



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: City of Fort Worth/Baker Funeral Home

Site Location: 301 E. Rosedale Street Mapsco: 77J

Proposed Use: Historic Designation

Request: From: "NS-T5" Near Southside Transect 5 Urban Center Zone
To: "NS-T5/HC" Near Southside Transect 5 Urban Center Zone/Historic and Cultural Overlay

Land Use Compatibility: No effect.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located north of East Rosedale and east of Crawford. The applicant is proposing a zoning change to "NS-T5/HC" Near Southside/Urban Center Zone/ Historic and Cultural for the historic overlay.

This is the site of the Baker Funeral Home, started by James Nathan Baker in 1917. It is one of the oldest African American owned funeral homes. During the 1930's, Baker expanded his business to include a community ambulance service.

The existing structure at the site is a two story vernacular commercial structure constructed circa 1948. It consists of yellow brick with red brick soldier course over the second floor windows. There are multiple divided lite windows throughout. The double front entry doors are flanked by glass block sidelights and a transom. The north wall of the structure abuts the south wall of 401 West Magnolia. A non-original metal accessory structure exists on the north side of the lot.

The structure meets 3 out of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

- Distinctive in character, interest or values; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
- Is the site of a significant historic event.
- 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.

Any future building changes to the site will be required to seek approval from Historic staff.

Site Information:

Owner: Baker Funeral Home
 301 E. Rosedale
 Fort Worth, TX 76140

Acreage: 1.28 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T5" Near Southside / single-family
 East "J" Medium Industrial / railroad
 South "NS-T5" Near Southside / Tarrant County Public Health
 West "NS-T5" Near Southside / vacant building

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E. Rosedale St	Principal Arterial	Principal Arterial	No
Crawford St	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Fort Worth South, Inc.*	Trinity Habitat for Humanity
NUP Neighborhood Unification Project	Streams & Valleys, Inc
Near Southside Neighborhood Alliance	FWISD

*Site is within this neighborhood redevelopment organization

Development Impact Analysis:

1. **Land Use Compatibility**

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

2. **Comprehensive Plan Consistency**

The proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the Historic Preservation Section of the 2015 Comprehensive Plan:

- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural, or archaeological importance to Fort Worth.
- Foster civic pride by recognizing accomplishments of the past.
- Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.

Attachments:

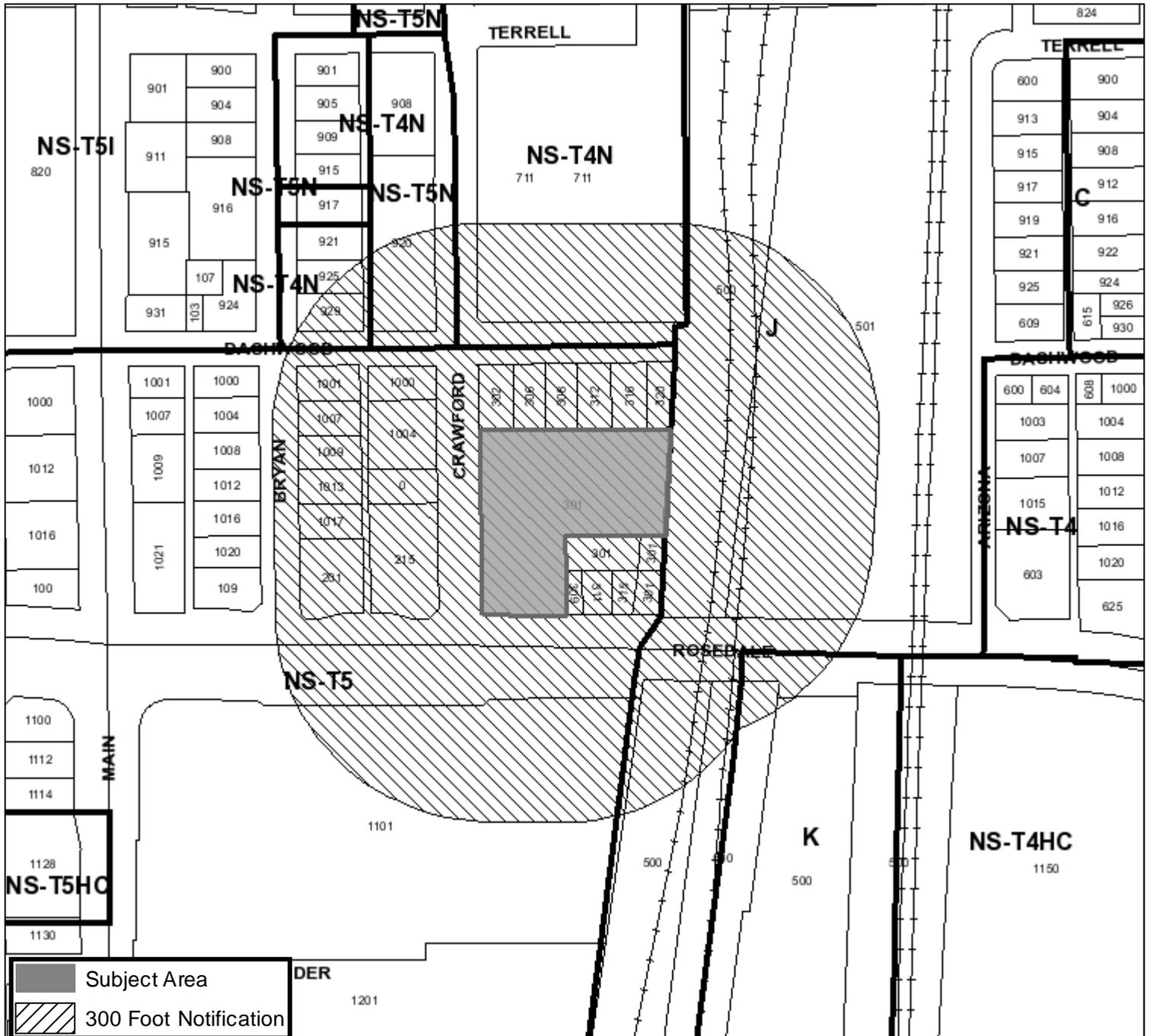
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Minutes from the Zoning Commission meeting



ZC-16-014

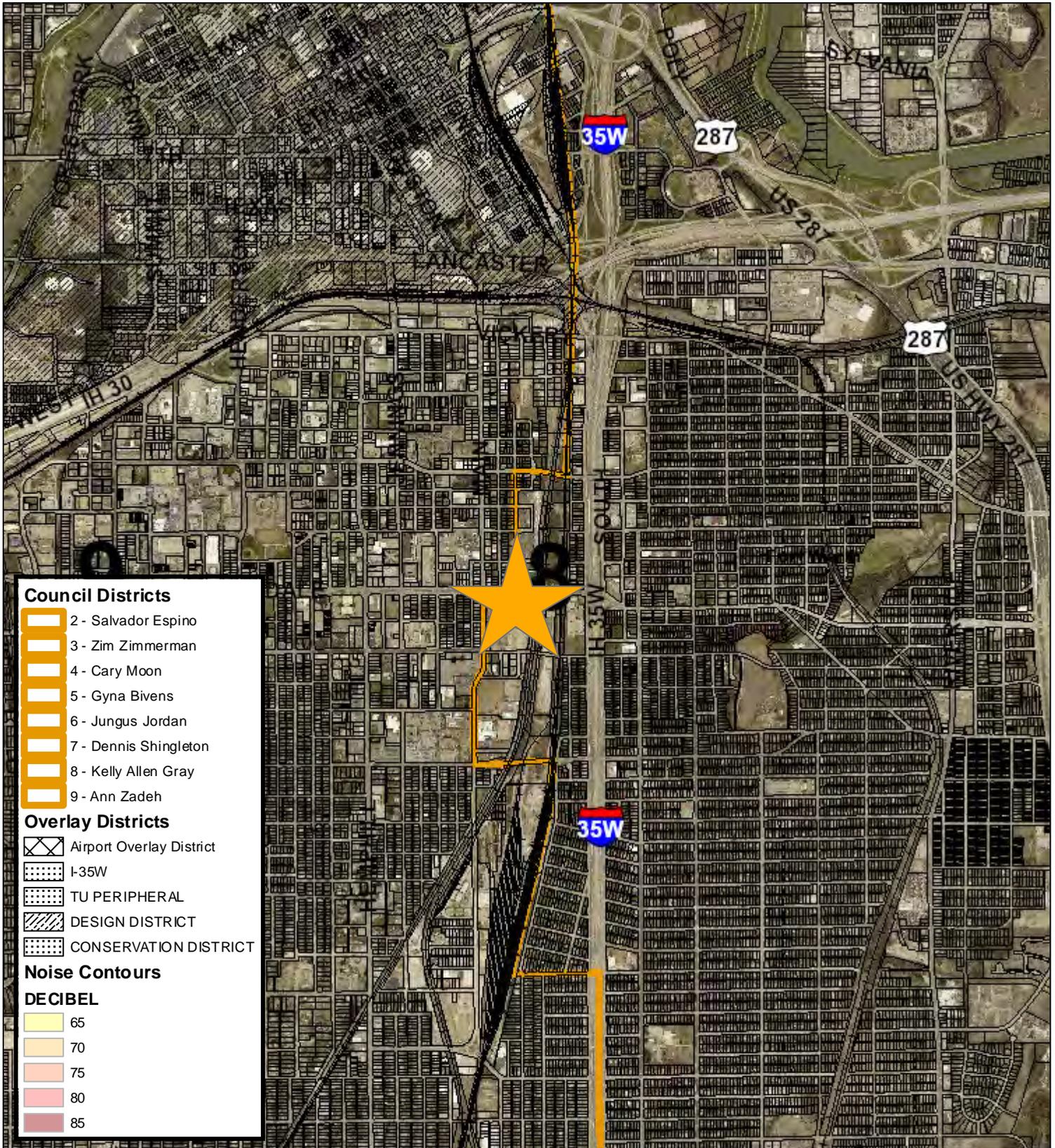
Area Zoning Map

Applicant: Baker Funeral Home/City FW Historic Preservation
 Address: 301 E. Rosedale Avenue
 Zoning From: NT-T5
 Zoning To: NS-T5 plus Historic and Cultural overlay
 Acres: 1.28858256
 Mapsco: 77J
 Sector/District: Southside
 Commission Date: 1/13/2016
 Contact: 817-392-2495



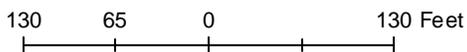
0 105 210 420 Feet

Area Map



0 1,000 2,000 4,000 Feet

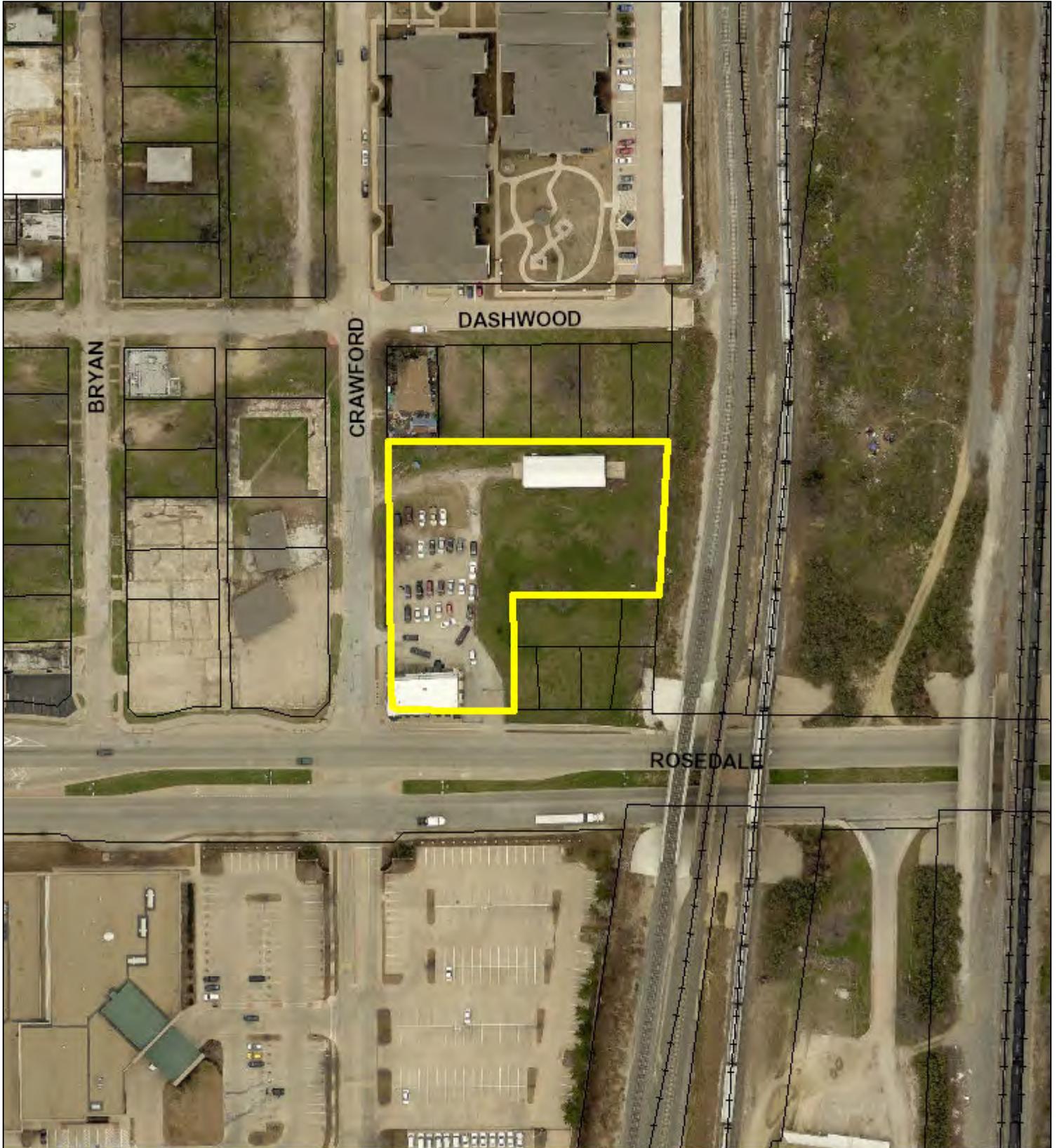
Future Land Use



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 17, 2015.



Aerial Photo Map



0 85 170 340 Feet



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

DATES: November 11, 2013

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Designation as Historic and Cultural Landmark (HC)
APPLICANT/AGENT	Baker Funeral Home, Inc.
LOCATION	301 East Rosedale Street
ZONING/ USE (S)	NS-T5
NEIGHBORHOOD ASSOCIATION	Individual

DESIGNATION

The applicant requests historic designation as a Historic and Cultural Landmark (HC). The structure meets the following criteria for historic designation:

- Criterion 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.
- Criterion 7: Is the site of a significant historical event.
- Criterion 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 United States

FINDINGS / RECOMMENDATIONS

The applicant is requesting to designate the site located at 301 East Rosedale Street. This is the site of the Baker Funeral Home, started by James Nathan Baker in 1917. It is one of the oldest African American owned funeral homes. The business first operated out of Baker's home in Cleburne. In 1926, Baker and his wife moved to Fort Worth and bought a two story residence at 301 East Rosedale Street where they continued to operate their funeral business. The business and original structure were expanded and altered over the years until 1948 when it was demolished and the existing two story commercial structure was constructed.

During the 1930s, Baker expanded his business to include a community ambulance service. This was important to the local African American community because at that time this service was not offered by area hospitals.

Baker handled services for many prominent African Americans including Mr. William Madison McDonald, the city and state's first African American millionaire.

Herbert Baker, a descendant of James Baker who also ran the Baker Funeral Home, was a civic leader and philanthropist. He was appointed to the Park and Recreation Board in 1971 and 1973, and served as Chairman. He was the first African American to head a City Governmental Board with spending power in 1973. Mr. Baker was also appointed to the State Board of Morticians by Governor Dolph Brisco. During the six years he served, he served one-year as Vice-President, and two-years as Board President.

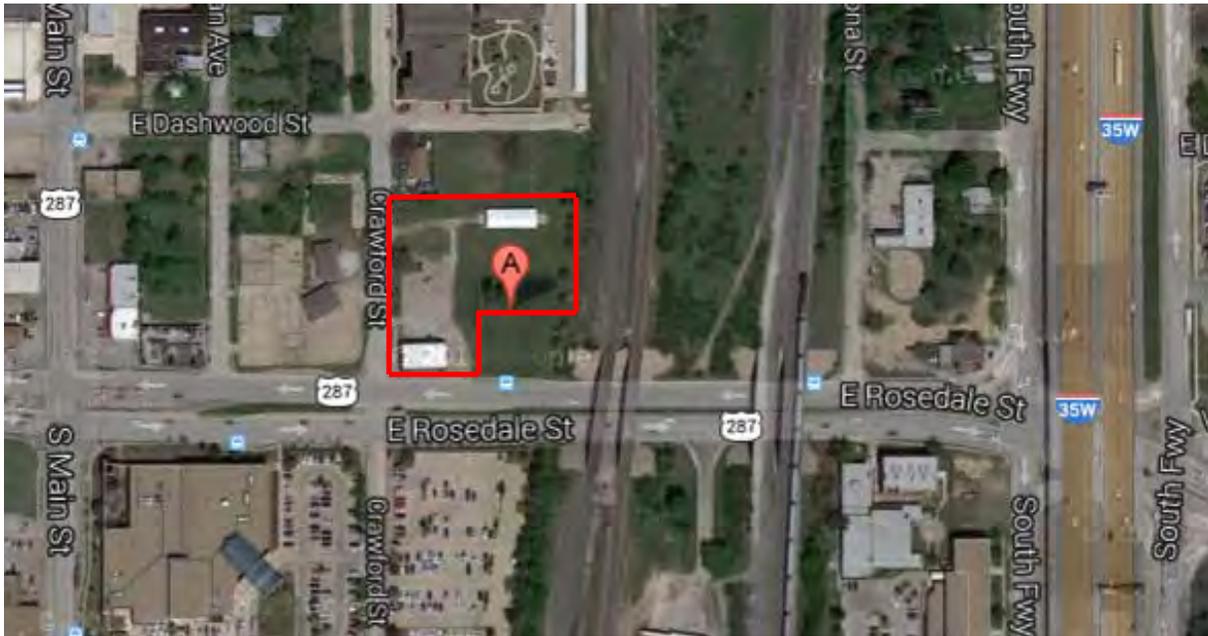
Today, Baker Funeral Home is still operated at 301 East Rosedale by members of the Baker family.

The existing structure at the site is a two story vernacular commercial structure constructed circa 1948. It consists of yellow brick with a red brick soldier course over the second floor windows. There are multiple divided lite windows throughout. The double front entry doors are flanked by glass block sidelights and a transom. The north wall of the structure abuts the south wall of 401 West Magnolia. A non-original metal accessory structure exists on the north side of the lot.

The structure/site at 301 East Rosedale Street meets 3 of the 10 designation criteria, which is consistent with the requirements of the ordinance for Historic and Cultural Landmark (HC) properties.

Staff recommends the following motion: **Motion to approve the designation of 301 East Rosedale Street as a Historic and Cultural Landmark (HC) and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.**

Supplemental Materials



Aerial



Existing South (Front) Façade

Additional Images of Structure



West Façade



East Façade

Criteria for Designation Summary Provided by the Applicant

Criterion 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.**

Baker Funeral Home, Inc. is the Oldest African –American Funeral Home solely wondered by the Baker family in the city. It is the only Black owned remaining structure in the Rosedale Corridor, which was at one time a prominent Black community.

Criterion 7: **Is the site of a significant historical event.**

Baker Funeral Home has handled many prominent African-American funerals, including Mr. William Madison McDonald, the city and state's first Black millionaire. Baker also ran ambulance services for Tarrant, Johnson, and Wise Counties when African-Americans were not afforded that service from area hospitals.

Criterion 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 United States.**

The Baker Family as a whole has contributed greatly to the City of Fort Worth, as well as the County and State. Mr. Herbert V. Baker was appointed to this Park and Recreate Board in 1971 and re-appointed in 1973 serving as Chairman. He was the first African-American to head a City Governmental Board with spending power in 1973. Mr. Baker was also appointed to the State Board of Morticians by Gov. Dolph Brisco during the six years he served one-year as Vice-President, and two-years as Board President. This also was first for a person of color.

Martin Luther King, Jr. was hosted in the home of Mr. Herbert V. Baker when he visited Fort Worth in 1959, along with the Rev. Harold Lunger.

The Baker Family contributed many countless acts of philanthropy, community service and good will to the City of Fort Worth.