



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 9

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>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: FW 901 Vickery Investors LP

Site Location: 901 W. Vickery Boulevard Acreage:

Proposed Use: Historic Designation

Request: From: "NS-T5" Near Southside
To: "NS-T5/HC" Near Southside / Historic & Cultural Overlay

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

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

Staff Recommendation: **Approval**

Background:

The site is located at the southwest corner of W Vickery Boulevard and College Avenue. The applicant is requesting a designation as a Historic and Cultural Landmark (HC).

The building at 901 W. Vickery in Fort Worth served as the local headquarters for both the Adkins-Polk and Western States Wholesale Grocery Companies from 1926 to 1941. Its construction and operation represent the important role both companies played in the rapid growth and development of the wholesale grocery industry in the first half of the 20th-century and is a rare surviving example of such a facility in Tarrant County. The Adkins-Polk/Western States Wholesale Grocery Building is eligible under Criterion 1 and 5 at the local level of significance in the area of commerce.

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 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.

Staff have found evidence that the property meets 2 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.

Site Information:

Surrounding Zoning and Land Uses:

- North "NS-T5I" / vacant
- East "NS-T5" / commercial
- South "NS-T5" / commercial
- West "NS-T5" / medical

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on June 19, 2020.

The following organizations were notified: (emailed June 16, 2020)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Bricktown NA*
Texas & Pacific Lofts HOA	Sunset Terrace NA
Streams And Valleys Inc	Trinity Habitat for Humanity
NUP-Neighborhood Unification Project	Hemphill Corridor Task Force
Hemphill Corridor Task Force	Fort Worth South Inc
Fort Worth ISD	

*Located within this Neighborhood Association

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 Mixed-Use. However, the overlay district will not affect the underlying zoning district and future land use.

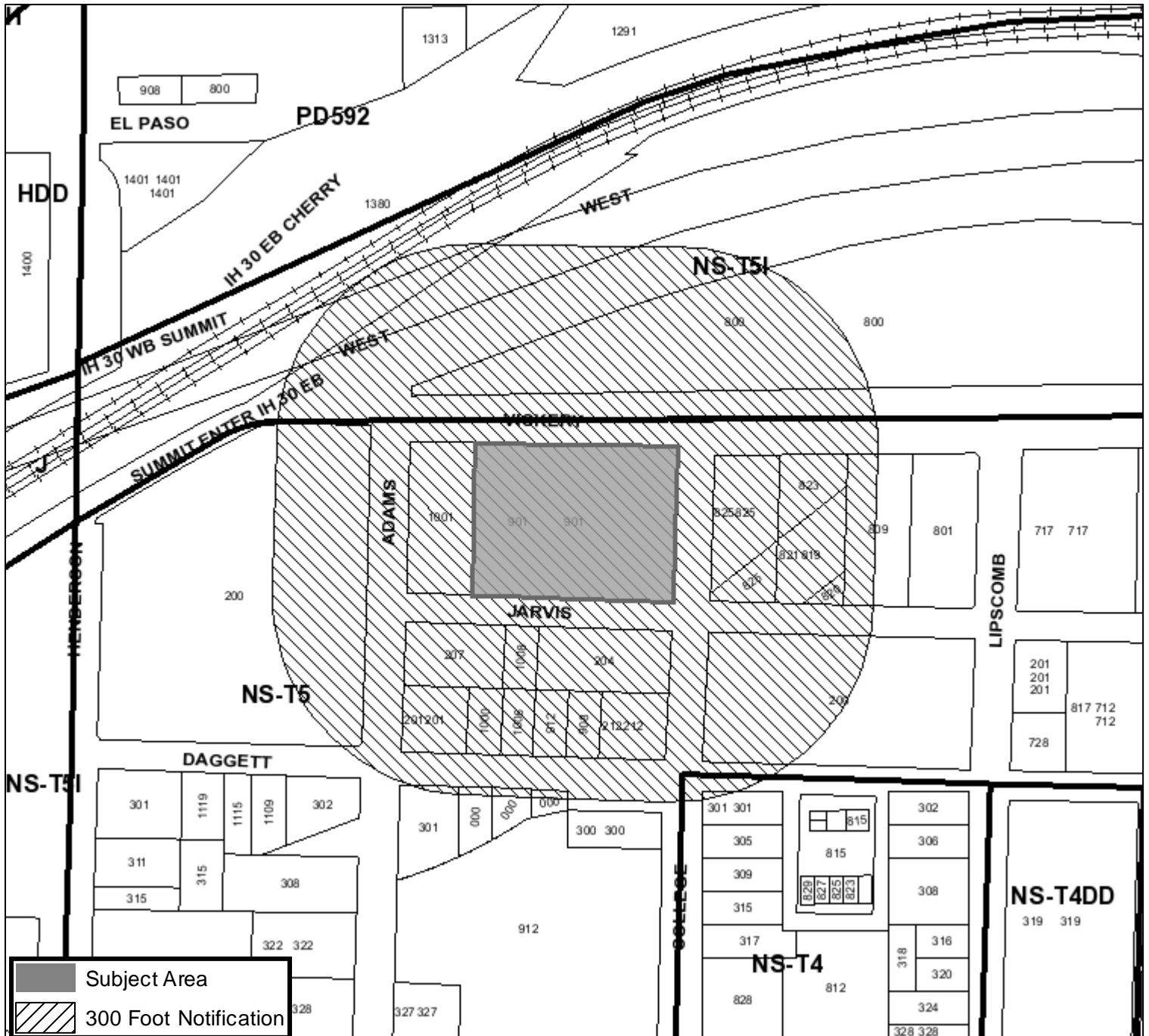
As a result, the proposed zoning **is consistent** with the 2020 Comprehensive Plan.

Attachments:

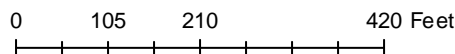
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- HCLC report

Area Zoning Map

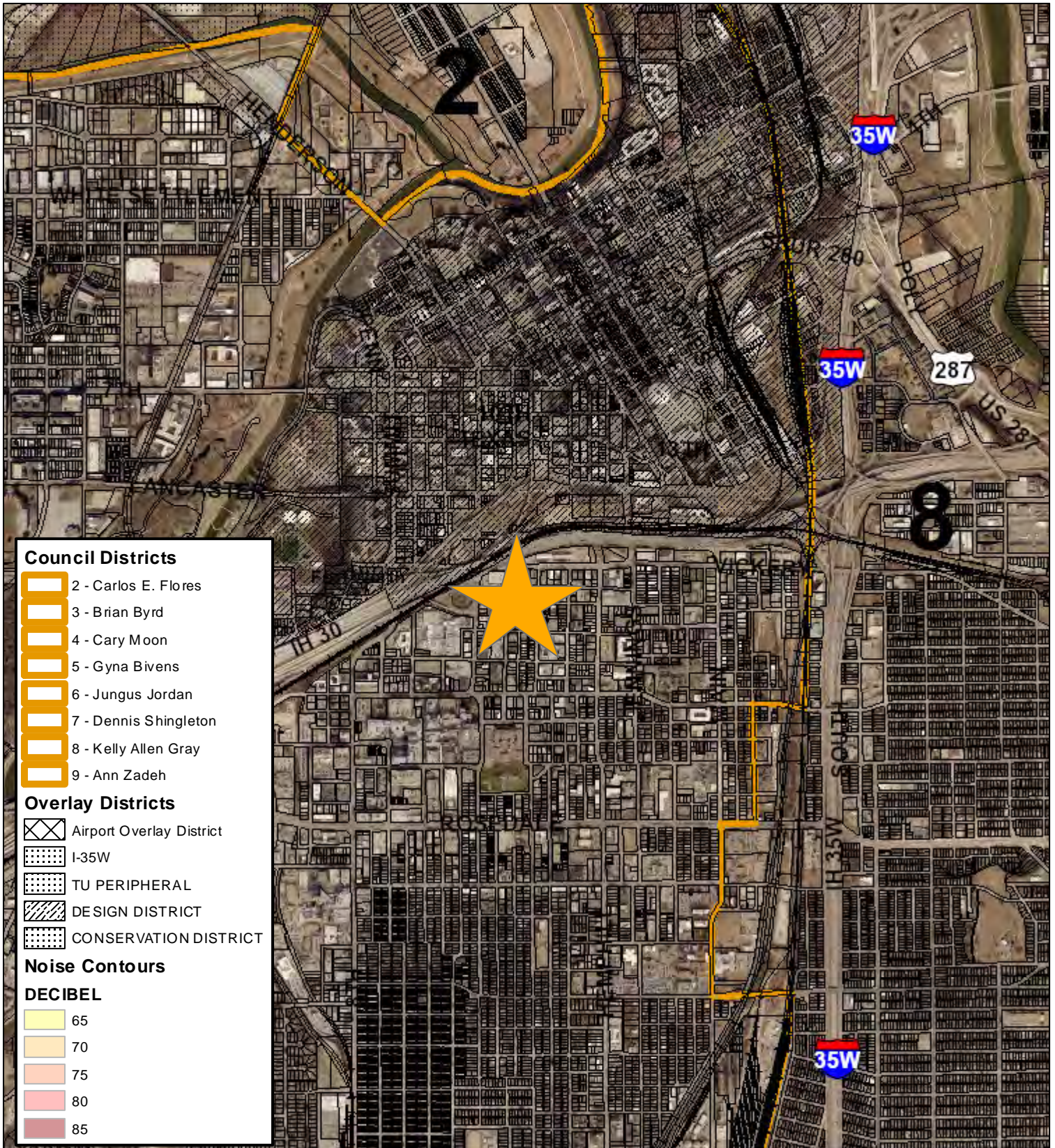
Applicant: City of Fort Worth for FW 901 Vickery Investors LP
 Address: 901 W. Vickery Boulevard
 Zoning From: NS-T5
 Zoning To: NS-T5/HC Historic and Cultural Overlay
 Acres: 1.62515257
 Mapsco: 76H
 Sector/District: Southside
 Commission Date: 7/8/2020
 Contact: 817-392-8043



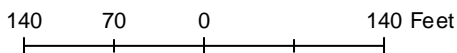
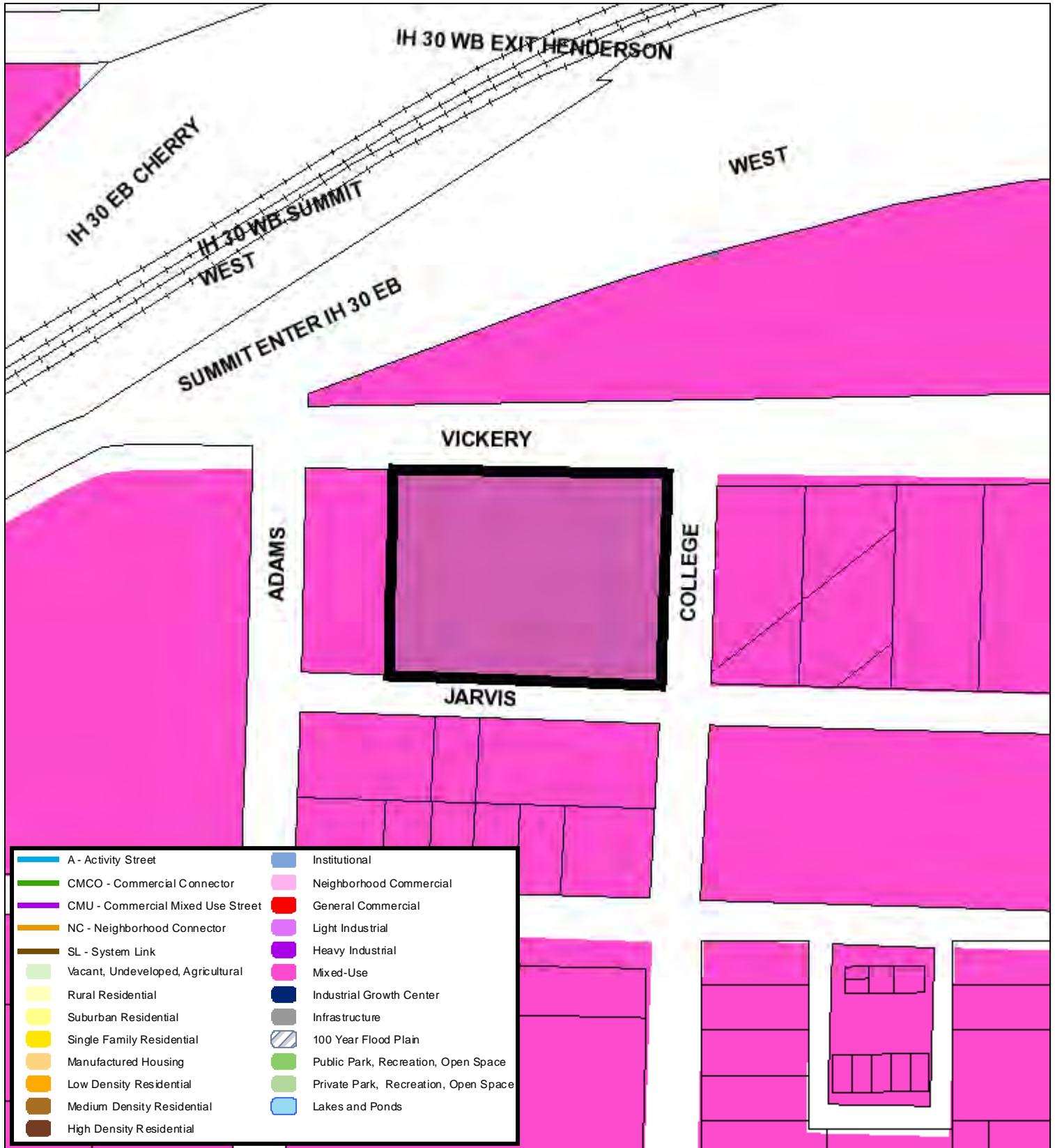
	Subject Area
	300 Foot Notification



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 90 180 360 Feet



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

DATES: June 8, 2020

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Recommendation to City Council for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	FW 901 Vickery Investors LP
LOCATION	901 W. Vickery Boulevard
ZONING/ USE (S)	NS-T5
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider designating the property at 901 W. Vickery Boulevard 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

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.

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.

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

The building at 901 W. Vickery in Fort Worth served as the local headquarters for both the Adkins-Polk and Western States Wholesale Grocery Companies from 1926 to 1941. Its construction and operation represent the important role both companies played in the rapid growth and development of the wholesale grocery industry in the first half of the 20th-century and is a rare surviving example of such a facility in Tarrant County. The Adkins-Polk/Western States Wholesale Grocery Building is eligible under Criterion 1 and 5 at the local level of significance in the area of commerce.

In regards to Criterion 1, the Adkins-Polk and Western States Wholesale Grocery Companies building played an important role in the growth and development of the grocery industry in Texas. The success of the Adkins-Polk Company and the subsequent sale of its primary operations to the Western States Wholesale Company reflect the rapid evolution of the grocery business in Fort Worth and North Texas in the first half of the 20th-century. The building is distinctive in character, interest and value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth and the State of Texas.

In regards to Criterion 5, the building continues to bear a significant relationship to other historic commercial brick buildings along W. Vickery Boulevard. The Adkins-Polk/Western States Grocery Building sits in a warehouse and industrial district on the south side of Interstate 30. These buildings serve as an important collection of properties of the local commercial architectural style with few intrusions, and contribute to the overall character of the area.¹

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 W. Vickery Boulevard.
2. The **design** of the structure is still largely intact and identifiable. The building was constructed in two sections that are roughly equal in size, the first constructed in 1926 at the corner of College and W. Vickery Streets and the second immediately to the west as

¹ These structures have no protective status under the Preservation Ordinance, but still form an important collection of buildings due to their historical association with one another.

an addition sometime between 1926 and 1941. The date of the additions has not yet been determined, but construction details and materials indicate they were built during the period of significance. The second story addition rises nine feet over the two easternmost bays and extends southward for approximately one hundred feet. The addition is indistinguishable from the original building having been constructed of matching brick and with a parapet detail matching that of the one-story section. Although another addition was added to the west of the original structure during the period of significance. It is distinguished by common brick and a lower parapet line, the building continues to retain integrity of design.

3. The structure is still within its original **setting** of commercial masonry buildings along W. Vickery Boulevard.
4. The property's original **materials** are still largely extant.
5. The property still displays the physical evidence of **workmanship** particular to the commercial warehouse style in Fort Worth during the early 20th century.
6. The property still retains its **feeling** as a commercial warehouse built in the early 20th century.
7. The property still retains its **association** with surrounding commercial masonry structures.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

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

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Integrity

Based on the evidence still extant at the property, the property at 901 W. Vickery Boulevard sufficiently retains seven aspects of integrity.

Summary

Staff have found evidence that the property meets 2 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.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the property at 901 W. Vickery Boulevard as a 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

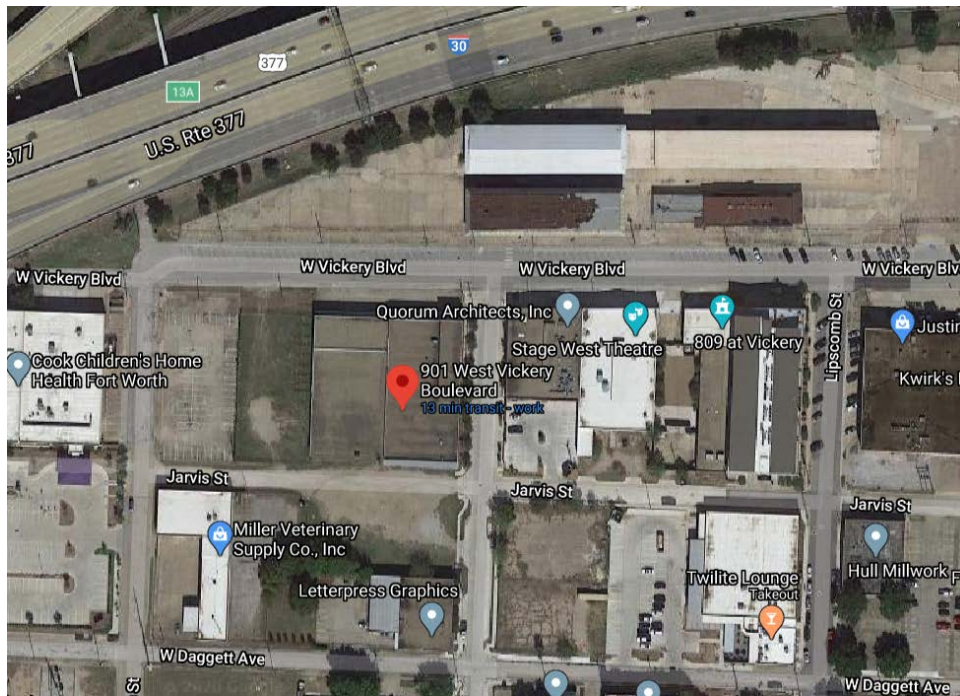


Fig. 1 - Aerial showing location of the property.

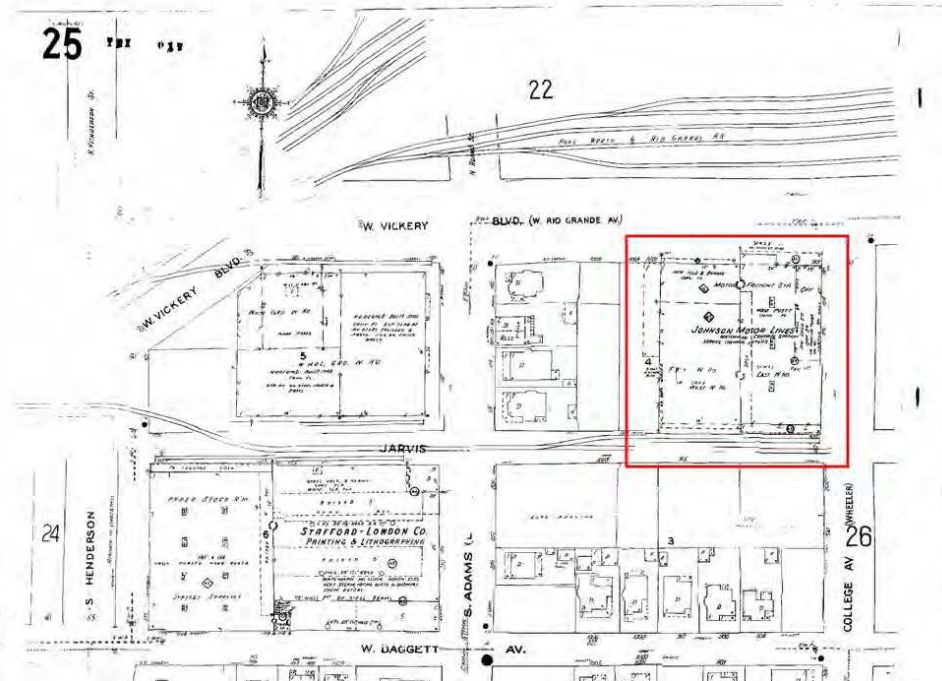


Fig. 2 - 1951 Sanborn Map.



Fig. 3 – Front façade, looking southwest. Note the two story addition on the corner, which was added during the building's period of significance (1926-1941) in response to the expansion grocery warehousing business. An additional building was also constructed to the west (shown here as the building with multiple garage doors and common brick) during the building's period of significance (see Sanborn Map in Fig. 2).



Fig. 4 – Eastern elevation, showing polychrome original masonry. Note that original windows remain behind the boarded up openings on the second floor. Painted-on signs are apparent on the east elevation but are illegible.



Fig. 5 – Rear or structure. Note the differentiation to common brick and stepped parapet. The south elevation historically fronted on a railroad spur line, now an unimproved section of Jarvis

Street. A raised concrete loading dock extends the entire length of the elevation and has apparently been modified with the addition of a topping slab.



Fig. 6 – Western elevation. The west elevation of the original building is fully obscured by the addition shown here.



Fig. 7 – Looking east down W. Vickery Boulevard. Note that there is an almost continuous row

of brick commercial buildings down to the Justin Boots warehouse, forming an important collection of these buildings along the streetscape.