



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 2, 2011

**Council District** 8

**Zoning Commission Recommendation:**  
Approved by a vote of 7-0  
  
**Opposition:** None

Continued Yes  No   
Case Manager Lynn Jordan  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Elvia & Alfred McBride

**Site Location:** 1115 E. Terrell Avenue Mapsco: 77L

**Proposed Use:** Historic Designation

**Request:** From: "A-5/HC" One-Family/Historic & Cultural Overlay  
To: "A-5/HSE" One-Family/Highly Significant Endangered

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The Ransom House was constructed in 1921. It is a two-story structure with Prairie and Craftsman detailing including deep eaves, exposed rafter tails, and hipped roof. The four triple window units on the front elevation may be a link to the Colonial Revival architectural style that was also popular at that time of construction.

The subject property meets seven of the ten criteria for Highly Significant Endangered designation, (1) distinctive in character, (2) example of particular architectural type or specimen, (3) embodies elements of architectural design, (4) bears an important and significant relationship to other distinctive structures, sites, or areas, (5) is identified with a person or persons who significantly contributed to the culture and development, (6) represents a resource, whether natural or man-made, (7) included in the National Register of Historic Places.

The HSE request was approved by Historic & Cultural Landmarks Commission on September 13, 2010 and a rezoning to "A-5/HSE" One-Family/Highly Significant Endangered is necessary to implement the overlay.

**Site Information:**

Owner: Elvia & Alfred McBride  
115 E. Terrell Avenue  
Fort Worth, TX 76104  
  
Applicant: City of Fort Worth Planning and Development  
Acreage: 0.19 ac

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "A-5/HC" One-Family/Historic Overlay / single family  
East "A-5/HC" One-Family/Historic Overlay / single family  
South "A-5/HC" One-Family/Historic Overlay / single family  
West "A-5/HC" One-Family/Historic Overlay / single family

**Public Notification:**

The following Neighborhood Associations were notified:

Historic Southside	Southside Preservation Assoc.
Hillside Morningside	COPS
United Comm. Assoc.	Fort Worth ISD
East Fort Worth Business Assoc.	
Southeast Fort Worth Inc.	
Morningside/Hillside Crime Watch	

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-111 Historic Overlay for the Terrell Heights area approved by Council July 2007.

Platting History: None

**Development Impact Analysis:**

1. **Land Use Compatibility**

The requested "HSE" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

2. **Comprehensive Plan Consistency**

The 2010 Comprehensive Plan designates the subject property as single family. However, the overlay district will not affect the underlying zoning district and future land use.

As a result, the proposed zoning **is consistent** with the 2011 Comprehensive Plan.

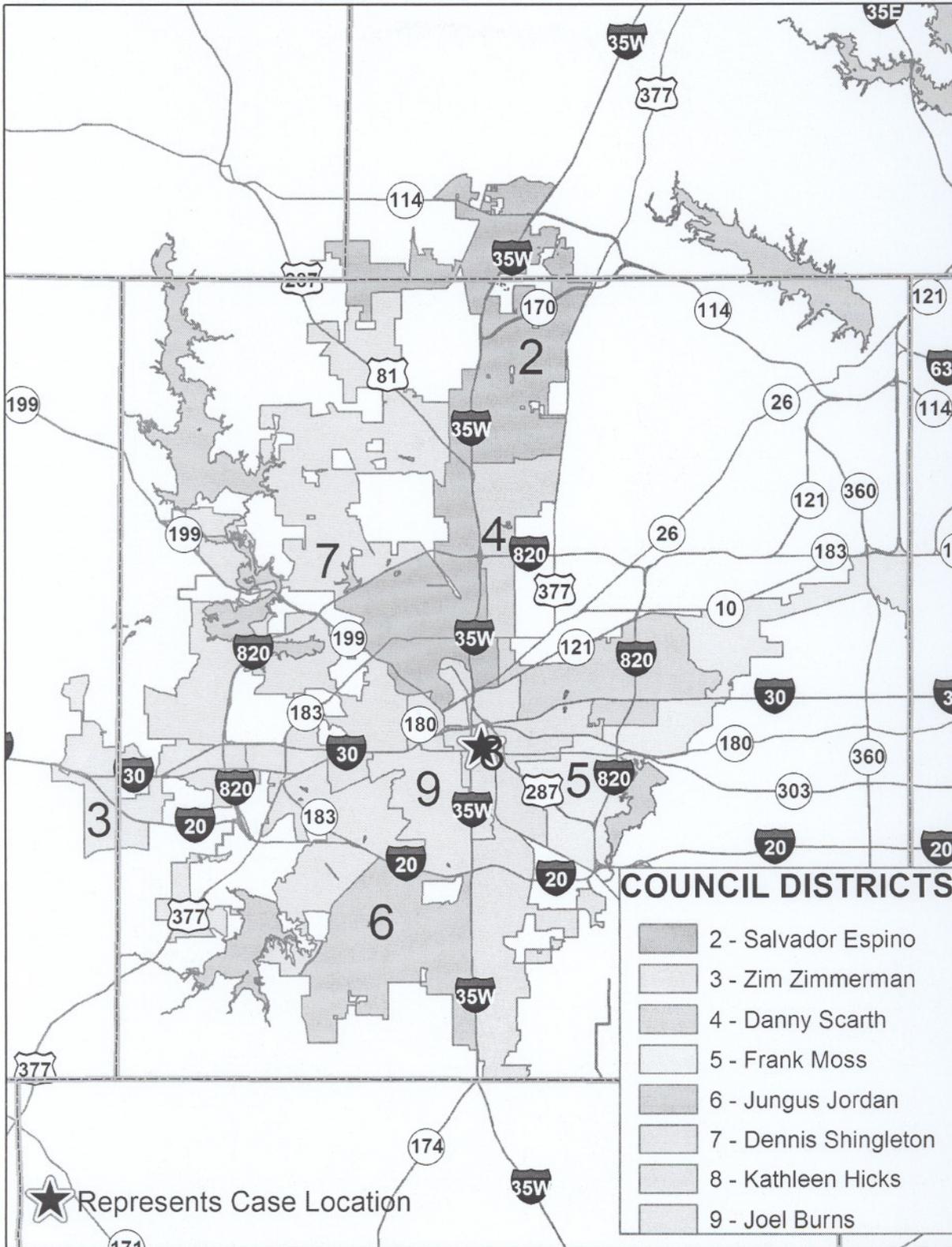
**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Minutes of the Zoning Commission meeting

# FORT WORTH

ZC-11-057

## Location Map

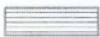


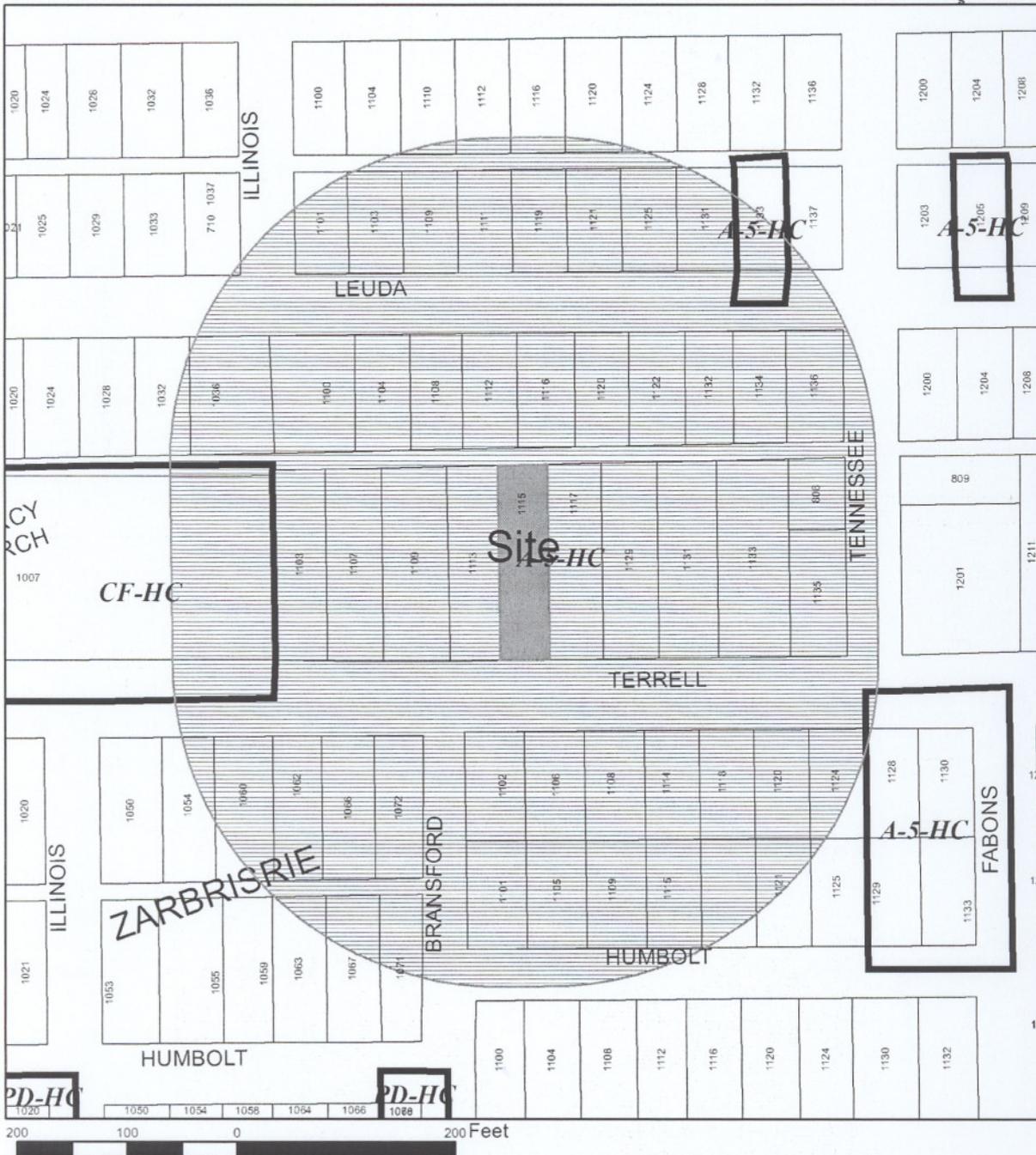


ZC-11-057

# Area Zoning Map

Applicant: Elvia & Alfred McBride  
 Address: 1115 E. Terrell Avenue  
 Zoning From: A-5/HC  
 Zoning To: A-5/HSE  
 Acres: 0.19  
 Mapsco: 77L  
 Sector/District: Southside  
 Commission Date: 07/13/2011  
 Contact: 817-392-8067

 300 Ft. Buffer



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

**DATES:** 13 September 2010

**COUNCIL DISTRICT:** 8

***GENERAL INFORMATION***

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<b>REQUEST</b>	Historic designation change from HC to HSE
<b>APPLICANT/AGENT</b>	Elvia Ransom McBride & Alfred McBride/Sarah Walker
<b>LOCATION</b>	1115 E Terrell Avenue
<b>ZONING/ USE (S)</b>	A-5/HC
<b>NEIGHBORHOOD ASSOCIATION</b>	Historic Southside

***DESIGNATION***

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The applicant requests historic designation change from Historic and Cultural Landmark (HC) to Historic Significant Endangered (HSE). The structure meets the following criteria for historic designation:

- 1) Criteria 1: Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas, or the United States.
- 2) Criteria 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- 3) Criteria 4: Embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
- 3) Criteria 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.
- 4) Criteria 8: Is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas, or the United States.
- 5) Criteria 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.
- 6) Criteria 10: Is included on the National Register of Historic Places.

## **FINDINGS / RECOMMENDATIONS**

### The Neighborhood:

The Near Southeast Neighborhood (locally designated as Terrell Heights) is a historic African-American neighborhood located about a mile southeast of downtown Fort Worth. Most of the additions comprising the neighborhood were platted in the late nineteenth and twentieth centuries. The first residents were working class Anglo-Americans, but by the 1910s, African-Americans had begun to migrate from the neighborhoods just east of downtown Fort Worth to the area around East Terrell Avenue. They were joined by other African-Americans who moved to Fort Worth seeking better opportunities.

Those moving into the area were educators, ministers, doctors, business people, domestics, and laborers for such industries as the railroads and the Fort Worth Stockyards. The residential housing stock varied from modest wooden folk and bungalow forms to brick Period Revival and larger Prairie School-inspired homes. The neighborhood became home to several African American churches, social institutions, a modern theater, a small park, and a thriving commercial corridor on Evans Avenue between East Terrell Avenue and East Rosedale Street. It began to decline in the 1960s as residents moved out of the area.<sup>1</sup>

### The Building and Its Residents:

The Ransom House was constructed c1921. (Figures 3 and 4) It is a two-story structure with Prairie and Craftsman detailing including deep eaves, exposed rafter tails, and hipped roof. A gable-front, half-width porch with oversized brackets along the eaves is a prominent feature of the house and also characteristic of Craftsman and Prairie architecture. The four triple window units on the front elevation may be a link to the Colonial Revival architectural style that was also popular at the time of construction. A porte-cochere accents the house on the east side. Exterior details such as windows and doors appear to be unchanged.

Dr. R.A. Ransom and his wife Davalia lived in the house with their son, Dr. R.A. Ransom, Jr. and his wife Essie. Dr. Ransom was the first African-American physician in Tarrant County and founded the first African-American hospital in Fort Worth, the Ethel Ransom Hospital. Both doctors and their wives who were nurses are associated with the Ethel Ransom Hospital, located at 1200 East First Street. Dr. Ransom also served as the president of the Lone Star Medical Association, an organization of African-Americans in the health field.<sup>2</sup>

The house was listed on the National Register of Historic Places in 2002 as a contributing structure in the Near Southeast Historic District.

### Recommendation:

The Ransom House meets at least 5 of the 10 criteria designation which is consistent with the requirements of the ordinance for Highly Significant Endangered (HSE) properties. Staff recommends approval for the designation change and continued use of the Secretary of the Interior's Standards for Rehabilitation along with the Terrell Heights Historic District standards and guidelines to be used when evaluating any proposed alterations.

<sup>1</sup> Excerpt from the Near Southeast National Register Historic District nomination. The Near Southeast neighborhood is one block west of the church. The Near Southeast National Register Historic District was designated in 2002.

<sup>2</sup> Ibid.

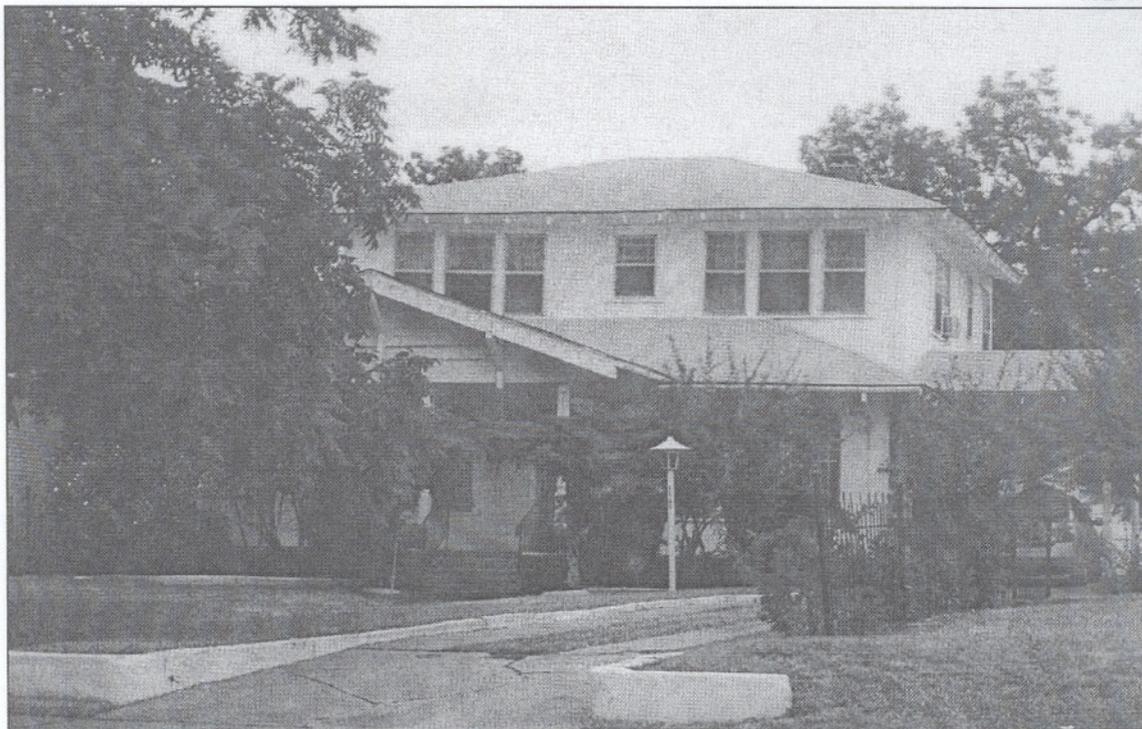


Figure 3. Front elevation, August 2010



Figure 4. Front elevation, c. 2002



# Future Land Use

ZC-11-057



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.



## Aerial Photo Map



Mr. Edmonds asked for clarification on the request.

Ms. Burghdoff asked if there was a letter received from Fort Worth South. Mr. Purvis said there was a discussion between Mr. Perkel and Paul Paine and that Fort Worth South approved the project but did not provide a letter.

Mr. Edmonds mentioned they usually receive some type of support or opposition from Fort Worth South and was surprised no one was present.

Motion: Following brief discussion, Ms. Reed recommended approval of the request as amended, to not require screening for the drive-thru for Lot One, not require the 40% fenestration requirement for the bank Lot One, to allow the drive thru between the building and the street Lot One, and deny the EFIS requirement for Lot Five and the fenestration requirement for the remainder of the lots, seconded by Mr. Edmonds. The motion carried 6-0-1 with Mr. Wilson recusing.

**13. ZC-11-057 Elvia and Alfred McBride (CD 8)- 1115 E. Terrell Avenue (Moore, Lewis Survey, Abstract 1093, Tract 35, 0.19 Acres): from "A-5/HC" One-Family/Historic & Cultural Overlay to "A-5/HSE" One-Family/Highly Significant Endangered**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the request is to change the historic designation.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 7-0.

**14. ZC-11-055 Jack & Racquel Morehead (CD 7)- 516 West Bonds Ranch Road (Henry Robertson Survey, Abstract 1259, Tracts 6E2B & 6F2B, 3.86 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus single-family residential and farmers' market; site plan waiver requested.**

Racquel Morehead, 516 West Bonds Ranch Road, Fort Worth, Texas the property owner, explained to the Commissioners the request is so they can farm the land and sell the products. She mentioned when they bought the house they thought they were able to do that since it was commercial property. They also do business with the Grapevine Farmers Market and said we should have received a letter of support from them. (Staff indicated no letter had been received.)

Mr. Ortiz mentioned he liked the idea, however; he would prefer a site plan for the property to see what will be on the land. Ms. Morehead mentioned she thought what she submitted was a site plan but it was a survey of the property. She indicated on the aerial displayed where the parking and tables would be located. She also informed the Commissioners her business would be the only one selling at the location. Ms. Morehead indicated she didn't mind providing a site plan