



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 22, 2021

**Council District:** 2

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** None submitted

**Support:** Northside NA (no objection)

Continued Yes \_\_\_ No X  
Case Manager Sarah Bergman  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Revive Coffee, LLC / Cassie Warren

**Site Location:** 2503 Roosevelt Avenue **Acreage:** 0.35 acres

**Proposed Use:** Coffee Shop & Office Space

**Request:** From: "A-5/DD" One-Family / Demolition Delay

To: "E/HC" Neighborhood Commercial / Historic and Cultural Overlay

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is consistent (minor boundary adjustment).

**Staff Recommendation:** Approval

**Background:**

The subject property is located at the northwest corner of Roosevelt Avenue and Azle Avenue. The applicant is requesting to change the zoning of this property from "A-5" One-Family District to "E" Neighborhood Commercial District in order to convert the existing residential structure into a coffee shop and office space. This request also includes removal of the existing "DD" Demolition Delay overlay and addition of an "HC" Historic and Cultural overlay designation.

Constructed in c. 1913, the structure at 2503 Roosevelt Avenue is significant for its association with massive residential growth in Fort Worth's Northside in response to the establishment and growth of the Swift & Armour Meatpacking plants in the Stockyards; as a unique example of residential architecture influenced by industrial Stockyards details, Italianate details, and Czechoslovakian architectural design; and for its association with Anton Koldin, a foreman and manager for the Armour Meatpacking Company and community leader within Fort Worth's Czechoslovakian community and on the Northside of the city, who made significant contributions to the culture and development of Fort Worth during the early and mid-20<sup>th</sup> century.

Section 4.401(c) of the Zoning Ordinance states that "DD" Demolition Delay designation may be removed if the site no longer conforms to the criteria for significance and integrity or changed to HC or HSE if it satisfies the applicable criteria for significance and integrity. 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 or embodies elements of architectural design, detail, material or craftsmanship that represent a significant architectural innovation in 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.

Based on the evidence still extant at the property, the property at 2503 Roosevelt sufficiently retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), and the meets 3 of the 8 Criteria for Historic 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.

**Surrounding Zoning and Land Uses:**

- North "A-5" One Family / single-family residences
- East "E" Neighborhood Commercial / auto service and "CF" Community Facilities / church
- South "E" Neighborhood Commercial / church, retail building
- West "FR" General Commercial Restricted / commercial building

**Recent Relevant Zoning History:**

- ZC-10-188: Rezoned this property from "C/DD" Medium Density Multifamily/Demolition Delay and "I/DD" Light Industrial/Demolition Delay to "A-5/DD" One-Family/Demolition Delay as part of a larger City-initiated rezoning.
- HCLC-21-006: The Historic and Cultural Landmarks Commission recommended approval of a Historic and Cultural Landmark Designation for this property on March 8, 2021.

**Public Notification:**

300-foot Legal Notifications were mailed on April 22, 2021.  
 The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
North Side NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Lake Worth ISD	

\* Located within this registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to change the underlying zoning of this property from "A-5" One Family to "E" Neighborhood Commercial. Properties to the north are zoned "A-5" One-Family and are developed with single-family residences. However, all surrounding properties with frontage on Azle Avenue/NW 25<sup>th</sup> Street are zoned either "FR" General Commercial Restricted or "E" Neighborhood Commercial and are developed for commercial use.

While the existing structure is designed for residential use, its location on a corner lot at the edge of the neighborhood, and the existing pattern of commercial development along Azle Avenue/NW 25<sup>th</sup> Street, make this a suitable location for the proposed coffee shop and office uses.

The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency – Northside**

The 2021 Comprehensive Plan currently designates the subject property as "Single-Family Residential" on the Future Land Use Map. However, all surrounding properties with frontage along Azle Avenue and NW 25<sup>th</sup> Street are designated for "Neighborhood Commercial" use, including the properties immediately to the east, west, and south of the subject property. This

pattern continues for several blocks in both directions, with the exception of a few lots designated for “Institutional” use.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Attract redevelopment and new development in the corridors linking the major districts of Downtown, the Historic Stockyards, and the Cultural District.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (minor boundary adjustment). If this zoning change is approved, staff recommends amending the Future Land Use Map to designate this property as Neighborhood Commercial.

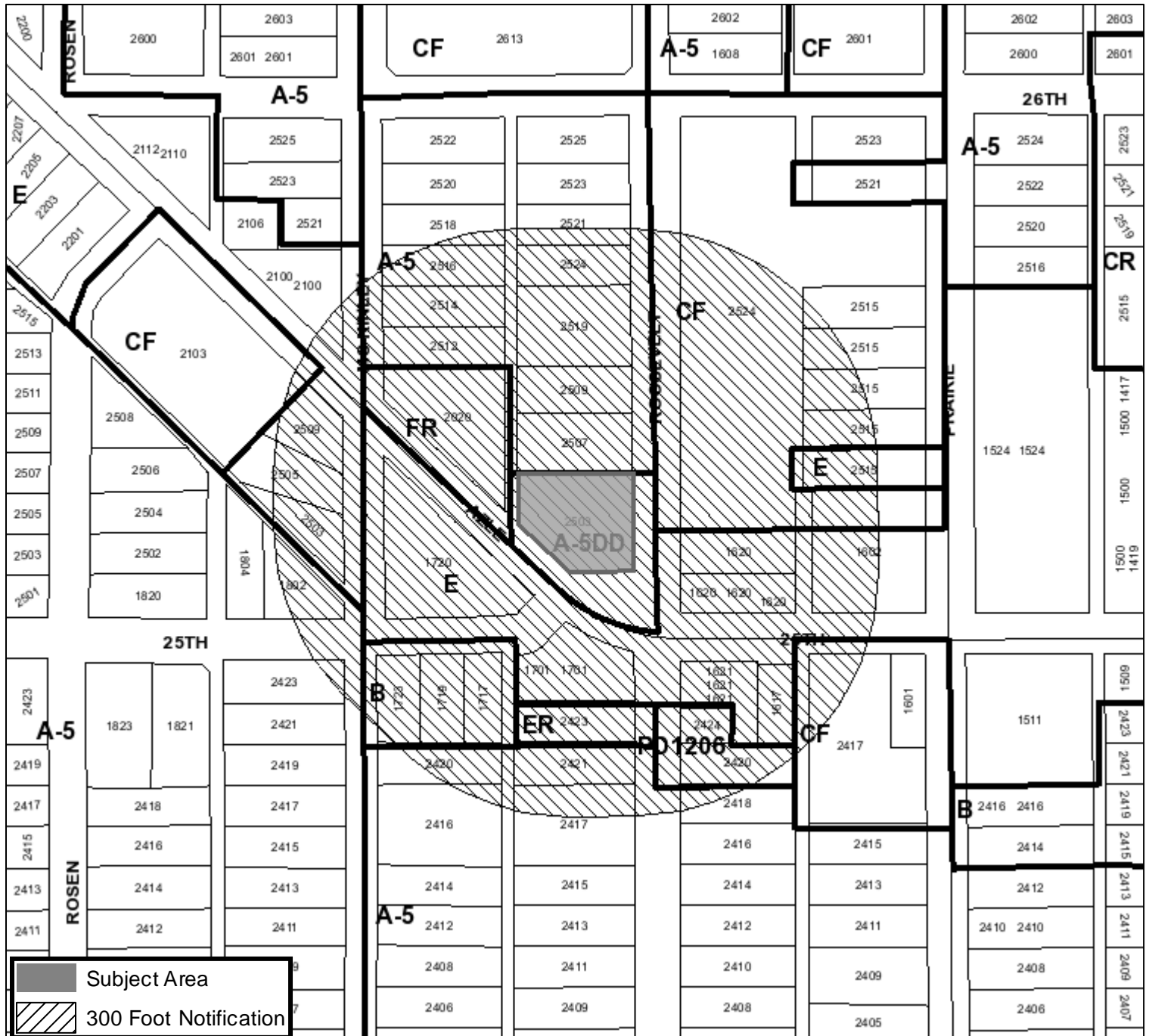
***Attachments:***



- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- HCLC Staff Report

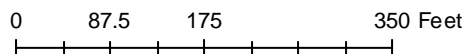


# Area Zoning Map

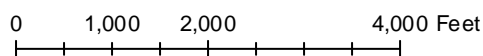
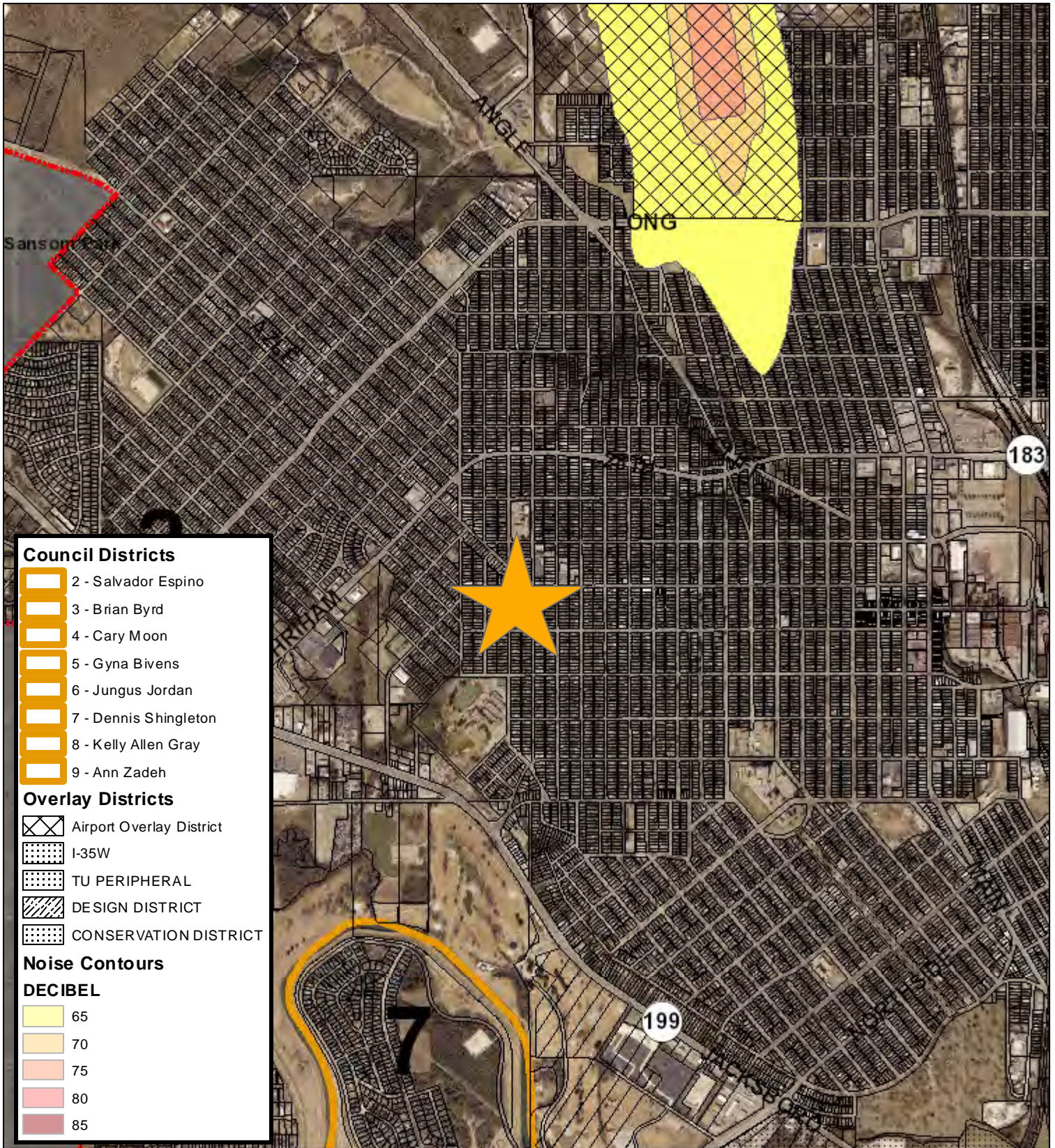
Applicant: Revive Coffee LLC  
 Address: 2503 Roosevelt Street  
 Zoning From: A-5/DD  
 Zoning To: E/HC  
 Acres: 0.35411212  
 Mapsco: 062E  
 Sector/District: Northside  
 Commission Date: 5/12/2021  
 Contact: null



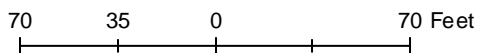
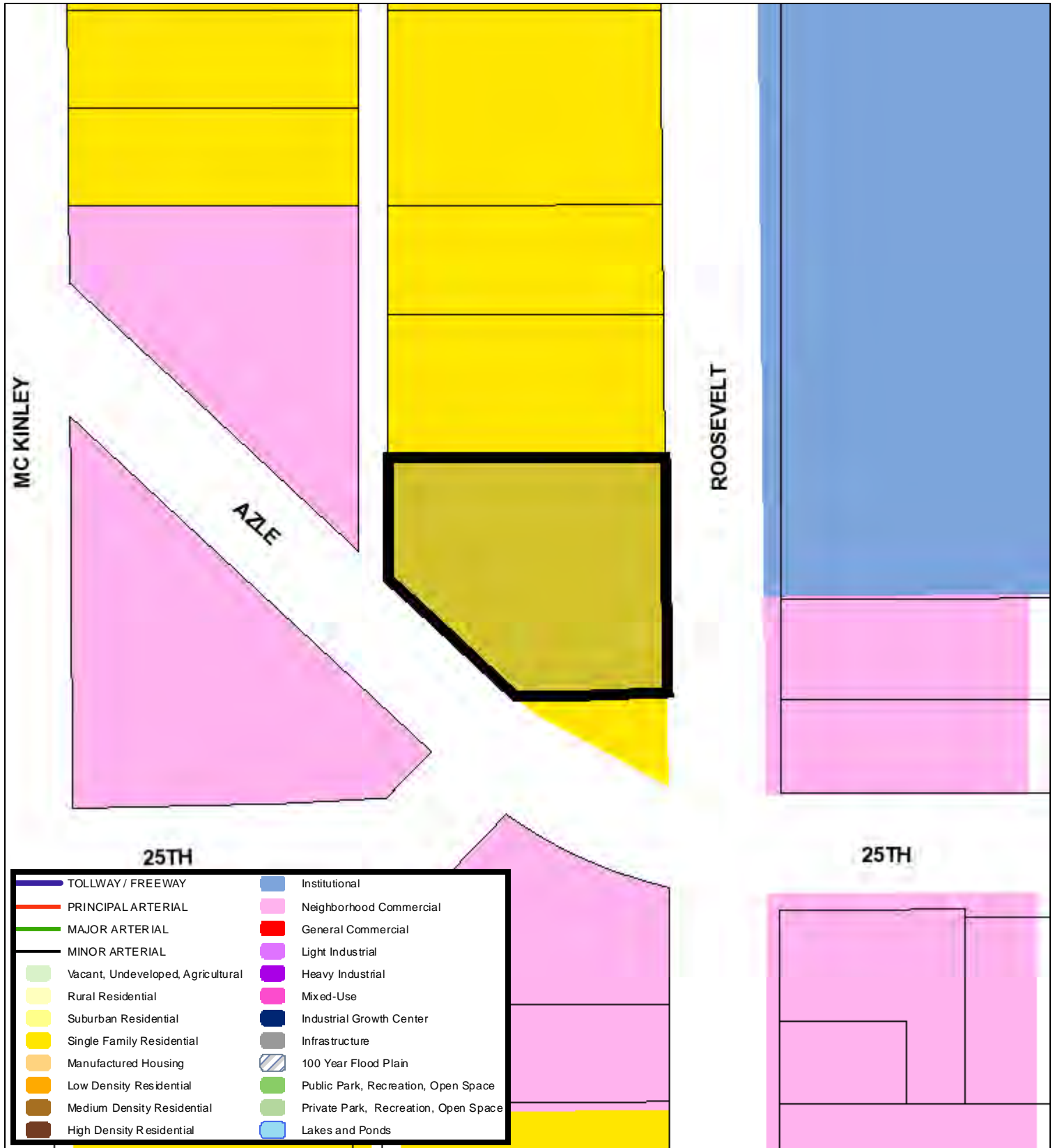
 Subject Area  
 300 Foot Notification



### Area Map



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-21-051

Aerial Photo Map



0 40 80 160 Feet



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

**DATES:** March 8, 2021

**COUNCIL DISTRICT:** 2

***GENERAL INFORMATION***

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<b>REQUEST</b>	Recommendation for Designation as a Historic and Cultural Landmark
<b>APPLICANT/AGENT</b>	Jacob and Cassie Warren
<b>LOCATION</b>	2503 Roosevelt Avenue
<b>ZONING/ USE (S)</b>	A-5
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual

***REQUEST***

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The owner requests a recommendation to City Council to consider upgrading the designation of the property located at 2503 Roosevelt Avenue from Demolition Delay to a Historic and Cultural Landmark.

**BACKGROUND INFORMATION**

- On January 4, 2011 the property at 2503 Roosevelt Avenue was designated as Demolition Delay.

**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 or embodies elements of architectural design, detail, material or craftsmanship that represent a significant architectural innovation in 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.

## EVALUATION OF SIGNIFICANCE

Constructed in c. 1913, the structure at 2503 Roosevelt Avenue is significant for its association with massive residential growth in Fort Worth's Northside in response to the establishment and growth of the Swift & Armour Meatpacking plants in the Stockyards (Criterion 1); as a unique example of residential architecture influenced by industrial Stockyards details, Italianate details, and Czechoslovakian architectural design (Criterion 2); and for its association with Anton Koldin, a foreman and manager for the Armour Meatpacking Company and community leader within Fort Worth's Czechoslovakian community and on the Northside of the city, who made significant contributions to the culture and development of Fort Worth during the early and mid-20<sup>th</sup> century (Criterion 4).

In regards to Criterion 1, the structure at 2503 Roosevelt Avenue is significant for its association with the establishment and growth of residential neighborhoods on Fort Worth's Northside to house working class families that moved to Fort Worth during a massive residential construction boom that was driven by the establishment of the Swift & Armour Meatpacking Plants in the Stockyards. This industry and associated residential expansion, along with the ancillary housing and infrastructure built to support it such as the workforce housing built at 2503 Roosevelt Avenue, played a significant role in the early cultural, economic, social, ethnic, and historical heritage of the City of Fort Worth, the State of Texas, and the United States.

In regards to Criterion 2, the property at 2503 Roosevelt is significant as an important example of a unique architectural style in Fort Worth. The design of the structure blends different architectural styles into one cohesive design. The building features Italianate details, such as a low-pitched roof; a balanced, symmetrical rectangular shape; a tall two-story appearance; wide, overhanging eaves; a porch topped with balustraded balconies; and tall, narrow windows, with decorative cast stone accents above the windows. The structure also features many design elements found on industrial architecture within the Stockyards, such as concrete and brick cladding; decorative concrete details such as columns and window sills; and metal porch railings. The building is also a great example of the Empire architectural style, which was predominant in Czechoslovakia (Anton Koldin's native country) in the 19<sup>th</sup> century. This structure is an excellent example of adapting international, national, and vernacular architectural styles to create a truly unique architectural specimen in Fort Worth.

In regards to Criterion 4, the property at 3040 Lipscomb Street is significant for its association with Anton Koldin, a foreman and manager for the Armour Meatpacking Company and community leader within Fort Worth's Czechoslovakian community and on the Northside of the city, who made significant contributions to the culture and development of Fort Worth during the early and mid-20<sup>th</sup> century. Koldin also played a significant role in the annexation of Rosen Heights into the city of North Fort Worth in 1904 and into the City of Fort Worth in 1909, which significantly expanded the boundaries of the north side of Fort Worth. Koldin contributed not only to the city of Fort Worth by managing at the Armour Meatpacking Plant for decades, but

also for serving as a leader within the local Czechoslovakian community in Fort Worth and in the Northside community as a whole.

## 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.**

Staff visited the property on October 30, 2020 to assess the integrity of the property.

In relation to the Seven Aspects of Integrity:

1. The structure is still in its original **location** from when it was constructed in 1913.
2. The **design** of the structure is still intact and identifiable. While a portion of the rear porches have been enclosed, the manner in which the enclosures were installed allow for their removal without diminishing the integrity of design.
3. The structure's original **setting** from the 1910s is still extant. The largely residential neighborhood and adjacent commercial corridor is still intact.
4. The property's original **materials** are still intact. The original concrete and masonry cladding, 1/1 wood windows, wood trim, and site features such as a gazebo and concrete Texas-shaped fountain are still extant.
5. The property still displays the physical evidence of **workmanship** from the 1910s, such as 1/1 wood windows and decorative concrete brackets.
6. The property still retains its **feeling** as a residential building that was constructed to house the workforce of the Swift and Armour Meatpacking Plants and the surrounding Stockyards.
7. The property still retains its **association** with the development of the Stockyards. However, the Swift & Armour Meatpacking Plants are no longer extant.

## ***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 or embodies elements of architectural design, detail, material or craftsmanship that represent a significant architectural innovation in 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.

### **Integrity**

Based on the evidence still extant at the property, the property at 2503 Roosevelt sufficiently retains all 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 2503 Roosevelt Avenue 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

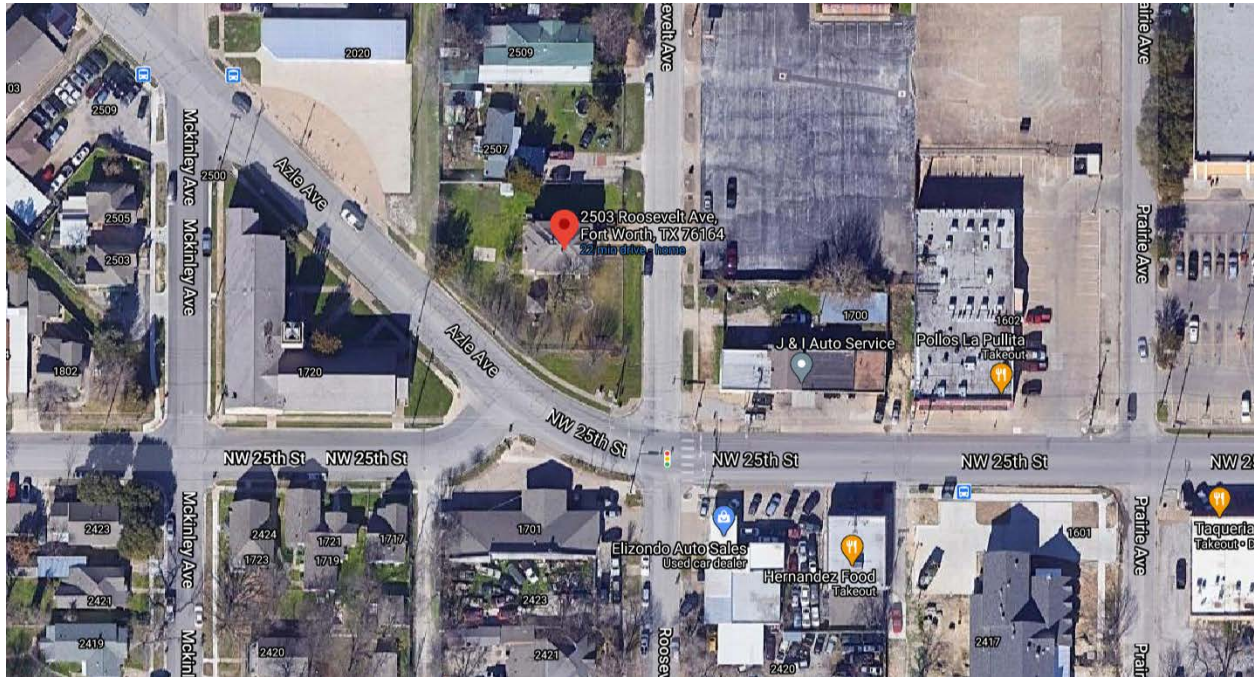


Fig. 1 – Location of 2503 Roosevelt Avenue.

BUILDING DESCRIPTION			PLAT			
CLASS	ROOF	EXTERIOR WALLS	HEATING	LIGHTING	STREET OR AVE. - PAVED, GRAVEL, DIRT.	
Shack	Flat Hip	Brick	Fire Place	Lamps	<div style="border: 1px solid black; padding: 5px;"> <p>Diagram showing lot layout with dimensions: 30, 40, 20, 24, 22, 22, 24, 22. Street names: STREET OR AVE. - PAVED, GRAVEL, DIRT. and ROOSEVELT ST.</p> </div>	
Cottage	Gables, Dormers	Brick Veneer	Wood, Coal, Oil	Gas Electric		
Duplex	Cut up, Ordinary	Stone	Gas Furnace	Steam		
Bungalow	Flat, Gravel	Stone Veneer	Plastered	INSIDE FINISH		
Residence	Tile Shingle	Plastered	Stucco on Wood	Unfinished		
Apartment	Metal, Tile	Stucco on M. Lath	Hollow Tile	Sheetrock		
Hotel	Corr. Iron	Terra Cotta	Adobe	Beaverboard		
Office Building	Composition	Box	Frame	Sealed		
Store	Saw Tooth	Weather Board	No. of Fixtures	Plaster M. Lath		
Factory		Sheet Iron	Bath Room	Plaster W. Lath		
Filling Station		Concrete	Storage	Hardwood Floors		
Garage	BASEMENT	Whole	Sink	Cement Finish		
Shed		Part	Trimming	Tile Floors		
Bar		Finished	BUILD-IN FEATURES	Marble Floors		
Servants House		Unfinished	Buffet	Dirt Floors		
Sign Board			Refrigerator	CONDITION		
			Kitchen Cab.	Peer		
			Break. Room	Paint		
			Built Year 1915	Good		
				Built Year		

No. Rooms	8	Remodeled	Occupied	Owner	Renter	Vacant
SIZE OF BUILDING						
Wide	32	Deep	40	No. Stories	2	
No. Sq. Ft. <b>1010</b> Class <b>28</b> Price Per Sq. Ft. <b>3.00</b> \$ <b>3030.00</b> 2528 7584.00						
RENDERED FOR TAXATION						
YEAR	LOT	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE
1937	10-11-12	1800	00			

SIZE OF LOT	FRONT FT. VALUE	TOTAL
10 54 9 x	✓	700
11 x	✓	400
x		
x		
x		

UNIT VALUE	✓	FRACON	✓
SUMMARY			
Total Land Valuation	\$ 1100.00		
Total Improvement Valuation	4912.08		
Grand Total	6012.08		

Fig. 2 – Original deed card for the property.

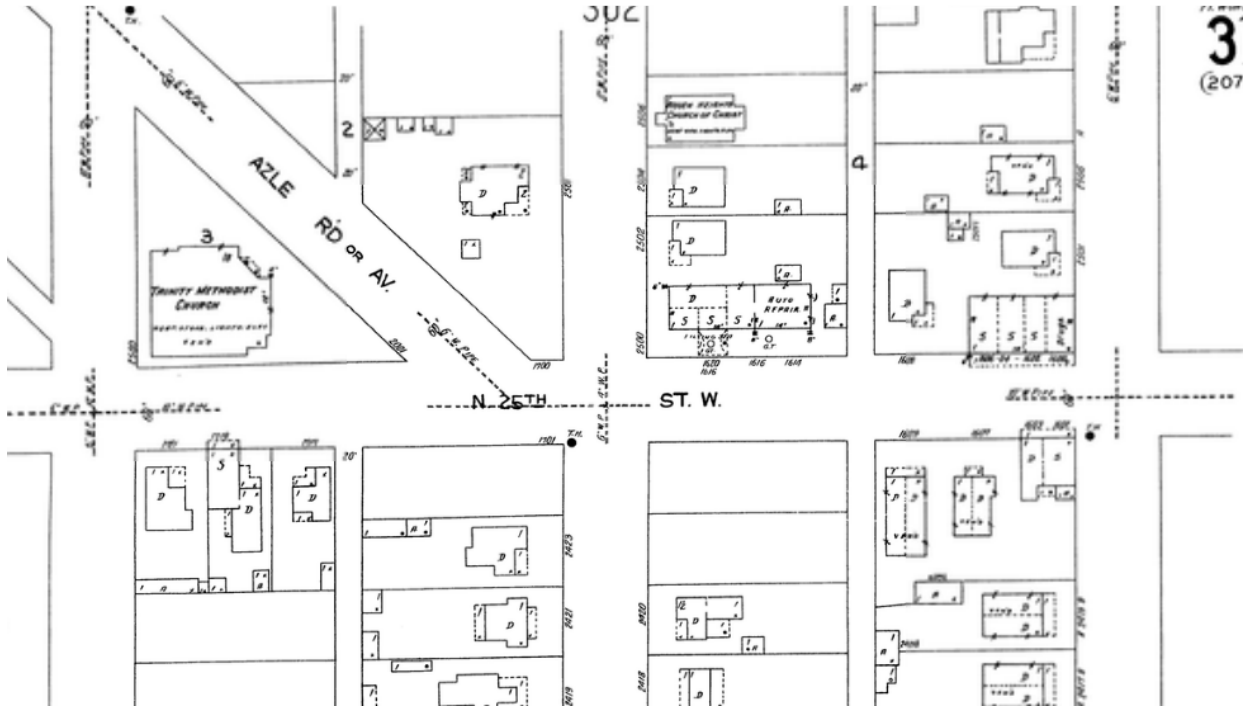


Fig. 3 – 1926 Sanborn Map showing current structure on site.

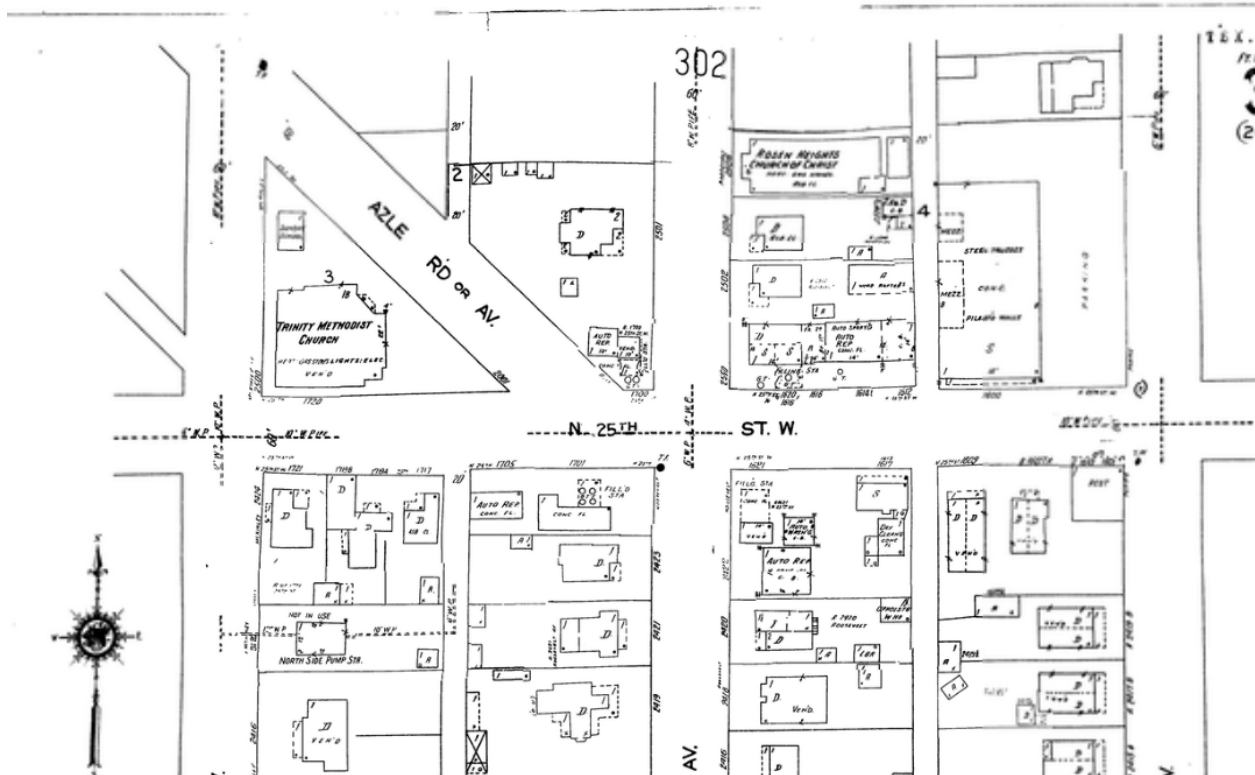


Fig. 4 – 1951 Sanborn Map. Note that an auto repair shop had been constructed on the southern corner of the property.



Fig. 6 – Front façade. Note concrete cladding and porch posts, metal handrails, and decorative elements above 1/1 wood windows. Also note wide, overhanging eaves and dormer, which are indicative of the Italianate and Empire styles.



Fig. 7 – Left elevation. Note wraparound porch, concrete columns with decorative faux-concrete brackets.



Fig. 8 – Right elevation. Note masonry cladding, which is very similar to construction methods used in the Stockyards on in industrial architecture, where Mr. Koldin worked.

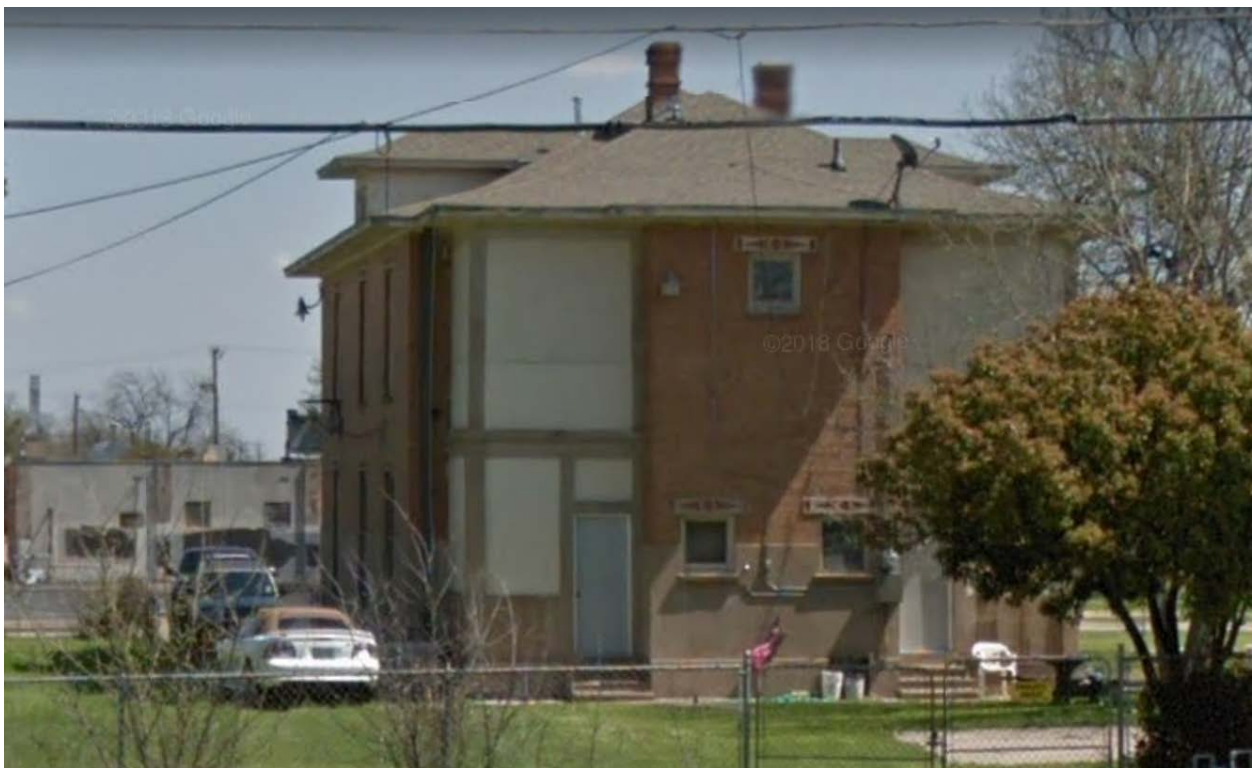


Fig. 9. Rear of structure. Note that rear porch has been enclosed. Also note double-pitched roof and large dormers.



65  
2505 Roosevelt Avenue [NR], Koldin House, 1913. According to tax records, this unusual house was built in 1913. The house was constructed by Anton Koldin, an immigrant from Czechoslovakia and has remained in the Koldin family. Mr. Koldin worked as a foreman with Armour and Co. The design of this building may have been influenced by architectural styles Mr. Koldin was familiar with in Czechoslovakia. The house has unique concrete work, including a two-story gallery with square concrete columns and decorative brackets. Constructed of pale orange brick on a high concrete base, the two-story house has a hip roof with wide eaves and front and side hipped roof dormers. With further research, this building may be eligible for the National Register.

Fig. 10. Excerpt from *Tarrant County Historic Resource Survey*, noting the property's significance and its potential eligibility for listing in the National Register of Historic Places.



# ANNEXATION PLAN WILL BE SUPPORTED IN ROSEN HEIGHTS

The annexation by Fort Worth of that part of Rosen Heights now outside the city limits is strongly favored by the Rosen Heights Improvement League, which met for reorganization Monday night at the Woodmen hall. A committee was appointed to further the movement.

In the reorganization of the league, which has been inactive almost a year, the following officers were elected: W. E. Selby, chairman; R. L. Dewees, vice chairman; Joe Koldin, secretary, and E. F. Morter, treasurer. Two trustees, A. Koldin, and W. S. McCasland also were elected.

In addition to the committee on annexation a committee was appointed to try to secure another fire station.

Meetings are to be held each Monday night. The next meeting will be at the new Methodist church on Prairie avenue.

Fig. 11. *Fort Worth Star-Telegram* article, c.1904 noting participation of A. Koldin in Rosen Heights annexation plan. Rosen Heights was annexed by the city of North Fort Worth on December 31, 1904. The city of North Fort Worth was annexed by the city of Fort Worth in 1909.

## REDEEMED PROMISE OF PEACE BANQUET AFTER FOUR YEARS.



Antonio Koldin, Twenty-fifth Street and Roosevelt Avenue, who gave a banquet at his home Saturday night to celebrate the end of the war. Four years ago he promised his friends this feast as soon as the war ended. Koldin is a native of Bohemia, but he came to this country more than forty years ago, and has been with Armour over twenty years. He had a son, John, who was lost when the Covington was sunk.

—BUY WAR SAVINGS STAMPS—

Fig. 12. *Fort Worth Star-Telegram* article, c.1919, regarding a post-World War I party that Koldin threw in honor of his son. Koldin's son died when the USS Covington was torpedoed by a German U-boat.

## SUPERINTENDENTS AT ARMOUR'S ORGANIZED

As a result of the "good fellows" party given last Sunday by Alex Koldin, department head of Armour & Co., a temporary organization has been effected by department superintendents of the packing plant. It is purely social in its nature and intended to give the men an opportunity to exchange ideas which will promote greater efficiency.

Frank Wilson, head timekeeper, has been chosen temporary president and J. P. Harris, refinery department superintendent, temporary secretary. A meeting will be held within the next two weeks, at which a permanent organization will be perfected.

Fig. 13. *Fort Worth Star-Telegram* article, c.1912, noting Koldin's role in organizing labor for greater efficiency as the department head of Armour & Co.