



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 6-2

Opposition: Two people spoke, several letters submitted

Support: Three letters submitted submitted

Continued Yes ___ No X
Case Manager Murray Miller HPO
Surplus Yes ___ No X
Council Initiated Yes X No ___

Owner / Applicant: **City of Fort Worth Planning and Development Historical Preservation**

Site Location: Generally Bounded by Stalcup Road on the east, Ramey Street on the north, Sheraton Drive on the west, and East Berry Street on the south, and Village Creek Road on the west.

Proposed Use: **Map Amendment: Stop Six Sunrise Edition - Remove Historic District Overlay**

Request: From: "A-7.5/HC" One-Family "A-5/HC" One-Family, "B/HC" Two-Family, "CF/HC" Community Facilities, "ER/HC" Neighborhood Commercial Restricted, "E/HC" Neighborhood Commercial, "FR/HC" General Commercial Restricted, "F/HC" General Commercial, "I/HC" Light Industrial, "MU-1/HC" Low Intensity Mixed Use; with Historic and Cultural District Overlay

To: Remove Historic and Cultural District Overlay

Land Use Compatibility: No effect

Comprehensive Plan Consistency: Requested change is consistent

Background:

Historic Stop Six was nominated as a historic district by Fort Worth City Council on November 28, 2006 and established by the Fort Worth City Council as a Historic and Cultural Landmark district ("HC District") on May 15, 2007;

In June 2016, amidst concerns surrounding the eligibility of the area as a historic district, the Fort Worth City Council directed the Historic Preservation Officer to apply for and submit, on its behalf, an application for the removal of the HC District designation from the Stop Six: Sunrise Edition Historic District.

In July 2016, the City of Fort Worth Historic and Cultural Landmarks Commission (HCLC) considered the application to remove the historic and cultural landmark designation. The HCLC continued the case for 30 days and directed staff to provide additional information pertaining to the area.

HCLC Recommendation

The continued application was heard by the HCLC on August 8, 2016. Although four of the six commissioners voted in favor of removing the Historic and Cultural District (HC) Overlay, the motion failed

to pass because five affirmative votes were necessary to carry the proposed recommendation. Thus, the recommendation moving forward from the HCLC is not to recommend removal of the historic designation.

Site Information:

Owner: Multiple owners
 Acreage: 397.22 acres
 Comprehensive Plan Sector: Southeast
 Surrounding Zoning and Land Uses:
 North Multiple
 East Multiple
 South Multiple
 West Multiple

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Multiple			

Public Notification:

The following organizations were notified:

Organizations Notified	
East Fort Worth Neighborhoods Coalition	Stop Six Sunrise Edition NA
Stop 6/Poly Oversight	Historic Rosedale Park NA
South Edgewood NA	Historic Stop Six NA
Historic Fort Worth, Inc.	Southeast Fort Worth Inc.
Fort Worth ISD	East Fort Worth, Inc.
Streams And Valleys Inc.	Trinity Habitat for Humanity

Development Impact Analysis:

Land Use Compatibility

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

Comprehensive Plan Consistency

The proposed removal of the 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.*

The removal of the designation is consistent with this policy because the district has undergone significant and irreversible change, which has caused it to lose the significance which qualified its designation.

- *Facilitate the designation of significant districts, sites, and structures with an overlay for Demolition Delay, Historic and Cultural Landmark, or Highly Significant Endangered.*

The removal of the designation is consistent with this policy because the significance of the district is not conveyed through its physical evidence.

Findings/Recommendation

The HCLC directed staff to provide additional information for consideration at its regularly-scheduled meeting on August 8, 2016. This report includes additional information titled *Stop Six: Sunrise Edition Historic District, Preliminary Analysis of Significance and Integrity*.

Qualities or Features which Qualified the Designation

When designated in 2007, the Stop Six: Sunrise Edition Historic District was considered to have met 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 historic event

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

The District was designated, in part, on the basis that it was home to the sixth stop on the Interurban line from Fort Worth to Dallas, and therefore met Criterion 7. Evidence shows that the sixth stop was a considerable distance from the District, thereby preventing this aspect of significance from being met.

It is also considered by a preponderance of the evidence that the District has undergone significant and irreversible changes which have caused it to lose the significance, qualities or features which qualified the designation in relation to Criterion 9.

An area which satisfies three or more criteria for designation may be designated as a historic and cultural landmarks district. It is considered that the District, in its present form, satisfies one of the three original criteria that made it eligible for designation in 2007.

Summary

The Stop Six: Sunrise Edition Historic District is made up of a number of early folk structures, relocated structures, considerably altered structures, and deteriorated or demolished structures separated by vacant land having varying degrees of contributing or non-contributing status. A *historic district* possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development¹.

In the Stop Six: Sunrise Edition Historic District, a relatively small proportion of the properties have sufficient physical integrity to convey their significance. A district must have surviving physical features that express its historic character and help us to experience an awareness of its history, importance and meaning. Stop Six is a district that is clearly historically significant, however, research and physical evidence indicates that two of the three criteria that made the District eligible for designation in 2007 have not been met. In the absence of a site of a significant historic event (Criterion 7) and given insufficient integrity in the District's physical structures, sites and places of special interest (Criterion 9), the designation of the Stop Six: Sunrise Edition Historic District in its present form, is not related to its significance and integrity and as a result, does not comply with the requirements of the City of Fort Worth Zoning Ordinance.

In accordance with the provisions of the City of Fort Worth Zoning Ordinance, Chapter 4 District Regulations, staff recommends the following motion:

That the Zoning Commission recommend that City Council consider the removal of the Historic District overlay from Stop Six: Sunrise Edition Historic District.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial

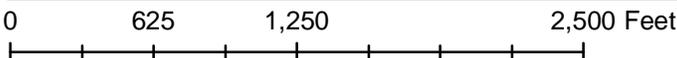
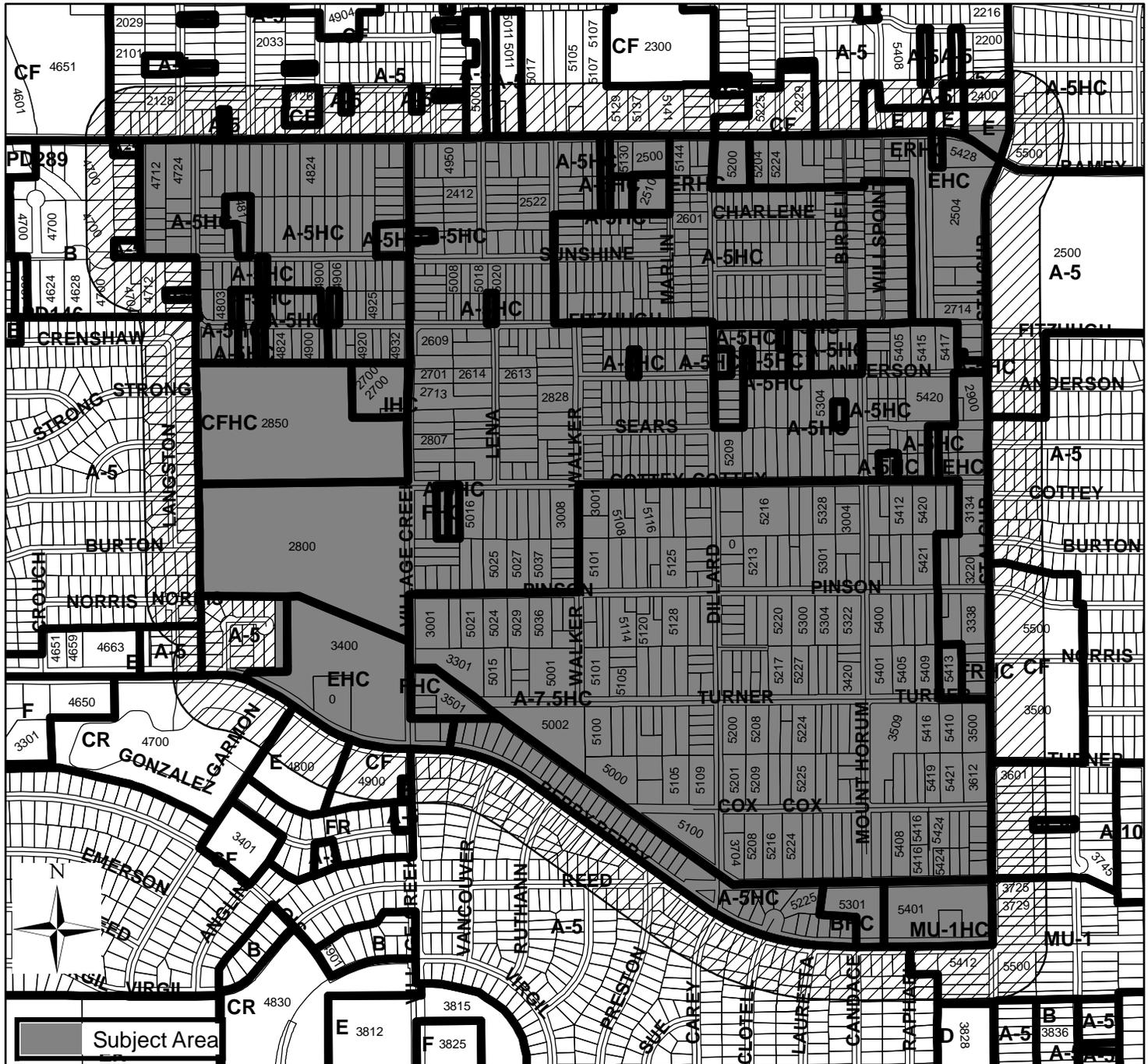
¹ National Register Bulletin, How to Define Categories of Historic Properties
https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_4.htm

- Stop Six: Sunrise Edition Historic District, Preliminary Analysis of Significance and Integrity
- HCLC Minutes (December 2016)
- Minutes of September 14, 2016 Zoning Commission hearing

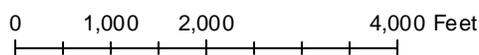
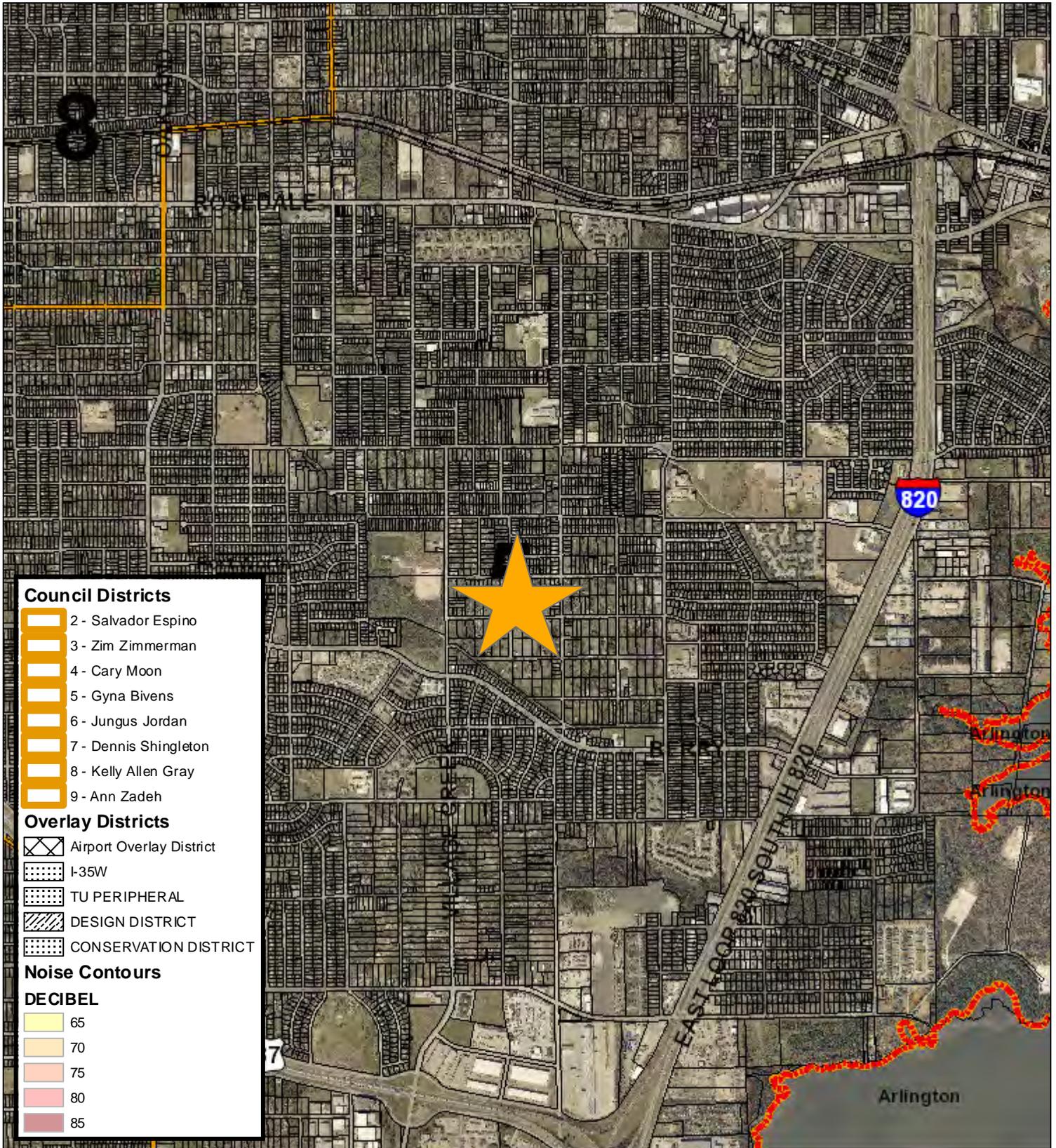
Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: Generally bounded by Ramey, Stalcup, Berry, Eastcrest, Langston, and Sheraton
 Zoning From: A-7.5, A-5, B, CF, ER, E, FR, F, I, MU-1 with HC overlay
 Zoning To: A-7.5, A-5, B, CF, ER, E, FR, F, I, MU-1 without HC overlay
 Acres: 397.217825
 Mapsco: 79N-79Y
 Sector/District: Southeast
 Commission Date: 09/14/2016
 Contact: 817-392-8000

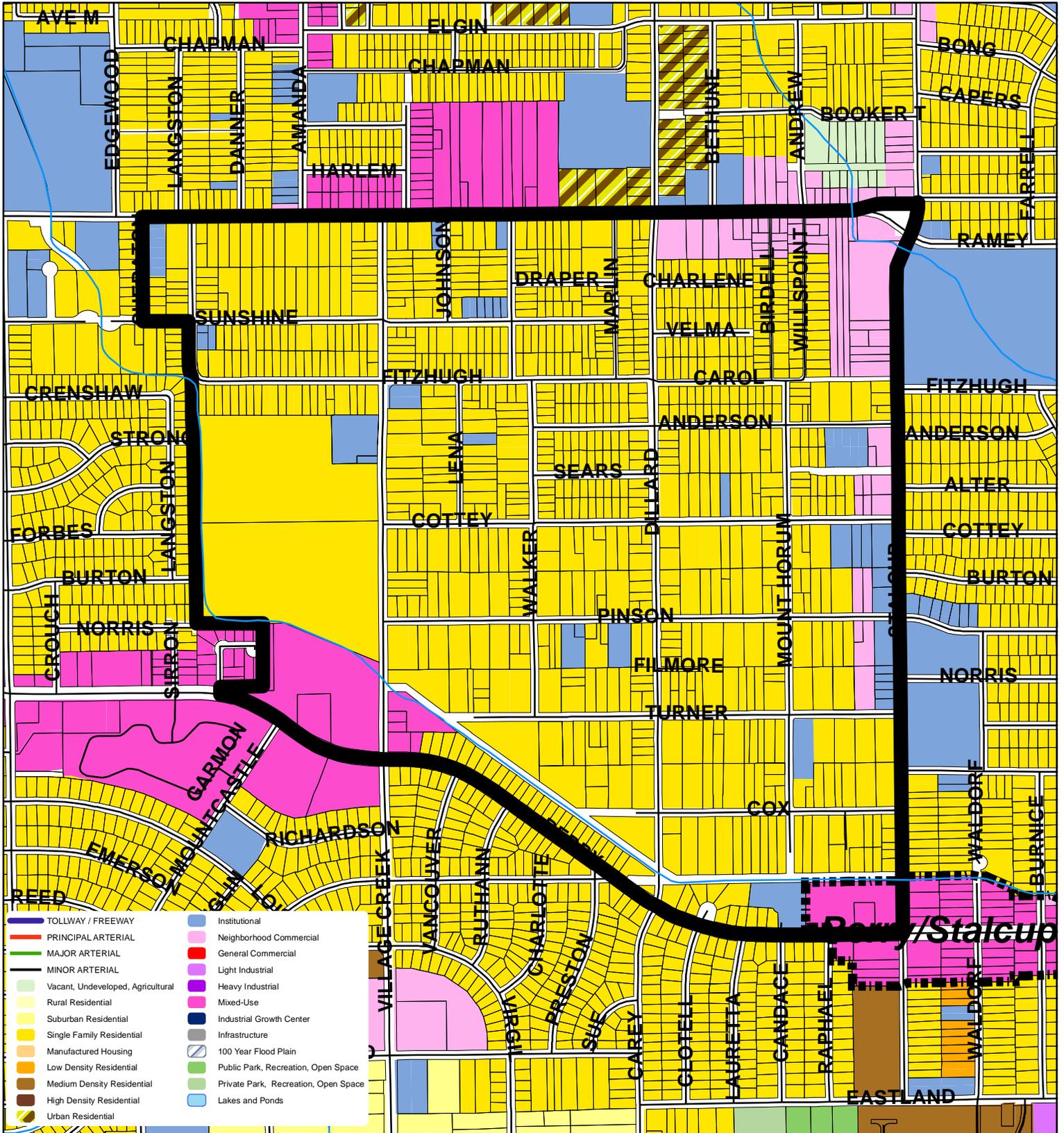
This case is for the removal of the existing historic district overlay and does not change any of the base zoning categories.



Area Map



Future Land Use



850 425 0 850 Feet



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 29, 2016.



Stop Six Additions and Removals since 1952

 Houses added

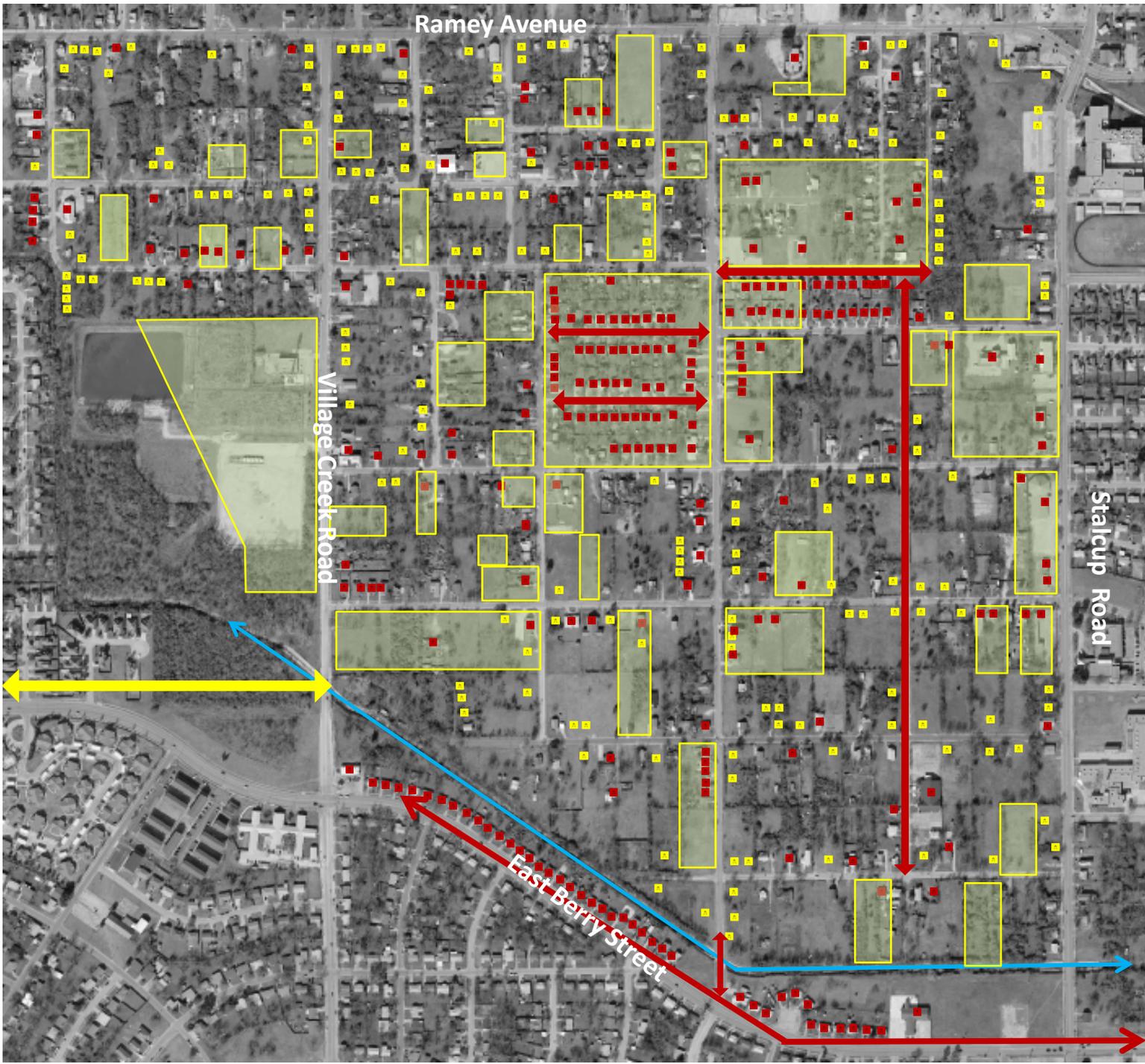
 Streets added

 Houses removed

 Open space removed

 Streets removed

 Creek Channelized



STOP SIX: SUNRISE EDITION HISTORIC DISTRICT

PRELIMINARY ANALYSIS OF SIGNIFICANCE AND INTEGRITY



Stop Six acquired its name by being the sixth stop on the Fort Worth-Dallas Interurban Train.

1.0 LOCAL AND NATIONAL GUIDANCE FOR ASSESSING SIGNIFICANCE AND INTEGRITY

The National Register of Historic Places identifies three concepts (historic significance, historic context, and historic integrity) that are used to evaluate whether or not a property is qualified for listing on the register. The City of Fort Worth sets out ten criteria for determining whether a property is eligible for local historic designation. The following is a preliminary examination of the Stop Six: Sunrise Edition Historic District in terms of its historic significance, context and integrity.

2.0 STOP SIX: SUNRISE EDITION HISTORIC DISTRICT

The Stop Six area is bordered by Rosedale Street on the north, Miller Street on the west, Loop 820 on the east and Berry Street on the south (see **Attachment 1**), and it still retains its rural flavor. Several smaller neighborhoods are part of the Stop Six area, such as Village Creek, Bunche-Ellington, **Stop Six Sunrise Edition**, Ramey Place and Carver Heights. The Stop Six: Sunrise Edition Historic District is bounded by Ramey Street on the north; Langston Street on the west; Stalcup on the east; and E. Berry Street to the south.

This working-class African American neighborhood, which is associated with the sixth stop on the Northern Texas Traction Company line running between Dallas and Fort Worth, was originally known as Cowanville. According to the Tarrant County Historic Resources Survey, the name Stop Six came from the Dallas/Fort Worth Interurban rail line operated by the Northern Texas Traction Co. The stops included Stop Virginia, Stop Nona, Stop Oakland, Stop Sycamore Heights, Stop College Hill, and Stop Six. Cowanville residents got off at the sixth stop – or Stop Six.

According to the 1898 Sanborn Map, Stop Six was also known as Manchester Cotton Mills. During the latter part of the 19th century, Stop Six was mostly treed with no livable houses. In 1902, after the Interurban Rail Line to Dallas came through, the area became a regular stop on the 35-mile route. By 1908, while the area was growing, it was still rural. In 1922, the first African American farm in Tarrant County was established on what is now known as Amanda Street. Stop Six was a fairly self-contained neighborhood with pockets of affluence, stores, restaurants and other businesses. The community consisted of a mix of low and middle-income residents, corner markets, barbeque stands, social clubs, and tiny churches and it retains a rural Southern character in the middle of the city. Family-run grocery stores offered canned goods, garden-grown vegetables and soft drinks.

In the 1940s and 50s, the houses were not as close together as they are now and in 1944, Stop Six became part of Fort Worth through a series of annexations (Miller Avenue area), the last in being in 1955, where loop 820 is presently located. Today the “close knit” community is filled with streets, buildings, parks and areas named after famous African-Americans.

3.0 AREAS OF SIGNIFICANCE

3.1 Settlement

Stop Six is Fort Worth’s oldest black settlement. Its first African-American to purchase land in Stop Six in 1896, **Amanda Davis** (1866-1960) was a laundress and according to news reports, she paid \$45 for a one-acre tract on what is now Amanda Avenue. She died at home in 1960.

The Stop Six area was originally known as Cowanville, named after **Alonzo and Sarah Cowan**. The Cowans were the second black family to settle in the area in 1902. Other early settlers included the Brockman, Stalcup, Walker, Howard and Young families. These landowners followed Davis, creating a rural “family-oriented community” of small farms and homesteads that lacked municipal services and police protection. Families supported themselves by farming the vacant land, working as housekeepers, or engaging in more entrepreneurial activities. William and Ella Virginia Burns for example, ran a grocery store in the area. William was also a farmer and operated the water system for the Stop Six community.

While Ms. Davis was the first African-American to purchase land in the area, it is unclear who might have established MacMillan United Baptist Church, the first African-American church in the area (1889), which is understood to have been established in 1889. Nonetheless, that Ms. Davis bought land in her name during this period is significant in its own right.

3.2 Religion

On a per capita basis, Historic Stop Six has 5.3 times as many religious organizations than the average for Texas and 5.4 times as many compared to the United States as a whole (**see Attachment 2**). However, many of the churches were established in the area after the 1960s. In this community, the Sunrise Elementary School is understood to have been the center of the community. While Ebenezer Missionary Baptist Church at 1901 Amanda Avenue is understood to be the oldest church in the community (1964).

3.3 Agriculture

The Stop Six area had been left wild or used as farmland. Most people farmed corn, black-eyed peas, squash, potatoes, pinto beans, and cucumbers. Families feasted on wild turkey and wild chicken eggs¹. Part of Village Creek that is now covered by Lake Arlington was once used for hunting rabbits and fishing. Wildlife added excitement for children².

Village Creek ran through the area and provided a reliable source of water and during the Great Depression of the 1930s, families helped each other and still had vegetable gardens to sustain themselves³. The open space that existed in 1960 (likely similar on the 1963 Historic Aerial) was either farmed or built upon.

3.4 Transportation

The Stop Six community is associated with the sixth stop on the Northern Texas Traction Co. interurban streetcar system that ran from Fort Worth to Dallas from 1902 to 1934 (see **Attachment 3** – Archival Map Showing Interurban Route, **Attachment 4** – Archival Map Showing Stop Six, Overlay of the Interurban Route onto Current Map, **Attachment 5**, and Newspaper Article Depicting the Stop Six Location Today). The electric-powered cars carried about 40 passengers for the 90-minute trip from the Tarrant County Courthouse to Dallas.

The Northern Texas Traction Company operated the streetcar system in Fort Worth, and the interurban lines between Fort Worth and Dallas. The company had its beginnings in 1900, when George T. Bishop bought the City Railway of Fort Worth; he later acquired the Dallas and Oak Cliff Elevated Railway to gain access to Dallas. The line between Fort Worth and Dallas, the second interurban line constructed in Texas, began operations on July 1, 1902. Stone & Webster, an engineering firm from Boston, purchased the company from Bishop in 1905 and began running interurban lines to other parts of Texas. The last interurban between Dallas and Fort Worth ran on December 24, 1934, and the company's streetcar service ended in 1937. Just before WWII, the Interurban was replaced by buses and the tracks were removed and sold as scrap metal.

¹ Black History, 26 February 1997

² Frank Howard, 1908

³ Star Telegraph, from a story by Gracie Bonds Staples, September 1996

3.5 Architecture

The housing needs of early settlers necessitated the development of economical forms of housing. Ms. Davis’s home for example, was a crude cabin without electricity or running water; in the beginning, her neighbors were miles away. Fanny Mae Cavitt’s two-bedroom house, completed in 1951, reflected a source of pride in home ownership because of the sweat equity that was invested.

Some of the early shotgun houses, which feature a design that consisted of three to five rooms with no hallways (with its origins in Africa and the Caribbean) were built and inhabited by the city’s booming African American population, shotgun houses were cheap to build, and their narrow designs allowed for good airflow, an important consideration in hot climates prior to the advent of air conditioning. Shotgun housing was a common residential building type throughout the South from Reconstruction to the early 20th century.

3.5.1 Built Form Characteristics – single-story, wood-frame, full-front gabled roofs, bevel drop or lap siding, wood shingles, low-to-moderate pitched roof, exposed rafters, projecting porticos or shed-roofed porches supported by Tuscan or square posts, and rectangular and L-shaped plans.

3.5.2 Tarrant County Historic Resources Survey (1989)

Historic Sites Inventory (within the local district boundaries)

1989	2016
<p>7. 5183 Charlene Street (1910) – single-story L-plan house with gable roof and shed-roofed porch supported by Tuscan columns. The house was moved to this area in 1950.</p>	
	

1989	2016
<p>15. 5005 Sunshine Drive (1920) – shotgun plan house with front gable and shed-roofed porch supported by square columns. The shotgun⁴ house is a unique, local folk house type, and this is a pure, well-preserved example. The house does not appear in public records until 1952.</p>	
	

1989	2016
<p>10. 4822 Fitzhugh Avenue (1910) – Tax records do not show a structure at this location until 1952, indicating that the house was probably moved to this site. One-story, wood-frame shotgun house with gable roof and a full shed-roofed porch supported by wood posts. This house sustained severe fire damage and was demolished.</p>	
	

⁴ Shotgun houses are small one-story, wood-frame residences with gable fronts which are one room wide and two or more rooms deep. The term “shotgun” reportedly comes from the fact that a bullet fired through the front door of a shotgun house could exit the back door without piercing a wall. Often built without plans, these folk buildings were erected according to accepted tradition and practice. Economical to construct, shotguns were a common form of working-class housing in the urban South.

Although Fort Worth has had good examples of shotgun houses in the past, many have been demolished in the face of redevelopment pressures or neighborhood decay. Others have been enlarged and remodeled to meet the needs of the families living in them. Single examples still exist, but few rows of shotguns survive in their original state or in reasonable condition.

1989	2016
<p>5. 5403 Anderson Street (1930) – small rectangular shotgun plan with gable roof and exposed rafters and a full porch recessed under the front gable. This is a late example of a regional house type. According to tax records, the house was moved to this location in 1953.</p>	
	

1989	2016
<p>14. 2734-36 Stalcup Road (1920) – one-story shotgun plan with a gable roof and shed-roofed front porch. This section of Stalcup Road was not opened until 1952 and this house may have been moved to this location.</p>	
	

1989	2016
<p>8. 2217 Dillard Street (1905) – one-story rectangular plan with intersecting gables with half porch on turned posts. The house does not appear in public records until the 1950s.</p>	
	

These are examples of vernacular, working-class housing for those who provided society’s basic goods and services.

3.6 Ethnic Heritage

By the late 1960s, the City of Fort Worth had six historic black neighborhoods: Lake Como, Stop Six, Riverside, the North Side, Morningside, and South Side. Stop Six is one of the oldest African-American communities in Tarrant County and unlike Polytechnic Heights or other predominantly black neighborhoods originally settled by whites such as Rolling Hills or Morningside, it has always been predominantly black. The progress of Fort Worth’s black community over the decades can be traced through the City’s black neighborhoods.

Walter Beatrice Barbour became the first female African-American elected to the City Council in 1977, representing District 5 (the Stop Six community)

Dr. Edward W. Guinn was one of the few providers of health care for Stop Six (established in 1958) and for decades served as the only licensed general practitioner in the area.

Dr. Edward W. Guinn was the first African American elected to the Fort Worth City Council, serving two terms, from 1967 to 1969 and 1969 to 1971. Guinn was born in 1925 in Fort Worth to a prominent African American family. He attended James E. Guinn School, which was named after his grandfather (the first African American Fort Worth native to serve as a principal in the school district). Other notable figures associated with the Stop Six neighborhood include (but are not limited to) the Cowan, Brockman, Stalcup, Walker, Jennie, Howard, Burns and Young families

In terms of ethnic heritage, one of the most significant activities associated with the community was in the area of entertainment. The well-known ‘Tick Tock’ for example, hosted nationally-known R&B performers and for certain performances, the club would broadcast the music of visiting artists through loudspeakers so that the entire neighborhood might benefit from such events. The heyday for these events was in the 1940s and 1950s, all of which ceased after 1963.

3.7 Historic Context

Historic contexts are organized by theme, place, and time. The historic context links historic properties to important historic trends during the development of the community and have been grouped in accordance with the following recognized themes:

Theme	Period of Significance	Justification
Settlement	1896-1960	This period reflects the life span of Amanda Davis as the first African-American associated with the settlement of Stop Six
Religion	1960s -	This period reflects the time at which many of the religious institutions were established in the community
Agriculture	1902 -	This period represents the beginning of land settlement followed by farming
Transportation	1902 - 1934	This period represents the time at which the Interurban operated
Architecture	1900 - 1962	This period reflects the range of built properties considered in 2015 to be contributing
Ethnic Heritage	1902 – 1970s	This represents a key development period of the African-American community in FW

3.8 Recommended Period of Significance

The neighborhood represents a district whose settlement and ethnic history retains a strong intangible cultural value. Based on the strength of historical evidence, it is recommended that the key period of significance⁵ is 1896-1960. The reason for this span of time is because it is associated with the life of Amanda Davis as the first African-American associated with the settlement of Stop Six. This period of significance is reinforced by the community's reliance on farming activities, the period in which the Interurban operated, and the construction dates of properties previously considered to be contributing to the Historic District.

⁵ **Period of significance** is the length of time when a property was associated with important events, activities, or persons. The period of significance is the broad span of time about which the site or district is likely to provide information; it is often the period associated with a particular cultural group.

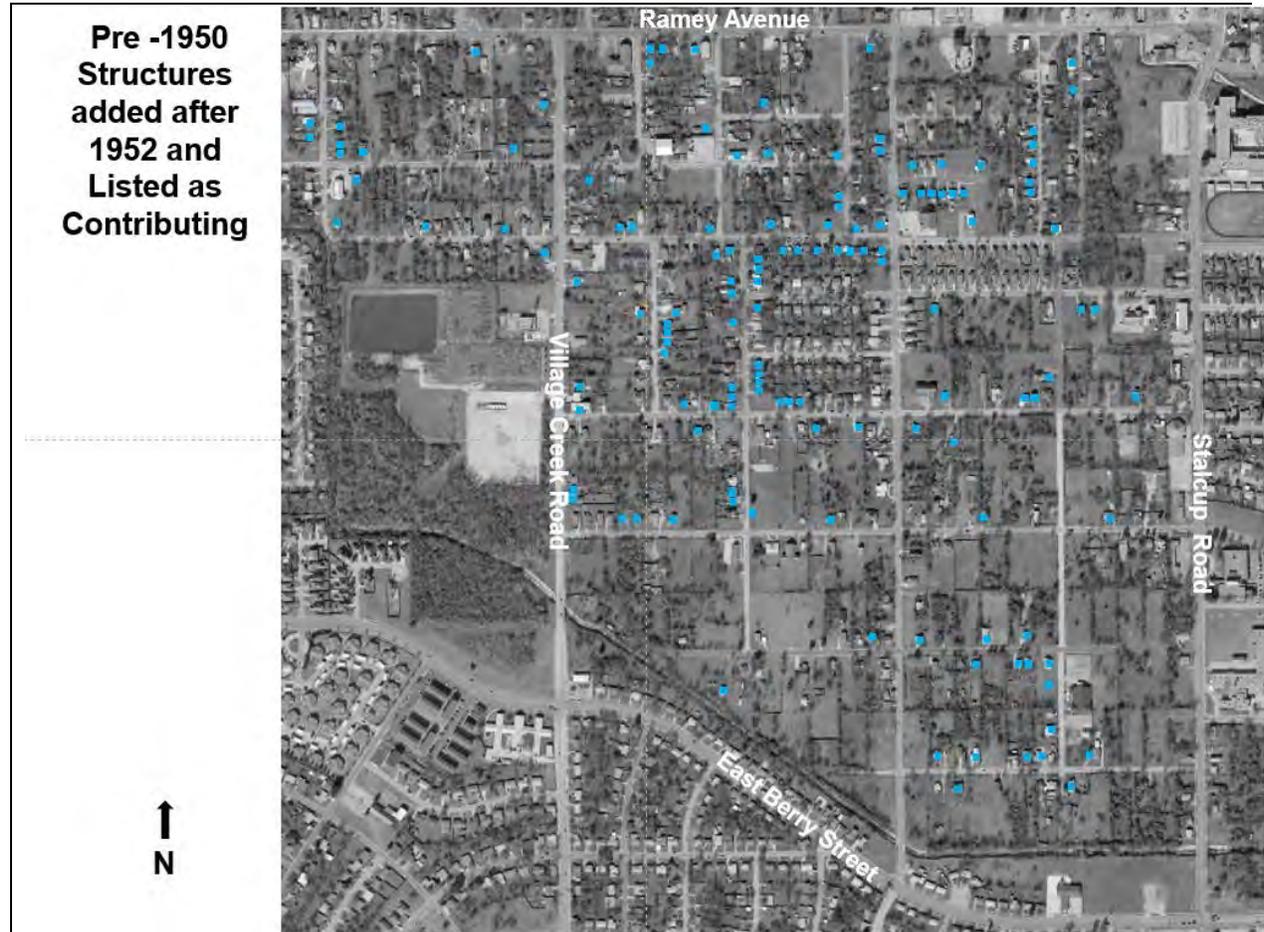
4.0 PRELIMINARY ASSESSMENT OF THE DISTRICT'S PRESENT SIGNIFICANCE IN RELATION TO CITY OF FORT WORTH CRITERIA FOR DESIGNATION

Having regard to the areas of significance, the Stop Six: Sunrise Edition Historic District is part of a neighborhood that appears to satisfy **Criterion 1** for local significance because of its special interest that reflects the cultural, economic, social, ethnic and historical heritage of the City of Fort Worth. As one of the oldest African-American communities in Tarrant County, it has produced notable figures that have made important contributions to the region, state and nation and it is associated with key transportation networks that have made important contribution to the region's economy.

Under **Criterion 2**, the Stop Six neighborhood retains a small degree of scattered physical evidence in relation to folk architecture including the few shotgun houses that represented an important architectural style in Fort Worth. Listed in the Tarrant County Historical Resources Survey and described in Fort Worth's Legendary Landmarks, these house forms were a local example that lacked individual distinction but had the potential to form a distinguishable entity.

Under **Criterion 8**, the Stop Six: Sunrise Edition Historic District is identified with persons who have made important contributions to the culture and development of the City of Fort Worth, owing in part to the entrepreneurial spirit of its early settlers, the integration of political and economic initiatives such as the role that community leaders played in advancing human relations, reforming the City's emergency medical services, and establishing the Dallas/Fort Worth International Airport, now one of the busiest airports in the nation.

5.0 NATURE AND EXTENT OF CHANGE WITHIN THE DISTRICT



Aerial 1 - a large number of structures that were likely built prior to 1950, were added to the area after 1952, and they were previously-considered contributing properties.



Aerial 2 - Showing that there were more homes moved into the district than those that were built in the district.



Aerial 3 – Showing homes removed and the extent of farmland lost to development.



Aerial 4 – Showing the extent of homes removed, the extent of homes added, and as a result, the area of farm land lost to change

5.1 Effect of Change on the Historic Context

In relation to the existing Historic District, the physical evidence of change (depicted in aerial photographs during the period 1952 to 2015) leads to an insufficient concentration of properties, sites and places of special interest that illustrate the above historic themes. In addition, the historic integrity of the neighborhood as a whole has been compromised by properties that do not contribute to the architecture theme, vacant parcels that do not contribute to the agriculture theme, demolished structures that may have contributed to any of the above themes, structures moved into the area after 1952 or built after 1960, and the loss of physical evidence associated with any of the above themes.

6.0 CITY OF FORT WORTH ZONING ORDINANCE – CHAPTER 4 DISTRICT REGULATIONS

Chapter 4 of the City of Fort Worth Zoning Ordinance requires the consideration of contributing and non-contributing properties in relation to designation and makes provision for considering the removal of designation status from a property or district.

The Ordinance notes that in relation to a property's ability to convey the significance for which it is associated, one of the key matters to consider, is whether alterations or deterioration has resulted in a loss of physical integrity. The Ordinance also makes provision for the Historic and Cultural Landmarks Commission to recommend the removal of a district designation – where the evidence shows that the district has undergone significant and irreversible changes.

7.0 SEVEN ASPECTS OF INTEGRITY

The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

7.1 Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

7.2 Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

7.3 Setting

Setting is the physical environment of a historic property.

7.4 Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

7.5 Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

7.6 Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

7.7 Association

Association is the direct link between an important historic event or person and a historic property.

8.0 ASSESSMENT OF INTEGRITY IN RELATION TO SIGNIFICANCE

8.1 Historic Integrity

The question of historic integrity involves formulating a judgement as to whether or not a property maintains the physical characteristics which existed during its historic period and, in addition, whether or not that property contributes to or detracts from the overall integrity of the district. The National Register lists seven qualities that establish a property's integrity: location; design; workmanship; feeling; association; setting; and materials (the Seven Aspects of Integrity). All seven qualities need not be present to establish eligibility, but in the case of the Stop Six: Sunrise Edition Historic District, all these qualities have been significantly impacted by change.

8.2 Assessment Using Seven Aspects of Integrity

The loss of character through alteration and demolition as well as the relocation of many structures into the area after 1952 has changed the character and appearance of the Stop Six: Sunrise Edition Historic District. The location of important places such as Burn's well on Amanda Avenue, the renown Tick Tock club, and the community's stores, early churches, and folk architecture have been lost or are no longer discernible. Gertrude's restaurant, for example, the place where people came from around Fort Worth as the best in traditional foods, no longer exists.

In relation to **design**, while major street patterns that were discernible in the 1952 aerial photographs remain recognizable today, the cohesiveness of streetscapes has been considerably impacted by the loss of many structures, the relocation of structures into the community, the extensive alteration of structures, the design and development of suburban-style homes, and changes in the landscape.

Historic **materials** and qualities of **workmanship** have been lost with the alteration, demolition and relocation of structures that once characterized the area prior to 1952. The extent of change has resulted in an unrecognizable and incoherent architectural identity for the neighborhood as a whole.

Furthermore, the **setting**, **feeling**, and **associations** of the neighborhood have been considerably impacted by adverse changes to the rural landscape, the loss of character arising from the alteration of the few remaining structures of interest, the extent to which demolition has prevented any concentrations of historic character, and the impact that new suburban development has had on the historic character of the place. While intangible associations remain in the form of the community's association with the development of the Interurban, the advancement of human relations, and the integration of African-American heritage beyond the immediate community, the physical evidence needed to sustain the significance of those associations has been lost or significantly altered. The extent of adverse change on individual

parcels and properties therefore combine to detract from the integrity of the neighborhood as a whole.

Today the Stop Six: Sunrise Edition Historic District no longer evokes a feeling of a late nineteenth and early twentieth century farming community, similarity of folk architecture, and the extent of major overall alterations detract from the integrity of the neighborhood.

9.0 MATTERS TO BE CONSIDERED IN ORDER TO SUSTAIN DESIGNATION

When designated in 2007, the Stop Six: Sunrise Edition Historic District met 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 historic event

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

The District was designated, in part, on the basis that it was home to the sixth stop on the Interurban line from Fort Worth to Dallas, and therefore met Criterion 7. Evidence shows that the sixth stop was a considerable distance from the District, thereby preventing this aspect of significance from being met.

It is also considered by a preponderance of the evidence that the District has undergone significant and irreversible changes which have caused it to lose the significance, qualities or features which qualified the designation in relation to Criterion 9.

An area which satisfies three or more criteria for designation may be designated as a historic and cultural landmarks district. It is considered that the District, in its present form, satisfies one of the three original criteria that made it eligible for designation in 2007.

In order for a historic district⁶ to be eligible for designation, it must have significance⁷ and it must demonstrate integrity⁸.

⁶ **Historic District** - A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. It is comprised of a number of resources that are relatively equal in importance, such as a *neighborhood*.

⁷ **Historic Significance** - Historic significance is the importance of a property to the history, architecture, archeology, engineering, or culture of a community. Significance may be on a local, State, or national level and can be achieved in the following ways:

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. An important example of a particular architectural type or specimen in the City of Fort Worth
3. Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of the City of Fort Worth
4. Embodies elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation
5. Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif
6. Possesses significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest
7. Is the site of a significant historic event
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
9. Represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area
10. Is designated as a Recorded Texas Landmark or State Archeological Landmark, or is included on the National Register of Historic Places

⁸ **Integrity** - The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. https://www.nps.gov/nr/publications/bulletins/nrb34/nrb34_8.htm

10.0 SUMMARY

The Stop Six: Sunrise Edition Historic District is made up of a number of early folk structures, relocated structures, considerably altered structures, and deteriorated or demolished structures separated by vacant land having varying degrees of contributing or non-contributing status. A *historic district* possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development⁸.

In the Stop Six: Sunrise Edition Historic District, a relatively small proportion of the properties have sufficient physical integrity to convey their significance. A district must have surviving physical features that express its historic character and help us to experience an awareness of its history, importance and meaning. Stop Six is a district that is clearly historically significant, however, research and physical evidence indicates that two of the three criteria that made the District eligible for designation in 2007 have not been met. In the absence of a site of a significant historic event (Criterion 7) and given insufficient integrity in the District's physical structures, sites and places of special interest (Criterion 9), the designation of the Stop Six: Sunrise Edition Historic District in its present form, is not related to its significance and integrity and as a result, does not comply with the requirements of the City of Fort Worth Zoning Ordinance.

11.0 LIST OF ATTACHMENTS

Attachment 1 – Map of Stop Six: Sunrise Edition Historic District

Attachment 2 – Graph showing ratio of religious organizations

Attachment 3 - Archival Map Showing Interurban Route

Attachment 4 - Map Showing Stop Six, Overlay of the Interurban Route onto Current Map

Attachment 5 - Newspaper Article Depicting the Stop Six Location Today

12.0 PRELIMINARY SOURCES

Cary, Reby (2010), *A Step Up: The Way Makers: Who Did What? A Chronicle of Black Progress in Fort Worth and Tarrant County*

Cartwright, Gary, "Community – Edward W. Guinn," *Texas Monthly* (September 1999), <http://www.texasmonthly.com/content/community-%E2%80%A2-edward-w-guinn>; Cecil Johnson, "Making Progress-Blacks and the City Council," *Fort Worth Star-Telegram* (16 April 2000). - See more at: <http://www.blackpast.org/aaw/guinn-dr-edward-w-1925#sthash.tCzeijZs.dpuf> + President, Tarrant County Black Historical & Genealogical Society

Roark, Carol, *Fort Worth's Legendary Landmarks* (1995) (pp. 190-191)

Rouse, Karen (May 16, 1999). *A Touch of Rural Amid Urban*, *Fort Worth Star-Telegram*

Selcer, Richard F (2015), *A History of Fort Worth in Black and White, 165 Years of African-American Life*

Selcer, Richard F (2012), *Fort Worth, Texas, Where the West and the South Meet: A Brief History of the City's African American Community, 1849-2012* <http://www.blackpast.org/perspectives/fort-worth-texas-where-west-and-south-meet-brief-history-citys-african-american-communi#sthash.kYu1zqct.dpuf>

Tarrant County Historic Resources Survey, Upper North, Northeast, East, Far South, and Far West (Stop Six Maps and Inventory, pp. 153-161)

Tarrant County Black Historical & Genealogical Society, Inc. (archival files)

The Center for Stop Six Heritage, Inc., 5100 Willie Street, Fort Worth, TX

<http://mapitwest.fortworthtexas.gov/Html5Viewer/?viewer=historicphotos>

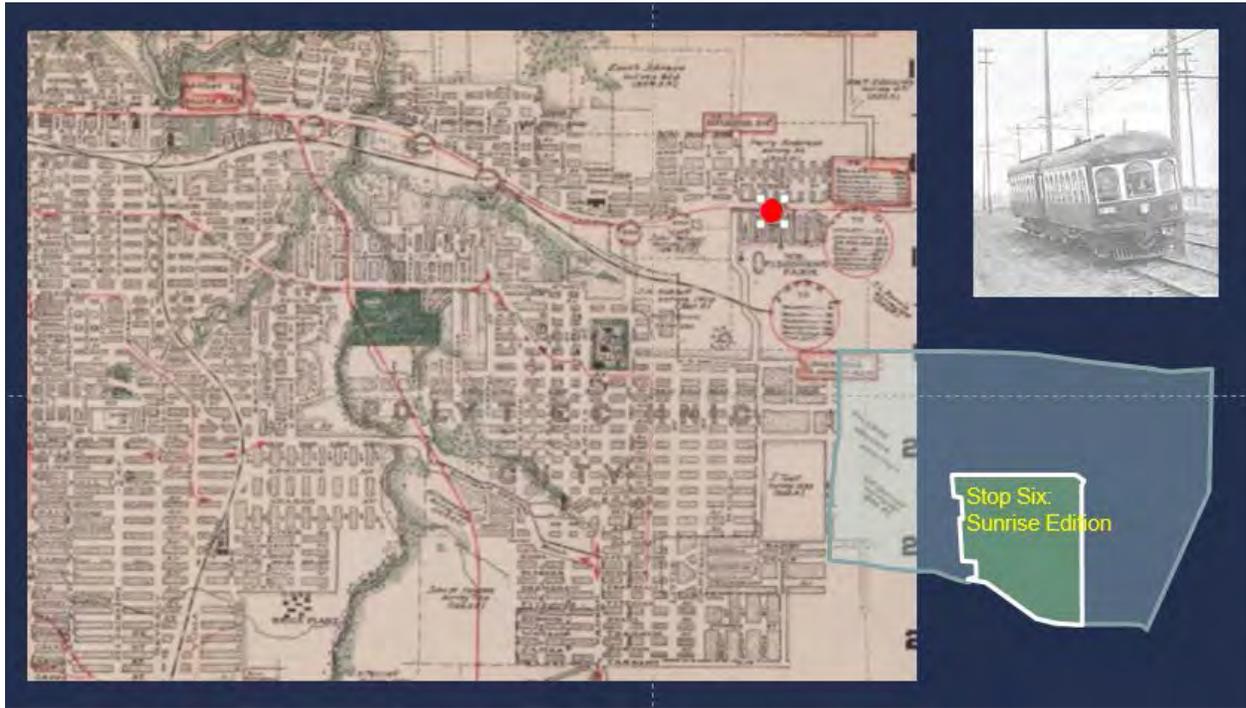
ATTACHMENT 1 – Map of Stop Six: Sunrise Edition Historic District



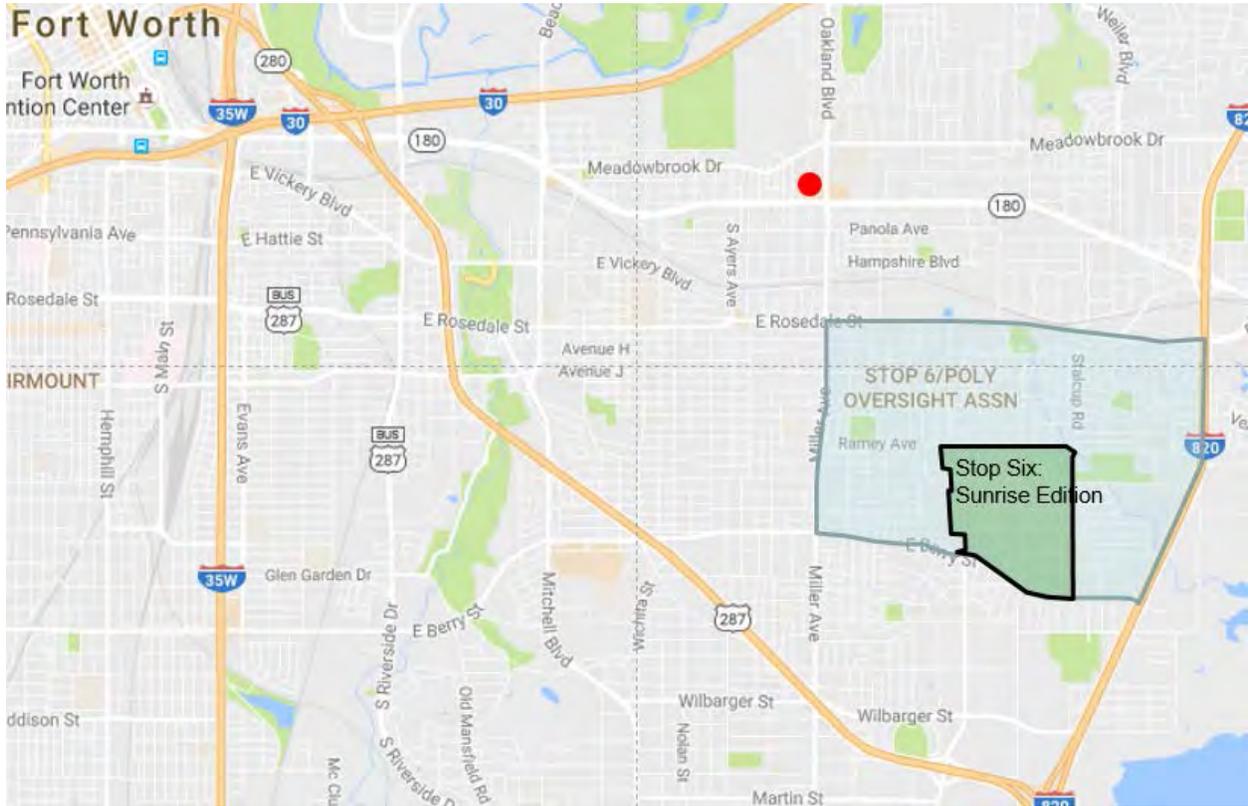
ATTACHMENT 2 – Graph showing ratio of religious organizations



ATTACHMENT 3 - Archival Map Showing Interurban Route



ATTACHMENT 4 - Map Showing Stop Six, Overlay of the Interurban Route onto Current Map



ATTACHMENT 5 - Newspaper Article Depicting the Stop Six Location Today

STOP SIX



Fort Worth Star-Telegram / STEVE GARDNER

Lenora Rolla stands where the Interurban stopped

Despite changes, community maintains settlers' heritage

By JOHN PENN
Fort Worth Star-Telegram

If it hadn't been for the Interurban electric railway between Fort Worth and Dallas — a forerunner of modern mass transit — the Stop Six neighborhood might still be known as Cowanville, in recognition of early black settlers Alonzo and Sarah Cowan.

Interurban rail was abandoned by AUGUST Bishop of Cleveland, Ohio, the area took on a different name.

Carl Laneri, 75, a longtime resident of Meadowbrook, explained recently that the other stops were known as Stop Virginia, Stop Nona, Stop Oakland, Stop Sycamore Heights and Stop College Hill, but the sixth stop near Sycamore Hill was always known as Stop Six.

David Collyer	2212 Primrose	In		Support	Sent letter in
---------------	---------------	----	--	---------	----------------

22. ZC-16-168 Mary Cecilia Thompson/City of Fort Worth Planning & Development (CD 9) – 2221 Primrose Avenue (Oakhurst Addition, Block 23, Lot 22, 0.24 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-168
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Doyle/Libby Willis	2300 Primrose	In		Support	Spoke at hearing
David Collyer	2212 Primrose	In		Support	Spoke at hearing

23. ZC-16-169 FW Bluff Land LP (CD 9) – 2240, 2324 and 2328 Dalford and 2321 Bird Street (see case file for legal descriptions, 1.22 Acre): from “A-5” One-Family to PD 1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards for setbacks, height, parking, landscaping, fencing, signage and architecture; site plan waiver requested

Pretlow Riddick, 3413 Bryn Moore, Dallas, Texas property owner explained to the Commissioners they are adding some additional lots into the PD.

Mr. Edmonds asked Mr. Riddick what is being used for screening from the single family homes while they’re aggregating the property. Mr. Riddick said there will be fencing and landscaping adjacent to those properties.

Ms. Gomez, 2301 Dalford, Fort Worth, Texas asked about the impact of the existing houses with this zoning change area. Ms. Burghdoff explained the zoning request does not affect her home. Ms. McDougall explained to her the zoning change request was for “UR” Urban Residential, which will increase density in the area.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Flores. The motion carried 7-0-1 with Mr. Northern recusing himself.

24. ZC-16-170 City of Fort Worth Planning & Development Historical preservation: Remove Stop Six: Sunrise Edition Historical and Cultural District Overlay (CD 5) – Generally bounded by Stalcup Road on the east, Ramey Street on the north, Sheraton Drive on the west, East Berry Street on the south and Village Creek Road on the west (see addresses in case file, 397.22 Acre): from “A-7.5/HC” One-Family “A-5/HC” One-Family,

“B/HC” Two-Family, “CF/HC” Community Facilities, “ER/HC” Neighborhood Commercial Restricted, “E/HC” Neighborhood Commercial, “FR/HC” General Commercial Restricted, “F/HC” General Commercial, “I/HC” Light Industrial, “MU-1/HC” Low Intensity Mixed Use; with Historic and Cultural District Overlay to Remove Historical and Cultural District Overlay

Murray Miller, Historic Preservation Officer explained to the Commissioners the removal of the “HC” Overlay. Mr. Miller explained a historic district possesses a specific concentration, linkage or continuity of site, building structures and objects united historically or aesthetically by plan or physical development. In the Stop Six Sunrise Addition a small portion of the properties have sufficient physical integrity to convey their significance. A historic district must have surviving physical features that express the historic character.

This district was designated “HC” in 2007 on the basis of it presuming to have met three criteria. After reviewing, it appears that two of the criteria have not been met. Mr. Miller said Council’s resolution was to essentially remove the existing district designation. The application went to the Historic and Cultural Landmark Commission on August 8th and the vote was 4-2 for approval; per the HCLC rules, 5 votes are needed for approval.

Ms. McDougal asked Mr. Miller what were the three criteria. Mr. Miller stated Criteria 1, distinctive in character, interest or value, Criteria 7, site of an historic significant event, and Criteria 9, represents a reasonable resource whether natural or manmade contributing to the character. The only criteria that is present is that it has significance because various degrees of social, ethnic and historic heritage. Mr. Miller said there is considerable vacant land, significant alteration to some of the remaining structures and a fair amount of new construction that does not contribute to the character or historic integrity.

Regina Blair spoke in opposition. Ms. Blair explained the history behind the historic designation. She is requesting to not remove the historic designation, and continue the case for 120 days to further investigate and set a vision for new development. She mentioned the construction that occurred in 2006 was the construction referenced earlier. She talked about the two criteria that were left off the report. During the time the designation was created there was a lot of vacant land and a lot of challenges for the neighborhood.

Ms. McDougall mentioned the efforts of the neighborhood have not gone unnoticed. Ms. McDougall asked how many homes have been demolished, built or improved upon and or turned away during this time and if the historic designation was hindering the redevelopment. Ms. Blair said that is why she is asking for a continuance- to find this information out. She stated just last year there were 50 demolitions in the area. Ms. Blair said the designation is not hindering development.

Justin Newhart with Historic Fort Worth spoke in opposition. Mr. Newhart stated a full assessment of the significance and integrity of the Stop Six District and its boundaries needs to be done to determine the significance. Ms. McDougall asked how long the survey takes. Mr. Newhart said at least a year possibly two. Mr. Edmonds mentioned the removal of houses and those that have been built which do not conform to the district. Mr. Newhart said there are smaller areas that can be considered historic.

Mr. Edmonds said if an individual property owner wants to have an historic designation they can do that individually.

Mr. Murray said there have been new houses built since 2007 and one just this week, approximately 5 to 7 new houses.

Ms. Conlin asked about the maps prepared. Mr. Miller said the maps were based on archived aerials from 1952 and then comparing changes that have taken place over the years using seven or eight maps from 1952 through 2015,.

Mr. Northern mentioned he would like to know the number of rehabs that have been permitted since the historic district was created. Ms. Burghdoff stated there was some activity before and after the creation of the district.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Conlin. The motion carried 6-2 with Mr. Northern and Ms. Dunn being against.

<i>Document received for written correspondence</i>					ZC-16-170
Name	Address	In/Out 300 notification area	Position on case		Summary
Regina Blair/Stop Six Sunrise	2517 Willspoint	In	Opposition		Spoke at hearing
Alma Allen	2701 Lena	In	Opposition		Present did not speak
Justin Newhart/Historic Fort Worth	1110 Penn St	Out	Opposition		Spoke at hearing
Everett Howard	5205 Pinson	In	Opposition		Present did not speak
Melisa Mason	2909 Walker St.	In		Support	Sent letter in
Nestor Nazario	5191 Pinson St.	In		Support	Sent letter in
Hiawatha Porter	Ramey	In		Support	Sent letter in
Estella Jimenez	5216 Cox	In	Opposition		Sent letter in

25. ZC-16-171 City of Fort Worth Planning and Development: Text Amendment: Zoning Commission Section (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (2015), by amending:

- **Article 5 “Text Or Map Amendments”, Of Chapter 3, “Review Procedures,” Sections 3.503 through 3.507 revise the process for zoning application withdrawals and renumber**

Ms. Murphy explained the text amendment to create a case withdrawal process.