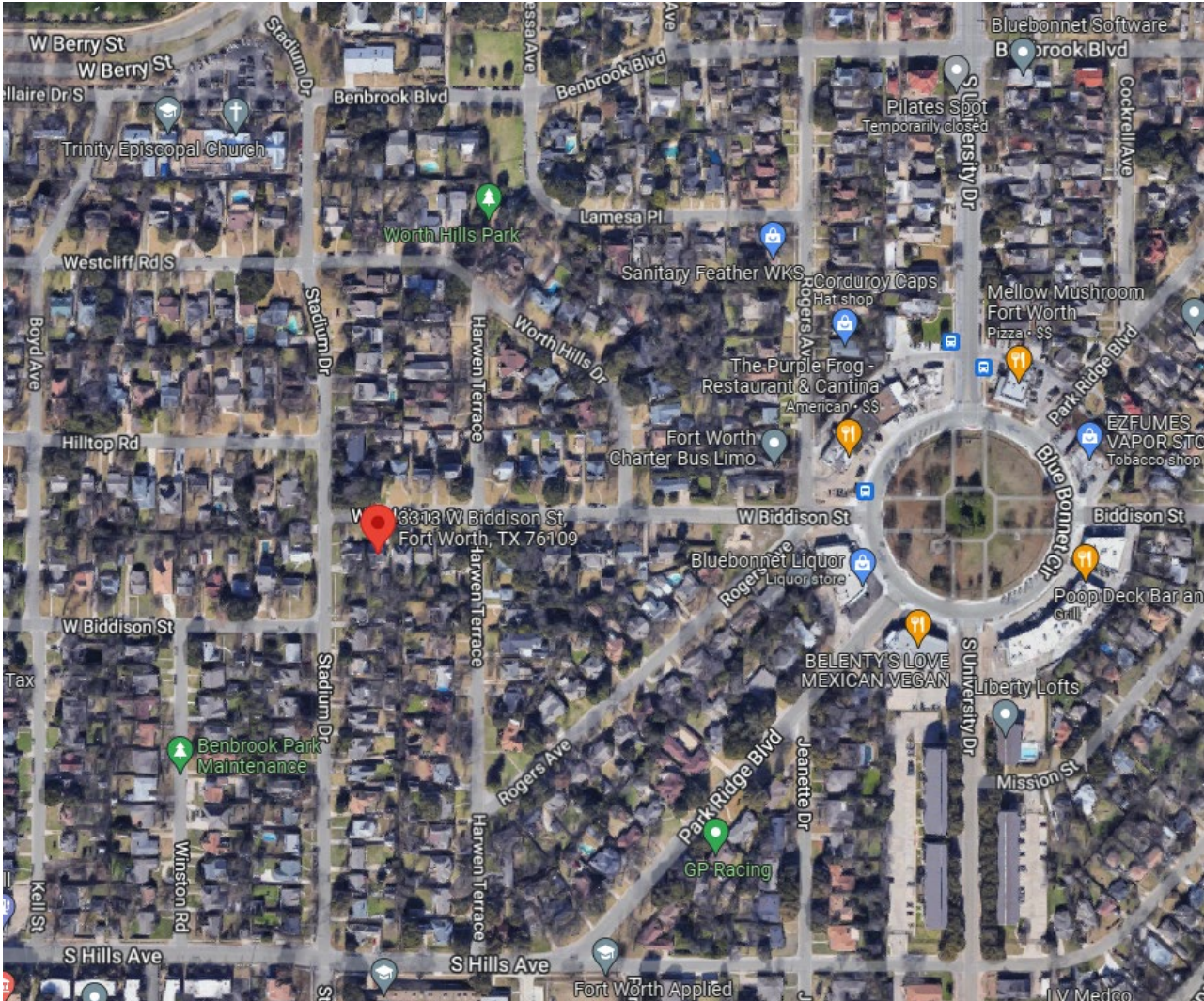


Fig. 1 – Location of 3313 W Biddison St in southwest Fort Worth.



Fig. 2 - Aerial of property on block.



Fig. 3 – Showing location of subject property in 1952.



Fig. 4 – Showing primary structure. Note 6/6 windows.



Fig. 5 - Showing primary structure and detached garage. Photo from Zillow.



Fig. 6 – Showing west elevation. Note 6/6 wood windows.



Fig. 7 – Showing the rear elevation. Photo from Zillow.



Fig. 8 – Showing detached garage. Photo from Zillow.







Fig. 10 - Circa 1939 aerial showing approximate location



Fig. 11 - Circa 1950 aerial showing approximate location and development of surrounding aerial post-World War II.