



Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-126

Council District: 8

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Melinda Wahl – Reitman/ City of Fort Worth – [Justin Newhart](#)

Site Location: 1915 & 1917 Tierney Road **Acreage:** .6229

Request

Proposed Use: Single family home

Request: To: Add Historic and Cultural Overlay to 1915 & 1917 Tierney Road

Recommendation

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

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

Staff Recommendation: **Approval**

Historic and Cultural Landmarks Commission Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by 9-0**

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Project Description and Background

Constructed c. 1918, the structure at 1917 Tierney Road and the adjacent lot at 1915 Tierney Road are significant for their association with early farming communities and residential growth in the east Fort Worth neighborhood of Meadowbrook (Criterion 1); as a rare remaining example of Folk Victorian farmhouse architecture in east Fort Worth (Criterion 2); for its association with C.R. and May Tierney, who constructed the house and developed over 40 adjacent acres into residential development in the CR Tierney Subdivision and CR Tierney Addition in east Fort Worth (Criterion 4); and as a structure that contributes to the rural character of Meadowbrook as one of the few remaining original structures associated with early agricultural/farming practices in east Fort Worth (Criterion 5).

In regards to Criterion 1, the properties at 1915-1917 Tierney Road are significant for their association with the establishment and growth of residential neighborhoods in east Fort Worth. The home is one of a few houses that existed on rural, agricultural acreage during the 1910's when east Fort Worth was primarily a pastoral farming community. Aspects of this rural nature are still extant on site, such as a forest of post oaks in the front and rear yards, and the prairie elements of that rural community and cultural motif that are a part of the natural garden in the back. The 1910's and 20's were a time of expansion and growth for Fort Worth, and this home, and the Tierney family who developed the surrounding land, are a reflection of that growth and development. The property, initially granted as a land grant to pioneers, had become a homestead for a prosperous real estate development family, and over time it became a neighbor to the community being developed as a result of area industries including White Lake Dairy Farm and the predecessor of Texas Wesleyan University among others.

In regards to Criterion 2, the properties at 1915-1917 Tierney Road are significant as an important example of an exceedingly rare architectural style in east Fort Worth. The house is an early example of Folk Victorian architecture in Meadowbrook. The home has an L-shaped, gable front design, and includes a covered front porch with cornice brackets and latticework. Fish-scale patterned siding was used on the gable, along w/ clapboard siding and 1/1 wood windows. The front door has an operational stained glass and brass transom. The gabled front has a 12:12 roof pitch, typical of the genre, with the two sides creating a 45 degree angle and providing high ceilings inside.

In regards to Criterion 4, the properties at 1915-1917 Tierney Road are significant for their association with C.R. and May Tierney who owned the property when the home was built in 1918 and significantly contributed to the development of the east side of Fort Worth. They not only built the house at 1915, but they and their family owned 40 acres of the surrounding area within the Mitchell Garrison Survey. Two developments, CR Tierney Subdivision and CR Tierney Addition were named after C.R. Tierney, and the street also bears the family name. The development of these two additions occurred during the 1920's when Fort Worth was annexing much of the Meadowbrook area along with other east side communities as the city's population exploded following the discovery of oil in the Ranger Oil Fields to the west of Fort Worth.

Lastly, in regards to Criterion 5, the properties at 1915-1917 Tierney Road are significant because they bear an important relationship to other distinctive buildings, structures, sites, and objects within the Meadowbrook area. The properties contribute to the overall character of the area according to a plan based on architectural, historic and cultural motif. The properties have retained the overall culture and character of rural Meadowbrook – through the Folk Victorian architecture as well as the forest of post oaks in the front and near back, and the prairie elements that are a part of the natural garden in the back. The wildflower garden is consistent with the character of the area, and with the plan for the historic and cultural treasure of Tandy Hills Nature Area (formerly Tandy Hills Park), named for pioneer Roger Tandy and his descendants. This area was originally designated a park in 1960, and has remained an untouched and unusually complete collection of prairie flora to this day.

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 June 29, 2021 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.
3. The structure's original **setting** from the 1910s is still extant. The largely residential neighborhood features large lots, which are a site design aspect that resulted from converting large agricultural tracks within Meadowbrook into residential parcels.
4. The property's original **materials** are still intact. The original wood siding, most original wood windows, and design details such as decorative porch brackets are still extant.
5. The property still displays the physical evidence of **workmanship** from the 1910s, such as 1/1 wood windows and decorative wood brackets.
6. The properties still retain their **feeling** as a residential building that was constructed in mostly rural area in the early 1910s.
7. The property still retains its **association** with the early development and growth of the Meadowbrook neighborhood in east Fort Worth.

Surrounding Zoning and Land Uses

North: A-10/ One – Family Residential
East: A-10/ One – Family Residential
South: A-10/ One – Family Residential
West: A-10/ One – Family Residential

Recent Zoning History

- ZC-07-207, east of rezoning area, Council-initiated from A-5, CR, and C to A-21 and A-10, approved;
- ZC-10-040, north of rezoning area, Council-initiated generally from G to E and PD for E uses plus pawnshop, approved;
- ZC-10-137, along western edge of rezoning area, Council-initiated, generally from A-5, B, CR, C, D, ER, E, FR, and G to A-21, A-10, A-7.5, A-5, ER, and E, recommended approval with Council action anticipated October 12, 2010; and
- ZC-10-150, A-10, recommended approval with Council adoption December 2010.

Public Notification

300-foot Legal Notifications were mailed on 7.21.2021.
The following organizations were notified: (emailed 7.26.2021)

Organizations Notified	
Neighborhoods of East Fort Worth*	Central Meadowbrook NA*
Eastern Hills NA	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Businesses Association
Fort Worth ISD	

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding properties are A-10/ single– family residential.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as Single Family Residential.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote the restoration of historic homes and buildings.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Eligibility for Designation

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 2: Is an important example of a particular architectural type or specimen or embodies elements of architectural design, detail, material or craftsmanship that represent a significant architectural innovation in 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.

Criterion 5: Bears a significant relationship to other distinctive buildings, structures, sites, objects, 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. .

Integrity

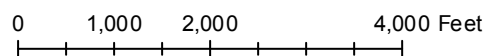
Based on the evidence still extant at the properties, the properties at 1915-1917 Tierney Road sufficiently retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

Summary

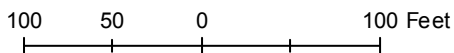
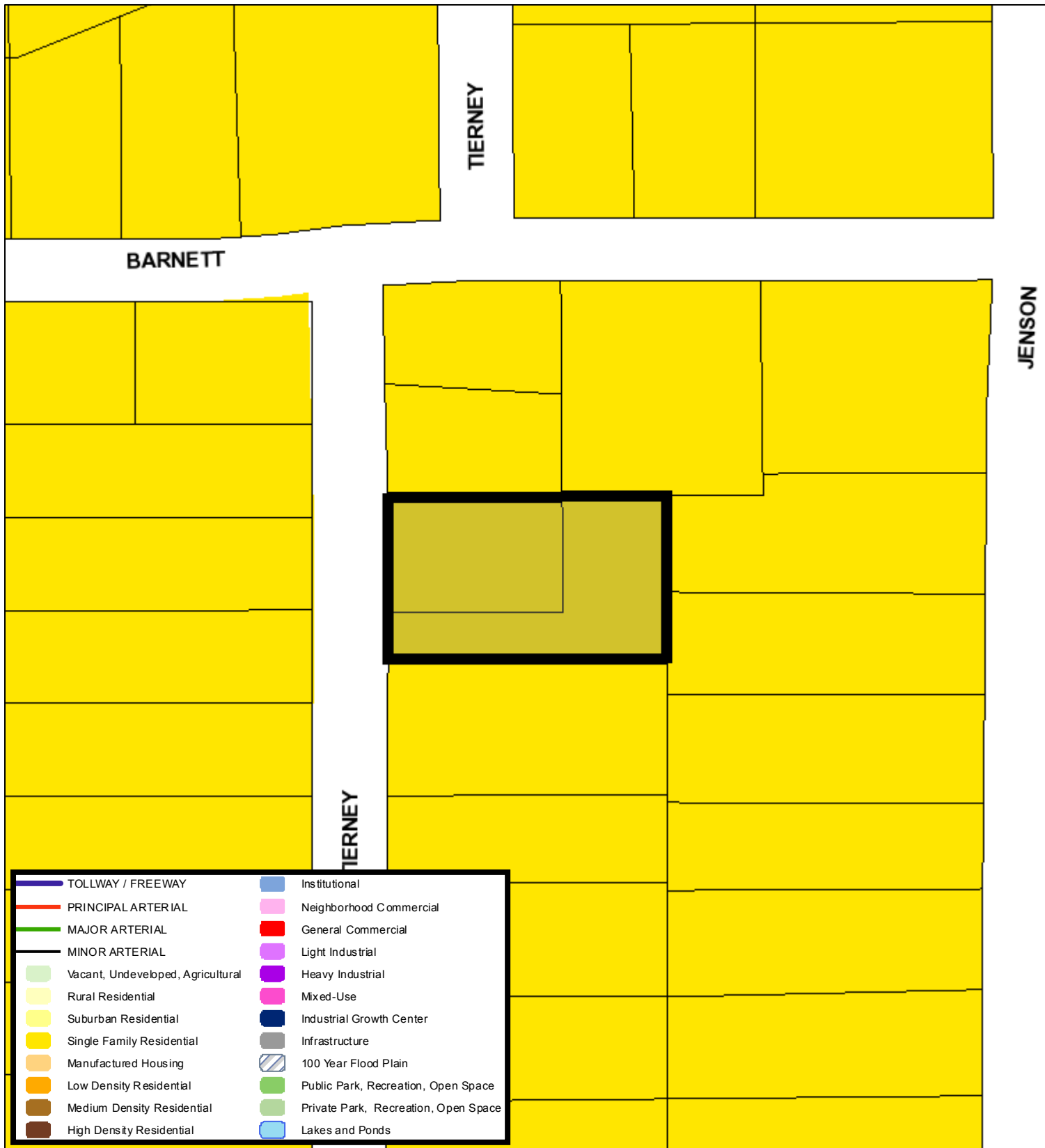
Staff have found evidence that the property meets 4 of the 8 Criteria for Designation. The properties also retain their original integrity and the identity for which they are significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.



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 6, 2018.



Aerial Photo Map



0 65 130 260 Feet

