

Project Description and Background

Constructed c. 1936, the property at 600 N. Chandler Drive is significant for its association with early residential development in the Riverside neighborhood of Fort Worth (Criterion 1); and as an important example of the Tudor Revival style (Criterion 2).

In regards to Criterion 1, the property at 600 N. Chandler Drive is significant for its association with the establishment and growth of residential neighborhoods in east Fort Worth in the 1920s and 1930s. In 1922, the City of Fort Worth annexed the Riverside neighborhood into its boundaries in order to accommodate an explosion of residential growth that grew out of the success of the Stockyards commercial and industrial district, as well as the discovery of the Ranger oil fields to the west of the City in the late 1910's.

As transit systems developed in the early 1900s, the interdependence between communities originally isolated by the Trinity River and the central city became stronger.¹ Like Fort Worth's other new suburbs during this time period, development in the Riverside neighborhood was accelerated by an adjacent street car line along E. 4th Street, which allowed residents to commute across the Trinity River into downtown Fort Worth. This streetcar line turned onto Chandler Drive and terminated at the intersection of Chandler Drive and Belknap Avenue, at the same block as the property at 600 N. Chandler Drive (originally the Grapevine Pike). As such, this property is directly tied not only to early residential growth in Fort Worth and Riverside, but also to the early streetcar network that was established in the 1890s throughout Fort Worth to facilitate movement of labor to industry in various parts of the city.

In regards to Criterion 2, the property at 600 N. Chandler Drive is significant as an important example of the Tudor Revival style. The structure is characterized by a steeply pitched roof with prominent front-facing gables, decorative brick work, tall and narrow 1/1 wood windows, massive brick chimney crowned by decorative brickwork, and a unique second story on the southern half of the structure. The Tudor Revival style is rare in this section of the Riverside neighborhood, and this rarity, along with the unique design and application of traditional Tudor Revival details within the structure's design, make the property at 600 N. Chandler Drive an exceptional and rare example of the style.

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 July 1, 2021 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 1936.
2. The **design** of the structure is still intact and identifiable.

3. The structure’s original **setting** from the 1930s is still extant. The largely residential neighborhood featuring structures constructed between 1910 and 1940 still retains many of its original structures and features of the setting.
4. The property’s original **materials** are still intact. The original masonry cladding, most original wood windows, and design details such as decorative masonry and steeply pitched roof slopes are still extant.
5. The property still displays the physical evidence of **workmanship** from the 1930s, such as 1/1 wood windows and decorative masonry cladding.
6. The property still retains its **feeling** as a residential building that was constructed in response to early residential growth in Fort Worth in the early 1930s.
7. The property still retains its **association** with the early development and growth of the Riverside neighborhood in east Fort Worth.

Surrounding Zoning and Land Uses

North: “A-5” One – Family/ Vacant Lot
 East “G” General Commercial/ Offices
 South “A-5” One – family/ Single Family Residential
 West “A-5” One – family/ Single Family Residential

Recent Zoning History

- ZC-09-086 Council Initiated Rezoning: To: "A-5" One-Family, "A-5/DD" One-Family/Demolition Delay, "B" Two-Family, "CF/DD" Community Facilities/Demolition Delay, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "G" Intensive Commercial

Public Notification

300-foot Legal Notifications were mailed on 7.21.2021.
 The following organizations were notified: (emailed 7.26.2021)

Organizations Notified	
Fort Worth ISD	Untied Riverside Rebuilding Corporations, Inc
East First Worth Business Association	Oakhusrt Alliance od Neighbors
Riverside Business Alliance	Trinity Habitat for Humanity
Stream and Valleys Inc	East Fort Worth, Inc
Friends of Riverside Park	Tarrant Regional Water District
United Riverside NA	Carter Riverside NA
Vintage Riverside NA*	Riverside Alliance

* *Located within this registered Neighborhood Association*

Land Use Compatibility

The surrounding land uses are office across the street and sign family homes.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as Single Family Residential.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage demolition of buildings that cannot be economically rehabilitated.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

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.

Integrity

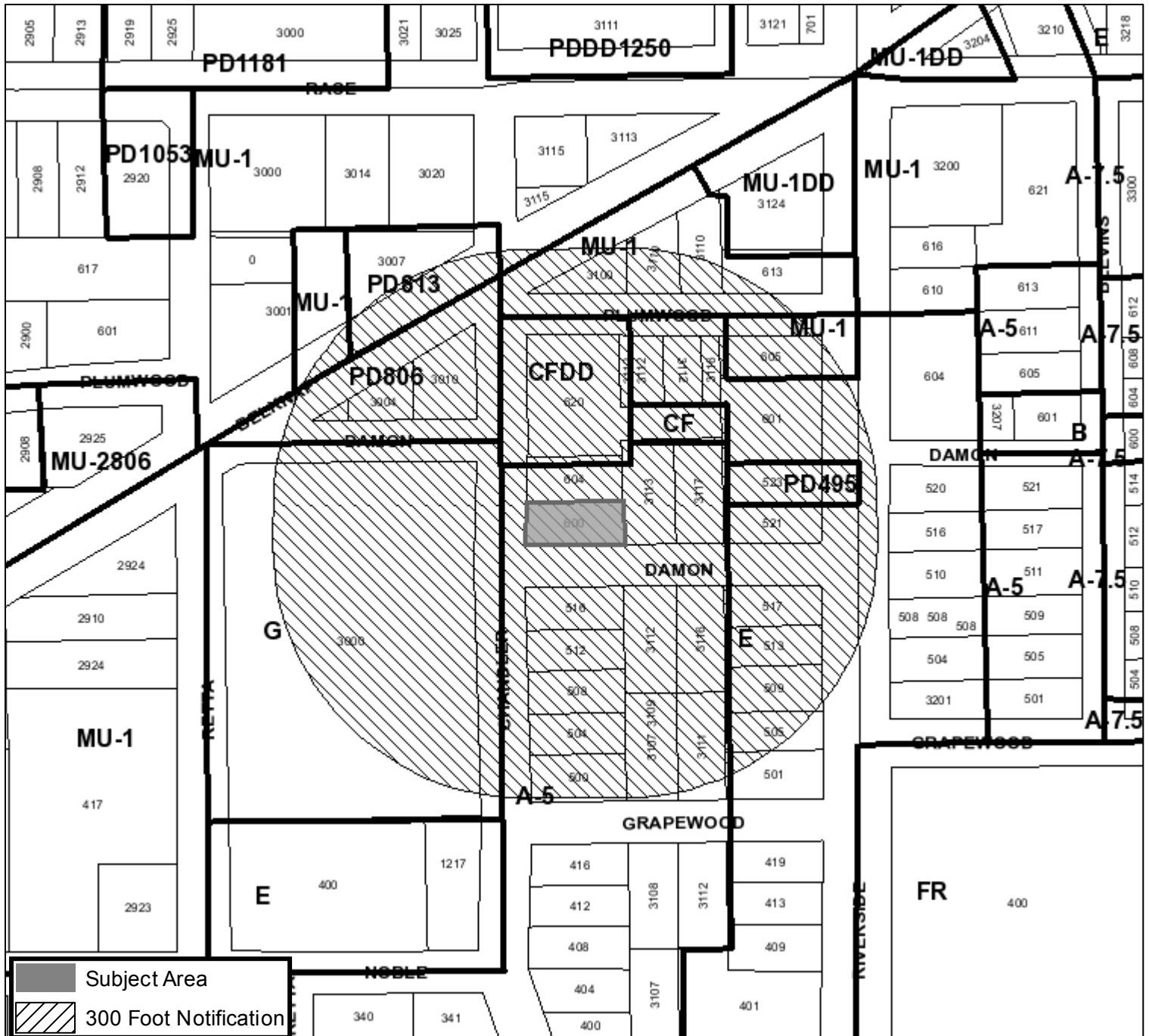
Based on the evidence still extant at the property, the property at 600 N. Chandler Drive sufficiently retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).



Summary

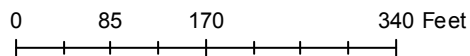
Staff have found evidence that the property meets 2 of the 8 Criteria for Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Area Zoning Map

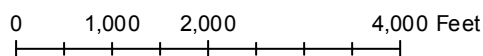
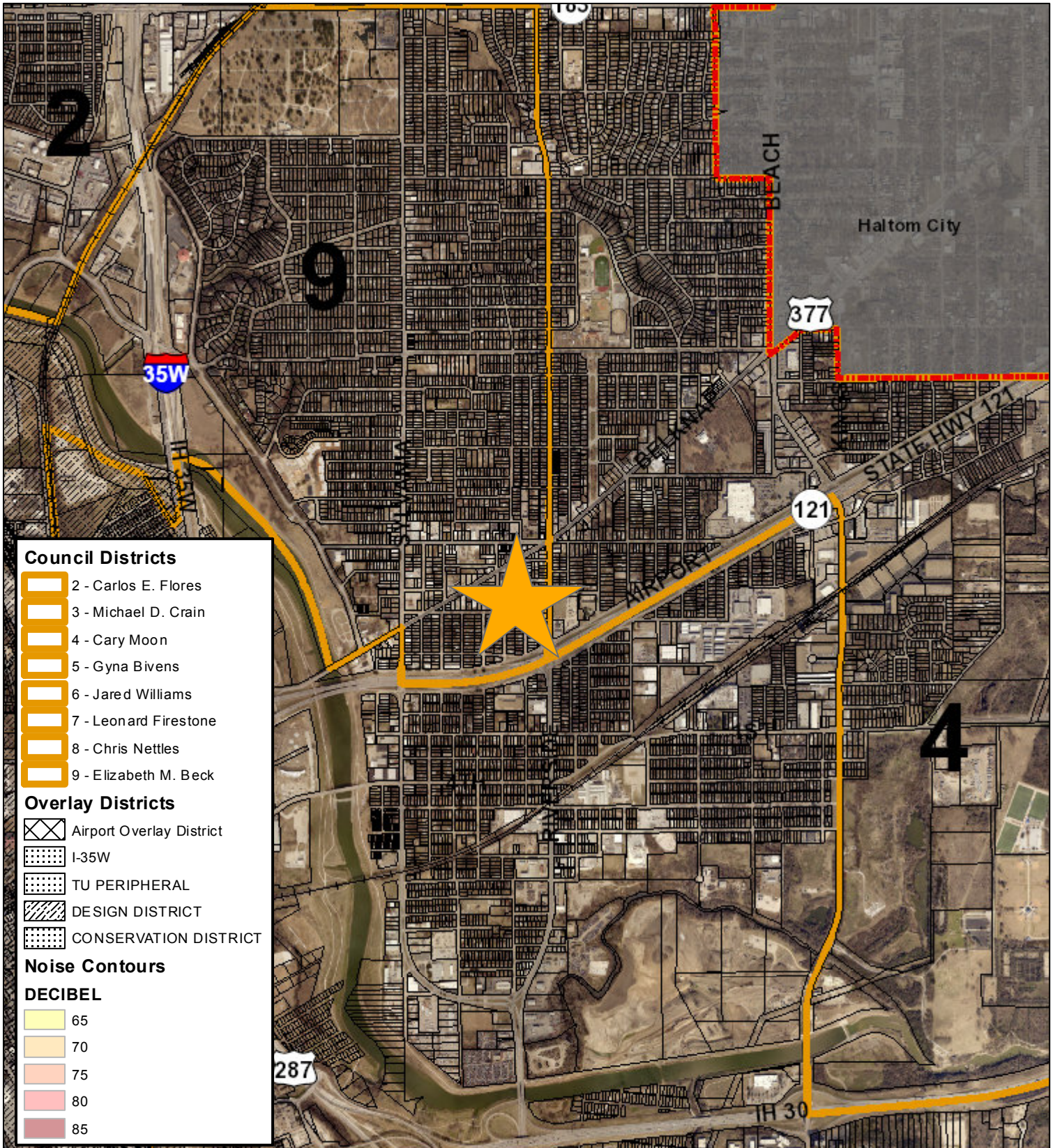
Applicant: Michele Herrera
 Address: 600 N. Chandler Drive
 Zoning From: A-5
 Zoning To: Addition of Historic and Cultural Overlay (HC)
 Acres: 0.13606665
 Mapsco: 63R
 Sector/District: Northeast
 Commission Date: 8/11/2021
 Contact: 817-392-8012



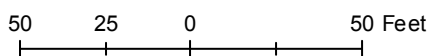
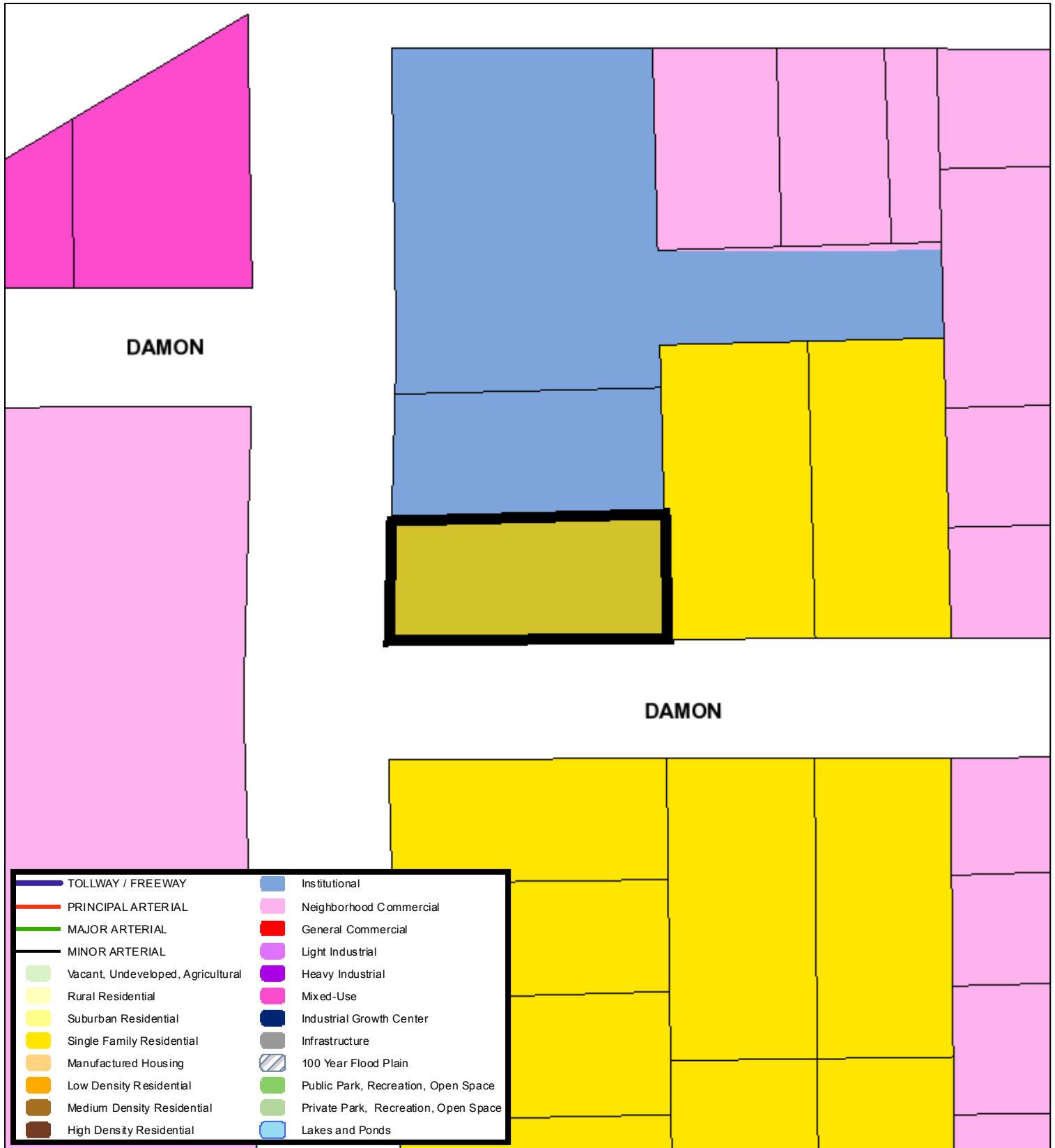
 Subject Area
 300 Foot Notification



Area Map



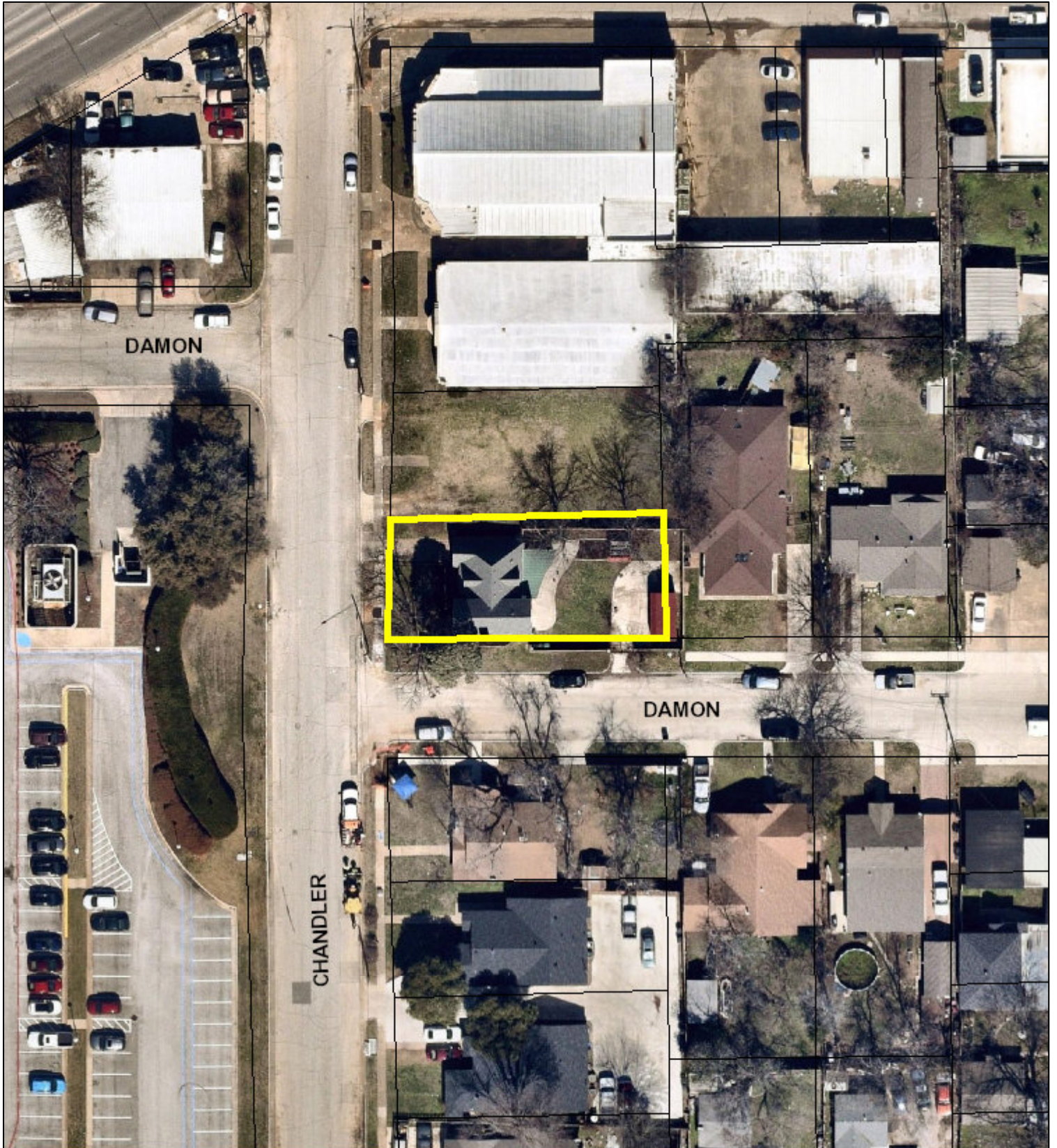
Future Land Use



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 35 70 140 Feet

