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## **Master Plan for the Restoration of the Van Zandt Cottage, 2000**

### *City of Fort Worth Parks and Community Services Advisory Board*

INFORMATIONAL ITEM

No. V.B.

July 19, 2005

Page 1 of 2

**TO: Chair and Members of the Parks and Community Services Advisory Board**

**SUBJECT: VAN ZANDT COTTAGE RESTORATION PLAN**

The Van Zandt Cottage, located at 2900 Crestline Rd. in City Council District 7, was built in the 1850s (an actual date is unknown). The Major K. M. Van Zandt family bought the house and the accompanying farmland in 1869 from the A.G. Scoggin family. The house was located on the stagecoach line between Weatherford and Fort Worth and frequently, when the river was too high to cross, the Van Zandts served as hosts to stagecoach passengers. The Van Zandt family occupied the home until 1879, when they moved to a much larger home on the corner of Northwest Penn Street and Johnson Avenue.

The City of Fort Worth purchased the Cottage along with most of the current Cultural District from the K.M. Van Zandt Land Company in 1936 for \$150,000 in connection with the construction of the Will Rogers Memorial Center and the Frontier Center for the Texas Centennial. The home was then "restored" and placed under the guardianship of the Daughters of the Confederacy and the Daughters of the Republic of Texas (who withdrew their support shortly after the restoration to focus on the Alamo). The Ethel N. Nichols – Van Zandt Cottage Foundation contracted with the City of Fort Worth from 1965 to 1996 to care for the home. On September 16, 1996, the maintenance, preservation and management of the Cottage reverted back to the Parks and Community Services Department under the care of the staff at Log Cabin Village.

On November 21, 2000, the Parks and Community Services Advisory Board endorsed the Master Plan for the Van Zandt Cottage, the oldest home in Fort Worth still on its original foundation and a Registered Texas Historic

Landmark. The adopted Master Plan included construction of an office with a separate climate/humidity-controlled storage area for artifacts and a handicapped accessible restroom; accessible flagstone walkways and parking lot; removal of post-1936 restroom; and, total restoration of the 1850s era cottage.

With funding from the Van Zandt Cottage Trust Fund, established by donations from the dissolved Ethel N. Nichols - Van Zandt Cottage Foundation and continuing individual contributions, a Restoration Plan was commissioned with Arthur Weinman Architects. The results of this plan are a comprehensive internal and external examination of the condition and history of the 19<sup>th</sup> century home that includes: a History; Overview of Construction; Foundation, Floor Structure and Flooring; Chimneys and Fireplaces; Exterior Walls and Structure; Interior Walls and Partitions; Ceiling and Ceiling Structure; Doors, Frames, Trim and Hardware; Windows and Shutters; Roof and Roof Structure; Lighting and Electrical; and, Heating, Ventilation and Air Conditioning. The report also includes the restoration work required, condition photographs, detailed drawings and plans, a bibliography, and pertinent reference documents.

The Restoration Plan was shared with the Board of Directors of the Van Zandt Cottage Friends, a non-profit 501 (c) (3) established in November 2004, at their March 5, 2005, Board meeting. After the plan's endorsement by the Parks and Community Services Advisory Board, the Friends will assist staff with fundraising for the necessary improvements to this Fort Worth historic landmark.