

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

DATES: February 12, 2024

COUNCIL DISTRICT: 8

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Fort Worth Housing Solutions
LOCATION	1201 E 13 th Street
ZONING/ USE (S)	FR-General Commercial Restricted
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owners request a recommendation to City Council to consider designating the property at 1201 E 13th Street as Historic and Cultural Landmarks (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.

Criteria for Historic Significance

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.
2. Is 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 Fort Worth.
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.

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.

EVALUATION OF SIGNIFICANCE

Constructed in 1909, 1201 E 13th Street is associated with the African American community and the development of increasing access to public schools for African American students (Criterion 1); as an example of a simplified early 19th century and International architecture (Criterion 2); as the an example of work from important an local architect of the twentieth century (Criterion 3), and bears a significant relationship to other distinctive buildings, structures, sites, objects or areas (Criterion 5).

In regards to Criterion 1, 1201 13th Street has strong associations to Fort Worth's African American heritage as it was opened as the Fort Worth Colored High School in 1909 and it was the largest public school in Fort Worth at the time. The school is associated with the first free public school of African Americans in Fort Worth. The first building was a wood building constructed in 1883. In 1909 a new school was built and it was named the Fort Worth Colored High School. The school was later named I.M. Terrell High School in 1921, however the student population eventually outgrew the building and the high school was moved into a new building, where the current I.M. Terrel High School stands. After the high school was moved, the building was renamed Carver-Hamilton, and was an elementary school and middle school. In 1995 Fort Worth Housing Solutions bought the building and used it as their headquarters until 2022.

In regards to Criterion 2, 1201 E 13th Street is representative of two distinct building eras. The original 1909 building is a traditional red brick early 19th building, that originally featured long-uninterrupted cornices, and decorative cast stone details around window groupings. There was also cast concrete details surrounding the entry. There are two additions on the front of the building from 1956 that create a U-shape. These additions are characterized by a horizontal emphasis and large continuous windows that typify the International style. The entrances to these additions also feature plain cast concrete details that mark the entrance. Details of the 1909 building, such as the cornices and cast concrete at the entrance were removed for the building to better blend with the mid-century additions.

In regards to Criterion 3, 1201 E 13th Street are associated with a local architecture firm, Waller, Shaw, and Field, who also designed the R. Vickery School near Glenwood. The 1956 additions were design by local architect A.C. McAdams.

In regards to Criterion 4, 1201 E 13th Street is associated with Isaiah Milligan (I.M) Terrell (1859–1931). When building was a school, it was named after Isaiah Milligan Terrell, who was the first African American to be appointed Principal and Superintendent of “Colored Schools” in 1890. He served in this capacity until 1915. Mr. Terrell was a pioneer in education and later went on to be an administrator at Prairie View State Normal School (now Prairie View A & M University), the president of Houston College and the Superintendent for the Houston Negro Hospital.

In regards to Criterion 5, 1201 E 13th Street is adjacent to Butler Place, and is also within close proximity to I.M. Terrell Highschool. The resources found in this neighborhood are the last remnants of African-American heritage within this area.

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.**

In relation to the Seven Aspects of Integrity:

1. The building is still in its original **location** from when it was constructed in c. 1909.
2. The **design** of the I-shaped 1909 building has changed with the addition of the two 1956 wings that have turned the building into a U-shape. However these additions are examples of the International style, and have acquired significance in their own right.
3. The building's original **setting** is somewhat intact as it is situated next to Butler Place. Though some context was destroyed with the 1962 expansion of the highways, the geographic placement at the top of the hill is significant.
4. The property's **materials** appear generally intact. The original masonry walls are generally still extant and in good condition including the stucco first floor of the 1909 building. The original entry details on the 1909 building were removed and changed to match the 1956 additions. The original windows of the 1909 building and 1956 additions have been replaced. Decorative cast stone details around the upper windows on the main building remain intact from the 1909 building. The International details like the decorative brickwork on the 1956 additions remain extant.
5. The building still displays the physical evidence of **workmanship** from 1909 and the 1950s with the decorative cast stone details, decorative brickwork and International style entrances.
6. The building no longer retains its **feeling** as an early 20th century school due to the 1950s alterations.
7. The building no longer retain its **association** as an early 20th century school due to the 1950s alterations and as it no longer functions as a school.

FINDINGS / RECOMMENDATIONS

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 in the City of

Fort Worth.

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.

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.

Integrity

Based on the evidence still extant at the property, the building at 1201 E 13th sufficiently retains five aspects of integrity (location, design, setting, materials, and workmanship).

Summary

Staff have found evidence that the property meets 5 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 building at 1201 E 13th St 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



Figure 1 Aerial Image of subject property



Figure 2 Aerial image of 1201 E 13th St in 1952



Figure 3 Aerial image of the Chambers Hill circa 1952



Figure 4 Aerial of 1201 E 13th St, c. 1956; note additions on western edge



Figure 5 Aerial view of the Chamber Hill, c 1963; note the addition of more units to Butler Place, and the demolition of neighboring buildings to make room for the highway interchanges

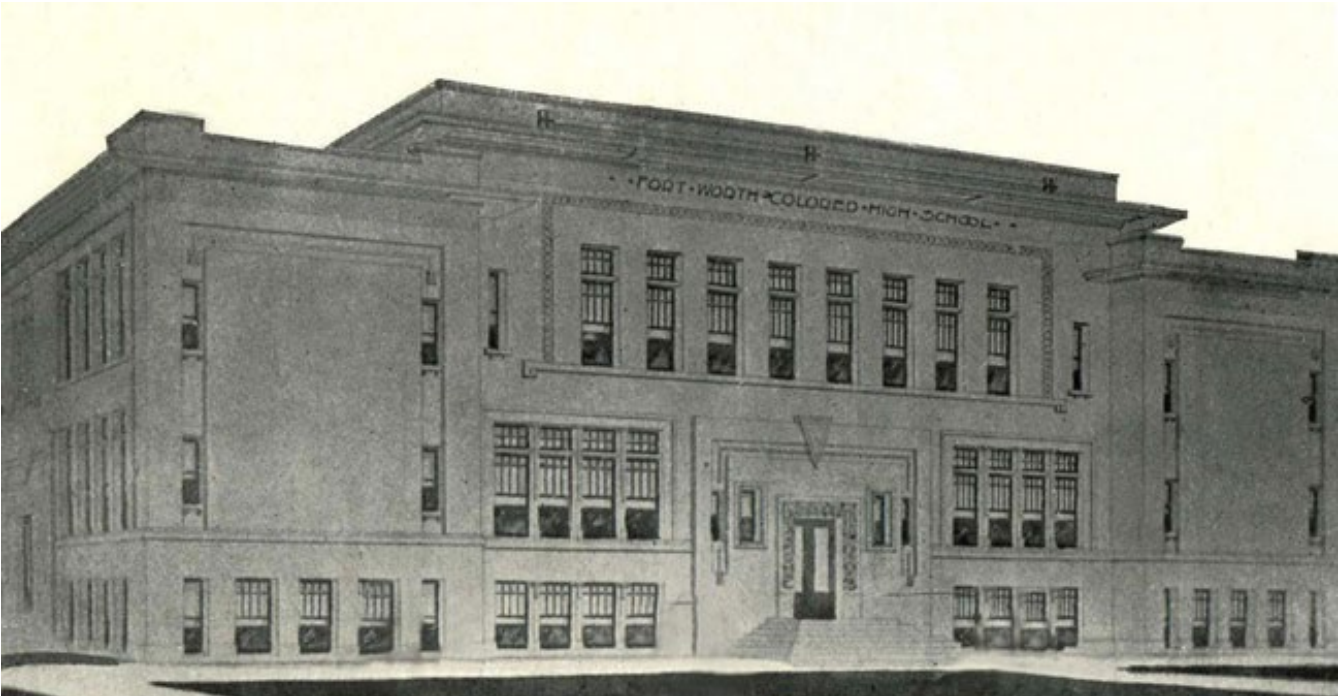


Figure 6 Rendering of 1201 E 13th St, previously known as Fort Worth Colored High School

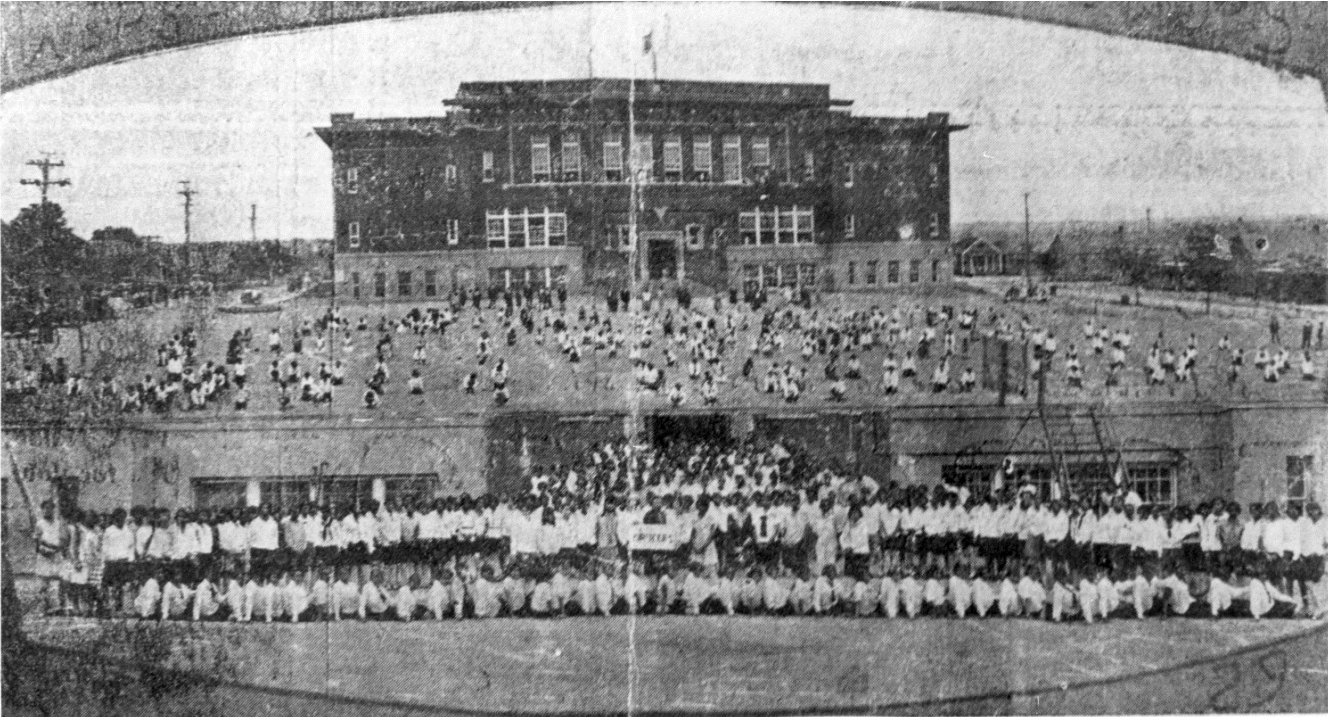


Figure 7 1201 E 13th St, 1921



Figure 8 1926 Sanborn of 1201 E 13th St



Figure 9 Front view of 1201 E 13th St



Figure 10 Front view of 1201 E 13th St, note the removal of details found in Figure 6



Figure 11 View of north facade



Figure 12 View of southeast corner