



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 13, 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 Sevanne Steiner  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Jennifer & D. Robb Farmer/ CFW Planning and Development

**Site Location:** 808, 816 Kentucky and 821 E. Terrell Avenue Mapsco: 77K

**Proposed Use:** Historic Designation

**Request:** From: PD 833/PD MU-1/HC "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use/Historic & Cultural Overlay, excluding alcohol sales for on-premises consumption and funeral home; site plan waived  
  
To: PD 833/PD MU-1/HSE "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use excluding alcohol sales for on-premises consumption and funeral home; site plan waiver requested/Highly Significant Endangered Overlay

**Land Use Compatibility:** No effect.

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

**Background:**

The applicant requests the designation of the Pinkston Funeral Home (Mortuary) located at 821 E Terrell Avenue, 808 and 816 Kentucky Avenue as a Highly Significant Endangered (HSE) property. 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 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
- Criterion 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.
- 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 the United States

Criterion 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

**Site Information:**

Owner: Jennifer & D. Robb Farmer  
 Acreage: 1.023 acres  
 Comprehensive Plan Sector: Southside  
 Agent: City of Fort Worth Historical  
 Surrounding Zoning and Land Uses:  
 North PD 833 Planned Development / vacant  
 East "A-5/HC" One-family / single-family  
 South "NS-T4NR/HC" Near Southside / vacant  
 West "MU-1 Low Intensity Mixed Use / parking lot

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-144 subject property, approved by City Council for PDMU-1/HC excluding alcohol sales for on-premises consumption and funeral home; eff. 10/22/08; ZC-07-158 subject property, denied by City Council 08/05/08 for E/HC for mortuary use; ZC-17-158 subject property, denied without prejudice by City Council 10/02/07 for "MU-1/HC" for mortuary use  
Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Terrell Ave	Collector	Collector	No
Kentucky	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Notified through the HCLC process	

**Development Impact Analysis:**

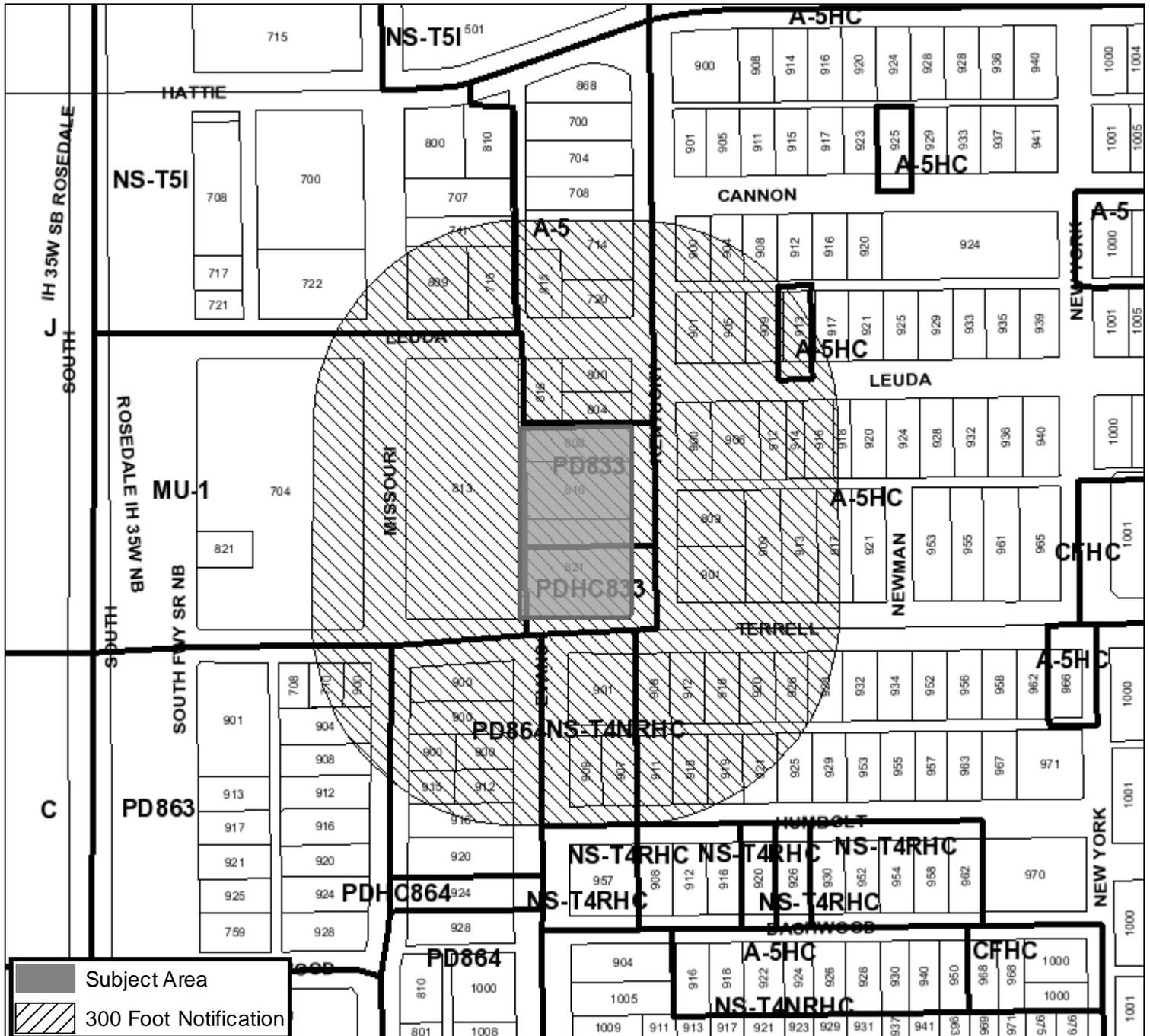
- Land Use Compatibility**  
 The requested "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.
- Comprehensive Plan Consistency**  
 The proposed historic designation **is consistent** with the below policies and strategies of Chapter 13, the Historic Preservation Section of the 2016 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:**

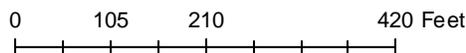
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC staff report and attachments
- Minutes from the Zoning Commission meeting

### Area Zoning Map

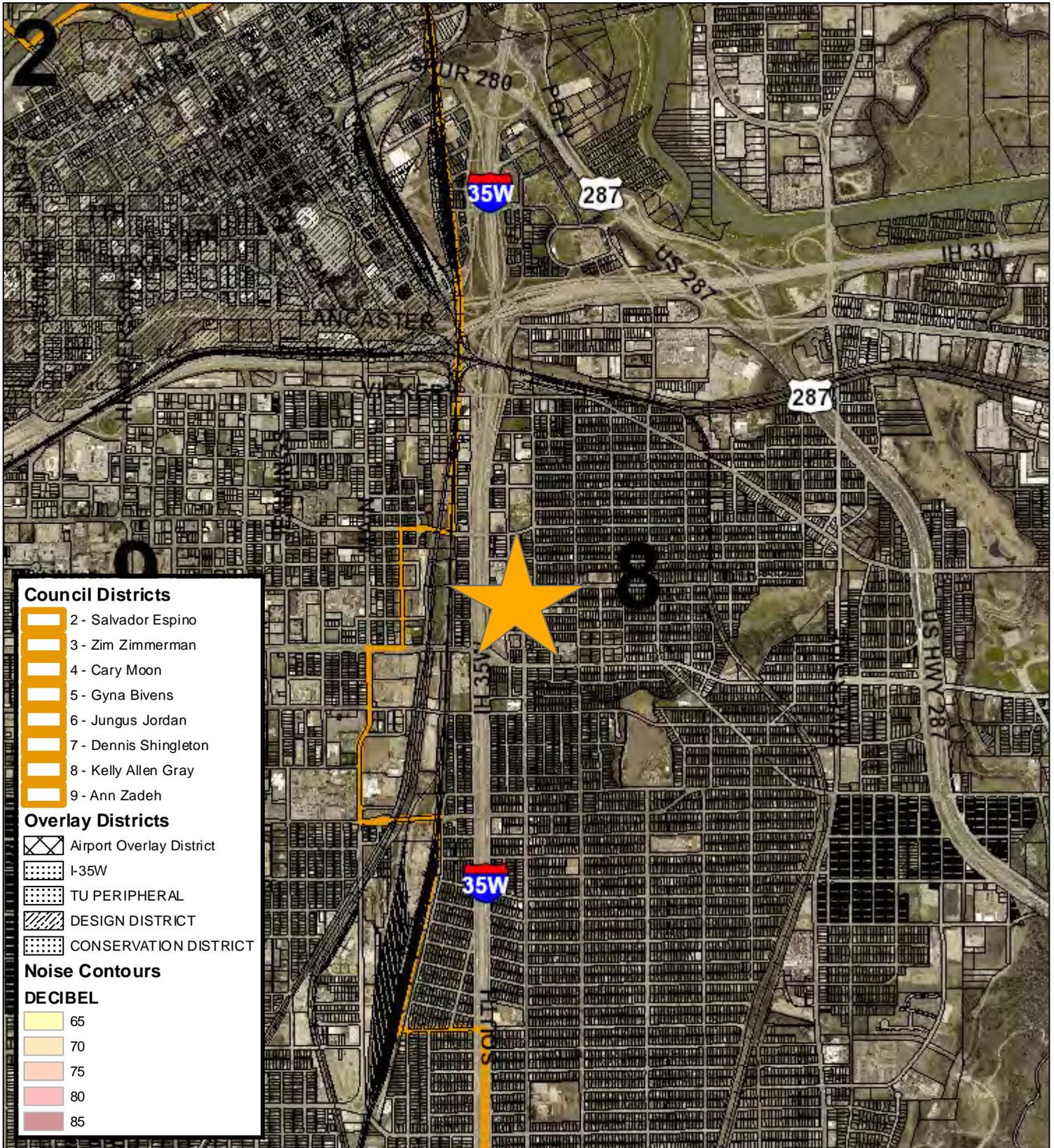
Applicant: Jennifer Farmer  
 Address: 808 and 816 Kentucky; 821 E. Terrell Avenue  
 Zoning From: PD 833, PD 833/HC Historic/Cultural overlay  
 Zoning To: PD 833 with HSE Highly Significant Endangered overlay  
 Acres: 1.02878532  
 Mapsco: 77K  
 Sector/District: Southside  
 Commission Date: 8/10/2016  
 Contact: 817-392-8000



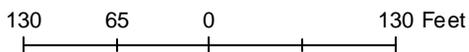
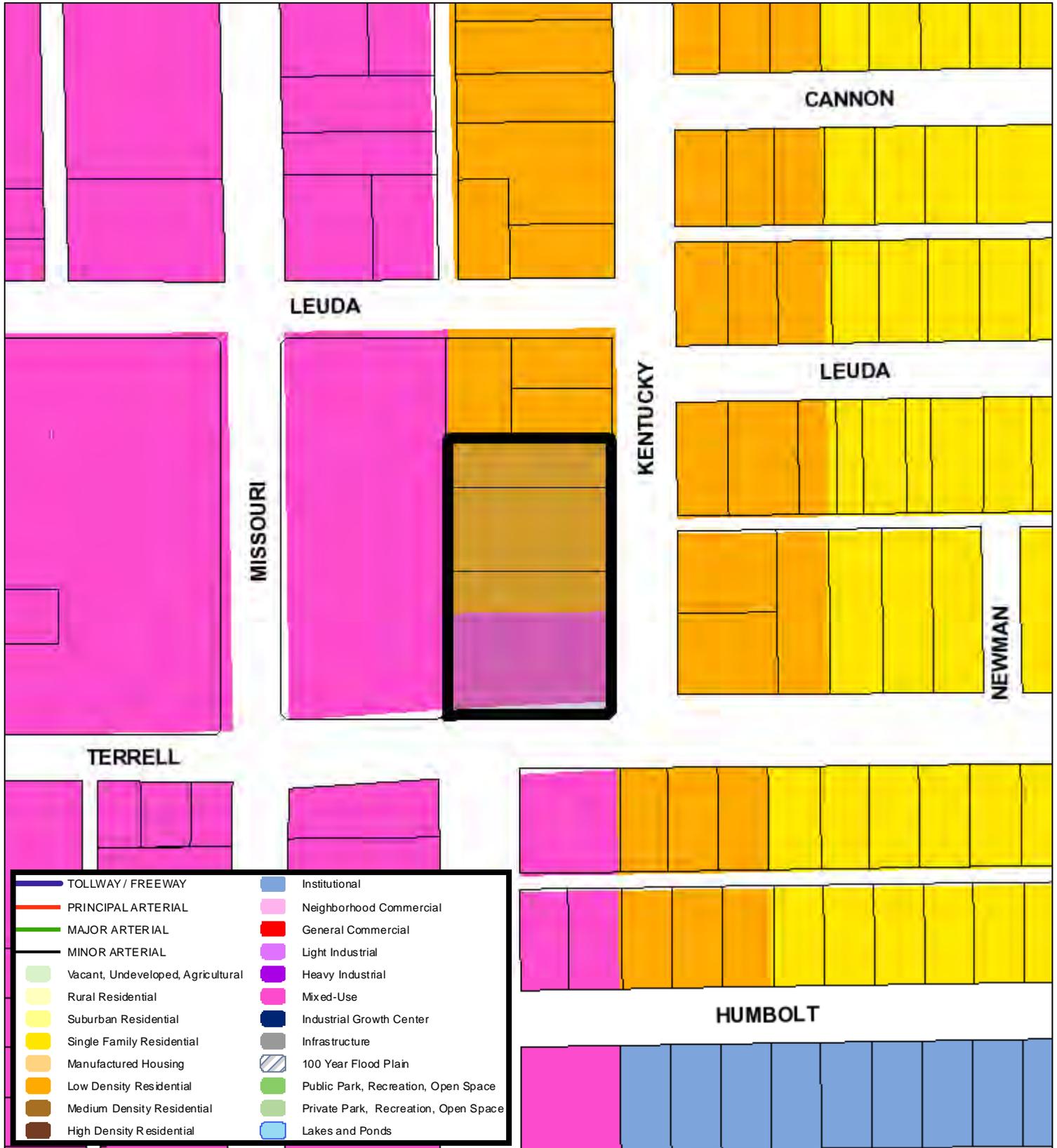
	Subject Area
	300 Foot Notification



### Area Map



### 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 29, 2016.



## Aerial Photo Map



0 80 160 320 Feet



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

**DATES:** April 11, 2016

**COUNCIL DISTRICT:** 8

**GENERAL INFORMATION**

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<b>REQUEST</b>	Designation as a Highly Significant Endangered (HSE) property
<b>APPLICANT/AGENT</b>	Jennifer Neil Farmer and D. Robb Farmer
<b>LOCATION</b>	821 E Terrell Avenue, 808 and 816 Kentucky Avenue
<b>ZONING/ USE (S)</b>	PD 833/HC & A-5
<b>NEIGHBORHOOD ASSOCIATION</b>	Terrell Heights & Individual

**DESIGNATION**

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The applicant requests the designation of the Pinkston Funeral Home (Mortuary) located at 821 E Terrell Avenue, 808 and 816 Kentucky Avenue as a Highly Significant Endangered (HSE) property. 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 2: An important example of a particular architectural type or specimen in the City of Fort Worth.
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- 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 the United States.
- Criterion 9: Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

**FINDINGS / RECOMMENDATIONS**

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The applicant is requesting to designate the former Pinkston Funeral Home (Mortuary) located at 821 E Terrell Avenue, 808 and 816 Kentucky Avenue as a Highly Significant Endangered (HSE) property. The property is identified with Dr. R. A. Ransom and Dr. Lee Gresham



ZC-16-144-

Pinkston who had business ownerships and medical practices in the building and who significantly contributed to the culture and development of the City of Fort Worth and the State of Texas. Both individuals were amongst the first African American Physicians in North Texas. In addition to being a surgeon, Dr. Pinkston was a publisher and political activist who opened the Pinkston Clinic Hospital in 1927, the only clinic that served the African American community at the time. In 1964, L. G. Pinkston High School was opened and named in his honor, as a school for black children. Dr. Pinkston and his son, L. G. Pinkston Jr., also owned Pinkston's Funeral Home for decades.

The subject property was designed in the Spanish Mission/Colonial Style and features Mission-style archways, shaped parapets, architectural terra cotta and stuccoed exterior walls, an important example of the style in the City of Fort Worth. The corner building was constructed in 1920 as a service station and the western structure was built in 1925 as a multi-unit store with dancehall. Once a center for commerce for the African American residents of the Terrell Hills neighborhood, the building served multiple retail and service-related uses and strongly exemplifies the cultural, economic, social and ethnic heritage of Fort Worth's African American Community.

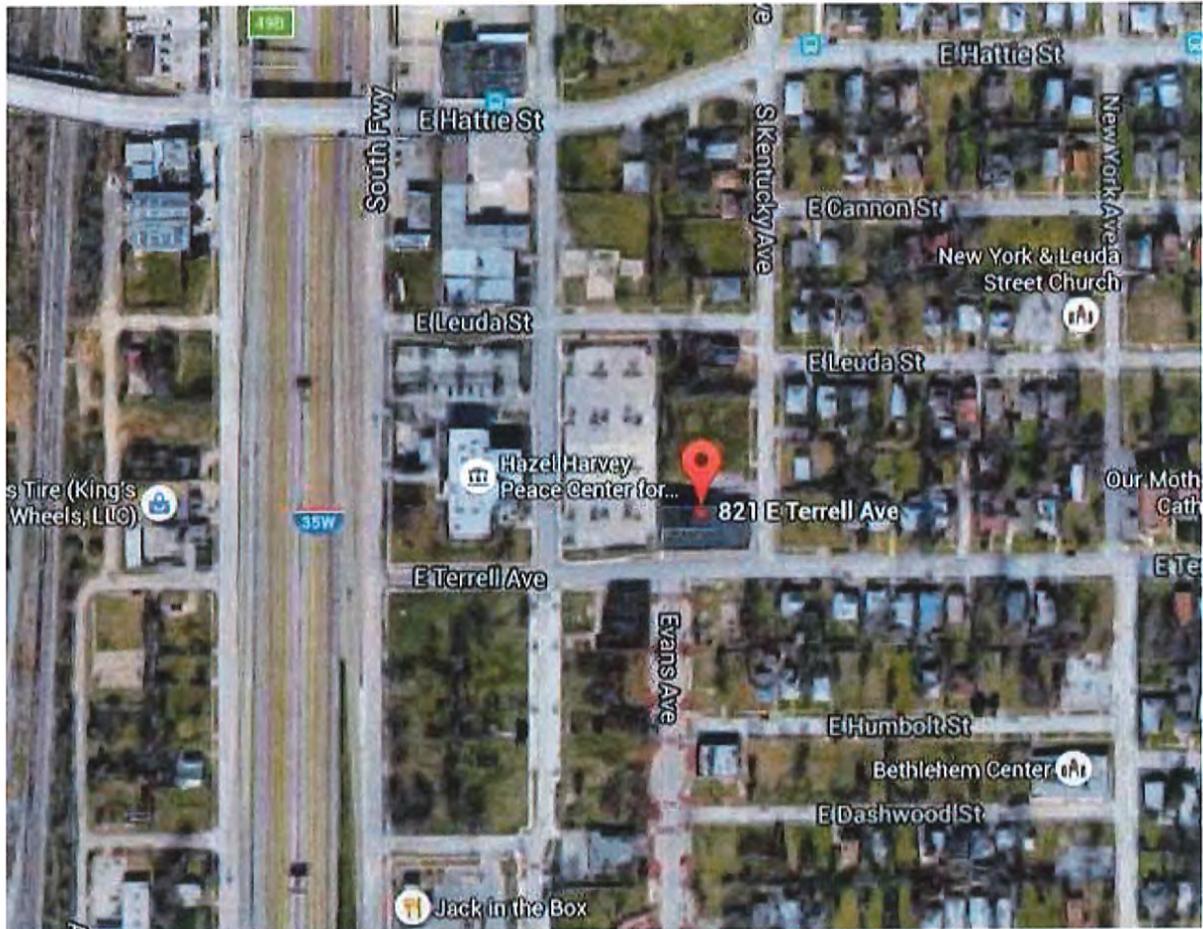
The subject property is strategically located as the northern focal point of Evans Avenue, the commercial spine of the Evans and Rosedale District that flourished with black businesses prior to 1950. It is also near the National Register-listed Near Southeast Historic District, recognized for its significance in relation to black commerce and therefore represents a resource, which greatly contributes to the character of a defined neighborhood. The former Pinkston Funeral Home therefore bears an important and significant relationship to other distinctive sites or areas that contribute to the overall character of the area.

The former Pinkston Funeral Home located at 821 E Terrell Avenue, 808 and 816 Kentucky Avenue meets 5 or more of the 10 designation criteria, which satisfies the requirements of the Historic Preservation Ordinance for Highly Significant Endangered (HSE) properties.

Staff recommends the following motion:

**That the application for the designation of the Pinkston Funeral Home (Mortuary) located at 821 E Terrell Avenue, 808 and 816 Kentucky Avenue as a Highly Significant Endangered (HSE) be approved and that the Secretary of the Interior's Standards for Rehabilitation be used when evaluating any proposed future alterations.**

Supplemental Materials



Aerial



ZC-16-144-

RECEIVED  
JUL 11 2016  
BY:

Existing View from Kentucky Avenue and E. Terrell Avenue

Additional Photos of Structure



Gordan Appleman	3855 Bellaire Cir	In		Support	Sent letter in
David/Margaret Motheral	3950 Summercrest	In		Support	Sent letter in
Edward Casper	4800 Boulder Run	In		Support	Sent letter in
Kent/Margaret Lisenby	3808 Candlelite	In		Support	Sent letter in
Dan Daggett	3921 Thistle	In		Support	Sent letter in
Bill Purdue	3804 Overton Park	In		Support	Sent letter in
Richard/Sara Williams	4717 Spring Willow	In		Support	Sent letter in
Ellen Arena	3781 Arroya	In		Support	Sent letter in
H T/Anna Stucker	3817 Arroya	In		Support	Sent letter in
Hunter Allen	3800 Overton Park	In		Support	Sent letter in
Graham Marsh	3700 Summercrest	In		Support	Sent letter in
Randall Schmidt	4451 Kirkland	In		Support	Sent letter in
Jeremy Dietrich	3912 Stonehendge	In		Support	Sent letter in
Amy Barker	3700 Echo Tr	In		Support	Sent letter in

**16. ZC-16-144 Jennifer Neil Farmer/City of Fort Worth Planning & Development (CD 8) – 808, 816 Kentucky and 821 E. Terrell Avenue (Alford & Veals Addition, Block 5, Lots 10R 1.02 Acre): from PD 833 “PD/MU-1/HC” Planned Development for all uses in “MU-1” Low Intensity Mixed Use/Historic and Cultural Overlay excluding alcohol sales for on-premises consumption and funeral home; site plan waived to PD 833 “PD/MU-1/HSE” Planned Development for all uses in “MU-1” Low Intensity Mixed Use/Highly Significant Endangered Overlay excluding alcohol sales for on-premises consumption and funeral home; site plan waiver requested**

Ms. Burghdoff, Deputy Director explained to the Commissioners this is in the Evans and Rosedale Urban Village and is an upgrade to the historic designation.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-144
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gerald Villarreal	800 S. Kentucky	In		Support	Sent letter in