

DATE: August 17, 1993

CITY COUNCIL REPORT FORMAT

TO: Mayor and Members of the City Council

FROM: Lloyd V. Harrell, City Manager

SUBJECT: Historic designation of O'Neil Ford Civic Complex

RECOMMENDATION: Historic Landmark Commission recommends approval.

SUMMARY: The Historic Landmark Commission has requested that the City Council consider directing the Landmark Commission to seek designating the O'Neil Ford Civic Complex as a Historic District. In the Historic Landmark Preservation and Historic Districts ordinance, Sec.35-215, "Designation of Landmarks," delineates the criteria the City Council should consider in designating historical properties. The O'Neil Ford Civic Complex meets several of the thirteen criteria established by the ordinance, most particularly:

- (4) Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

If the Council feels that the O'Neil Ford Civic Complex qualifies and should be designated as a local Historic District, the Council needs to act as the applicant and direct the Landmark Commission to proceed with the application process on the Council's behalf. Designating the property as a Historic District would make any exterior changes in the district subject to Landmark Commission review with appeal to the City Council. Specific design guidelines for the district would be established as part of the designation process. The City already owns two locally designated properties: the Police Station at 221 N. Elm and the Center for the Visual Arts at 407 S. Bell.

BACKGROUND: O'Neil Ford is arguable the most prominent architect to have come from Texas. In his long and distinguished career, he achieved both popular and critical success, yet retained a strong life link to his hometown of Denton. Fifteen of his structures survive still in Denton. The City Council has made an effort to recognize and promote that asset by partially funding, through the Historic Landmark Commission and the Certified Local Governments program, a catalogue of the works

of O'Neil Ford. Also, in July 1992, the Council passed a resolution designating the Ford-designed municipal buildings as the "O'Neil Ford Civic Complex", and on July 31, 1993, officially dedicated and renamed the property in Ford's honor. Preservation and promotion of cultural assets is also a strategic issue for the City: "In order to be known as a unique and special city in the metroplex... promote unique architecture (new as well as existing."


PROGRAMS, DEPARTMENTS, OR GROUPS AFFECTED:

Historic Landmark Commission
Building Operations
Parks and Recreation
Planning and Development

FISCAL IMPACT: None

Respectfully submitted:


Prepared by:



Jane Biles, Manager
Main Street Program
Preservation Officer

Lloyd V. Harrell
City Manager

Approved:



Frank H. Robbins, AICP
Executive Director
Planning and Development

From: Judith P. Abbott, Attorney at Law
100 W. Oak, Suite 310
Denton, Texas 76201
(817) 387-7557
FAX (817) 566-1101

To: Mayor Bob Castleberry
City Hall
Denton, Texas

July 6, 1993

Dear Mayor,

The Landmark Commission welcomes the opportunity to come and discuss the possibility of the creation of an Historic District for the O'Neil Ford Government Complex. The Commission has suggested that we be put on the agenda of one of the Council Work Sessions. That seems to be a reasonable place for us to start.

If you have any questions or if you feel that another approach might be more appropriate, please don't hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Judith P. Abbott", written over a horizontal line.

Judith Abbott

ownership appears on the last approved city tax roll.
(Ord. No. 80-30, § 1(App. B, Art. 28A, § 28A-16), 4-1-80)

Sec. 35-215. Designation of landmarks.

(a) The city council may designate buildings, structures, sites, districts, areas and lands in the city as historic landmarks and define, amend and delineate the boundaries thereof. The suffix "H" shall indicate the zoning designation of those buildings, structures, sites, districts, areas and lands which the city council designates as historic landmarks. Such designation shall be in addition to any other use designation established in this chapter. The zoning map shall reflect the designation of an historic landmark by the letter "H" as a suffix to any other use designation established under this chapter.

(b) In making the designations as set forth in subsection (a) of this section, the city council shall consider but shall not be limited to one (1) or more of the following criteria:

- (1) Character, interest or value as part of the development, heritage or cultural characteristics of the city, state or the United States;
- (2) Recognition as a recorded state historic landmark, a national historic landmark or entered into the National Register of Historic Places;
- (3) Embodiment of distinguishing characteristics of an architectural type or specimen;
- (4) Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
- (5) Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation;
- (6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif;
- (7) Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;

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- (8) Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
 - (9) Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or United States;
 - (10) Location as the site of a significant historic event;
 - (11) Identification with a person who significantly contributed to the culture and development of the city, state or United States;
 - (12) A building or structure that because of its location has become of value to a neighborhood, community area or the city;
 - (13) Value as an aspect of community sentiment or public pride.
- (Ord. No. 80-30, § 1(App. B, Art. 28A, §§ 28A-3, 28A-4), 4-1-80)

Sec. 35-216. Hearings.

(a) The city planning and zoning commission shall hold public hearings as provided for in V.T.C.A., Local Government Code § 211.007 to consider any historical landmarks.

ing to the property.

Ord. No. 80-30, § 1(App. B, Art. 28A, § 28A-14(d)), 4-1-80)

Sec. 35-255. Criteria for designation of historic districts.

In evaluating applications for historic districts, the historic landmark commission shall consider section 35-215 and section 35-233. If the landmark commission recommends the establishment of an historic district, it shall cause to be prepared an historic district designation ordinance which shall contain, but not be limited to, the following:

- (1) A statement of purpose setting forth the commission's reasons for recommending designation of the district;
- (2) A legal description of the boundaries of the district;
- (3) Maps, charts and photographs of the buildings, structures, sites, areas or lands located within the district;

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§ 35-256

1. Findings that support the criteria required in sections 35-215 and 35-233, if applicable, that establishes the particular importance or value of the district;
2. Recommendations for the protection and preservation of the district referred to as the district preservation plan.

Ord. No. 80-30, § 1(App. B, Art. 28A, § 28A-14(e)), 4-1-80)

RESOLUTION NO. R92-040

A RESOLUTION OF THE CITY OF DENTON, TEXAS, FORMALLY ADOPTING NAMES FOR CERTAIN CITY FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Denton will soon be in the process of expanding and renovating its facilities; and

WHEREAS, in order to maintain an orderly flow of business and to better accommodate citizens using City facilities, a committee of the City Council has studied the issue and submitted recommendations to the City Council for the designation of names for certain City facilities, and the Council wish to accept same; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION I. That area encompassing the Civic Center Park which is bounded by Withers Street on the north, Bell Avenue on the east, McKinney Street on the south and Austin and Oakland Streets on the west shall be known as the "O'Neil Ford Civic Complex." The following buildings shall be located within the O'Neil Ford Civic Complex: Emily Fowler Library, Denton Senior Center, Civic Center Pool, Civic/Convention Center and City Hall.

SECTION II. That those facilities located at 601 East Hickory and 604 East Hickory, formerly owned by Moore Business Forms, shall be known as the "Denton Municipal Complex."

SECTION III. That facility located at 221 North Elm Street shall be known as "City Hall West."

SECTION IV. That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the 21st day of July, 1992.


BOB CASTLEBERRY, MAYOR

ATTEST:
JENNIFER WALTERS, CITY SECRETARY

BY: 

CITY OF DENTON

CITY COUNCIL AGENDA REQUEST FORM

THIS FORM IS TO BE SUBMITTED BY NOON OF THE MONDAY OF THE WEEK
PRIOR TO THE REGULAR COUNCIL MEETING.

DATE OF CITY COUNCIL MEETING: August 17, 1993

REQUESTING DEPARTMENT/
INDIVIDUAL/EXTENSION: Planning Dept./ Jane Biles/ ext. 8350

ITEMS TO BE PLACED ON AGENDA:

1. Word item **exactly** as it is to be placed on agenda. **Include any Advisory Board recommendation.**
2. List **backup** materials which will be provided (must be submitted no later than 5:00 p.m. **Wednesday**, prior to the Council meeting).

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1. Discuss initiating the designation of the O'Neil Ford Civic Complex as a Historic District and give staff directions.
 2. Letter of request from Judith Abbott, Chairman of the Historic Landmark commission.

Criteria for designating historic landmarks and historic districts.

Resolution naming "O'Neil Ford Civic Complex."