



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2021

Council District 9

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Arty Wheaton-
Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Jeff and Rachel Marek

Site Location: 3040 Lipscomb Street Acreage: 0.22

Proposed Use: Office with Historic Designation

Request: From: "A-5" One Family
To: "ER/HC" Neighborhood Commercial Restricted / Historic & Cultural Overlay

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

Comprehensive Plan Consistency: Requested change **is not consistent (minor boundary adjustment)**.

Staff Recommendation: **Approval**

Background:

The site is located at the northwest corner of Lipscomb and Berry Streets. The applicant is requesting to convert the existing home into a professional office. The applicant is also requesting a designation as a Historic and Cultural Landmark (HC). The home at 3040 Lipscomb Street was constructed in 1918. The property has frontage on Berry Street, a commercial mixed use street according to the Master Thoroughfare Plan.

The structure meets the following City of Fort Worth criteria for historic designation:

Criterion 1: Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.

Criterion 3: Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of Fort Worth.

Criterion 4: Has been 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

Staff have found evidence that the property meets 3 of the 8 Criteria for Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Site Information:

Surrounding Zoning and Land Uses:

North "A-5" / single family and church parking
East "CF" / church
South "A-5HC" / Capps Park (across Berry St)
West "E" / retail strip

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on November 18, 2020.

The following organizations were notified: (emailed November 16, 2020)

Organizations Notified	
Las Familias de Rosemont NA	Hemphill Corridor Task Force
Jennings May St Louis NA	Berry Street Initiative
Worth Heights NA	Trinity Habitat for Humanity
South Hemphill Heights NA*	Hemphill Corridor Task Force
Ryan Place Improvement Assn	Fort Worth ISD
Shaw Clarke NA	

*Located within this Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The requested change to "ER" Neighborhood Commercial is consistent with land uses on the north side of Berry Street in this area. This lot at the northwest corner of Lipscomb St and Berry St is the only residential use on the north side of Berry St., a commercial mixed use street according to the Master Thoroughfare Plan. Changing the zoning of this lot leaves one additional single family home to the north as much of the block has been converted to parking associated with Travis Avenue Baptist Church to the east.

The "HC" Historical & Cultural zoning overlay will provide additional protections to maintain the historic character found in the surrounding neighborhoods.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency - Southside**

The 2020 Comprehensive Plan designates the subject property as Single Family. Future land uses to the east and west of this lot are Neighborhood Commercial and Institutional. The 2020 Comprehensive Plan provides the following policies and strategies:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

As a result, the proposed zoning **is not consistent (minor boundary adjustment)** with the 2020 Comprehensive Plan.

Attachments:

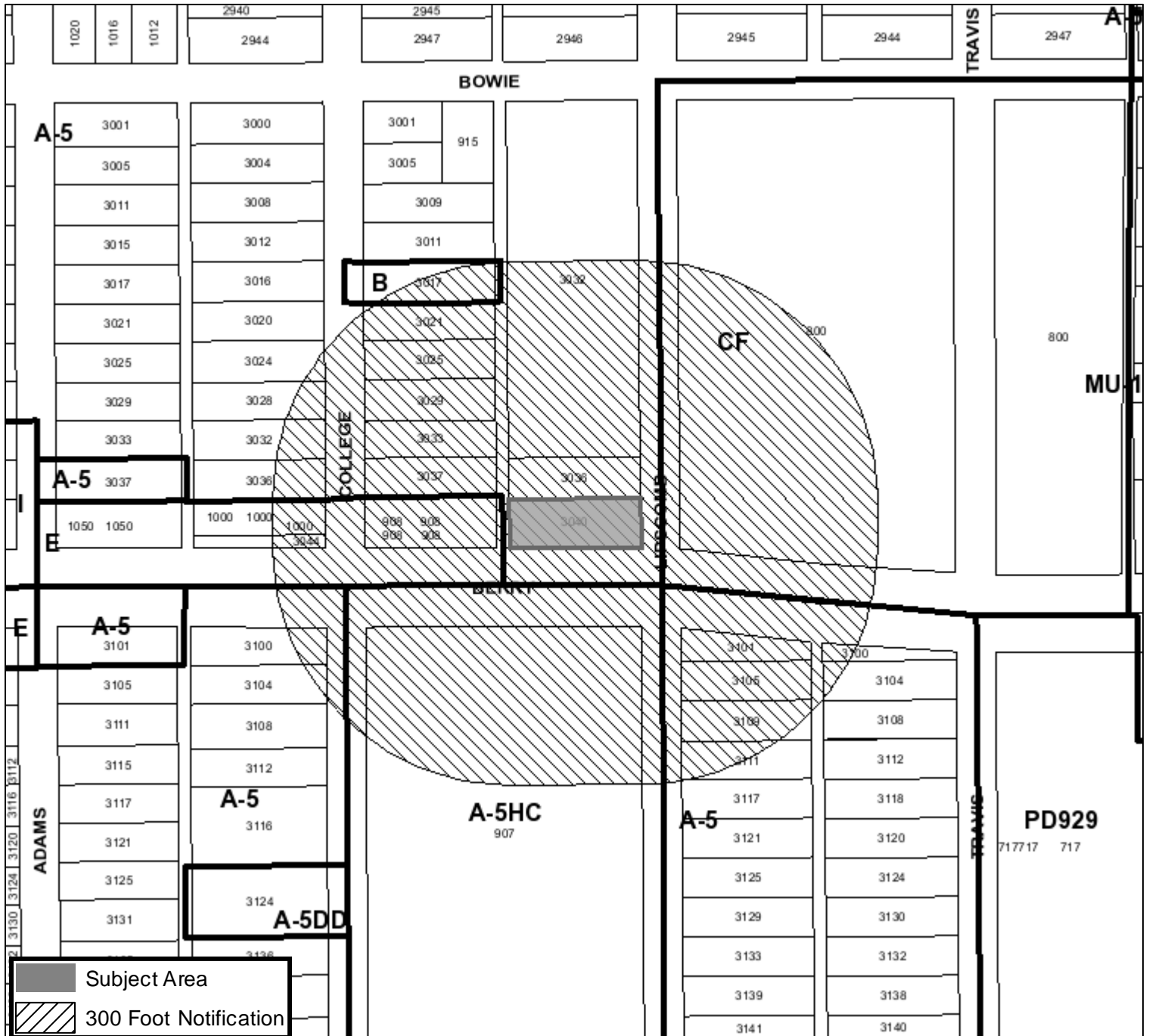
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



- HCLC report

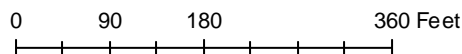


Area Zoning Map

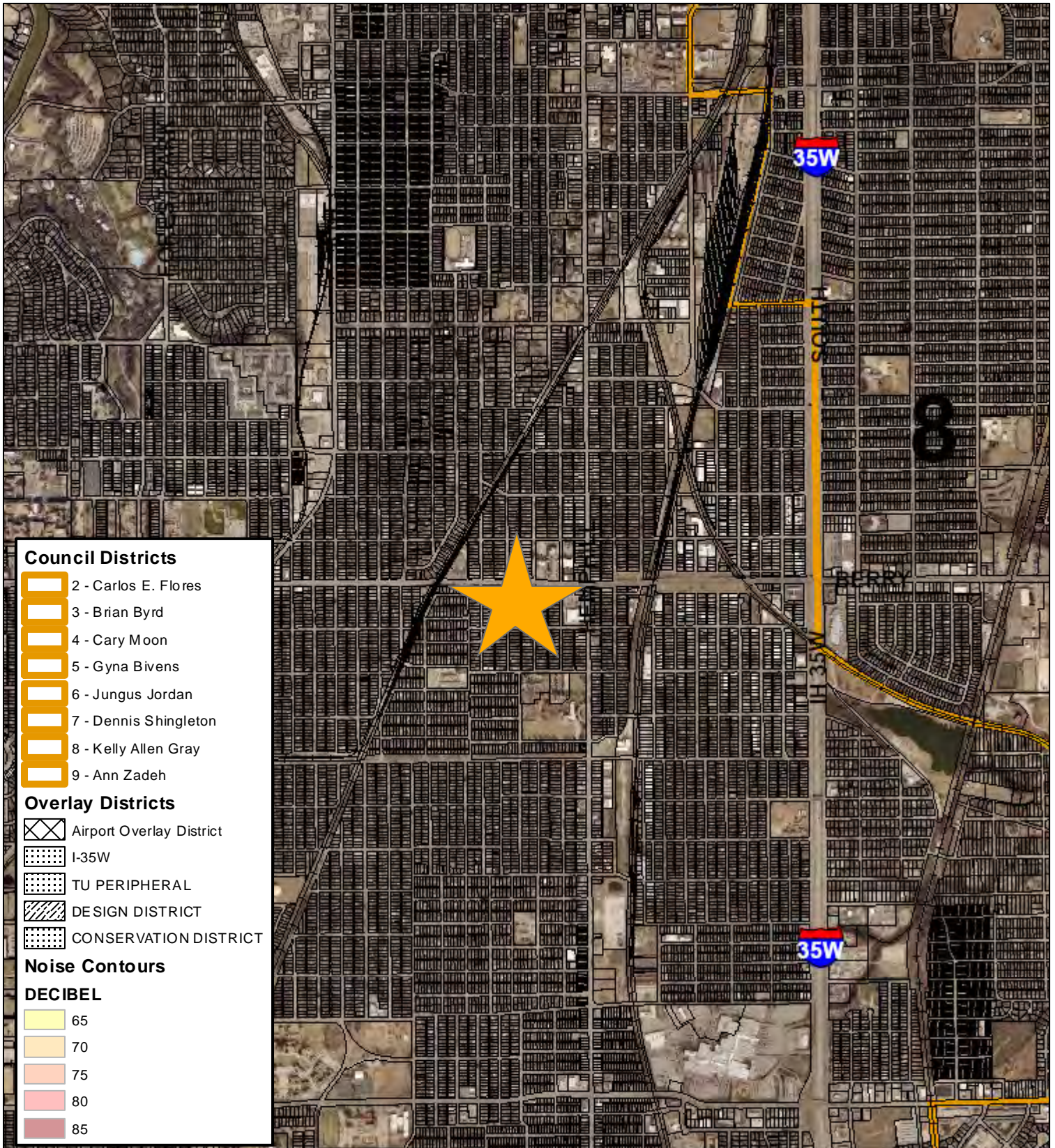
Applicant: Jeff & Rachel Marek
 Address: 3040 Lipscomb Street
 Zoning From: A-5
 Zoning To: ER
 Acres: 0.2435405
 Mapsco: 76Z
 Sector/District: Southside
 Commission Date: 12/9/2020
 Contact: 817-392-6226



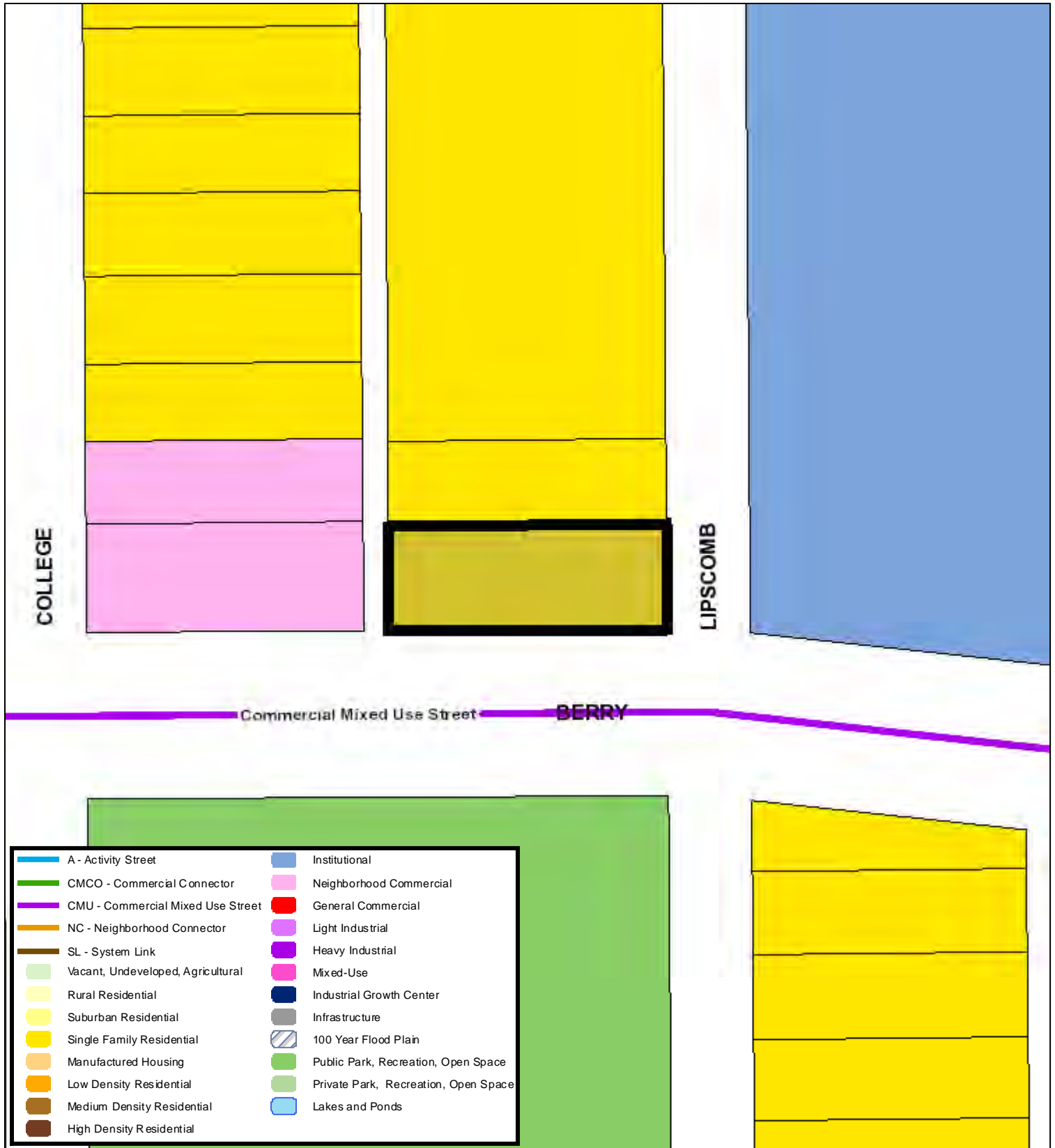
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



80 40 0 80 Feet

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 6, 2018.



Aerial Photo Map



COLLEGE

BERRY

LIPSCOMB

0 50 100 200 Feet



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

DATES: November 9, 2020

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Jeff and Rachel Marek
LOCATION	3040 Lipscomb Street
ZONING/ USE (S)	A-5
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider designating the property at 3040 Lipscomb Street as a Historic and Cultural Landmark (HC).

APPLICABLE CITY OF FORT WORTH ZONING ORINANCE PROVISIONS

4.401 Historic Preservation Overlay Districts

(c) Identification and Designation of Cultural Resources

- 3. Eligibility for Designation
 - a. Eligibility for HC and HC District Designations.
 - i. Individual Property. An individual property may be designation as HC if it meets the following qualifications:
 - 1. Two or more of the criteria for significance; and
 - 2. The necessary criteria for assessing integrity.

EVALUATION OF SIGNIFICANCE

Constructed in c. 1918, the structure at 3040 Lipscomb Street is significant for its association with massive residential growth in Fort Worth’s Southside at the end of World War I in response to the discovery of oil fields to the west of the city (Criterion 1); for its association with Frank Singleton, a local master builder and architect in Fort Worth (Criterion 3); and for its association with Thelma Louise Volpert and Henry Lawrence Kleinschmidt, founder’s of Kleinschmidt’s Bakery who made significant contributions to the culture and development of Fort Worth during the early and mid-20th century (Criterion 4).

In regards to Criterion 1, the structure at 3040 Lipscomb Street is significant for its association with the establishment and growth of residential neighborhoods on Fort Worth’s Southside to

house working class families that moved to Fort Worth during a massive residential construction boom that was driven by the discovery of the Ranger oil fields to the west of the city after WWI. This industry and associated residential expansion, along with the ancillary housing and infrastructure built to support it such as the workforce housing built at 3040 Lipscomb Street, played a significant role in the early cultural, economic, social, ethnic, and historical heritage of the City of Fort Worth, the State of Texas, and the United States.

In regards to Criterion 3, the property at 3040 Lipscomb Street is significant for its association with Frank Singleton, a local master builder and architect in Fort Worth. Singleton designed several notable structures throughout Fort Worth and Tarrant County during his career, including Fort Worth's Saint James Baptist Church (c.1895); Swedish Methodist Church, (c. 1924) and later renamed Broadway Methodist Episcopal, and the Mary Lipscomb Wiggins House (c.1905) located in Grapevine, TX. The property at 3040 Lipscomb Street is an excellent local example of a Prairie-style architecture, featuring an elongated horizontal form, low pitched roof, wide overhanging eaves, curved porch with hipped roof and square brick columns. This structure is an excellent example of Singleton's residential work and is unique to this area of the Southside. Singleton played a key architectural role in the early growth of Fort Worth and was one of the early local master builder/architects in the City.

In regards to Criterion 4, the property at 3040 Lipscomb Street is significant for its association with Thelma Louise Volpert and Henry Lawrence Kleinschmidt, founders of Kleinschmidt's Bakery who made significant contributions to the culture and development of Fort Worth during the early and mid-20th century. Thelma and Henry Kleinschmidt contributed not only to the city of Fort Worth by running a successful business for many decades (Kleinschmidt's Cake Shop), but were also humanitarians who actively strove to help the city and people prosper.

EVALUATION OF INTEGRITY

Integrity is the ability of a property to convey its significance. The designation of a property must not only be shown to have significance under Zoning Ordinance, but it also must have integrity. Within the concept of integrity for example, the National Park Service criteria recognizes seven aspects that define integrity.

Seven Aspects of Integrity

1. **Location.**
2. **Design.**
3. **Setting.**
4. **Materials.**
5. **Workmanship**
6. **Feeling.**
7. **Association.**

Staff visited the property on October 30, 2020 to assess the integrity of the property.

In relation to the Seven Aspects of Integrity:

1. The structure is still in its original **location** from when it was constructed in 1918.

2. The **design** of the structure is still intact and identifiable. However, a portion of the front porch was enclosed at one point during the building's history, diminishing the integrity of design.
3. The structure's original **setting** from the 1910s is no longer extant. The largely residential neighborhood has been replaced with parking lots associated with the large church across the street.
4. The property's original **materials** are still extant. However, the original masonry porch columns have been replaced with metal columns, although enough evidence remains on site to inform their reinstatement.
5. The property still displays some the physical evidence of **workmanship** from the 1930s, such as 1/1 wood windows, exposed rafter tails, wide over hanging eaves, and tan masonry siding. Original porch columns have been removed, although enough evidence remains on site to inform their reinstatement.
6. The property still retains its **feeling** as a residential building that was constructed during the oil boom and rapid residential expansion of Fort Worth during the 1910s.
7. The property no longer retains its **association** with the early residential expansion of Fort Worth or the Kleinschmidt family for which it was built.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

The structure meets the following City of Fort Worth criteria for historic designation:

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Integrity

Based on the evidence still extant at the property, the property at 3040 Lipscomb Street sufficiently retains five of the seven aspects of integrity (location, design, materials, workmanship, and feeling).

The property does not retain integrity of setting due to surrounding demolitions or its association with the Kleinschmidt family.

Summary

Staff have found evidence that the property meets 3 of the 8 Criteria for Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the property at 3040 Lipscomb Street as a Historic & Cultural Landmark (HC) and that the *Secretary of the Interior's Standards for the Treatment of Historic Properties* be used when evaluating any proposed future change to the property.

Supplemental Materials



Fig. 1 – Location of 3040 Lipscomb Street.

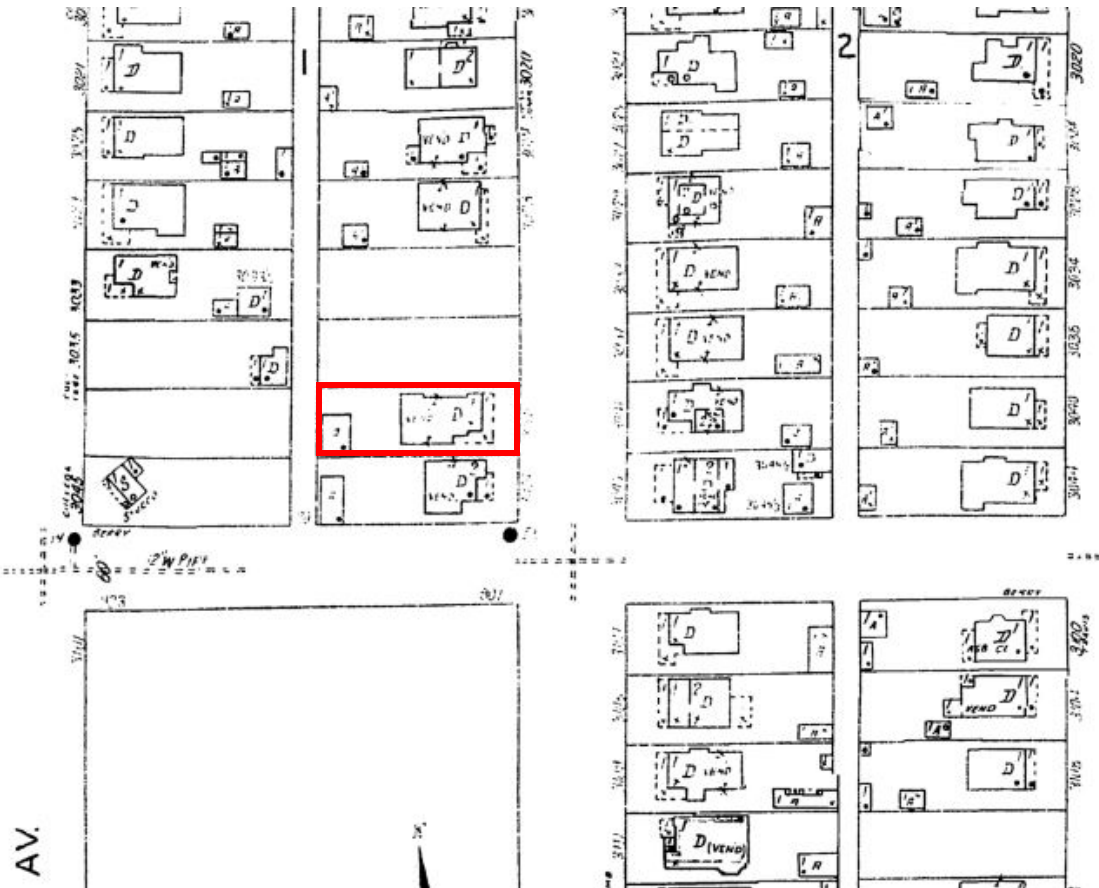


Fig. 2 - 1951 Sanborn Map showing current structure on site. Note southern portion of wraparound porch had not been enclosed yet. Also note surrounding residential development within the property's setting that has since been demolished.



Fig. 4 – 1308 Lincoln Avenue. Note porch enclosure and original masonry column on left of porch.



Fig. 5 – Looking northwest.



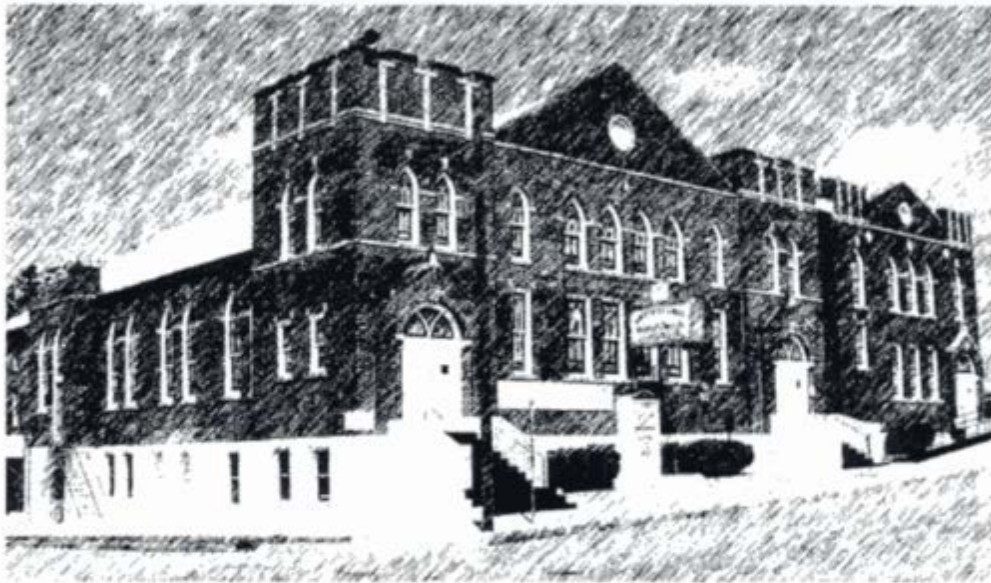
Fig. 6 – The Kleinschmidts, c.1944. Note that the porch had not been enclosed yet.



Fig. 7 – Kleinschmidt's bakery, c.1938 at 3030 Hemphill Street (building is no longer extant).



Fig. 8 – Kleinschmidt's Cake Shop on W. 7th Street, c. 1950.



founded Saint James Baptist Church in 1895. The worshipers first met in another organization's building while they raised funds for their own church home. Construction of this structure began in 1913, and services were held in the basement until the sanctuary was completed in 1918. Frank J. Singleton was the architect, and African-American contractor George Powell built the south wing, while B. G. Rhodes built the north wing. Short square entry towers frame the Gothic Revival style red-brick building, and, along with the lancet-shaped art glass windows, give it a fortress-like appearance.

Fig. 9 – St. James Baptist Church, designed by Frank Singleton.