

STAFF REPORT
CITY COUNCIL
CITY OF FORT WORTH, TEXAS

DATES: October 14, 2024

COUNCIL DISTRICT: 5

GENERAL INFORMATION

REQUEST	Recommendation for Removal of Designation as a Historic and Cultural Landmark
APPLICANT/OWNER	City of Fort Worth/ RBL Leasing LLC
LOCATION	6472 E Lancaster Ave.
ZONING/ USE (S)	HC/MU-1
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

A recommendation to City Council to consider removing the Historic and Cultural Overlay (HC) designation from the property at 6472 E Lancaster Avenue, a.k.a. the Handley Feed Store.

APPLICABLE CITY OF FORT WORTH ZONING ORINANCE PROVISIONS

4.401 Historic Preservation Overlay Districts

(c) Identification and Designation of Cultural Resources

(4) Criteria and special considerations for removal or change of 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;

(5) Procedures for designation and designation removal.

- a. Step 1: nomination for designation and designation removal.
 - 2. *HCLC.* The HCLC may initiate the nomination process for historic designation or designation removal of an individual property or HC District by adopting a resolution directing the HPO to submit a complete application for designation or designation removal to the HCLC for consideration. The HCLC may not consider such application until its next regularly or special-called meeting.
- b. Step 2: notice of nomination for designation or designation removal and interim controls.
 - 1. *Notice of nomination for designation or designation removal.*

- i. Upon being nominated, the HPO must mail a notice of nomination for historic designation or designation removal, as applicable, to all affected property owner(s) at least ten calendar days before the scheduled HCLC hearing.
- ii. For individually- nominated properties, the affected property owner is the owner or owners of the property that is the subject of the application.

BACKGROUND

On **June 12, 2001**, City Council approved the HC Overlay for the Handley Feed Store at 6472 E Lancaster Avenue;

On **May 7, 2024**, staff received a complaint that the building was being demolished without a permit or approved Certificate of Appropriateness. A Notice of Violation was issued to the owner and a hold placed on the property.

Between May and July staff had several meetings with the new owner and conducted an internal review of the designation records and discovered that the property was never recorded with the County deed records to reflect the historic designation. Therefore, the historic designation controls were not in effect for the property.

On **August 15, 2024**, the demolition permit was issued and the building demolished.

On **September 9, 2024**, the Historic and Cultural Landmarks Commission adopted a resolution directing the Historic Preservation Officer to submit a complete application to the HCLC for the removal of the Historic and Cultural overlay designation of the property at 6472 E Lancaster Ave.

On **September 27, 2024**, staff sent notice to the owner of the proposed removal of the HC overlay designation and the date of the October 14th hearing.

FINDINGS / RECOMMENDATIONS

EVALUATION OF SIGNIFICANCE AND INTEGRITY

When the property was designated, it met at least three criteria for determining significance. Since the property has been demolished, it does not meet any criteria for significance.

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.**

Since the property has been demolished, it does not retain any of the Seven Aspects of Integrity.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider removing the Historic & Cultural Landmark (HC) designation from the vacant lot located at 6472 E Lancaster Ave.

SUPPLEMENTAL MATERIALS



Figure 1. Aerial Image of subject property



Figure 2. Aerial image of subject property circa 1952



Figure 3. Subject property Circa 2001



Figure 4. Subject property circa 2022.





Figure 5. Subject property May 2024 after Stop Work of illegal demo was issued.



Figure 6. Vacant property September 2024 after demolition permit issued.



October 17, 2024

RE: HCLC-24-224 – 6472 E. Lancaster Avenue

To whomever it may concern,

On **October 14, 2024** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider approving the removal of the Historic and Cultural (HC) Overlay from the property located at 6472 E. Lancaster Ave., a.k.a. the Handley Feed Store and made the following determination:

That the HCLC recommend that City Council consider removing the Historic & Cultural Landmark (HC) designation from the vacant lot located at 6472 E Lancaster Ave.

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

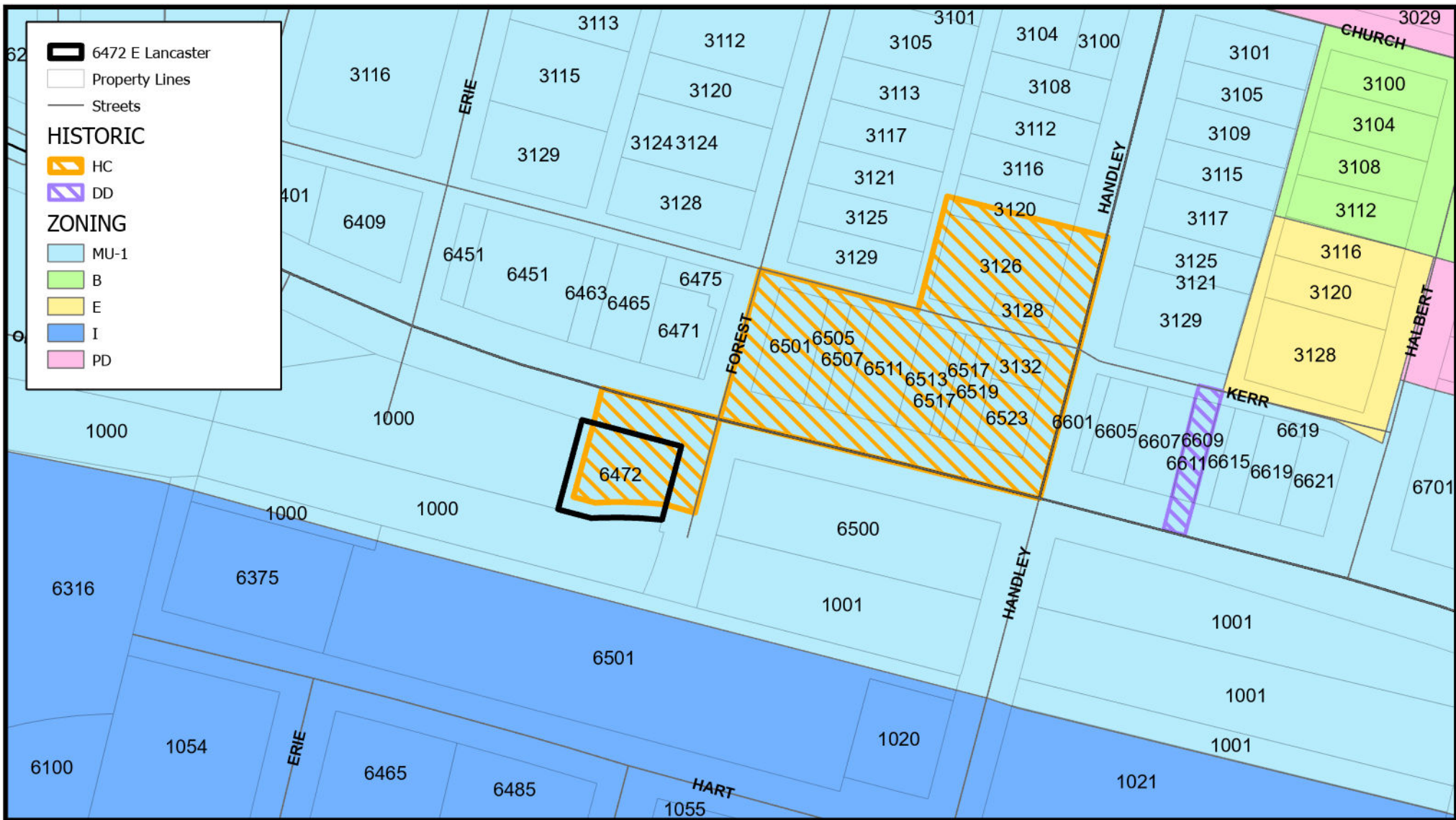
DEVELOPMENT SERVICES

City of Fort Worth

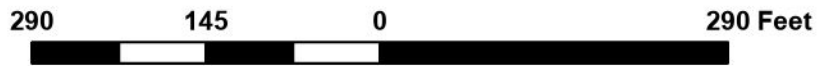
• 100 Fort Worth Trail • Fort Worth, Texas 76102
Customer Service 817-392-8000

Historic Designation Removal

6472 E Lancaster Avenue

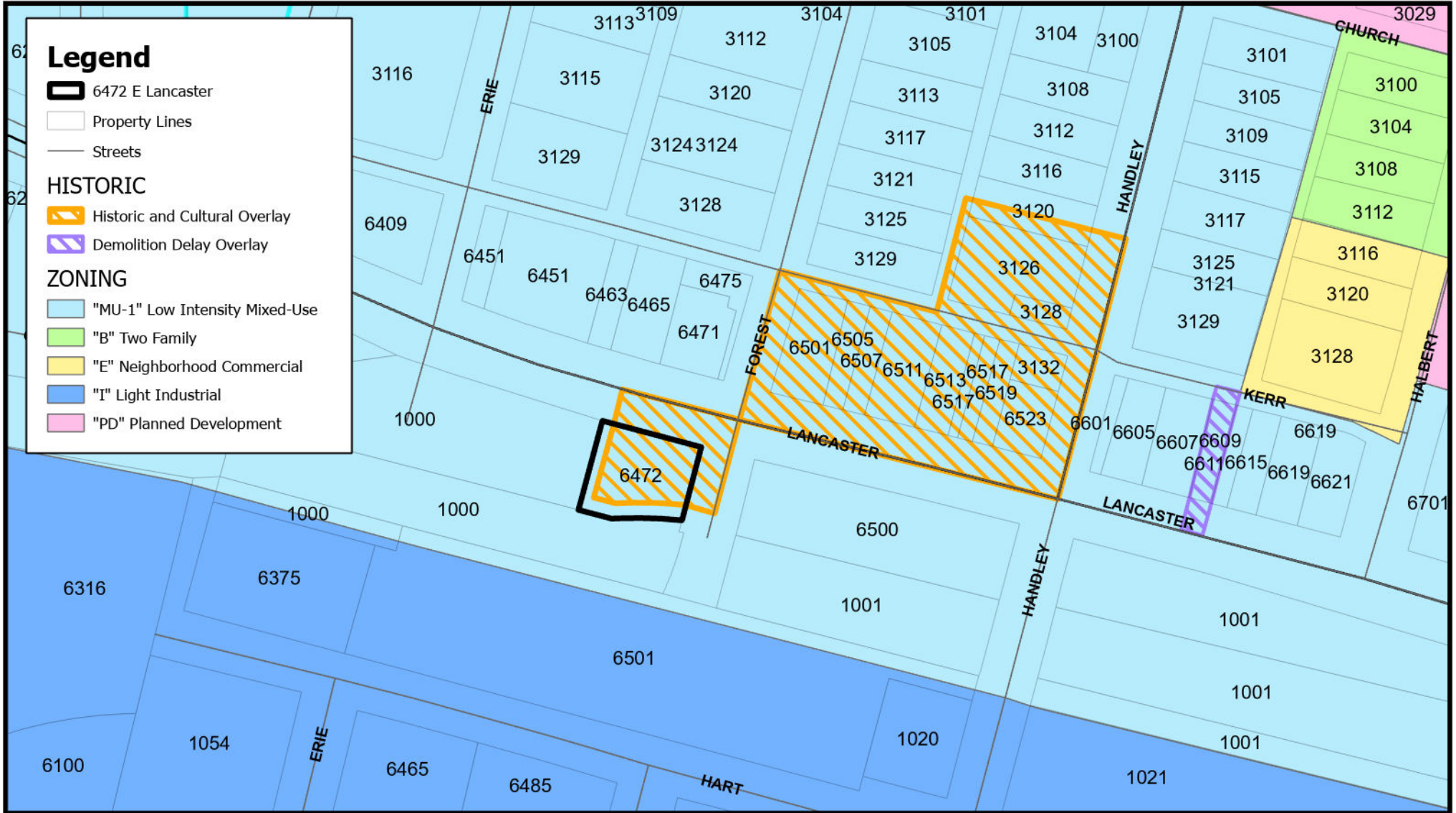


*Property individually designated as historic

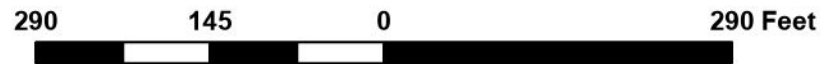


Current Zoning

6472 E Lancaster Avenue

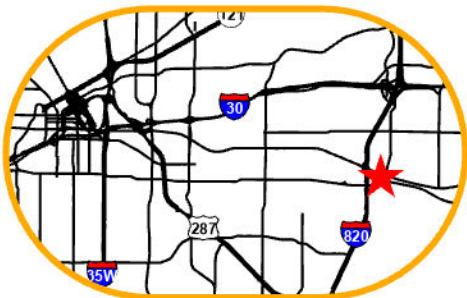


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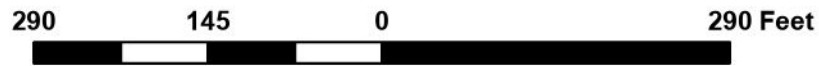


Aerial - 2022

6472 E Lancaster Avenue



*Property individually designated as historic



**Historic and Cultural Landmarks Commission City of
Fort Worth, Texas**

RESOLUTION NO. 2024-03

**DIRECTING THE HISTORIC PRESERVATION OFFICER TO
SUBMIT A COMPLETE APPLICATION TO THE HISTORIC AND CULTURAL
LANDMARKS COMMISSION FOR CONSIDERATION OF REMOVING THE
HISTORIC AND CULTURAL OVERLAY (“HC”) FROM THE PROPERTY LOCATED
AT 6472 E LANCASTER AVENUE**

WHEREAS, the City of Fort Worth Historic and Cultural Landmarks Commission was created for the identification, protection, enhancement, and perpetuation of landmarks or districts of historical, cultural, architectural, or archeological significance; and

WHEREAS, the Historic Preservation Ordinance authorizes the Historical and Cultural Landmarks Commission to adopt a resolution directing the Historic Preservation Office to submit a complete application to the Historic and Cultural Landmarks Commission for designation removal of a property as a historic and cultural landmark; and

WHEREAS, the Handley Feed Store is located at 6472 E Lancaster Avenue, Fort Worth, Texas 76112; and

WHEREAS, the property was designated historic by City Council on June 12, 2001 and the structure on the property was demolished in July 2024; and

WHEREAS, the Historic and Cultural Landmarks Commission desires to remove the designation of the Handley Feed Store located at 6472 E Lancaster Avenue as a Historic and Cultural (HC) Landmark.

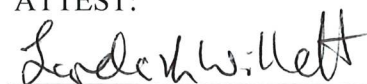
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FORT WORTH
HISTORIC AND CULTURAL LANDMARKS COMMISSION, THAT:**

The Historic Preservation Officer is directed to submit a complete application to the Historic and Cultural Landmarks Commission for consideration of removing the historic and cultural overlay (“HC”) from the property located at 6472 E Lancaster Avenue.

Adopted this 9th day of September, 2024.



Presiding Chair
Historic and Cultural Landmarks Commission

ATTEST:


Historic Preservation Officer



September 12, 2024

Parish Lowery
1051 S Handley Dr
Fort Worth TX 76112

RE: HCLC-24-208 6472 E Lancaster Avenue

Dear Mr. Lowery,

On **September 9, 2024** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a resolution instructing the HPO to submit an application to the HCLC for consideration to remove the HC overlay designation from 6472 E Lancaster Avenue AKA the Handley Feed Store and made the following determination:

That the resolution instructing the HPO to submit an application to the HCLC for consideration to remove the HC overlay designation from 6472 E Lancaster Avenue AKA the Handley Feed Store be adopted.

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 • Fort Worth, Texas 76102
Customer Service 817-392-8000



September 27, 2024

RBL Leasing LLC
PO BOX 120308
ARLINGTON, TX 76012

Re: Notice of Removal of HC Designation – 6472 E Lancaster St, Fort Worth, TX 76112

Dear Mr. Lowery,

You are receiving this letter because the City of Fort Worth Historic and Cultural Landmarks Commission has passed a resolution instructing the Historic Preservation Officer to prepare an application to remove the Historic and Cultural Landmark Designation from the property located at **6472 E Lancaster Avenue**.

Per Sec 4.401, the Historic Preservation Ordinance, any property that receives a notice of designation removal is subject to interim controls. Therefore, the property will be subject to the Certificate of Appropriateness ("COA") requirements contained in this section, effective beginning on the date of this notice of removal application and expiring 180 days thereafter or until the proposed removal of the historic designation is approved, whichever is sooner.

Project types that typically require a COA include but are not limited: exterior alterations such as window and door replacement, additions, re-roof, foundation repairs; new construction; and demolition. COAs can be approved administratively by staff or by the Historic and Cultural Landmarks Commission (HCLC).

If the HCLC recommends approval of the removal of the designation, the HCLC's recommendation will be scheduled for consideration by the City Council. If City Council approves the removal of designation, the removal of the Historic and Cultural Landmark Overlay will be noted on the City's zoning map and filed in the Tarrant County real property records.

The HCLC is scheduled to hear the removal application on **October 14, 2024 at 2pm** at Old City Hall in the City Council Chamber, 200 Texas Street.

For your information, the City of Fort Worth has an historic site tax exemption that your property may qualify for. If an historic site tax exemption is granted, the structure and land will receive an exemption in an amount equal to the difference between the following:

1. The City of Fort Worth current-year taxable value after application of any other applicable exemptions, including, without limitation, the homestead exemption; and
2. The City of Fort Worth base-year taxable value after application of any other applicable exemptions, including, but not limited to, the homestead exemption.

The base term of the historic site tax exemption is 10 years. Additional information regarding the City of Fort Worth historic site tax exemption can be found in the Historic Preservation Ordinance.

The City of Fort Worth does not have any rehabilitation or repair programs that are specifically offered for a property designated as historic. The City's Neighborhood Services Department has a number of rehabilitation and repair programs that your property may qualify for. Additional information can be found at <https://www.fortworthtexas.gov/departments/neighborhoods>

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CUSTOMER SERVICE 817-392-8000 | FAX 817-392-8016



Please contact me or the Preservation and Design team if you have additional questions or comments at Lorelei.willett@fortworthtexas.gov, 817-392-8015, or designreview@fortworthtexas.gov or 817-392-8000.

Sincerely,

Lorelei Willett
Historic Preservation Officer

DEVELOPMENT SERVICES DEPARTMENT

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