



Zoning Commission

Date: November 9, 2021

Case Number: ZC-21-163

Council District 2

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: ITM International Trading & Marketing, Inc./ City of Fort Worth – Justin Newhart

Site Location: 1602 NW 25th Street

Acreage: 0.4820 acres

Request

Proposed Use: Intermodal Logistics Center

Request: From: “E” Neighborhood Commercial

To: “E”/ HC Historic and Cultural Landmark Overlay

Recommendation

HCLC Recommendation: Approval

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 7-0

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Project Description and Background

Constructed in c. 1950, the structure at 1602 NW 25th Street is significant for its value as one of the earliest “supermarket” grocery stores and Safeway Grocery Store locations in Fort Worth (Criterion 1). The property is significant because it is a rare example of Art Deco commercial design in Fort Worth’s Northside (Criterion 2). Lastly, the property is significant because it bears a significant relationship to larger commercial area along NW 25th Street, which was an important center of commercial activity for the residential neighborhoods in Fort Worth’s Northside during the early and mid-20th century (Criterion 5).

In regards to Criterion 1, the structure at 1602 NW 25th Street is significant for its value as an early “modern” supermarket and Safeway Grocery Store locations in Fort Worth. Founded in 1911 in Los Angeles, the Safeway Grocery Store chain eventually expanded into Texas in the 1930s (El Paso). Supermarkets, or grocery stores as they are known today, were first created in the 1930s in New York. Supermarkets proliferated across the United States with the growth of automobile ownership and suburban development after World War II. In 1950, John C. Hubbard constructed and opened this Safeway Grocery Store at location of 1602 NW 25th Street as part of the ongoing expansion of Safeway into Texas and the national expansion of auto-oriented grocery stores. The supermarket at 1602 NW 25th Street was one of the earliest supermarkets within Fort Worth’s Northside, representing an innovative way for local residents to shop and provide food for their families that had not existed in this area of Fort Worth prior to World War II.

In regards to Criterion 2, the property at 1602 NW 25th Street is significant as an important example of a unique architectural style in Fort Worth. The structure is designed in the Art Deco style, which is unique to the Northside of Fort Worth. It is characterized by smooth wall surfaces, low-relief geometric designs on the front parapet, distinctive fluted pilasters, and a suspended canopy on the front facade. The property also retains the original site layout to accommodate auto-oriented customers, which was an important part of its early success. This structure is an excellent example of adapting an international architectural style to create a truly unique local architectural specimen in Fort Worth.

In regards to Criterion 5, the property at 1602 NW 25th Street bears a significant relationship to other commercial buildings along NW 25th Street. The commercial corridor along NW 25th Street has served Northside residents for well over 100 years. NW 25th Street is one of the main east-west corridors on the Northside, and remains so today, providing important commercial services (restaurants, auto-repair, dry goods and other services) to generations of Northside residents. Many of the commercial structures from the early 1920s- to the 1950s are still extant, particularly between Roosevelt Avenue and Columbus Avenue. The property at 1602 NW 25th Street, along with the surrounding neighboring historic commercial structures, are tied together by a common theme – providing commercial services to Northside residents.

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 1950.
2. The **design** of the structure is still intact and identifiable.
3. The structure’s original **setting** from the 1950s is still extant. The adjacent commercial corridor is still mostly intact.
4. The property’s original **materials** are mostly intact. The original stucco siding, stone detailing on the front elevation, and suspended canopy are still extant. However, the stone has painted and the original storefront appears to have been replaced at some point in time. The paint is considered removable, and an appropriate storefront can be reinstated based on the design and form of the structure in the future.
5. The property still displays the physical evidence of **workmanship** from the 1950s, such as decorative fluting and detailed parapet.
6. The property still retains its **feeling** as a commercial building that was constructed to provide grocery and other commercial services to residents of the Northside and the Stockyards.
7. The property still retains its **association** with the development of the commercial corridor along NW 25th Street from the early 1920s through the 1950s.

Surrounding Zoning and Land Uses

- North “E” Neighborhood Commercial/ Parking Lot
- East “E” Neighborhood Commercial/ Parking Lot
- South “CF” Community Facilities / Church
- West “E” Neighborhood Commercial / Automotive repair

Recent Zoning History

- ZC-10-188 Council Initiated Rezoning to “E” Neighborhood Commercial

Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.
 The following organizations were notified: (emailed September 24, 2021)

| Organizations Notified | |
|------------------------------|-----------------------------------|
| Inter-District 2 Alliance | Far Greater Northside Historic NA |
| North Side NA | Stream and Valleys INC |
| Trinity Habitat for Humanity | Fort Worth ISD |
| Lake Worth ISD | |

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 5: Bears a significant relationship to other distinctive buildings, structures, sites, objects 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 1602 NW 25th Street sufficiently retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

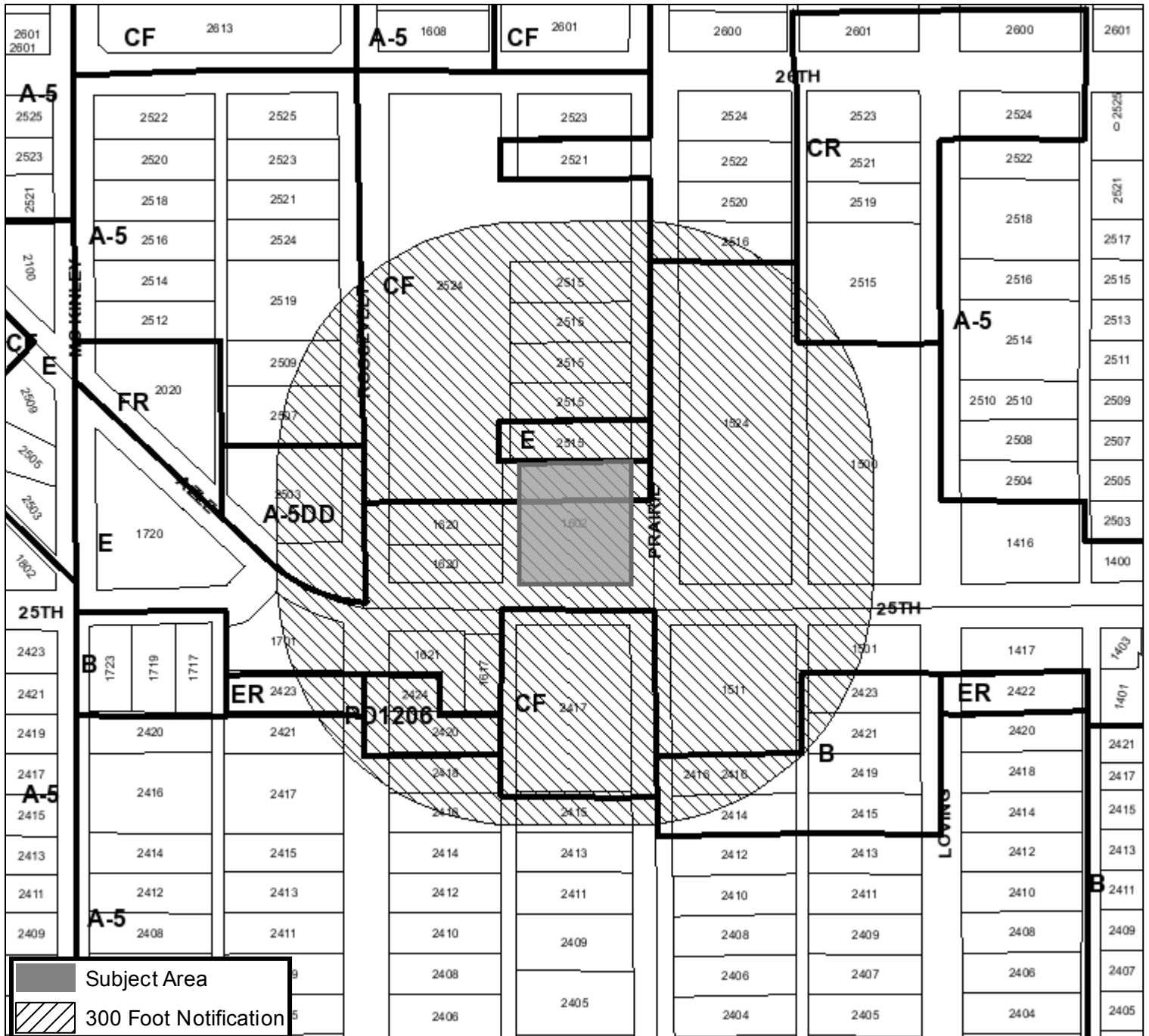
Summary



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.

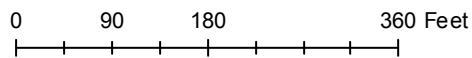


Area Zoning Map

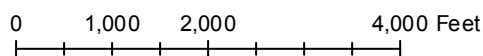
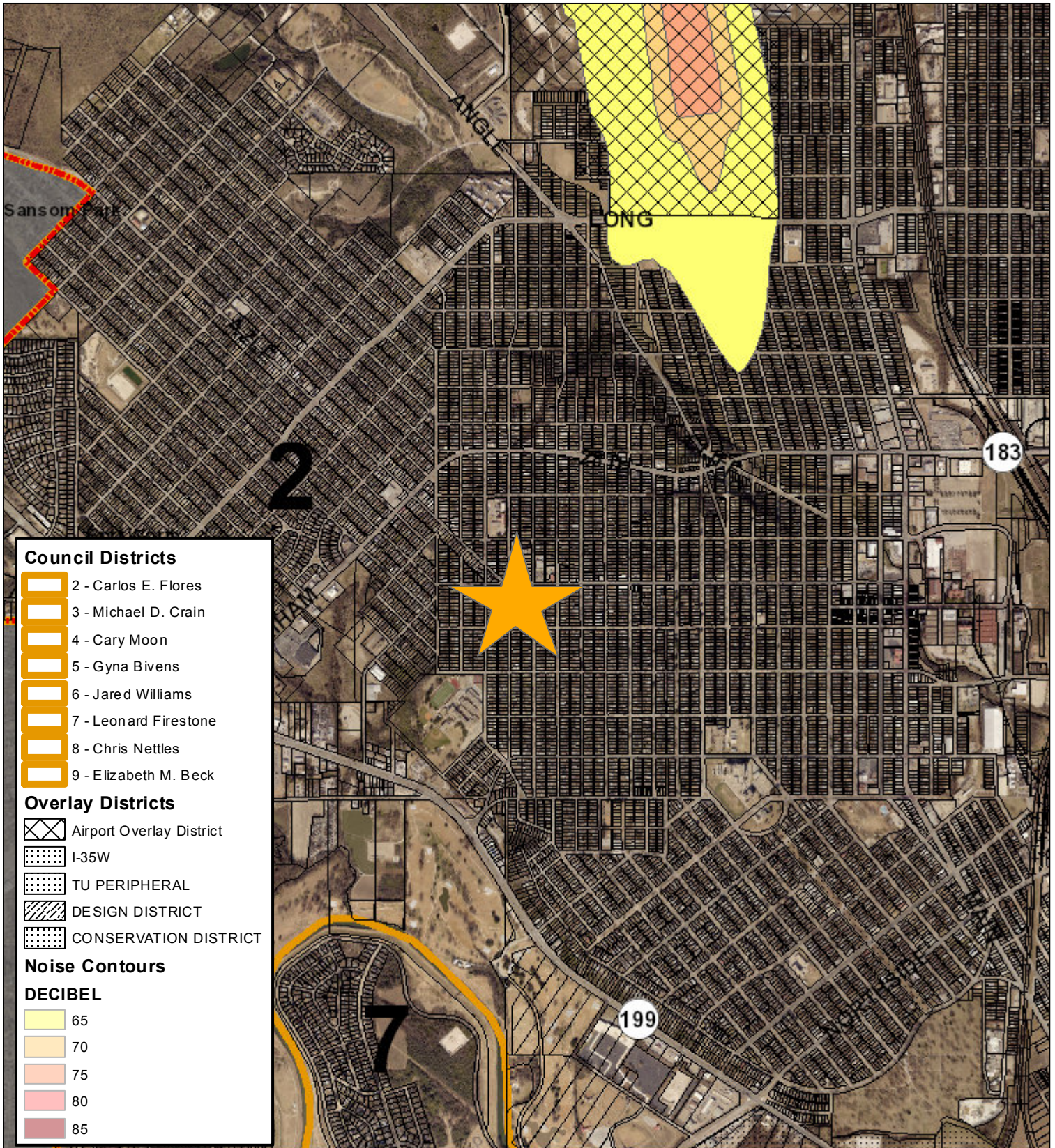
Applicant: International Trading & Market
 Address: 1602 NW 25th Street
 Zoning From: E
 Zoning To: Addition of Historic and Cultural Overlay (HC)
 Acres: 0.4849232
 Mapsco: 62E
 Sector/District: Northside
 Commission Date: 10/13/2021
 Contact: 817-392-8574



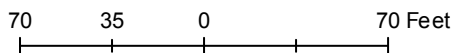
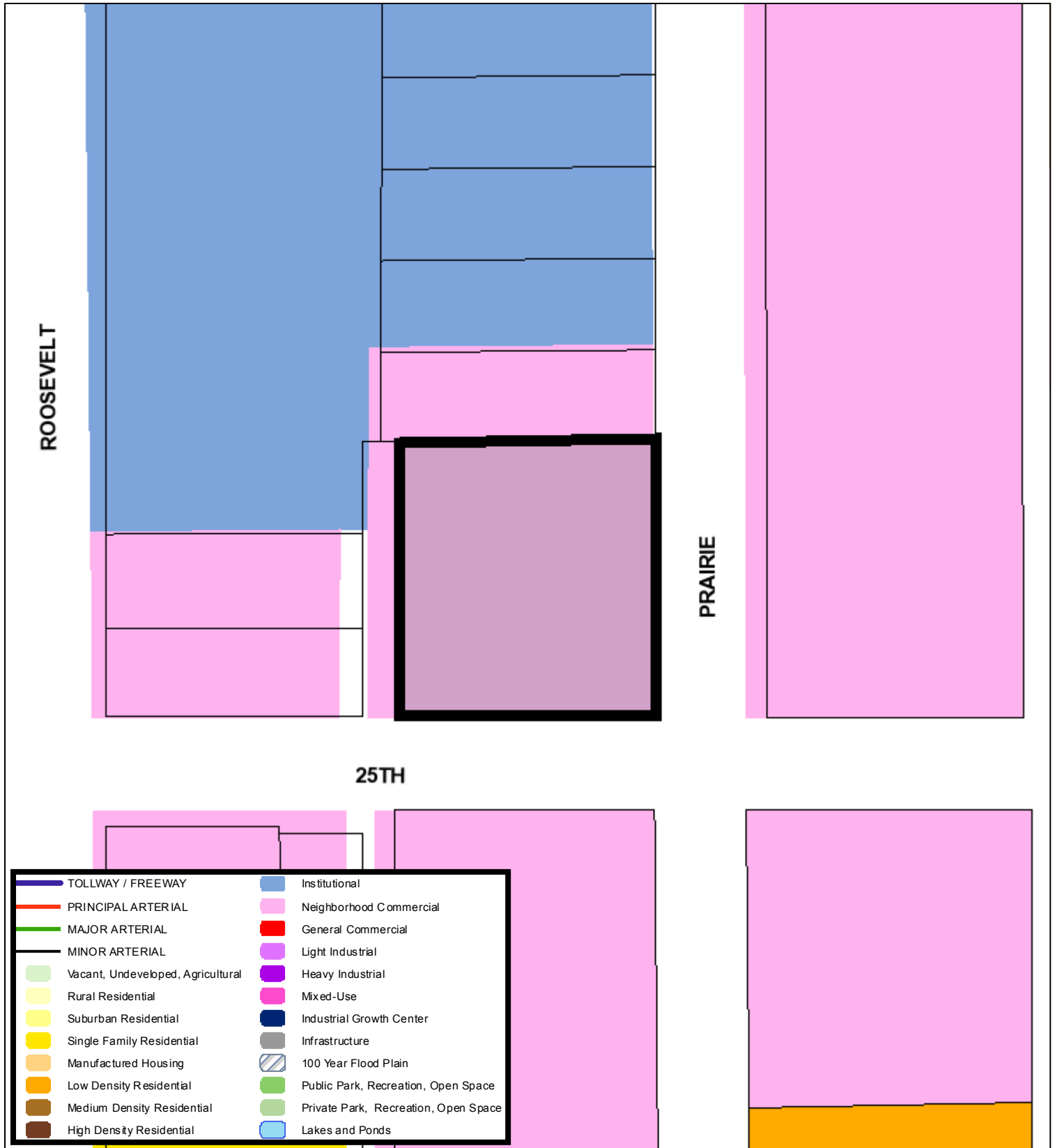
 Subject Area
 300 Foot Notification



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.



Aerial Photo Map



0 45 90 180 Feet

