



Zoning Commission

Date: December 14, 2021

Case Number: ZC-21-196

Council District: 9

Zoning Map Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: Drew Jones/ City of Fort Worth- Jamie DeAngelo

Site Location: 311 Bryan Avenue

Acreage: 0.489 acres

Request

Proposed Use: No use change, historic overlay requested

Request: From: “NS-T5/ DD” Near Southside/ Demolition Delay Overlay

To: “NS-T5/ HC” Near Southside/ Historic and Cultural Landmark Overlay

Recommendation

HCLC Recommendation

Approval

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 6-0

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Project Description and Background

EVALUATION OF SIGNIFICANCE

Constructed in c. 1911, the 80 ft by 120 ft two-story concrete structure at 311 Bryan Avenue is significant for its association with the garment industry in Fort Worth (Criterion 1) the 1922 labor strike between the United Garment Workers Union of America and the Miller Manufacturing Company (Criterion 7); and as a unique example of a reinforced concrete industrial building in south Fort Worth (Criterion 2). It was listed on the National Register of Historic Places as the Texas SP Miller Manufacturing building Company in 2006 (Criterion 8).

In regards to Criterion 1, the structure at 311 Bryan Avenue is significant for its association with expansion of manufacturing and the garment industry in Fort Worth at the turn of the 20th century. The Miller Manufacturing Company was formed in 1903 and produced overalls, pants, and other garments for workers in a variety of trades and for both local and national consumption. The business owned and operated out of several other factory spaces in Fort Worth before constructing a new factory on Bryan Avenue to take advantage of the nearby Texas & Pacific passenger station. The factory was also constructed to meet increasing demand for its goods in 1911, a year after Miller Manufacturing was identified as one of Fort Worth's fastest growing companies. In the same year, officers of the Miller Manufacturing Company led a campaign with other garment manufacturers in Fort Worth and Dallas to boycott of convict-made products; they also petitioned the state to require a "convict-made" label on applicable products (the request was not successful). This site is therefore associated with early efforts at regional economic productivism and business led efforts in a movement for fair wages in the garment industry.

In regards to Criterion 7, the structure at 311 Bryan Avenue is significant for its association with historic events in the social history of organized labor in the 1920s. Workers in the Miller Manufacturing Company were among the first unionized workers in Fort Worth, and at the Bryan factory location they were predominately women. In 1922, members of the local chapter of the United Garment Workers of America (Local No. 181) participated in a nation-wide labor strike against the Union-Made Garment Manufacturers' Association of America, a trade organization of clothing manufacturers who, citing improved technology and speed on the factory floor, sought to reduce garment worker's wages by 20%. In response, the Miller Manufacturing Company began operating as an open shop in an attempt to break the strike. Conflict between the union and management resulted in the closure of Bryan Avenue plant, as the company opted to relocate its project to Paris, Texas rather than give in to the demands of the unions and end the sometimes-violent conflict. This site's history is thus emblematic of the relationship between organized labor and the open shop movement in the years between World War I and the Great Depression in Fort Worth, the state of Texas, and across the United States.

In regards to Criterion 2, the property at 311 Bryan Avenue is significant as an important and unique example of an early reinforced concrete industrial building in south Fort Worth. The structure is consistent in layout, style and detail with concrete industrial buildings of the early 20th century, featuring rectangular massing, multiple-hung, black, steel framed windows, and a flat roof of reinforced concrete. The National Register nomination report for this property notes that this building is the oldest reinforced concrete building of the nine documented in the Tarrant County Historic Resources Survey of South Fort Worth, and the only example of the nine with poured-in-place concrete walls. The north, south, and east elevations retain the imprint of the wood forms used during the pouring of the concrete. The loading dock still extant on the front facade was used for receiving freight on boxcars from the railroad spur in front of the building. Additional features signaling the structure's historical function as industrial manufacturing site include the concrete loading dock with a metal canopy on the west elevation. The three large, north-facing skylights near the roofs center, each composed of two sets of 3/3 steel windows, also would have played an important role in the buildings use, providing ventilation and natural light on the factory floor in the largely open structure. The building's façade also includes a distinct arched opening with multiple-light sidelights and a large transom over the doors.

In regards to Criterion 8, the property at 311 Bryan Avenue was listed in the National Register of Historic Places in 2006, under National Archives Identifier #37250329.

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, 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 1911.
2. The design of the structure is still intact and identifiable. Character defining features, such as the large arched opening on the north side with multiple-light sidelights and a transom over the doors, are largely intact.
3. The structure's original setting is still extant. The building is surrounded by one- and two-story masonry industrial and commercial buildings constructed between the 1910s and the 1950s. This property is also located just south and east of the South Main Historic District, a similarly associated two-block area of commercial block buildings dating from 1909-1946 (NRHP, 2009).
4. The property's original materials appear generally intact, including the original poured-in-place sand-colored concrete walls and most of the double-hung, multiple-light, black steel-framed 1/1 and 2/2 windows.
5. The property still displays the physical evidence of workmanship from the 1910s, such as its concrete loading dock, rear shade canopy and façade treatment of scored concrete (meant to simulate blocks of stone). The north, south, and east elevations also show the impressions of the wood used as forms for pouring the concrete walls.
6. The property still retains its feeling as an industrial manufacturing plant, despite its recent conversion to residential lofts. The loft apartments have the exposed concrete walls and floors, high ceilings (16 feet per story), and ample natural light, all characteristics of the plant's original interior.
7. The property still retains its association with early industrial manufacturing at the turn of the century after the development of the railroad. While the railroad spur that once terminated directly in front of the building is gone, the railroad tracks three blocks east of the structure are still extant, preserving its contextual association with rail in this period.

Surrounding Zoning and Land Uses

North "NS-T5" Near Southside
East "NS-T5" Near Southside
South "NS-T5" Near Southside
West "NS-T5" Near Southside

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.

The following organizations were notified: (emailed October 22, 2021)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	United Communities Association of Fort Worth
Bricktown NA	Texas & Pacific Lofts HOA
Near East Side NA	Historic Southside NA
Near Southside Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Hemphill Corridor Task Force
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

* *Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding properties are zoned “NS-T5” Near Southside. They represent a mix of residential, commercial and mixed-use structures with and without historic designations.

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

Comprehensive Plan Consistency

The 2021 Comprehensive Plan currently designates the subject property as Mixed Use.

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

- Promote the restoration of historic homes and buildings.

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.
- Criterion 7: Is the site of a significant historic event.
- Criterion 8: Is designated as a Recorded Texas Historic Landmark, State Antiquities Landmark or an American Civil Engineering Landmark, or is listed on the National Register of Historic Places.

Integrity

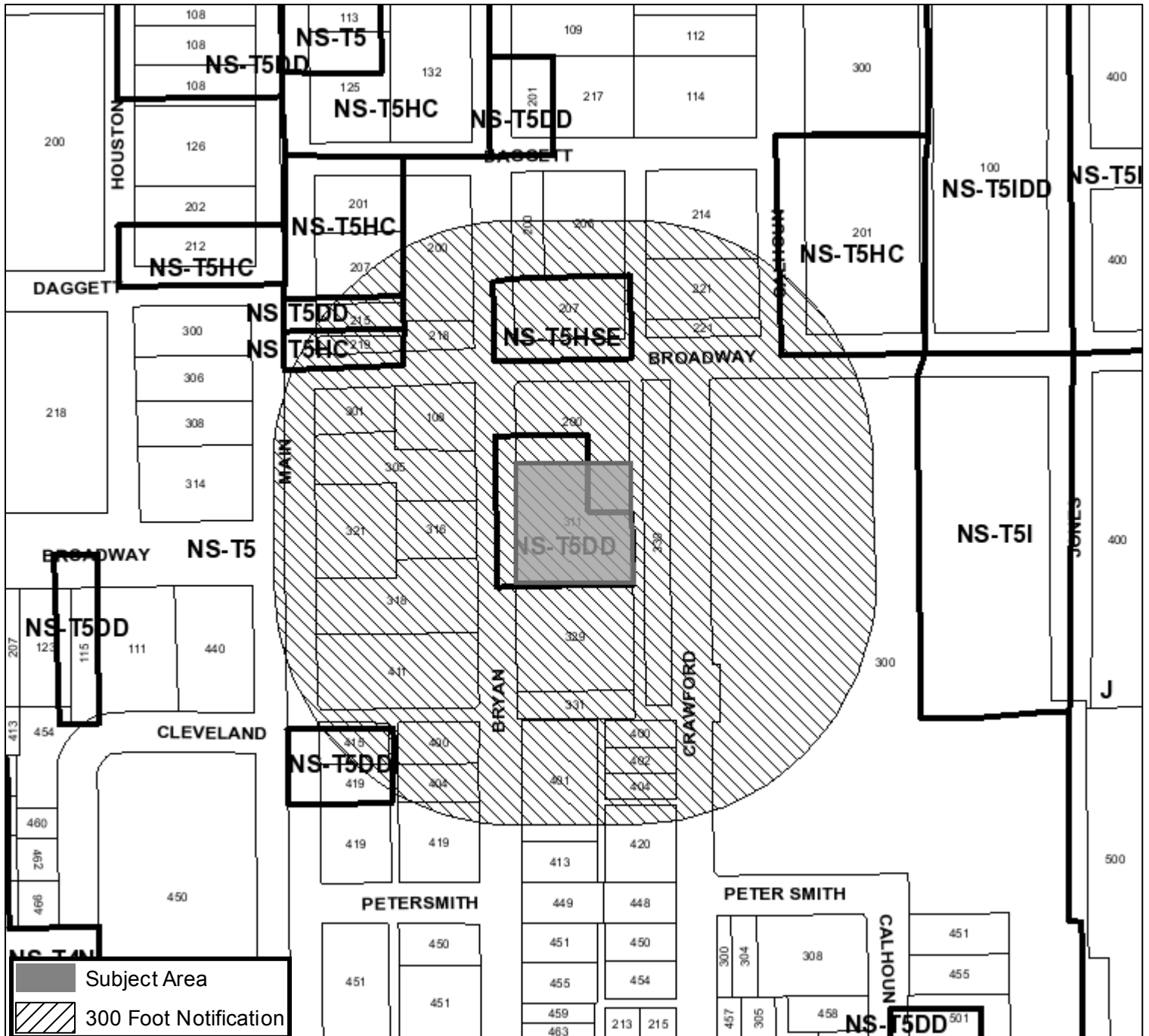
Based on the evidence still extant at the property, the property at 311 Bryan Avenue sufficiently retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).



Summary

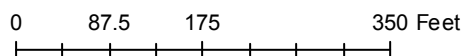
Staff have found evidence that the property meets 4 of the 8 Criteria for Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Area Zoning Map

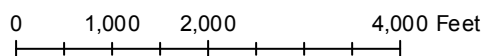
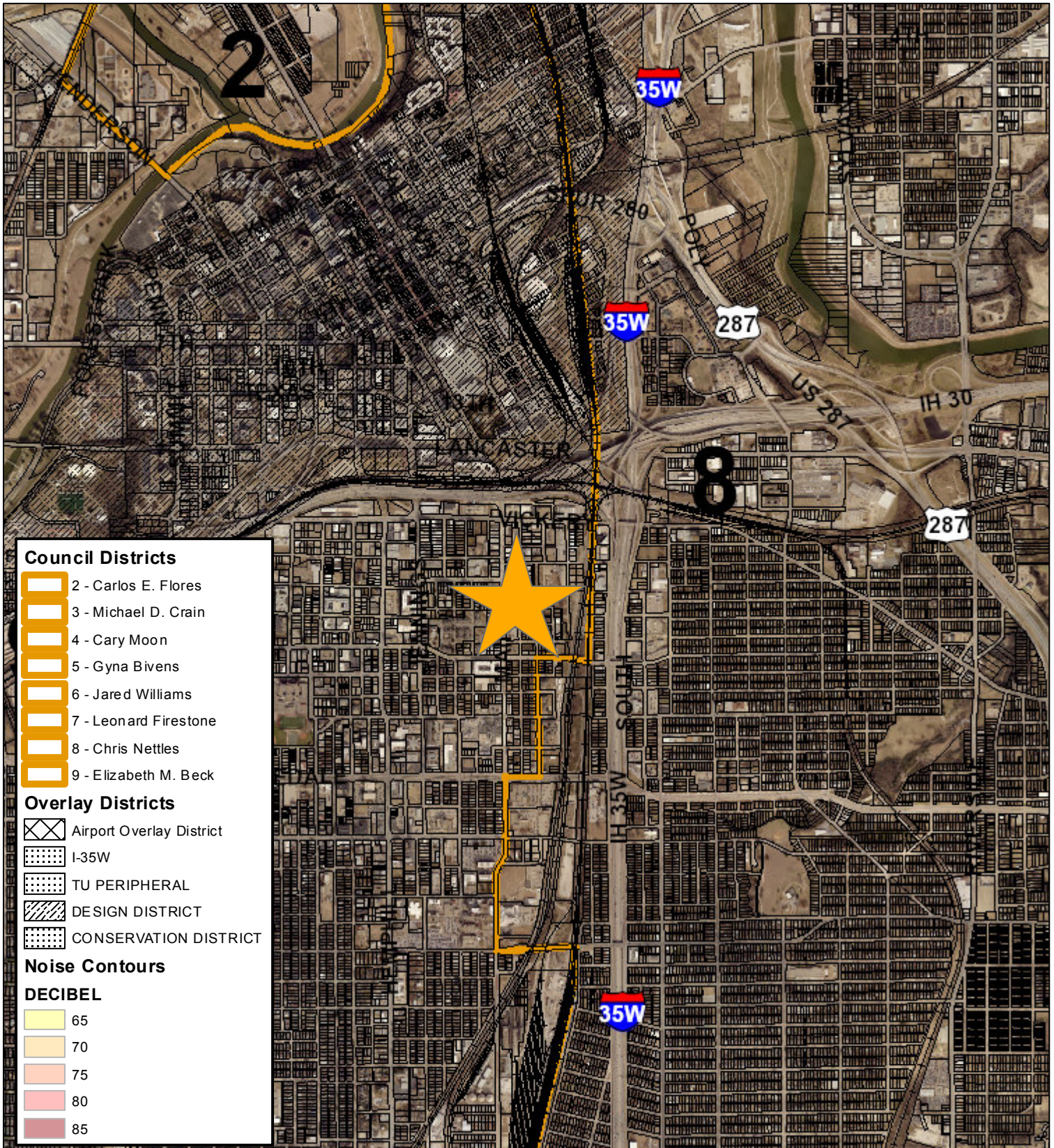
Applicant: City of Fort Worth Historic Preservation
 Address: 311 Bryan Avenue
 Zoning From: NS-T5/DD (Demolition Delay Overlay)
 Zoning To: NS-T5/HC (Historical and Cultural Overlay)
 Acres: 0.48620596
 Mapsco: 77E
 Sector/District: Southside
 Commission Date: 11/10/2021
 Contact: 817-392-8574



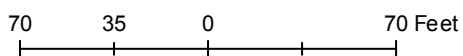
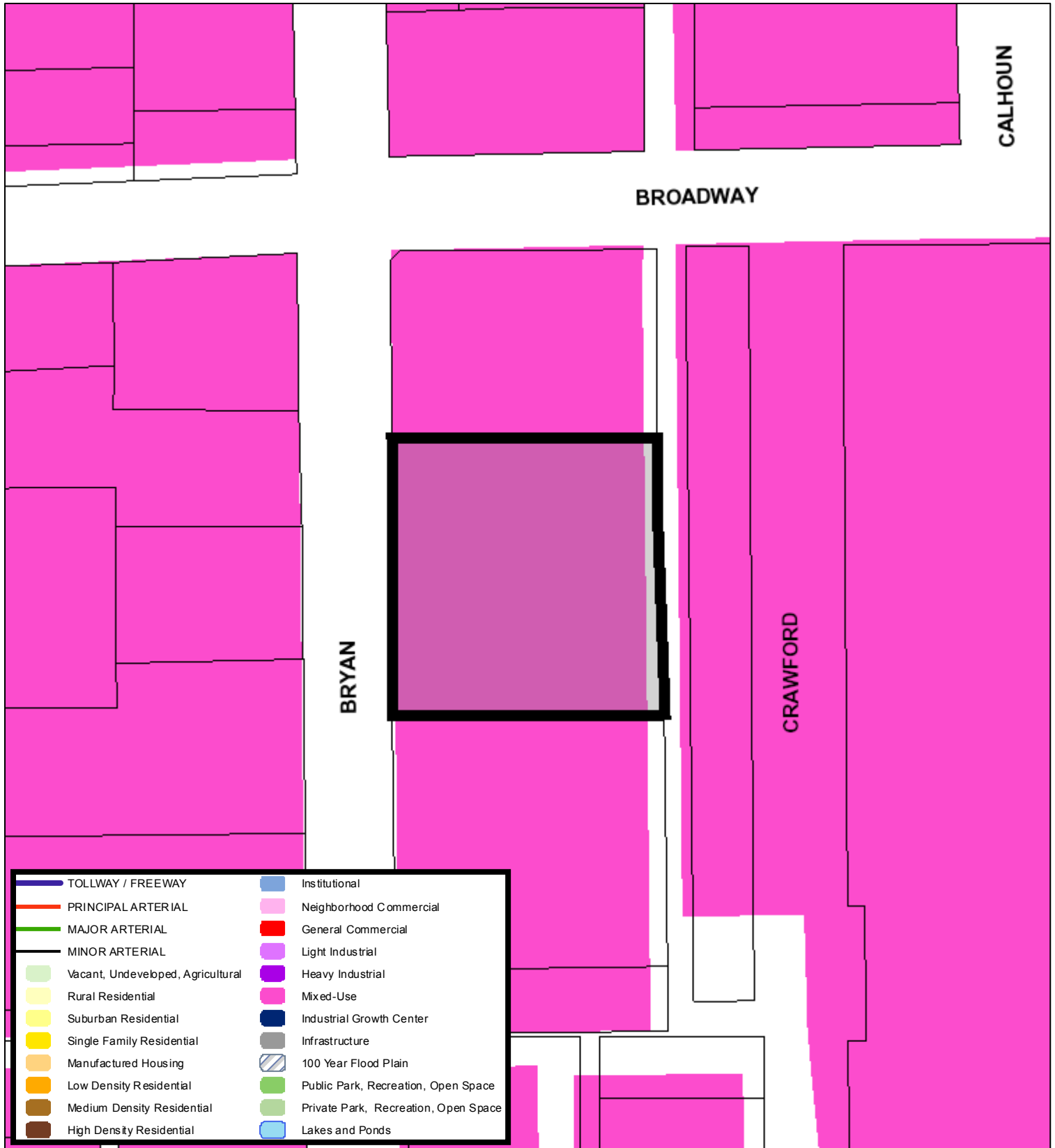
 Subject Area
 300 Foot Notification



Area Map



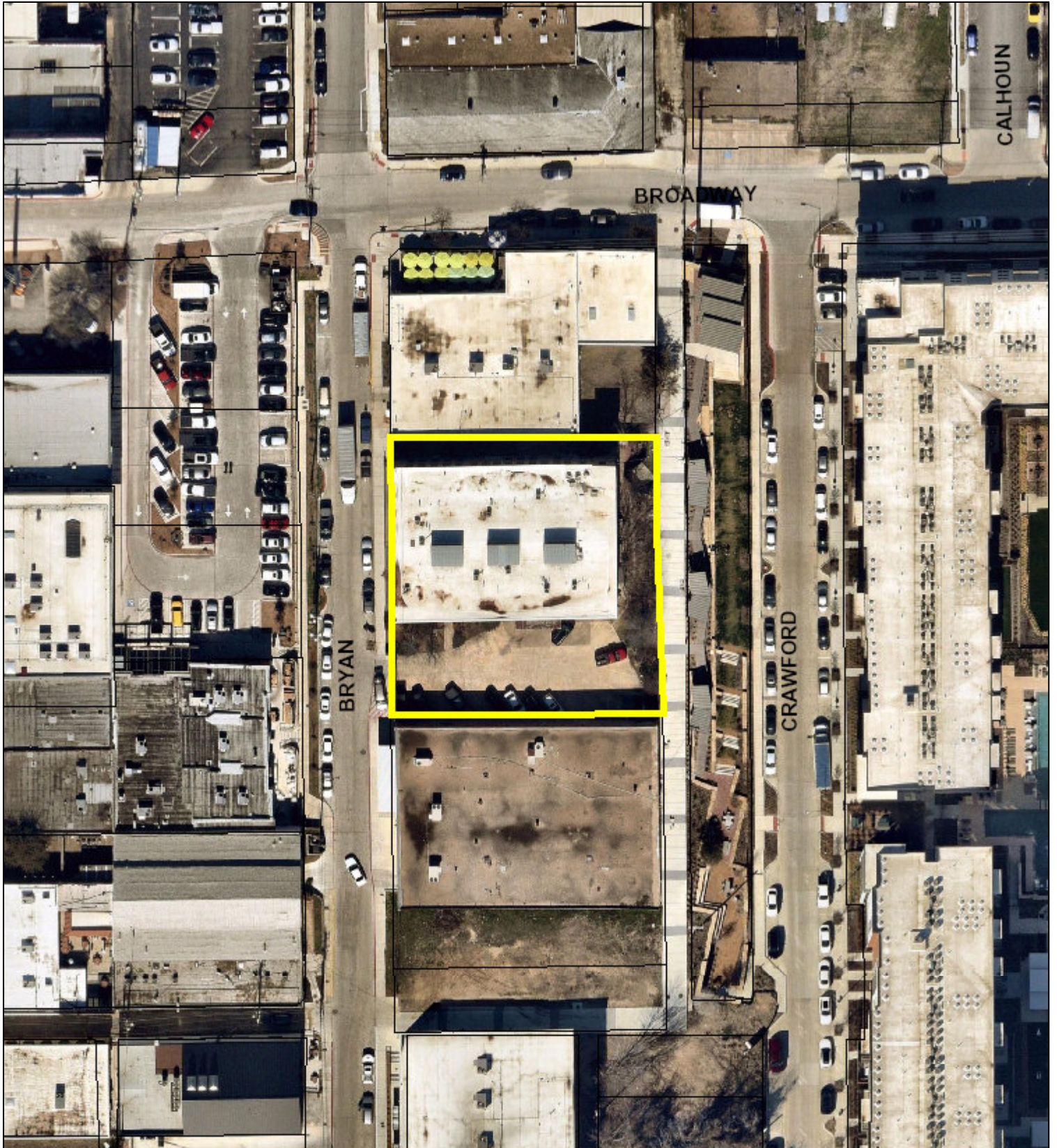
Future Land Use



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 45 90 180 Feet

