

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

DATES: July 14, 2025

COUNCIL DISTRICT: 7

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Todd Overman
LOCATION	8448 Heron Dr
ZONING/ USE (S)	A-5/NASJRB Overlay
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider designating the property located at 8448 Heron Drive 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.
4. Has been identified with a person or persons who significantly contributed to the culture and development of the City of 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

This property is part of Lake Worth Leases Addition, developed around Fort Worth's first reservoir, Lake Worth. It traces its roots to early 20th century planning tied to the reservoir's completion and was meant to foster both residential and recreational growth along its shore.

The applicant has provided a narrative to describe the nature and extent of threat that the property is exposed to:

The Texas Department of Transportation is working to modify West Loop 820. Three proposals call for building continuous frontage roads across the lake, flanking the existing bridge spans. All three of those build proposals list my home as being potentially displaced. The existing frontage road dead-ends at a T intersection at my property. Additional structures are also in the build proposals to accommodate bicycle/pedestrian lanes to widen the spans footprint (Figure 12).

EVALUATION OF SIGNIFICANCE

The property at 8448 Heron Dr consists of one lot, located just northeast of West Loop 820 North bridge where Heron Dr and the Service Road intersect. The legal description of the property is Block 29, Lot 43, Lake Worth Leases Addition. The single-family lakefront residence was built in 1945 and is approximately 1939 sq. ft. It features 3 bedrooms and 2 bathrooms and has roughly 100 feet of frontage on Lake Worth.

The structure at 8448 Heron Dr is significant for its association with the post-WWII suburban and recreational expansion around Lake Worth (Criterion 1); embodies elements of architectural craftsmanship (Criterion 2); has been identified with persons who significantly contributed to the culture and development of the City of Fort Worth (Criterion 4); and bears a significant relationship to other distinctive buildings, structures, sites, objects or areas (Criterion 5).

In regard to **Criterion 1**, the mid-20th century lakefront home exemplifies the cultural and economic heritage of growth in Fort Worth's recreational neighborhoods during the 1940s. The property's integration into a lakeside community illustrates the rise of suburban development and is coupled with leisure and residential use of lakefront areas in Tarrant County during his era. Early leases may have been intended for weekend cabins but evolved into permanent homes as Fort Worth expanded north.

In regards to **Criterion 2**, the property at 8448 Heron Dr is an example of ranch-style architecture adapted for lakeside living. Typical of the era, it features low-pitched roofs, wide eaves, and expansive windows that orient the structure toward the lake. Not as architect-designed than high-style contemporaries, the dwelling still reflects regional craftsmanship: modest in scale but a purposeful layout and detailing for recreational-lake living.

In regards to **Criterion 4**, the property has been identified with persons who significantly contributed to the culture and development of the City of Fort Worth. As the property owner and landlord, Theresa R. Manning played a crucial role in shaping the residence's mid-20th century life by leasing it to individuals who significantly contributed to the local photographic and cultural industries. Connie Frady could be considered a catalog and advertising photographer pioneer. She

co-founded The Catalog House (active 1973-1993), a Fort Worth-based business specializing in the production of photographs for catalogs and advertising campaigns. She was part of the broader commercial photography boom which helped establish the city as a regional hub for visual marketing and print media. Mary Ann Fittipaldi was a highly accomplished Fort Worth photographer whose work spanned editorial shoots, commercial advertising, and fine-art landscape photography in the style of Ansel Adams. Her photographs were featured in magazines, newspapers, corporate publications, and galleries across the Dallas-Fort Worth region. She was part of the Fort Worth Camera Club during her time at the subject property. These women's connection to the property highlights its role as a creative living-work space, where professionals in cultural industries resided and created.

In regards to **Criterion 5**, the residence contributes to a standardized pattern and architectural continuity of the Lake Worth Leases Addition which is evident by the property layout, design era, and shoreline planning which support its identification as a distinctive grouping of properties with minimal intrusion. Its original materials and footprint maintain strong visual continuity with nearby properties, supporting a collective architectural motif typical of the period. The neighboring Eldred W. Foster House (Block 20) was listed on the National Register in 2012, illustrating the area's recognized historic richness. Other notable properties include: The Whiting Castle (9115 Heron Drive) and the Count Capps House (7583 Surfside Drive).

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 building is still in its original **location** from when it was constructed circa 1945.
2. The **design** of the structure is still intact and identifiable. Major changes appear to be limited to internal remodeling and infrastructure updates.
3. The structures' original **setting** is mostly intact within the area of the original development and geographic location. The area retains most of its historic lakefront pattern, except for the major changes caused by the highway which was constructed in the late 1970s. In a small cove of mostly other older homes, the house is nestled into the landscape, below street level.
4. The property's original **materials** appear generally intact, its original wood framing features and in the interior, the original oak flooring has been retained. The siding has been replaced with white vinyl and a steel roof was added for durability. Flagstone stretches from the main door to a side courtyard and is used as steps to the detached garage at street level.

5. The **workmanship** and craftsmanship are typical of this neighborhood and of many buildings built in the Lake Worth Leases Addition in Fort Worth during the 1940s.
6. The property still retains its **feeling** which evokes the tranquil, suburban-lake ambiance of the 1940s community that spurred its creation.
7. The property retains its **association** with the Lake Worth Leases Addition and continues to reflect its historical use as a family lake retreat and residential home, maintaining its ties to mid-century suburban life.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

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

- Criterion 1: 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 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.
- 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 building at 8448 Heron Drive sufficiently retains the seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

Summary

Staff have found evidence that the property meets 4 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 at 8448 Heron Drive 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 Aerial of subject property



Figure 2 Aerial of area with subject property



Figure 3 Google Street View looking north from the Service Road



Figure 4 Google Street View of the subject property at Heron Dr



Figure 5 Google Street View looking into property



Figure 6 Google Street View looking southwest from Heron Dr to West Loop 820



Figure 7 Photo of the subject property found in Zillow

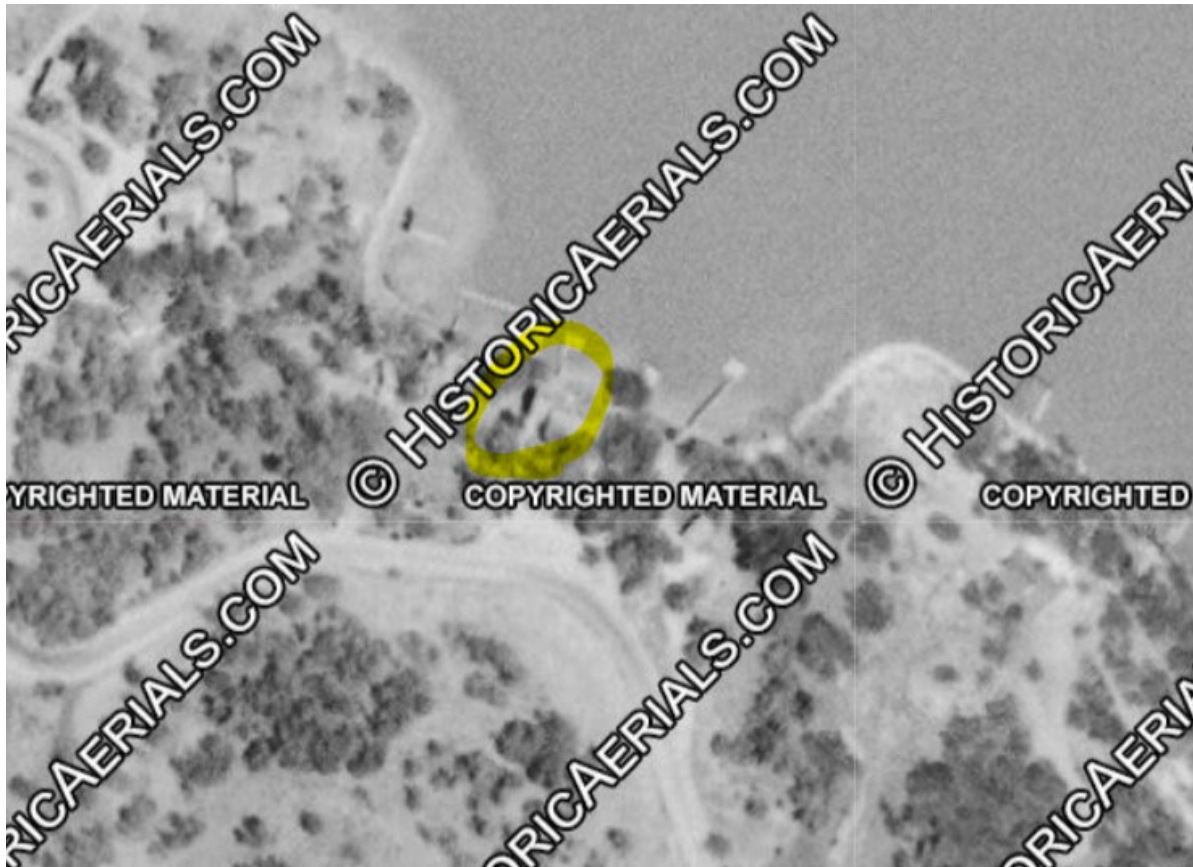


Figure 8 Historic Aerial of the subject site circa 1952 (circled in yellow)



Figure 9 Historic Aerial of the subject property circa 1970 (circled in yellow), prior to West Loop 820

2023 Survey

8448 Heron Drive
Fort Worth, TX 76108

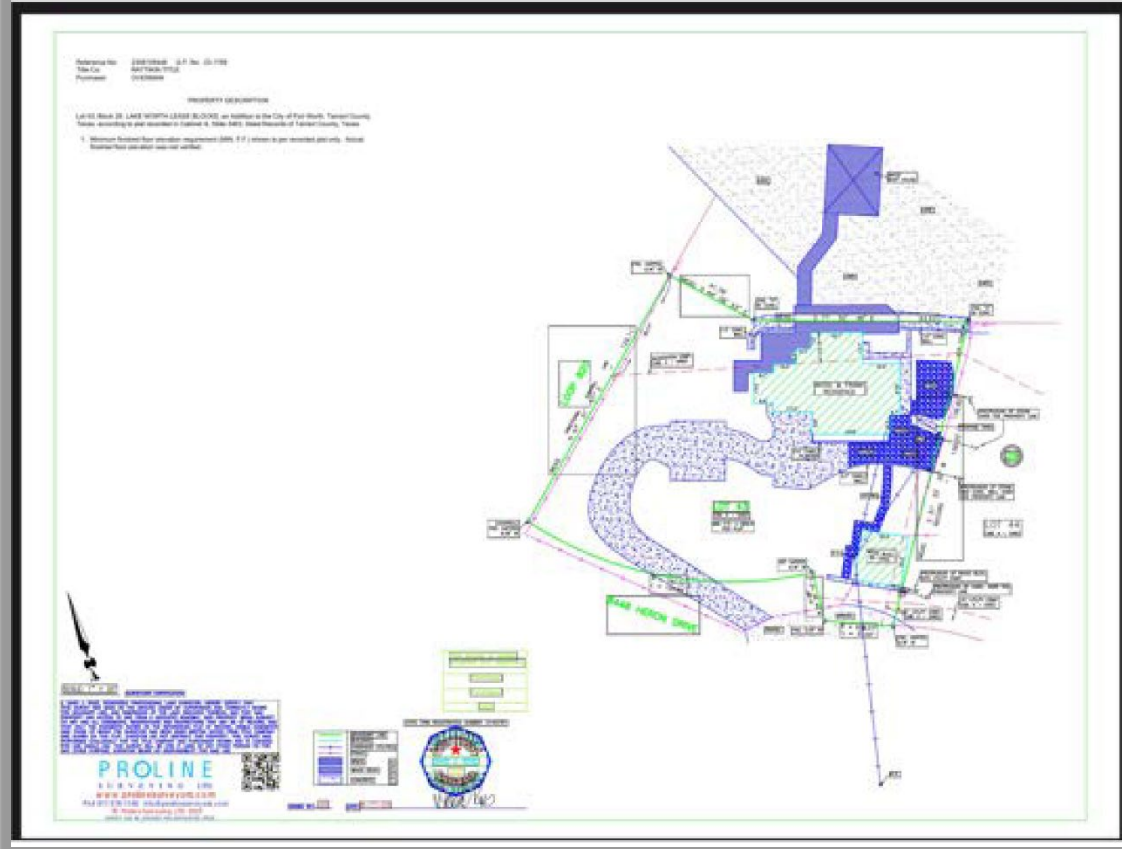


Figure 10 Survey of subject property provided by applicant

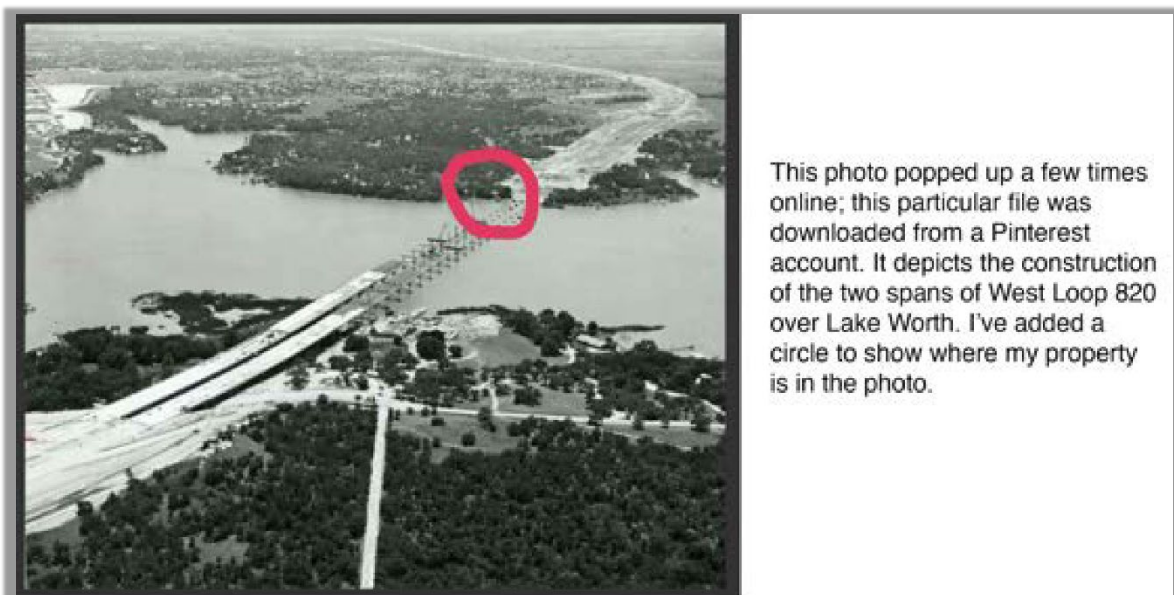


Figure 11 Photo of property provided by applicant

TxDOT Map

Todd Overman
8448 Heron Drive
Fort Worth, TX 76108

Link to TxDOT presentation:

<https://www.txdot.gov/projects/hearings-meetings/fort-worth/2024/i820-northwest-loop.html>

A "no build" proposal that leaves the roadway as it is, and three alternate plans would potentially displace our home. My property, 8448 Heron Drive, is labeled as S-118 on its proposals. It is listed under the previous owner's name on the legend in this November 2024 presentation (we've owned the home since September 2003).

The three build proposals (available at the link above) would result in likely displacement. This is a crop of the map depicting the Alternate 1 build plan to show my property in detail.

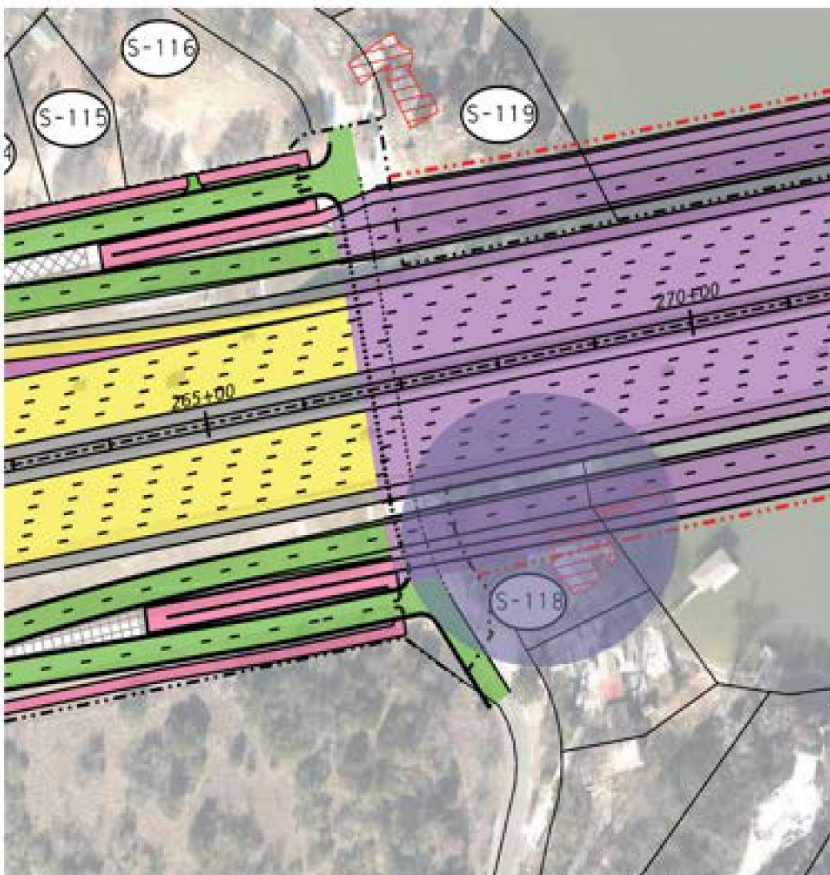


Figure 12 TX-DOT information provided by applicant

Photographs

Todd Overman
8448 Heron Drive
Fort Worth, TX 76108



Photos showing the streetside view of my home, including the addition (master closet) that is the only major addition; front door; and view of the home from the lake; deed card on file with Tarrant County.

Figure 13 Photographs provided by applicant

Summary

Todd Overman
8448 Heron Drive
Fort Worth, TX 76108

Our house is an 80-year-old survivor.

When we looked at houses on Lake Worth in July 2023, there were a handful on the market. Some represented the worst in market "flips," while others needed extensive work to make them livable. Because this was to be our sole and primary home, we needed to find the right one.

The home we purchased, in September 2023, happened to be the first we toured. It was love at first sight, even though the two spans of West Loop 820 are an immediate neighbor.

This home, built in 1945, oozes with vintage charm and character. It had been lovingly upgraded with wood paneling, some tasteful remodeling and a few fitting upgrades. The outside is clad in rubberized roofing shingles in a style meant to evoke an English cottage. The original one-car garage was enclosed as a master bedroom at some point, but the woman of the house wanted a closet. The addition is scaled well to the rest of the small house and represents the only addition to the original floorplan.

We believe this home has value beyond our ownership, standing resolute as an example of an early Lake Worth home built as a permanent residence when most other structures had been commercial fishing camps or weekend retreats. I don't know if we would be applying for a historic designation if it weren't for the strong possibility that the Texas Department of Transportation plans to take the house as part of a highway expansion. We believe this home is worth saving for us and for future preservation, and this is just the first phase of our fight to protect it.

Uncovering details of this home's history has been difficult. I have been able to trace its ownership from the name listed on the deed card up to the present day. But the card itself (**see the Photographs page**) carries only a name, like other cards for homes in my neighborhood. I reached out to City of Fort Worth's preservation officer, the Historic Fort Worth organization, combed through digital records kept by Tarrant County and also received some help from the Fort Worth History Center.

I hope you will consider granting this property a Historically Significant - Endangered designation.

Figure 14 Summary of the request provided by applicant