

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

DATES: October 13, 2025

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Recommendation for Removal of the Designation of Demolition Delay (DD) Overlay
APPLICANT/OWNER	City of Fort Worth/ Jerry Loftin
LOCATION	107 Houston Street/201 W Belknap St.
ZONING/ USE (S)	H/DD
NEIGHBORHOOD ASSOCIATION	Individual/ Downtown

REQUEST

Applicant requests a recommendation to City Council to remove the Demolition Delay (DD) Overlay from the property located at 107 Houston Street/201 W Belknap St.

APPLICABLE CITY OF FORT WORTH ZONING ORDINANCE PROVISIONS

4.401 Historic Preservation Ordinance - Overlay Districts

(c) Identification and Designation of Cultural Resources

(4) Criteria and special considerations for removal or change of historic designation.

a. Criteria.

- 1. Subject to any special considerations, the HSE, HC, HC District (either in whole or in part), or DD designation may be removed for the following reasons:
 - i. The individual property or HC District, either in whole or in part, no longer conforms to the criteria for significance and integrity under this Historic Preservation Ordinance;

(5) Procedures for designation and designation removal.

a. Step 1: nomination for designation and designation removal.

2. HCLC. The HCLC may initiate the nomination process for historic designation or designation removal of an individual property or HC District by adopting a resolution directing the HPO to submit a complete application for designation or designation removal to the HCLC for consideration. The HCLC may not consider such application until its next regularly or special-called meeting.

b. Step 2: notice of nomination for designation or designation removal and interim controls.

- 1. *Notice of nomination for designation or designation removal.*

- i. Upon being nominated, the HPO must mail a notice of nomination for historic designation or designation removal, as applicable, to all affected property owner(s) at least ten calendar days before the scheduled HCLC hearing.
- ii. For individually- nominated properties, the affected property owner is the owner or owners of the property that is the subject of the application.

c. Step 3: consideration by the HCLC.

1. The HPO must schedule a hearing before the HCLC for consideration of the historic designation or designation removal within 45 calendar days after the effective date of a nomination, or as soon thereafter as is reasonably practicable.
2. After conducting a hearing on the matter, the HCLC must recommend approval or denial to the city council or continue the designation or designation removal to a certain date.

BACKGROUND

The property has been vacant since at least 1979 according to historic aerials. The property was erroneously designated as Demolition Delay (DD) on June 8, 1999 instead of the intended property with a similar address.

FINDINGS / RECOMMENDATIONS

EVALUATION OF SIGNIFICANCE AND INTEGRITY

A property must meet at least one criterion in order to obtain Demolition Delay designation. The vacant lot meets no criteria for significance.

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.**

Since the structure on site has been vacant since at least 1979, the location does not show any aspects of integrity.

Since this is to correct an error that was discovered in the original designation documents, staff therefore recommends the following motion:

That the HCLC recommend that City Council consider removing Demolition Delay (DD) Overlay from the property located at 107 Houston Street/201 W Belknap St.

SUPPLEMENTAL MATERIALS



Figure 1. Aerial Image of subject property



Figure 2. Subject property circa 2025 (Google Maps, W Belknap St looking northeast)



Figure 3. Subject property circa 2025 (Google Maps, W Belknap St looking south)



Figure 4. Subject property circa 2025 (Google Maps, Looking from Houston St)

