

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

DATES: December 9, 2024

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Fort Worth Housing Solutions
LOCATION	1414 Mistletoe Drive
ZONING/ USE (S)	B (Two-Family); DD
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owners request a recommendation to City Council to consider designating the property at 1414 Mistletoe Drive as a Historic and 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. 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

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

BACKGROUND

In September 1995, the Zoning Commission recommended that the property at 1414 Mistletoe Drive be designated as “Highly Significant Endangered.” This original recommendation was later changed to “Demolition Delay” and approved by the City Council after a hearing on November 14, 1995. Since then, the property has retained its individual “Demolition Delay” designation and is excluded from the local Mistletoe Heights Historic District.

Prior to the designation, this property was surveyed and evaluated by the nomination criteria in 1993. It is also listed as one contributing historic building within Fort Worth in the “Tarrant County Historic Resources Survey” report.

EVALUATION OF SIGNIFICANCE

Constructed around 1919, the property at 1414 Mistletoe Drive is significant for several reasons: First, it is a unique example of a Prairie Style mansion from the late 1910s (Criterion 2). Second, it is associated with Sicily Anne Halsell Waggoner (also known as Anne Waggoner, 1842-1928), who was the second wife of Dan Waggoner (1827-1902), a pioneering settler and rancher in Texas (Criterion 4). Third, it serves as a contributing property to the Mistletoe neighborhood (Criterion 5).

In regards to **Criterion 2**, the two-story main house at 1414 Mistletoe Drive is a stunning example of Prairie Style architecture. Situated on a lot of 1.32 acres, in addition to this main house, this property includes a two-car garage with an attached guest house and a cabin in the descending backyard. The mansion stands out with its impressive size and geometric design, featuring the combination of extending horizontal eave lines and two vertical chimney blocks. The central two-story block is flanked by two symmetrical single-story wings, creating a recessed entry court in the center. Characterized by white walls and green tile low-hip roofs, its ground level is constructed of brick, while the second story is finished with stucco. Despite several updates over the years, the original architectural features continue to retain their historical charm.

In regards to **Criterion 4**, 1414 Mistletoe Drive was built by Anne Waggoner, who moved to Fort Worth after the death of her husband Dan Waggoner in 1902. Ann Waggoner was a major patron of Texas Wesleyan University in Fort Worth, which was then known as Texas Woman’s College. She contributed \$35,000 to complete an auditorium located at 1309 Wesleyan Street, which was named after her as “Ann Waggoner Fine Arts Building.”¹

Ann Waggoner’s husband, Dan Waggoner (1827-1902), was the father of the well-known developer William Thomas Waggoner, also known as W.T. Waggoner (1852-1934). W.T. Waggoner is notable for constructing the 20-story skyscraper W.T. Waggoner Building located at 810 Houston Street in Fort Worth during the years 1919-1920. Together, Dan with his son W.T. Waggoner owned five banks, three cottonseed oil mills, and a coal company. W.T. Waggoner married Ella (Halsell) Waggoner, who was a younger sister of Ann Waggoner. The Thistle Hill Mansion on Pennsylvania Avenue was built for their daughter, Electra Waggoner.

In regards to **Criterion 5**, the main house of 1414 Mistletoe Drive is situated at the western end of Mistletoe Avenue and serves as a prominent vista. This house is a key feature that occupies the large corner lot and in line with other 1920s mansions along the curved Mistletoe Drive.²

¹ [Backstory on Ann Waggoner Fine Arts Building – The Rambler](#). Now this building is called “Nicholas Martin Hall”.

² Along the Mistletoe Drive to north, #1412 is a Tudor Revival “Harrison-Crumley House” (c.1925); #1410 is a Mission Revival “Team House” (c.1920); #1408 is a Prairie Style “Ingram-Allen-Smith House” (c.1918).

Although it is not included in the Mistletoe Heights Historic District, it is an excellent showcase of Prairie Style mansions and is considered an architectural gem that characterizes this 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 1919.
2. The **design** of the main house is intact and identifiable. The main house retains its original form, roof pitch, and fenestration that can fully reflect its architectural quality.
3. The buildings' original **setting** is mostly intact within the area of the original development and geographic location.
4. The original **materials** of the main house generally remain intact. Its tile roofs have been updated, while the original masonry walls are in good condition and painted white. The original wood double-hung windows are well-maintained painted green. Between 2000 and 2016, the owners constructed a pool, added fences, converted the barn to a detached dwelling unit, and painted the window trims "mistletoe green." Additionally, a stone kitchen has been attached to the garage with an outdoor food prep area.³ However, these renovations only applied to the surface of the main house, the accessory buildings, and the backyard. Overall, the original materials of the property are well-maintained and in good condition.
5. The main house still displays the physical evidence of **workmanship** from the 1910s, such as the original brickwork, woodwork of the windows and soffits, and its overall form.
6. The main house retains its **feeling** of a low-key luxury mansion structure and a representative of Prairie Style residence from the 1910s.
7. Due to the minimal alterations to the main house, the property retains its

(See Tarrant County Historic Resource Survey)

³ Jim Shaw. *The big white house on the bluff, the one with the green tile roof*. Mistletoe Express, 2015-May.

association as early housing examples in the Mistletoe Heights area, a representative of the Prairie Style residences, and the prestigious Waggoner family.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

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

- Criterion 2: Is an important example of a particular architectural type or specimen in the City of Fort Worth.
- Criterion 4: Has been 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.
- 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 1414 Mistletoe Drive sufficiently retain 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 buildings at 1414 Mistletoe Dr 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.



December 17, 2024

Scott and Valerie Ewing
1414 Mistletoe Drive
Fort Worth TX 76110

RE: HCLC-24-258 – 1414 Mistletoe Drive

Dear Mr. Scott and Valerie Ewing,

On **December 9, 2024** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider designating the property located at 1414 Mistletoe Drive as a Historic & Cultural Landmark (HC) and made the following determination:

That the HCLC recommend that City Council consider designating the buildings at 1414 Mistletoe Dr 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 changes 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
Historic Preservation Officer

DEVELOPMENT SERVICES

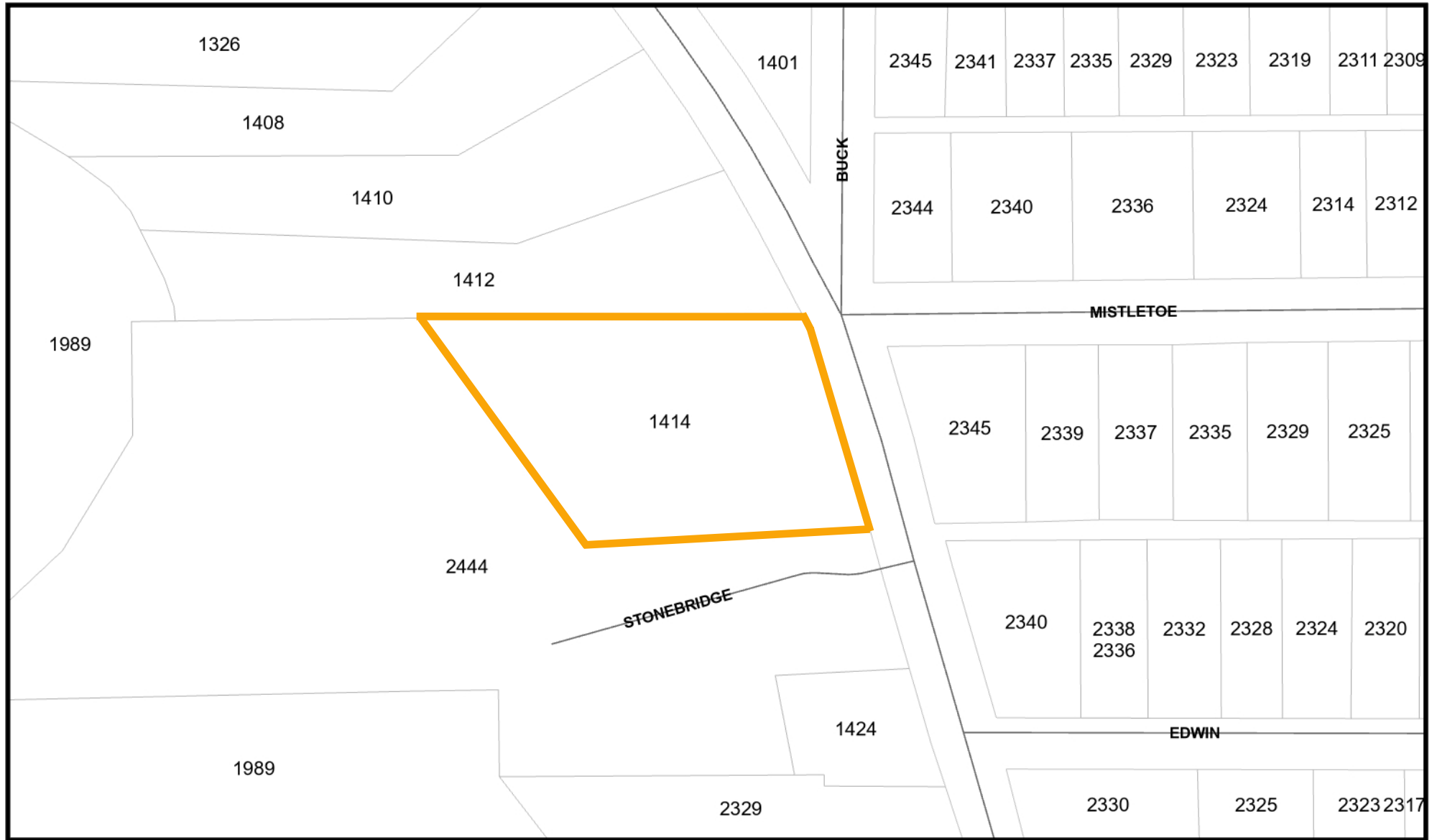
City of Fort Worth

• 100 Fort Worth Trail •
Customer Service 817-392-8000

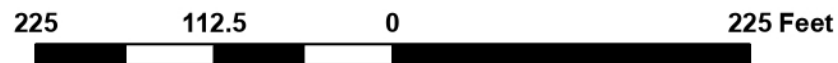
Fort Worth, Texas 76102

Historic Designation

1414 Mistletoe Dr



*Individually designated historic property



SUPPLEMENTAL MATERIALS



Figure 1: Location of subject Properties



Figure 1: Aerial image of 1414 Mistletoe Drive



Figure 2: Street view, Mistletoe Drive looking north



Figure 3: Main house, east elevation and front entry, looking from Mistletoe Ave



Figure 4: Main house, west elevation and backyard



Figure 5: Garage with guest house in rear yard



Figure 6: Cabin in rear yard (Realtor.com)

Figure 7: Survey Plat, 1984.