

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

DATES: January 13, 2024

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Alyssa Banta
LOCATION	1309 Grand Avenue
ZONING/ USE (S)	DD/A-5
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider designating the property located at 1309 Grand Avenue as a Historic & Cultural Landmark (HC).

APPLICABLE CITY OF FORT WORTH ZONING ORDINANCE 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.
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.

BACKGROUND

In March 1990, the Grand Avenue Historic District was registered as a National Register District in the National Register of Historic Places by the National Park Service. The property at 1309 Grand Avenue was listed as a contributing structure in the district.

In November 1995, the Zoning Commission of the City of Fort Worth recommended that the property at 1309 Grand Avenue be designated as “Demolition Delay” with the other properties located in the same Grand Avenue District. Since then, the property has retained its individual “Demolition Delay” designation.

EVALUATION OF SIGNIFICANCE

The Grand Avenue Historic District is located in North Fort Worth, a community platted in 1888 as a suburb of Fort Worth according to the Barrett plan. The district stretches along Grand Avenue for approximately seven blocks, from its intersection with Northside Drive to a line approximately 200 feet beyond Park Street. It includes properties on both sides of the avenue, with the south end anchored by Arneson Park and the north end culminating with the Ross House on Park Street.

The district primarily features early 20th-century single-family homes built in bungalow, four-square, and Arts and Crafts styles, as well as Prairie School and Tudor Revival influences. The western boundary is defined by Jacksboro Highway, which includes long, sloped lots on the western side of Grand Avenue.

There are 88 primary buildings in the district, of which 57 are Contributing and 31 are Non-contributing, making 65% of the district’s buildings Contributing and the property at 1309 Grand Avenue one of them.

In regards to **Criterion 1**, the property at 1309 Grand Avenue is significant for its association with the period of affluence and growth of the Grand Avenue Historic District, which it represents in the history of Fort Worth, and for its planning aspects and the collective quality of its architecture within the context of the early 20th-century development of the Northside of Fort Worth.

While the city's most fashionable neighborhoods in the early 20th century were located in southern and western sectors, northern Fort Worth was strongly working class. Grand Avenue, on the other hand, attracted the middle class. As a result, the houses tend to be more substantial and better-detailed like the property at 1309 Grand Avenue, rather what was typically found in North Fort Worth.

In regards to **Criterion 2**, the one-story house at 1309 Grand Avenue is an example of Tudor Revival style architecture. Built in 1926, according to TAD, the house sits on a 0.51-acre lot. In addition to the main house, the property also includes a two-level wood siding garage apartment with a Minimal Traditional Style, located in the descending backyard.

The main Tudor Revival house features a pitched gable roof with a prominent front-facing gable marking the entrance, positioned centrally between the chimney and the front half porch. Constructed of brick, the house displays classic Tudor Revival characteristics. The windows are single-hung, one-over-one, framed with wood trim, which complements the overall aesthetic of the home.

In regards to **Criterion 5**, the main house of 1309 Grand Avenue has retained its architectural integrity and cohesiveness to a significant degree for the good of the Grand Avenue Historic District. Additionally, the property and district are significant as an excellent collection of well-crafted and finely detailed early 20th century, from the period 1906 to 1926.

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 buildings are still in their original **locations** as they were constructed around 1926.
2. The **design** of the main house is identifiable. The main house retains its original form, roof pitch, and fenestration that can fully reflect its architectural quality.
3. The building's original **setting** is mostly intact within the area of the original development and geographic location.
4. The property's original **materials** are not extant due to several changes to the windows; previous owners changed the original windows to double insulated glass with plastic frames.
5. The main house still displays the physical evidence of **workmanship** from the 1920s, such as the original brickwork, woodwork of the windows and its overall form.
6. The main house retains its **feeling** of a middle-class structure and a representative of Tudor Revival Style residence from the 1920s.
7. Due to the minimal alterations to the main house, the property retains its **association** as early housing examples in the Grand Avenue Historic District, a representative of the Tudor Revival Style residences.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

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

Criterion 2: It is distinctive in character, value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth,

Criterion 2: Is an important example of a particular architectural type or specimen in the City of Fort Worth.

Criterion 5: Bears an important and significant relationship to other distinctive structures, sites 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 main building at 1309 Grand Avenue sufficiently retain six aspects of integrity (location, design, setting, 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.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the property at 1309 Grand 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

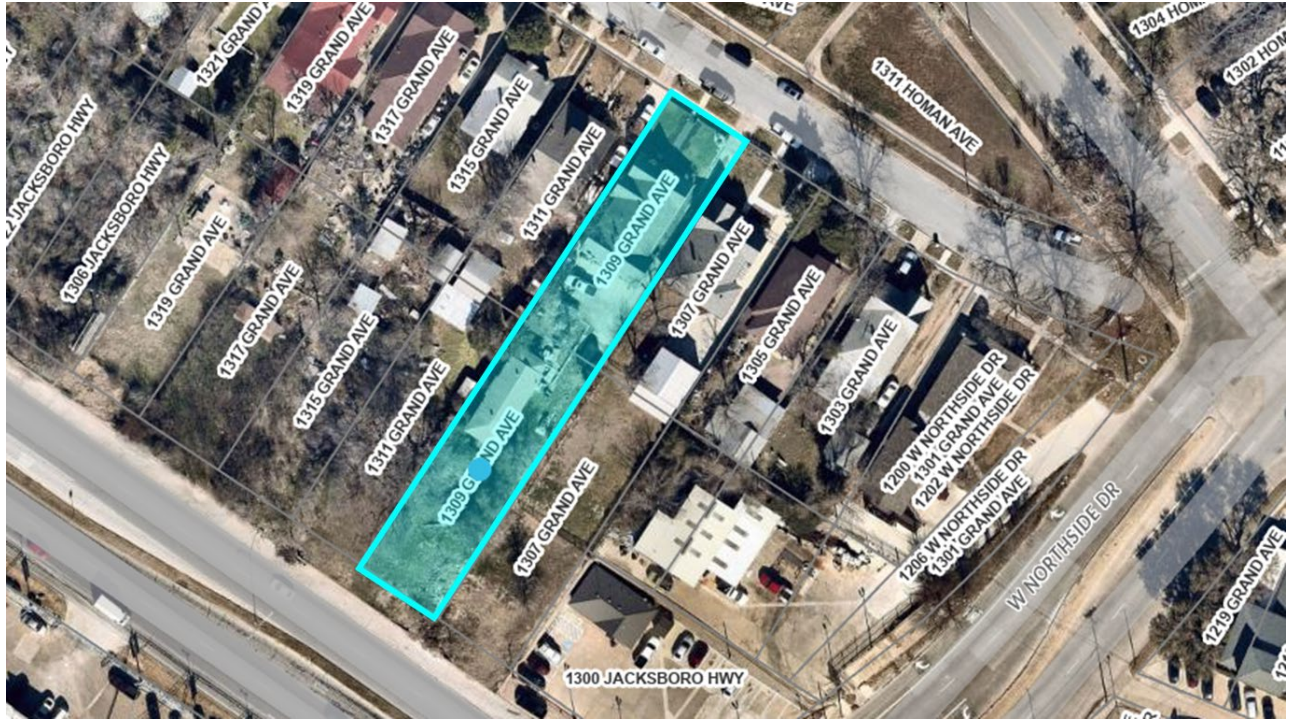


Figure 1: Location of subject Property.



Figure 2: Main house, looking from Grand Ave



Figure 3: Main house at the rear



Figure 4: Main house at the south side.

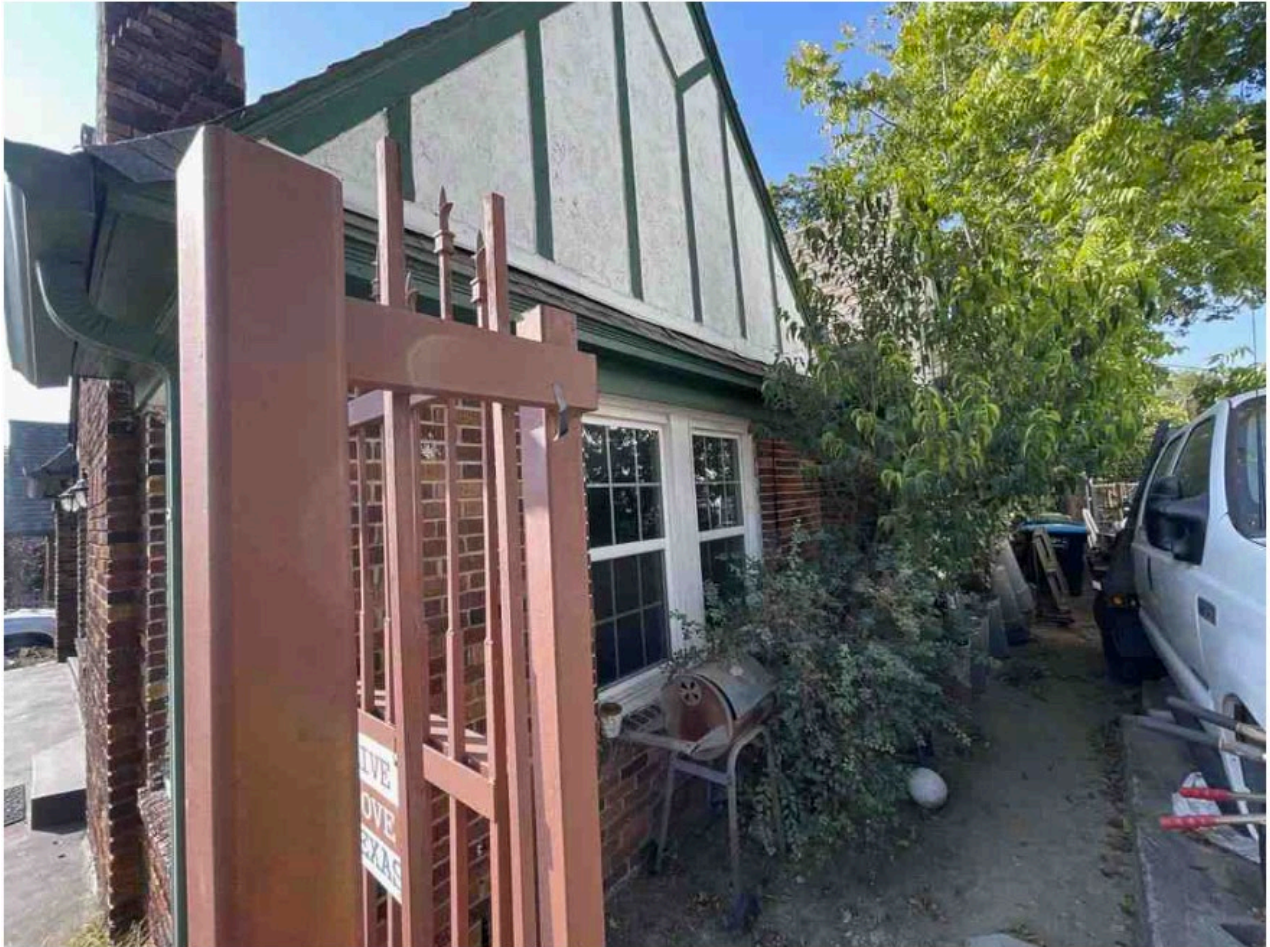


Figure 5: Main house at the north side, encroached by the neighbor



Figure 6. Front of the back house.



Figure 7. Side of the back house.



Figure 7. Side and front of the back house.



Figure 8. Rear of the back house.

JACKSBORO HWY. TEXAS HWY. NO. 199 (TERRACE AVENUE PER PLAT)

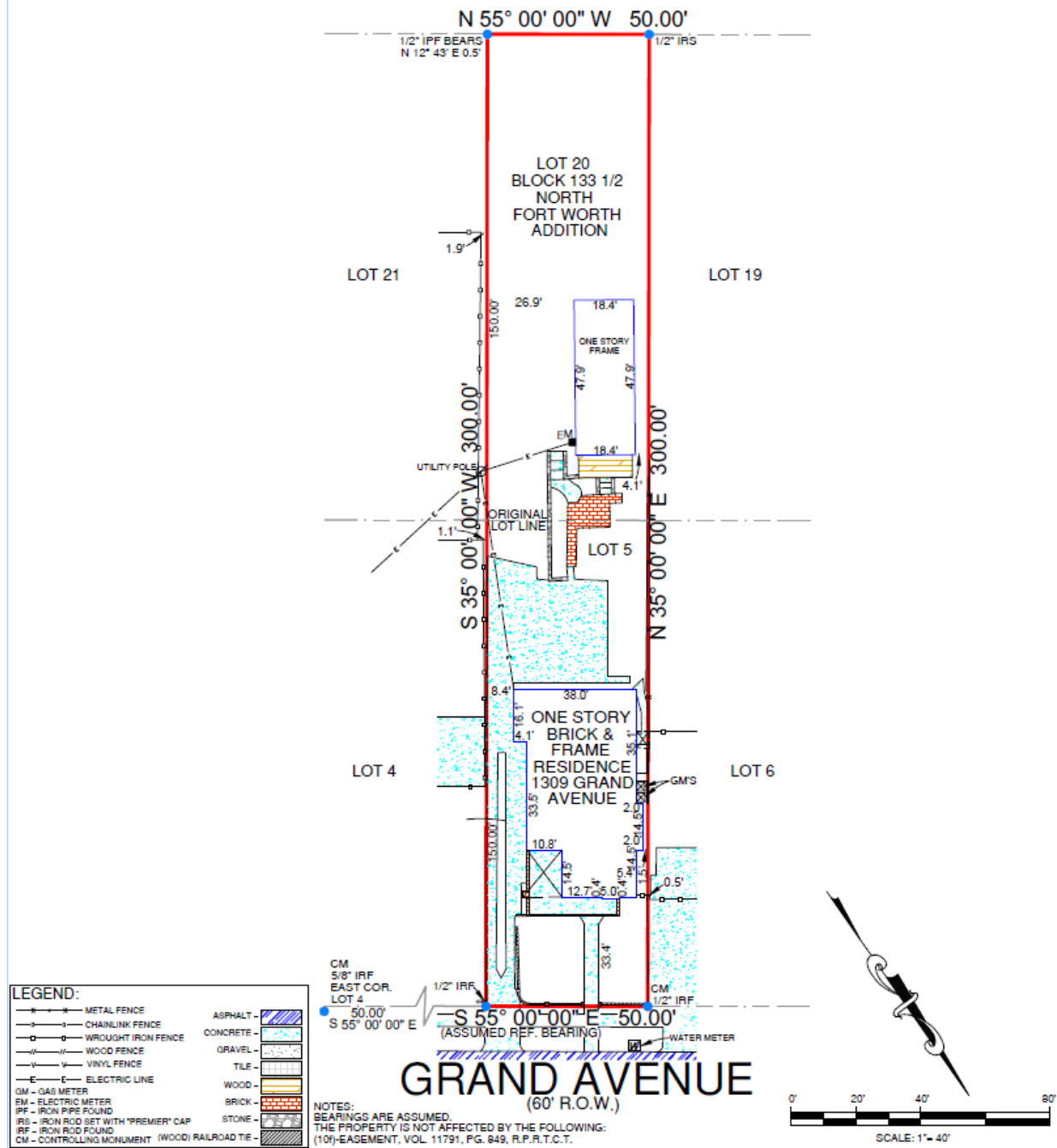


Figure 9. Site Plan.

Building Sketch

Borrower	1309 Grand Ave, a series of Panther City LLC				
Property Address	1309 Grand Ave				
City	Fort Worth	County	Tarrant	State	TX Zip Code 76164
Lender/Client	Guaranty Bank & Trust - REAL ESTATE				

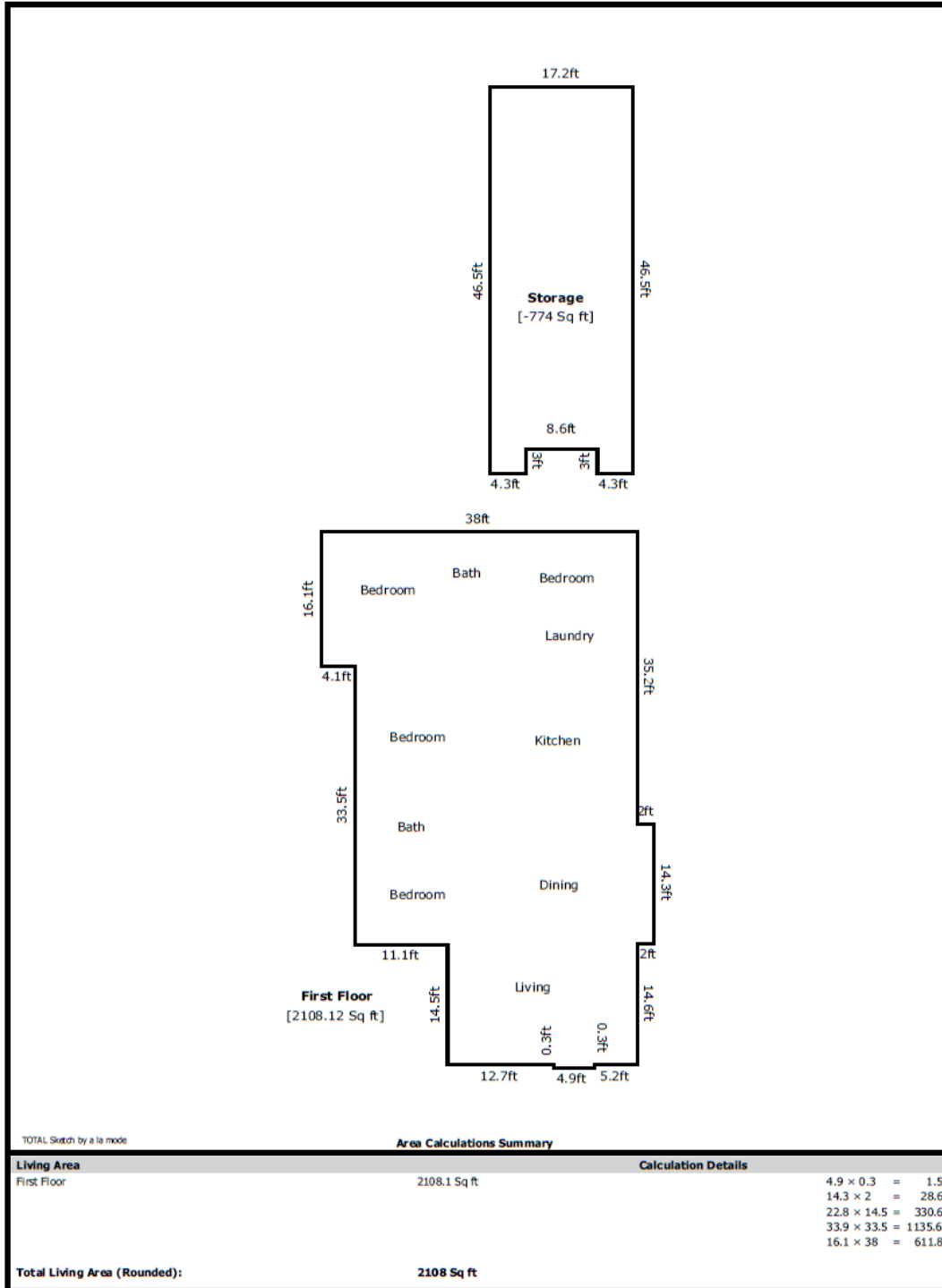


Figure 10. Line drawings of buildings.

Historic district sought for Grand Avenue area

BY MAX BAKER
Fort Worth Star-Telegram

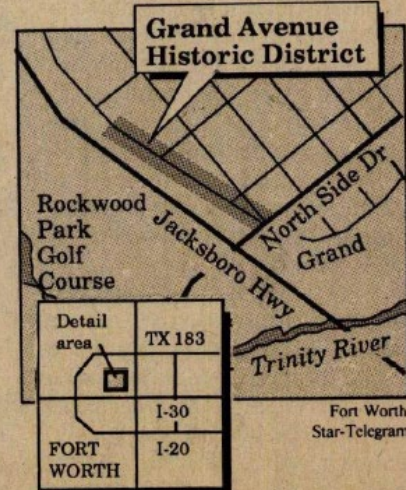
The mansion of Waddy R. Ross, a founder of the Southwestern Exposition and Livestock Show, is among more than 100 buildings on Fort Worth's Near North Side being recommended for the National Register of Historic Places.

Ross' 2½-story brick home at 1352 Park St. is the centerpiece of a

historic district request being made by the city to the State Board of Review to place a five-block area on the register.

Most of the homes, including 83 lining both sides of Grand Avenue, were once owned by the city's prominent cattle and meat packing barons.

If a Grand Avenue Historic District is designated, (More on HISTORIC on next page)



Historic / From previous page

district is put on the National Register, property owners who agree to restore the homes to their original splendor would qualify for federal tax breaks.

"The hope is that it will add a value today to the past and weave it into the future," said Emil Moncivais, assistant director of the city's Historic Preservation office.

It is possible the city also may someday grant tax breaks to property owners if they agree to return the buildings to their original state, he said.

A Jan. 30 hearing is scheduled in Austin to review the historic district plan. If approved by the state, the proposal will be passed on to the U.S. Department of Interior's National Park Service, which oversees the National Register.

The district consists of a portion of Grand Avenue curving along the bluffs overlooking the Clear Fork of the Trinity River, about two miles north and west of downtown.

Several of the homes are old mansions, including the 6,000-square-foot

edifice built by Ross in 1917. Ross and his brothers, Sam and R.E., owned the Ross Bros. Horse and Mule Co., that was in the Stockyards.

Ross was a self-made millionaire who at one time was the world's leading horse and mule dealer.

His home on the corner of Grand Avenue and Park Street, in particular, symbolized an elegant way of life in Fort Worth in the early 1900s.

Most of the rest of the area's homes are bungalows, constructed from 1906 to 1925. They exhibit a high quality of materials, craftsmanship and detail, according to the city's assessment of the area for the state historic commission.

The area began to decline in the 1950s as the packing plants cut back and eventually closed and the cattle industry reduced its need for a year-round stockyards.

In the past few years, however, people have been buying the homes and restoring them, Moncivais said.

J.D. White, co-owner of Industrial Scrap Materials, bought the Ross man-

sion several years ago and is currently restoring the 15-room house.

It is estimated that up to 74 percent of the buildings in the area can be returned to their original state.

"It won't automatically add value to the property," Moncivais said of the potential historic area designation, "but it will assist people in the area to do something with their property."

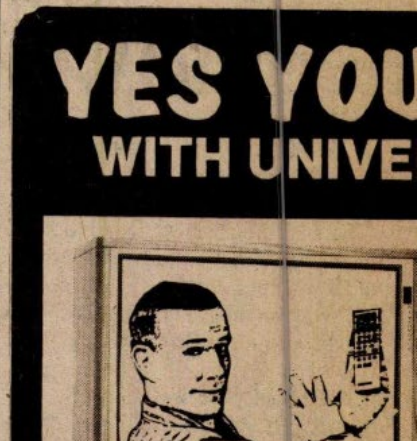


Figure 12: Excerpt from a historical article detailing the Grand Avenue Historic District from the 1980's.



Figure 13: Historic aerial view circa 1952