

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

**DATES:** November 14, 2022

**COUNCIL DISTRICT:** 9

**GENERAL INFORMATION**

---

<b>REQUEST</b>	Certificate of Appropriateness
<b>APPLICANT/AGENT</b>	Downtown Fort Worth, Inc.
<b>LOCATION</b>	221 W. Lancaster Avenue
<b>ZONING/ USE (S)</b>	H/HC
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual

**REQUEST**

---

Applicant requests a COA to install a new sign package and undertake pedestrian improvements within the site and setting surrounding the T&P Lofts building.

**BACKGROUND**

**APPLICABLE REGULATIONS**

**(d) Certificates of Appropriateness (changes to historic properties)**

*2. Level of Review*

- a. HPO review.* Except where such jurisdiction conflicts with the powers and duties conferred upon the HCLC pursuant to this Historic Preservation Ordinance or Appendix A, § 2.103 of the city code, the HPO has original jurisdiction to evaluate applications for appropriateness and issue COAs; provided, however, **the HPO may refer any application, or any portion thereof, to the HCLC for review and consideration.**

**THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES**

**GENERAL STANDARDS**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **Setting**

### *Recommended*

- Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting.
- Retaining the historic relationship between buildings and landscape features of the setting.
- Designing and constructing a new feature of the building or landscape when the historic feature is completely missing, such as row house steps, a porch, a streetlight, or a terrace. It may be a restoration based on documentary or physical evidence; or be a new design that is compatible with the historic character of the setting.
- Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.

### *Not Recommended*

- Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

## **New Additions**

### *Recommended*

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing new additions in a manner that makes clear what is historic and what is new.

### *Not Recommended*

- Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
- Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

## ***FINDINGS / RECOMMENDATIONS***

---

The Historic Preservation Officer (HPO) has jurisdiction to evaluate applications for appropriateness and issue COAs; provided, however, the HPO may refer any application, or any portion thereof, to the HCLC for review and consideration. Given the significance of the

individually-designated Texas & Pacific Lofts building, as well as the public nature of this project which is being led by Downtown Fort Worth, Inc., the HPO has referred this application to the HCLC for review and consideration.

The applicant is requesting to add new wayfinding signage, lighting, and pedestrian-access improvements to the T&P Lofts building and within the building's setting. The property is currently the site of the TEXRAIL and Trinity River Express (TRE) station. The property serves as a key pedestrian transition corridor between downtown Fort Worth and the Near Southside. However, despite the importance of connection, there is very little wayfinding signage to indicate to visitors and residents how to find the train platform or sites in downtown and the Near Southside.

The proposed request is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The proposed signage, lighting, and pedestrian improvements will not destroy historic materials that characterize the property, and will be compatible with the architectural features of the T&P Lofts building in order to protect the historic integrity of the property (Standard 9). The addition of the signage, lighting, and pedestrian improvements will be undertaken in such a manner that if removed in the future, the essential form and integrity of the property and its surrounding environment will not be impaired (Standard 10). The signage is also compatible with the historic character of the T&P Lofts Building, which has been traditionally used as a place of transit and transportation since the building was constructed in the 1930s (Standard 1). The improvements are consistent with the property's traditional use, and will help it function more efficiently in the manner that it was traditionally intended to function.

The proposed signage, lighting, and pedestrian improvement will have a substantial beneficial impact on the experience of residents and visitors to Fort Worth, particularly from a pedestrian's perspective. They are also considered highly compatible yet subordinate to the traditional character of the T&P Lofts building, meeting several general preservation principles. These improvements will help reestablish a traditional connection between downtown and the Near Southside which has been heavily altered over the years.

Having regard to the foregoing, Staff therefore recommends the following motion:

**That the Application for a Certificate of Appropriateness install a new sign package and make changes to the setting of the T&P Lofts building be approved.**

## SUPPLEMENTAL MATERIAL

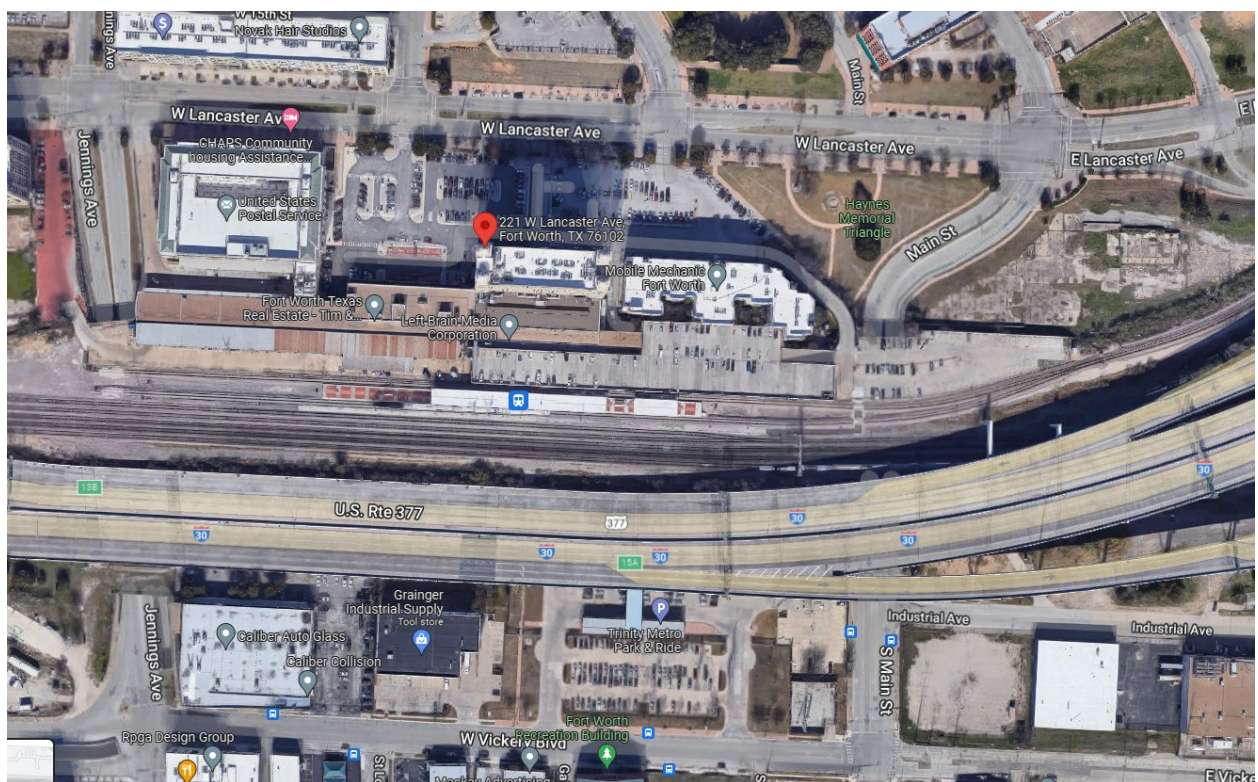


Fig. 1 – Aerial view of subject area.

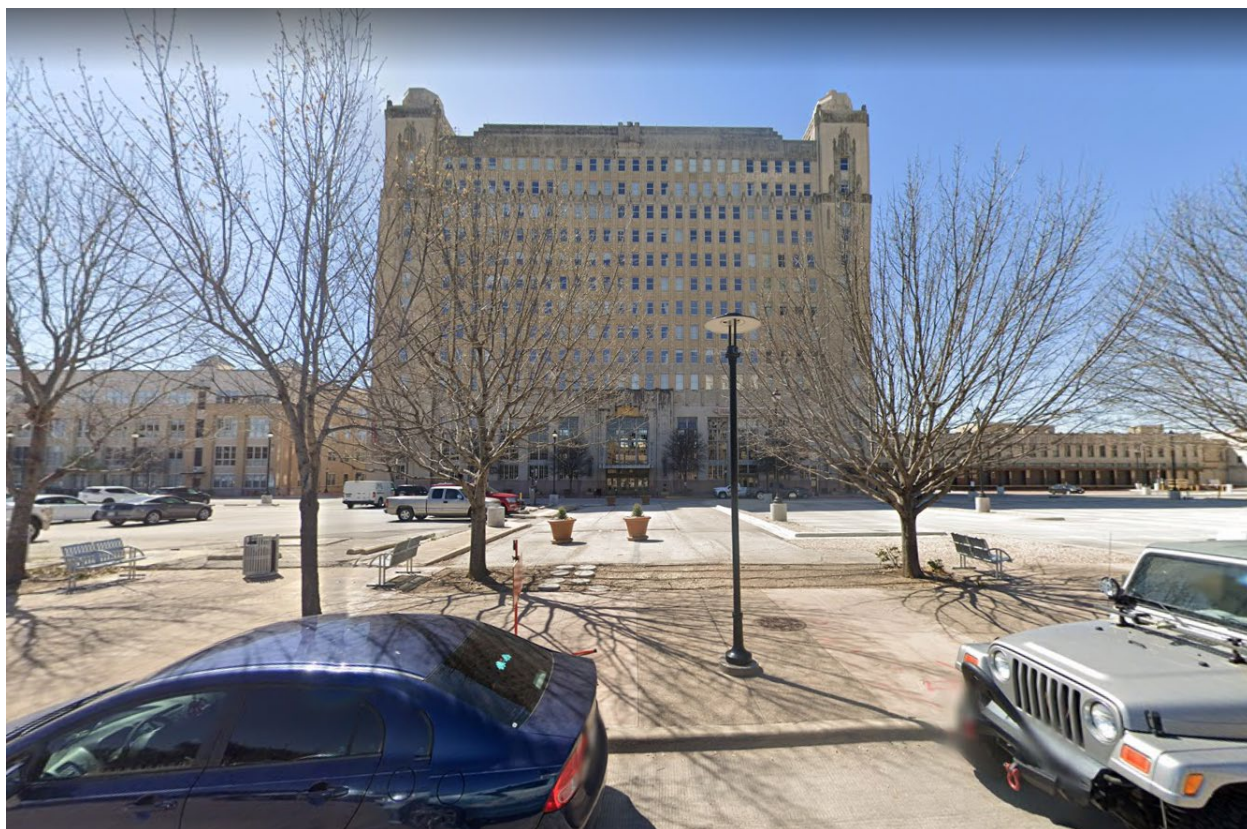


Fig. 2 – Showing north elevation and area of proposed pedestrian improvements.

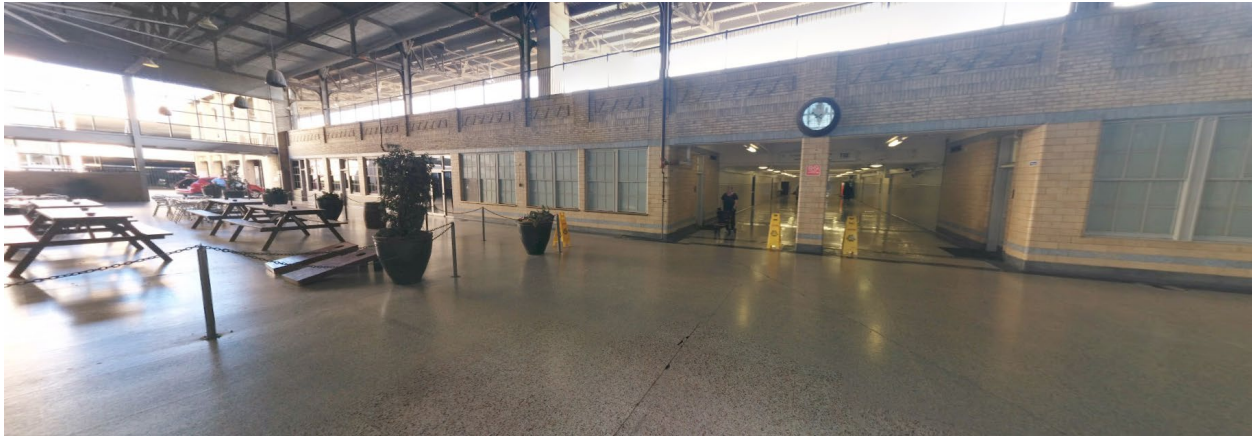


Fig. 3 – Showing current condition inside T&P Station. Note lack of directional signage and lighting (other than natural lighting). The passage in the middle leads to the trains and the Near Southside.



Fig. 4 – Passageway to Near Southside. Note lack of directional signage, poor lighting.

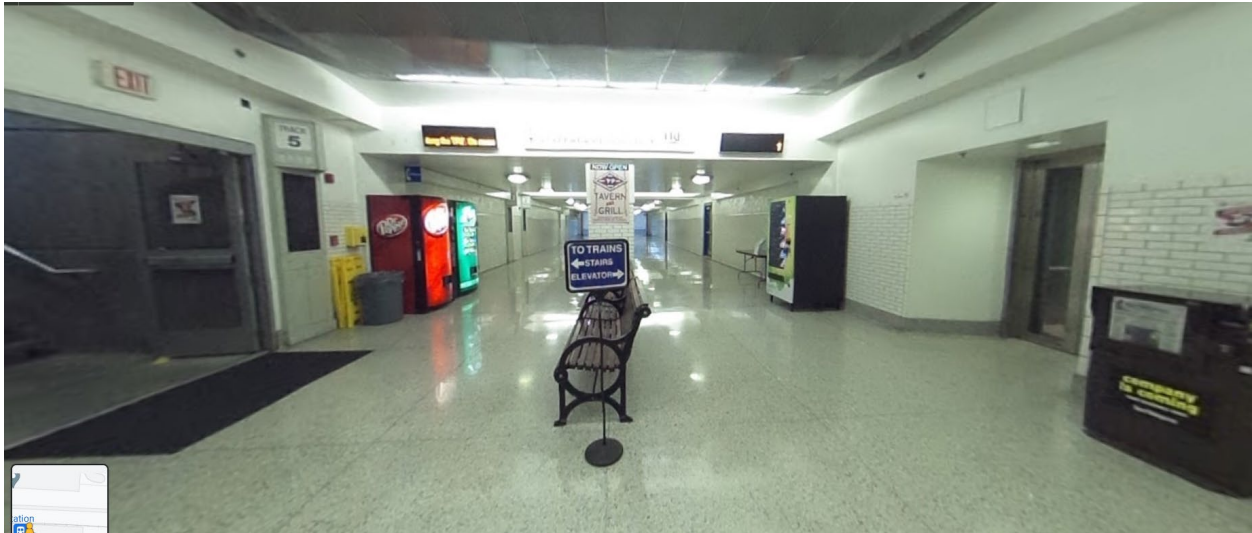


Fig. 5 – Looking north towards downtown. The entrance to the train platform is to the left, and the elevator the platform is to the right. Note lack of directional signage, train information in this important connective space.