



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 3

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none submitted Support: none submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Robert W. Tesch III**

Site Location: 2811 Simondale Drive Acreage: 0.48

Proposed Use: **Historic Designation**

Request: From: "A-5" One-Family/TCU Residential Overlay

To: Add "HC" Historic & Cultural Overlay

Land Use Compatibility: Requested change **has no effect.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The owner requests a recommendation to City Council to consider changing the designation of the property at 2811 Simondale Drive to add Historic and Cultural Landmark (HC).

Constructed in 1930, the Knith-Tesch House at 2811 Simondale Drive is significant as an excellent local example of the towered sub-type of the French Eclectic style (Criterion 2), as the work of prominent Fort Worth architect Joseph J. Patterson (1894-1976) (Criterion 3), and for its association with Elizabeth M. Knight (1887-1971) whose skills as a gardener benefited the community in a variety of ways, especially during World War II (Criterion 4).

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

Criterion 3: Has been identified as the work of an important architect or master builder whose individual work has contributed to the development 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

Integrity

Based on the evidence still extant at the property, the property at 2811 Simondale Drive sufficiently retains seven aspects of integrity.

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 and Cultural Landmark properties.

At the Historic & Cultural Landmarks Commission on June 8, 2020 the HCLC recommended that City Council consider changing the designation and simultaneously designating the property located at 2811 Simondale Drive as a Historic & Cultural Landmark.

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single family
East "A-5" One-Family / single family
South "A-5" One-Family / single family
West "A-5" One-Family / single family

Public Notification:

300 foot Legal Notifications were mailed on June 18, 2020.

Recent Relevant Zoning and Platting History:

Zoning History: None

Development Impact Analysis:

1. **Land Use Compatibility**

The requested "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

2. **Comprehensive Plan Consistency-Southside**

The 2020 Comprehensive Plan designates the subject property as Single Family and the overlay district will not affect the underlying zoning district and future land use.

As a result, the proposed zoning **is consistent** with the 2020 Comprehensive Plan.

Attachments:

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





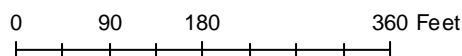
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Area Zoning Map

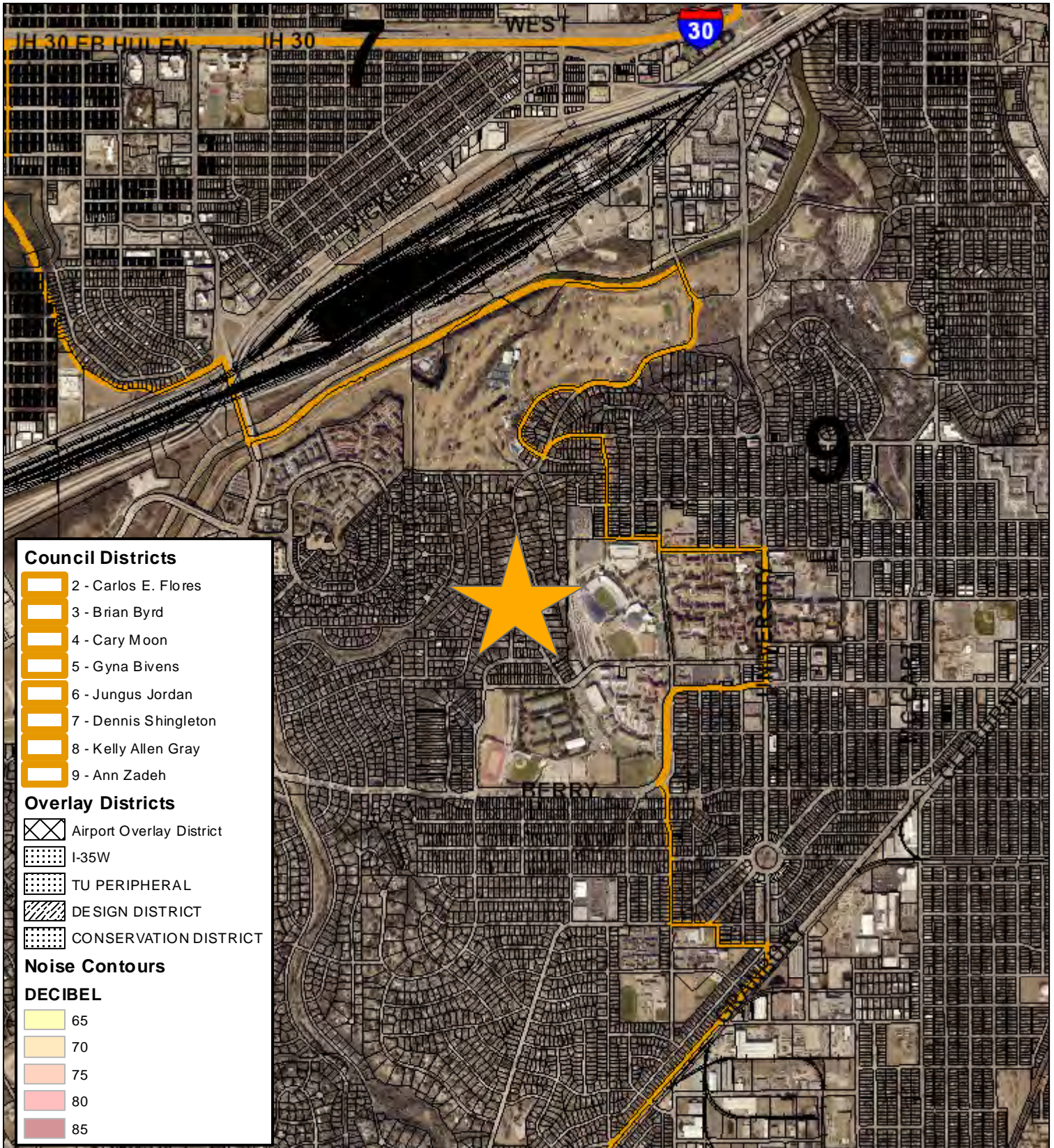
Applicant: City of Fort Worth for Robert Tesch
 Address: 2811 Simondale Drive
 Zoning From: A-5
 Zoning To: A-5/HC Historic and Cultural Overlay
 Acres: 0.48401505
 Mapsco: 75Z
 Sector/District: TCU/W.cliff
 Commission Date: 7/8/2020
 Contact: 817-392-2495



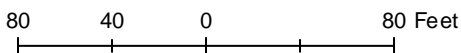
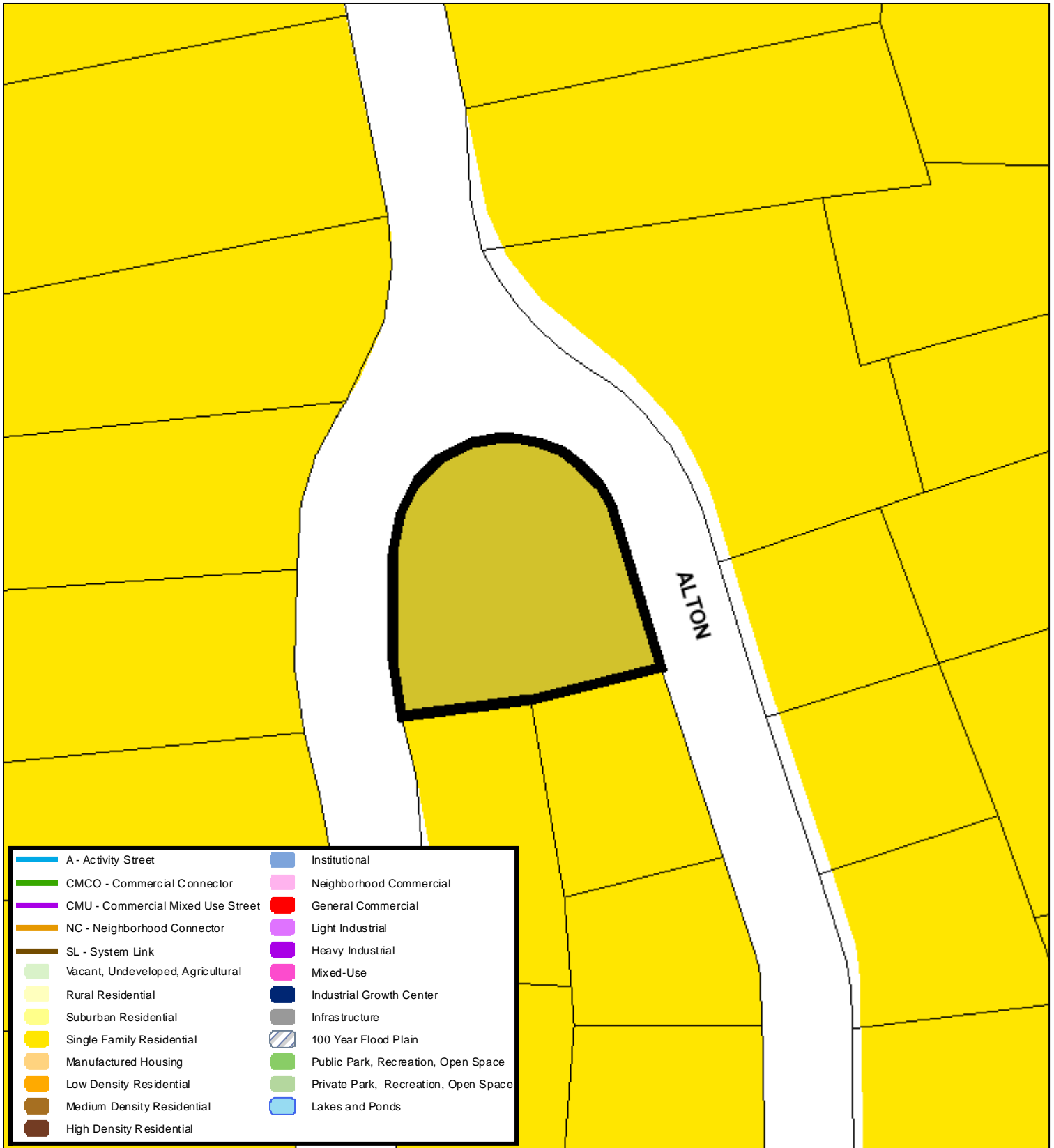
 Subject Area
 300 Foot Notification



Area Map



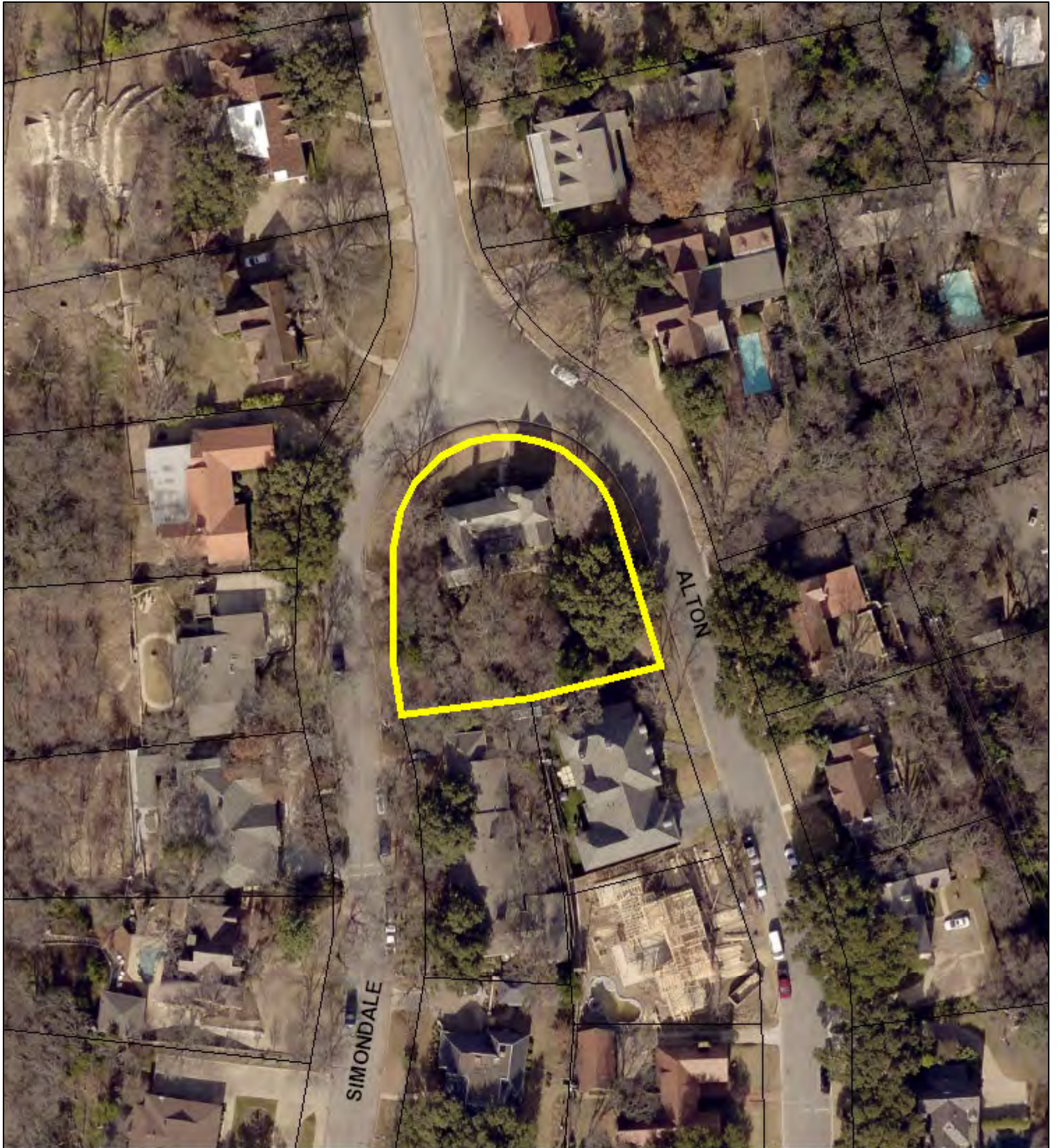
Future Land Use



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 5, 2019.



Aerial Photo Map



0 50 100 200 Feet



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

DATES: June 8, 2020

COUNCIL DISTRICT: 3

GENERAL INFORMATION

REQUEST	Recommendation to City Council for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Robert Tesch
LOCATION	2811 Simondale Drive
ZONING/ USE (S)	A-5
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider designating the property at 2811 Simondale Drive 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

2. Criteria for Designation

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.

3. Has been identified as the work of an important architect or master builder whose individual work has contributed to the development 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.

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.

EVALUATION OF SIGNIFICANCE

Constructed in c. 1930, the Knight-Tesch House at 2811 Simondale Drive is significant as an excellent local example of the towered sub-type of the French Eclectic style (Criterion 2), as the work of prominent Fort Worth architect Joseph J. Patterson (1894-1976) (Criterion 3), and for its association with Elizabeth M. Knight (1887-1971) whose skills as a gardener benefited the community in a variety of ways, especially during World War II (Criterion 4).

In regards to Criterion 2, The Knight-Tesch House is an excellent example of the picturesque French Eclectic style that became popular in the United States between 1915 and the end of World War II. The Knight-Tesch House is a variant of the towered subtype. The main entrance is not located within the tower but is in a small one-story appendage to it. The tower contains the interior's spiral stairs. Given the fact that Knight-Tesch house is an extremely rare example of the French Eclectic towered style in Fort Worth, the house is considered to have significance under Criterion 2.

In regards to Criterion 3, the Knight-Tesch House is significant for its association with Joseph J. Patterson (1894-1976), a prominent Fort Worth architect. In 1925, Patterson moved to Fort Worth where he worked for Sanguinet, Staats and Hedrick, one of the state's premiere architectural firms, soon to be known as Wyatt C. Hedrick. Patterson worked independently from 1932 to 1934 when he went into partnership with James Teague, practicing under the name Patterson & Teague. Patterson was a charter member of the Fort Worth Chapter of the American Institute of Architects (AIA) and in 1951 served as its president. In 1962 he was elevated to Fellowship in the AIA. Patterson's works included residential, educational, governmental, and commercial projects in Fort Worth and elsewhere in Texas.

In regards to Criterion 4, The Knight-Tesch House is significant for its association with Elizabeth M. Knight (1887-1971), a woman who was active in numerous gardening and music organizations. Mrs. Knight used her gardening skills for the benefit of the Fort Worth community and her garden and greenhouse as tools for hands-on instruction, particularly during the World War II-era.

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 May 27, 2020 to assess the integrity of the property.

The property conveys its significance because:

1. The structure is still in its original **location** on Simondale Drive.
2. The **design** of the structure is still intact and identifiable.
3. The structure is still within its original **setting** of residential buildings in the Bellaire Estates Addition and the neighborhoods surrounding Texas Christian University in southwest Fort Worth. The house also retains prominent setting at the convergence of Alton Road and Simondale Drive.
4. The property's original **materials** are still largely extant.
5. The property still displays the physical evidence of **workmanship** particular to the French Eclectic style.
6. The property still retains its **feeling** as a French Eclectic custom home built in the early 20th century.
7. The property still retains its **association** with Joseph J. Patterson, Elizabeth M. Knight, and boom in residential development in Fort Worth during the 1920s.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

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Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the property at 2811 Simondale Drive as Historic and 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

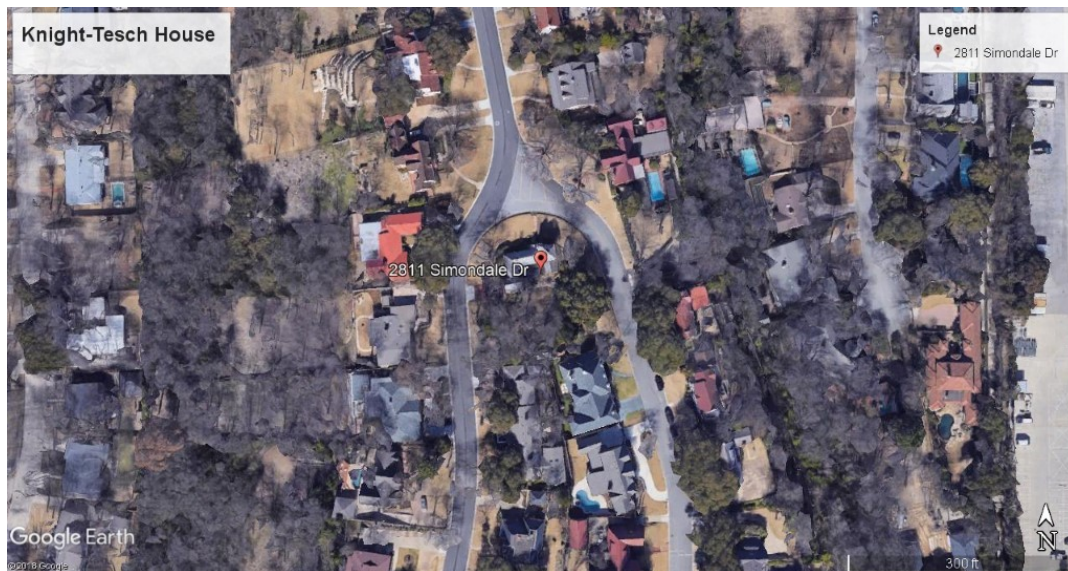


Fig. 1 - Aerial of 2811 Simondale Drive.

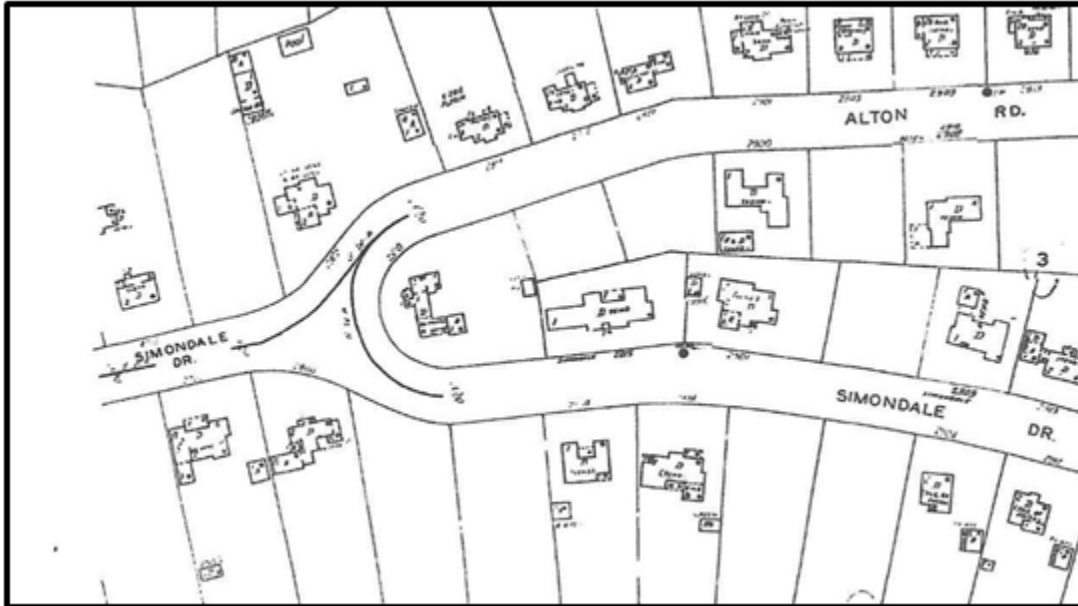


Fig. 2 - Detail of Sanborn Fire Insurance Map, Fort Worth, TX, Volume 5, 1950, Sheet 512. The Knight-Tesch House is located at the junction of Alton Road and Simondale Drive and had the address of 2810 Alton Road (now designated as 2811 Simondale Drive). The map also depicts Mrs. Knight's greenhouse.

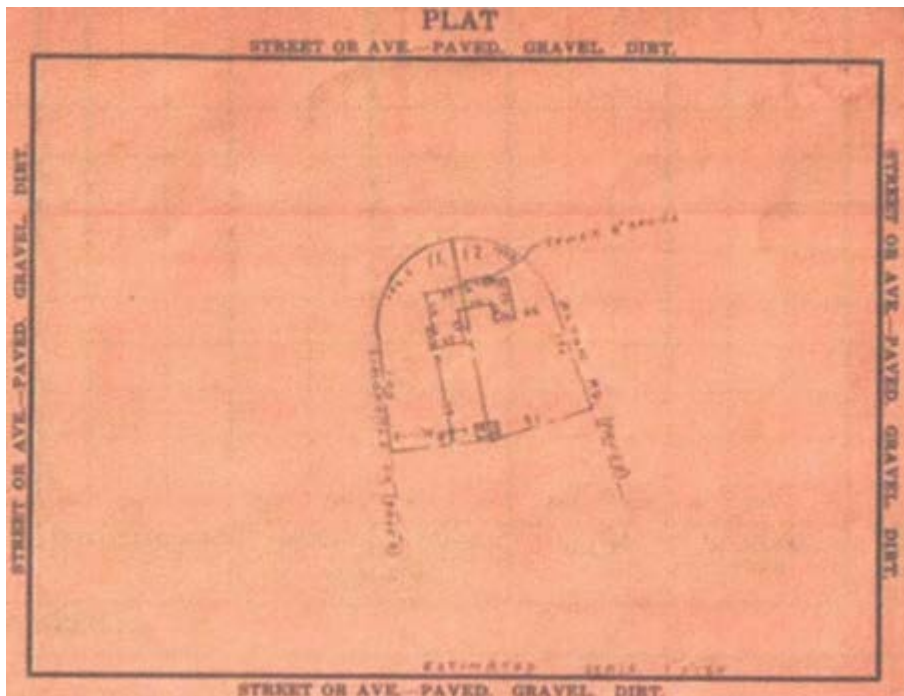


Fig. 3 - Tarrant County Deed History Card for 2811 Simondale Drive (originally 2810 Alton Road), Bellaire Estates, Block 2, Lots 11 and 12, showing footprint of house and greenhouse.



Fig. 4 - May 1939 aerial of the Colonial Hills Addition with Bellaire Estates in the upper left. The Knight-Tesch House is shown at the base of the "U" in the upper left corner. View looking southwest.



Fig. 5 - Elizabeth (Mrs. Jack B.) Knight pictured in her greenhouse, October 31, 1941; from an article announcing that her garden would be open to the public the first Thursday of every month.



Fig. 6 – Front facade.



Fig. 7 – Eastern elevation, showing polychrome brick, original multi-light wood windows.



Fig. 8 – Western elevation, showing French Eclectic details such as timber framing, flared eaves, and a clipped gable over the garage.



Fig. 9 – Rear elevation.



Fig. 10 – Showing garden and original greenhouse that is still extant.