

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

DATES: January 10, 2021

COUNCIL DISTRICT: 7

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Natalie Friese
LOCATION	4337 Calmont Avenue
ZONING/ USE (S)	A-5
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider designating the property at 4337 Calmont Avenue 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

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 1944, the structure at 4337 Calmont Avenue is significant for its association with one of the oldest neighborhoods in Fort Worth, (Arlington Heights) and the boom in housing development during and after the second World War (Criterion 1); as an example of residential architecture in the minimal traditional style (Criterion 2); and for its association with Bobby Bragan, a Major League shortstop and catcher in the 1940s and subsequent baseball manager who made significant contributions to the culture and community of Fort Worth during the mid-20th century(Criterion 4).

In regards to Criterion 1, the structure at 4337 Calmont Avenue is significant for its association with the post-World War II growth in residential development and housing outside of the urban core. The property is located within the boundaries of the Arlington Heights neighborhood, an area defined on the north and west by Camp Bowie boulevard, on the south by Interstate 30, and on the east by Montgomery street. The area was platted as early as the 1890s but was not developed until after World War I, when the establishment of Camp Bowie brought infrastructure to the area and military personnel were settled nearby. The construction of the home at 4337 Calmont Avenue coincided with the next phase of growth in the Arlington-Heights area and in the city in general. New jobs in the meatpacking, oil, banking, and aviation industry brought thousands of new residents to the city between 1910 and 1945. Additionally, highway funding and federal projects in the 1920s and 30s, as well as the city's first infrastructure bond in 1925, made possible the rapid extension of Fort Worth's street grid, which in turn encouraged additional growth. While World War II put a pause on construction, as the conflict ramped down, developers resumed the platting and construction of new residential subdivisions. Prior to 1920, streetcar extensions had determined the location of residential suburbs. In the early 1940s, access to suburbs was increasingly achieved through auto use, due to increased local road construction and the growth in consumer use of passenger vehicles. The southernmost portion of the Arlington Heights neighborhood, and the property at 4337 Calmont Avenue, are thus excellent examples of car-driven suburban growth in Fort Worth in the post-WWII period.

In regards to Criterion 2, the property at 4337 Calmont Avenue is significant as an example of the popular Minimal-traditional architectural style. The property is a one-story, wood framed structure, and is characterized by a shallow-pitched roof, a side-gabled roof form with a projecting gable form. The house is faced with a brick veneer and horizontal siding in the gable ends. The front elevation includes a modest porch with decorative metal posts characteristic of this period and three original recessed 8/8 wood windows. Like many properties in the Arlington Heights neighborhood, the property is set back significantly from the road (30 feet) and the site is characterized by large shade trees. While this house is larger than most Minimal-traditional structures due to a large addition in the rear than added a bedroom and expanded the size of an existing den, the house retains its traditional and 'low-profile' appearance from the street. Thus, the home at 4337 Calmont Avenue is a good example of the Minimal-traditional home design in Fort Worth and a testament to the style's flexibility over time.

In regards to Criterion 4, the property at 4337 Calmont Avenue is significant for its association with its former resident and owner, Bobby Bragan (1917-2010). After first serving two years as an infantry lieutenant in World War II, Bragan pursued a career as a baseball player and then manager and executive of the sport. Bragan played in the Major leagues as a shortstop and catcher from 1940 to 1944 for both the Philadelphia Phillies and the Brooklyn Dodgers, appearing in the 1947 World Series alongside rookie teammate Jackie Robinson. In 1948 Bragan moved Fort Worth manage the Fort Worth Cats; although his duties continued to take him elsewhere, this was the year Fort Worth became his home. Bragan went on to manage the Pittsburgh Pirates

(1956-57) the Cleveland Indians (1958) and the Milwaukee Braves (1963 – 69) before becoming president of the Double A Texas League. Bragan was then elected president of the minor leagues governing body, the National Association of Professional Baseball Leagues, in 1975. In 1979, he joined the Texas Ranger's office, and settled permanently in Fort Worth. Over time, Bragan's home on Calmont street became an extension of his career, a location where Bobby and his wife Gwen would entertain national luminaries in sports, while also hosting friends and family and mentoring local Fort Worth talent in the art of baseball. (The houses central and accessible location—close to downtown and right off of I-30—also made it an optimum location for meeting and entertaining). Bragan went on to support numerous civic organizations in Fort Worth, including the Lions Club and the Polytechnic United Methodist Church, and established the Bobby Bragan Youth Foundation in 1991 to support the education of local athletes and scholars in the city. In 2004 Bragan received an honorary doctorate in humanities from Texas Wesleyan University for his contributions to education. Bragan thus played a significant role in the civic and cultural life of the city of Fort Worth for decades as the city's ambassador for baseball, and later as a philanthropist and speaker.

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.**

In relation to the Seven Aspects of Integrity:

1. The structure is still in its original **location** from when it was constructed in 1944.
2. The **design** of the structure is still intact and identifiable.
3. The structure's original **setting** from the 1940s is still extant, including the tree-lined streets, block structure, and adjacent homes of a similar age. The property is still accessed in the same location (from a side drive along Ashland Ave).
4. The property's original **materials** appear generally intact. The original masonry walls, siding, and brick front porch are still extant and in good condition; however, the masonry cladding has been painted, diminishing its integrity.
5. The property still displays the physical evidence of **workmanship** from the 1940s, such as the original 8/8 wood windows and metal porch posts.
6. The property still retains its **feeling** as a Minimal-Traditional residence that was constructed to house Fort Worth's growing middle class; despite a large addition in the rear, the house retains a modest street-facing profile.
7. The property still retains its **association** with post-WWII auto-driven suburban development and growth outside the city's core.

FINDINGS / RECOMMENDATIONS

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 4337 Calmont Avenue sufficiently retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

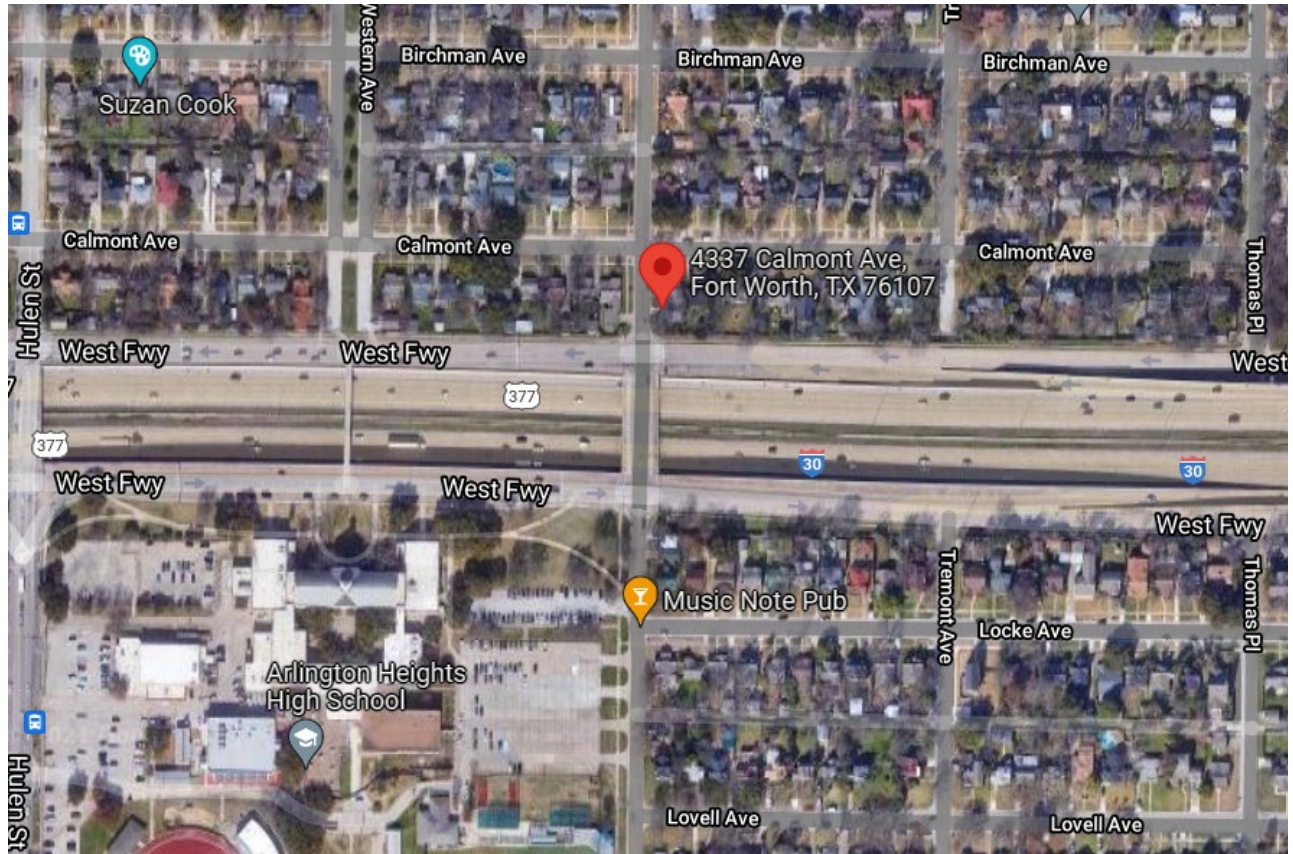
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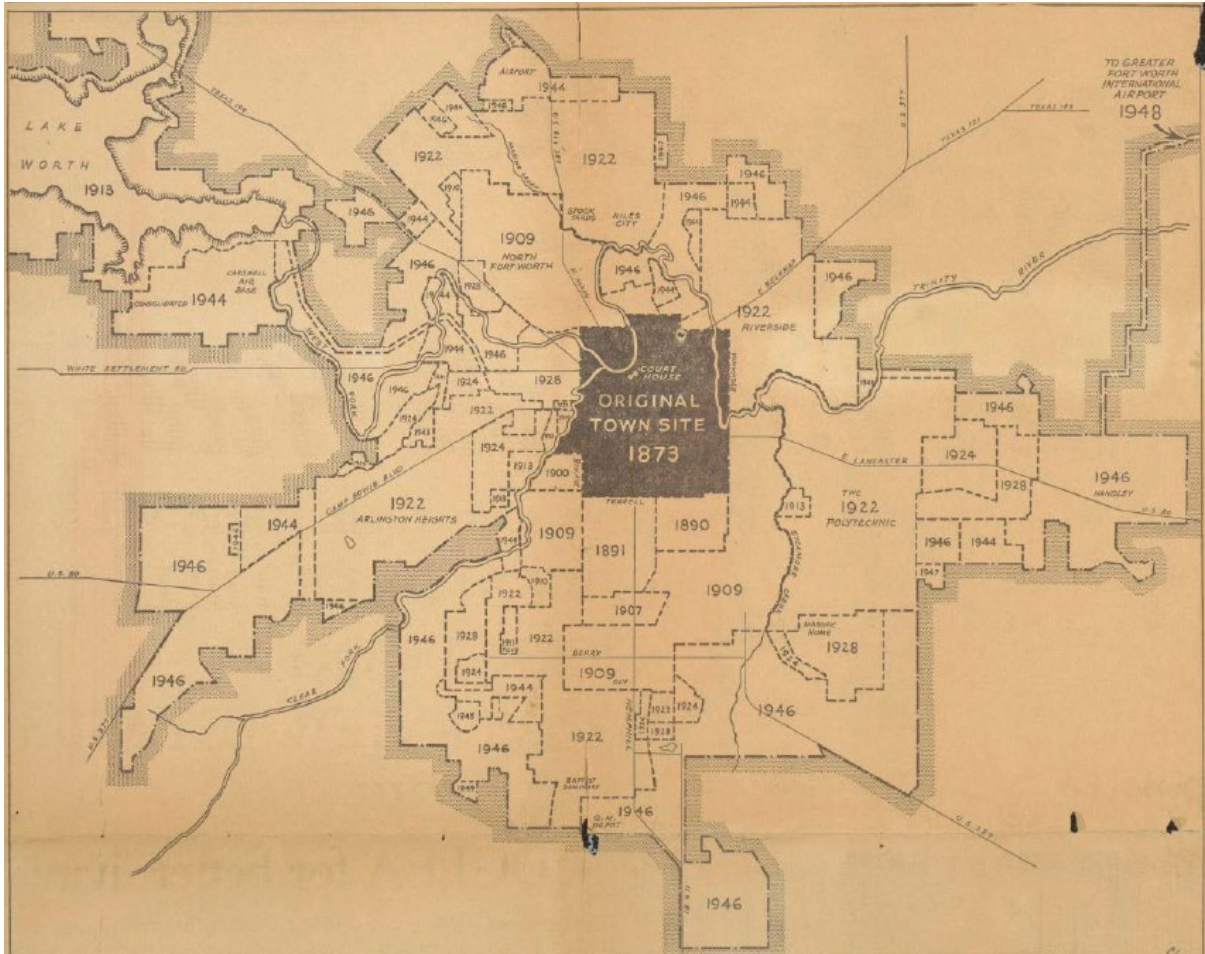
Staff have found evidence that the property meets 3 of the 8 Criteria for Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the property at 4337 Calmont 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





BUILDING DESCRIPTION					PLAT	
CLARS	ROOF	EXTERIOR WALLS	HEATING	LIGHTING	STREET OR AVE.—PAVED, GRAVEL, DIRT.	
Shack	Flat Hip	Brick	Fire Place	Lamps		
Cottage	Gables Dormers	Brick Veneer	Wood, Coal, Oil	Gas Electric		
Duplex	Cut up, Ordinary	Stone	Gas Furnace	Electric		
Bungalow	Plain, Gravel	Stone Veneer	Steam	INSIDE FINISH		
Residence	Tile Shingle	Plastered	Stove	Unfinished		
Apartment	Metal, Tile	Stucco on Wood	Gas	Sheetrock		
Hotel	Corr. Iron	Stucco on M. Lath	Hot Water	Beaverboard		
Office Building	Composition	Hollow Tile	PLUMBING	Sealed		
Store	Wood	Terra Cotta	No. of Fixtures	Papered		
Storage	Saw Tooth	Adobe	Toilet	Plastered		
Factory		Frame	Bath Room	Plaster M. Lath		
Filling Station		Weather Board	Shower	Plaster W. Lath		
Garage		Sheet Iron	Sink	Pine Floors		
Shed		Concrete	BUILT-IN FEATURES	Hardwood Floors		
Barn	Whole			Cement Finish		
Servants House	Part			Tile Floors		
Sign Board	Finished			Marble Floors		
	Unfinished			Dirt Floors		
				CONDITION		
				Poor		
				Fair		
				Good		
				Built Year 1944		
No. Rooms	5	Remodeled	Occupied	Owner	Renter	Vacant
SIZE OF BUILDING						
Wide	Deep	No. Stories	Wide	Deep	No. Stories	
x			x			
x			x			
x			x			
No. Sq. Ft.	1036	Class	Price Per Sq. Ft.	\$ 43240		
	240			18000		
LAND VALUATION						
SIZE OF LOT	FRONT FT. VALUE	TOTAL				
50 X 120		3500				
X						
Y						
RENDERED FOR TAXATION						
YEAR	LOT	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE

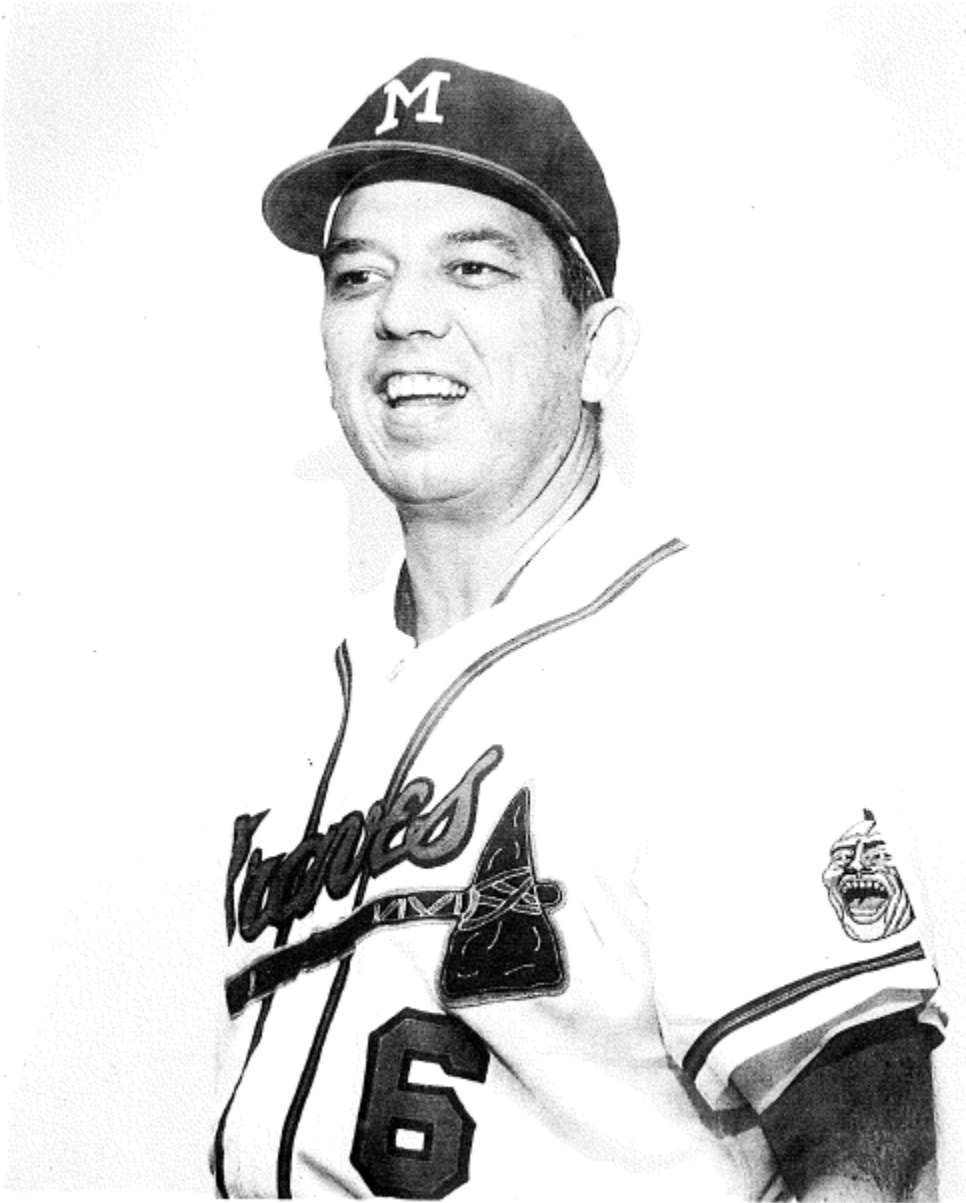












Bobby Bragan, Manager

