



Historical Resources Survey Report

Intensive Survey

Project Name: Southeast Connector

Project Limits: IH 20: Forest Hill Drive to Park Springs Boulevard; IH 820: IH 20 to Brentwood Stair Road; US 287: Bishop Street to Sublett Road

District(s): Fort Worth District

County(s): Tarrant County

CSJ Number(s): 0008-13-125

Principal Investigator: Heather Goodson

Report Completion Date: March 2020

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated 12-9-2019, and executed by FHWA and TxDOT.

This historical resources survey report is produced for the purposes of meeting requirements under Section 106 of the National Historic Preservation Act, the Antiquities Code of Texas, and other cultural resource legislation related to environmental clearance as applicable.

Abstract

The Texas Department of Transportation (TxDOT) Environmental Affairs Division (ENV) contracted Blanton & Associates, Inc. (B&A) to conduct an intensive-level historic resources survey for the proposed displacement of 11 residential properties within the Southeast Connector project in Forest Hill, Texas. The TxDOT Fort Worth District (District) proposes to reconstruct and add capacity to Interstate Highway (IH) 20, IH 820 and United States Highway (US) 287, including three major interchanges in southeast Tarrant County within the cities of Arlington, Forest Hill, Fort Worth, and Kennedale (see **Figures 1 and 2** in **Appendix D**). This project spans approximately 16 miles and is collectively referred to as the “Southeast Connector.”

B&A completed an intensive-level historic resources survey on 11 properties containing 15 historic-age resources, 14 of which were identified in the January 2020 Reconnaissance-level Historic Resources Survey Report (HRSR). Of the 11 properties, one or more historic-age resource would be displaced as part of the proposed project. The 11 subject properties and their historic-age resources included in this Intensive-level HRSR are referenced as the “subject properties,” which are identified by the same resource number as used in the Reconnaissance-level HRSR, are mapped on **Figure 3**, and are as follows:

- Resource No. 406
- Resource No. 407
- Resource No. 408
- Resource No. 409
- Resource No. 410
- Resource No. 411
- Resource Nos. 412A-412B
- Resource Nos. 413A-413D
- Resource No. 432
- Resource No. 435
- Resource No. 438

In January 2020, B&A completed an intensive-level historic resources survey of all 11 subject properties. B&A recommends that none of the inventoried resources are eligible for listing on the NRHP either individually or as part of a larger property or historic district.

Appended to this report are several appendices that provide maps, photographs, and other materials that supplement the text included in this report. The appendices are as follows:

- **Appendix A** includes Project Information and ROW Information.
- **Appendix B** includes a table of all surveyed properties.

- **Appendix C** includes survey forms (including photographs) for each of the inventoried resources.
- **Appendix D** includes **Figures 1 and 2**, which show the subject properties in relation to the proposed project on county and topographic base. **Figure 3** shows the subject properties in relation to the proposed project and ROW. **Figure 4** illustrates the extent of the Forest Wood Addition and the subject properties within it, and **Figure 5** shows the extent of the Shady Hill Addition and the subject properties within it. Lastly, **Figure 6** shows the Forest Wood and Shady Hill Additions and comparative additions in the area.
- **Appendix E** includes project schematics.
- **Appendix F** includes historic maps of Forest Hill, photographs of the project area, and comparative analysis documentation.
- **Appendix G** includes correspondence with, and additional consulting party comments from, the Forest Hill Preservation Commission chairperson and member of the Tarrant County Historical Commission, city of Forest Hill's Director of Community Development Corporation and Convention Center/Acting City Planner, and a Forest Hill resident and Forest Hill Preservation Commission member.

Table of Contents

Abstract.....	3
Project Identification.....	6
Area of Potential Effects (APE)	8
Section 106 Consulting Parties	8
Stakeholders	10
Project Setting/Study Area	11
Survey Methods	14
Survey Results.....	15
Historical Context Statement	17
National Register Eligibility Recommendations	22
Determination of Section 106 Effects Recommendations	30
U.S. DOT Section 4(f) Applicability Statement.....	30
References Cited.....	31
Appendix A: Project Information and ROW Information	35
Appendix B: Tabular Inventory of Surveyed Properties	38
Appendix C: Survey Forms for All Surveyed Properties.....	42
Appendix D: Figures	141
Appendix E: Schematics	148
Appendix F: Historic Maps of Forest Hill and Project Area Photographs.....	149
Appendix G: Consulting Party Comments.....	198

Project Identification

- **Report Completion Date:** 03/02/2020
- **Date(s) of Fieldwork:** 01/22/2020 - 01/23/2020
- **Survey Type:** Windshield Reconnaissance Intensive
- **Report Version:** Draft Final
- **Regulatory Jurisdiction:** Federal State
- **TxDOT Contract Number:** 578 22 SH001
- **District or Districts:** Fort Worth District
- **County or Counties:** Tarrant County
- **Highway or Facility:** IH 20, IH 820, US 287
- **Project Limits:**
 - **From:** IH 20 at Forest Hill Drive
IH 820 at IH 20
US 287 at Bishop Street
 - **To:** IH 20 at Park Springs Boulevard
IH 820 at Brentwood Stair Road
US 287 at Sublett Road
- **Main CSJ Number** 0008-13-125
- **Report Author(s):** Maryellen Russo, Heather Goodson, Rebecca Wallisch, and Mikayla Brown – Blanton & Associates
- **Principal Investigator:** Heather Goodson – Blanton & Associates

- **List of Preparers:** Maryellen Russo, Heather Goodson, Rebecca Wallisch, and Mikayla Brown (Historians); Roy Smith (GIS Technician); Anna Hughes (Technical Editor) – Blanton & Associates

Area of Potential Effects (APE)

- Existing ROW
 - 150' from Proposed ROW and Easements
 - 300' from Proposed ROW and Easements
 - Custom:
- **Historic-Age Survey Cut-Off Date:** 1976
 - **Study Area** 1,300 feet from edge of the Area of Potential Effects

Section 106 Consulting Parties

- **Public Involvement Outreach Efforts:**

Per 36 CFR 800.2, TxDOT “should plan consultations appropriate to the scale of the undertaking and the scope of Federal involvement and coordination with other requirements of other statutes, as applicable.” On December 10, 2019, TxDOT held a public meeting regarding this project’s potential impacts in the Forest Hill area. TxDOT had a Section 106 table with historic-resource related information ready for discussion with any members of the public. Justin Kockritz from the SHPO office attended, as well as a TxDOT historian and two B&A historians. No members of the public expressed concerns regarding the proposed project’s potential effects to historic resources. One long-time local resident, Marianne Hicks, provided information about the history and development of the area (see the **Summary of Stakeholder Comments** section below). For more information about the public involvement for the entire Southeast Corridor project, see the January 2020 Reconnaissance-level HRSR.

TxDOT conducted outreach efforts with numerous potential consulting parties (including the Tarrant County CLG, Tarrant CHC, and the Tarrant County Black Historical and Genealogical Society) in November 2019. As a result, B&A focused the outreach efforts for this intensive-level survey on local representatives who would have the most intimate knowledge of these post-World War II subject properties and neighborhoods. Therefore, B&A met with Jo Pirtle (Forest Hill Preservation Commission chairperson and member of the Tarrant CHC) during the January 2020 field visit. Ms. Pirtle provided a significant amount of information about the development of Forest Hill.

As the proposed project develops and during coordination of the project under Section 106, TxDOT may continue consultation with the potential consulting parties if adverse effects are posed to historic properties. Comments received from these agencies and

groups will be considered in the project planning process. Concurrence from the Texas SHPO would also be included in the final National Environmental Policy Act (NEPA)-compliance environmental document.

- **Identification of Section 106 Consulting Parties:**

Justin Kockritz
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711
Phone: 512-936-7403
Email: justin.kockritz@thc.texas.gov

Forest Hill Historical Preservation Commission
Jo Pirtle
3219 California Parkway
Forest Hill, TX 76119
Phone: 817-568-3000

Tarrant CHC - local commission member Jo Pirtle
3219 California Parkway
Forest Hill, TX 76119
Phone: 817-568-3000

- **Section 106 Review Efforts:**

B&A inquired with the Tarrant CHC and Forest Hill Historical Preservation Commission about any known important historic resources within the APE. As a result of this outreach, B&A received information about the history of Forest Hill from Jo Pirtle, a member of the Tarrant CHC and the Forest Hill Historical Preservation Commission chairperson. B&A Principal Investigator (PI) Heather Goodson met with Mrs. Pirtle on January 23, 2020. Mrs. Pirtle was able to show pictures of historic maps in Forest Hill, provided a folder of several histories that have been compiled over several years by the residents of Forest Hill, and spoke to the transition from a Caucasian-dominated community to an African American community in the late 1950s and early 1960s, and the final transition to a Hispanic-dominated community makeup from the 1970s to present. Mrs. Pirtle did not have information regarding additional historically significant buildings along the APE of the subject properties, nor was she able to speak about the history of those particular residences themselves.

Per Section XI. Consultation of the 2015 Section 106 PA among the Federal Highway Administration (FHWA), TxDOT, the SHPO, and the Advisory Council on Historic Preservation Regarding the Implementation of Transportation Undertakings, TxDOT may need to conduct individual, project-specific consultation with the SHPO.

- **Summary of Consulting Parties Comments:**

To date, B&A received input on historic resources in Forest Hill from Mariann Hicks (resident of Forest Hill and member of the Forest Hill Historical Preservation Commission) in person and via phone. Mrs. Hicks is the owner of 4423 Forest Hill Circle (Resource No. 386 in the Reconnaissance HRSR). She inherited the property from her father, who built their house around 1940. The property was originally 10 acres, but it was bisected when IH 20 was built. When B&A talked to Mrs. Hicks via telephone, B&A told her of Mrs. Pirtle's assessment of the ethnic transitions in the area (referenced above), and Mrs. Hicks agreed with that assessment. Mrs. Hicks did not provide any indication that she believed the subject properties are important. A summary of communications with Ms. Hicks is documented in **Appendix G**.

It is anticipated that TxDOT will conduct further stakeholder outreach efforts as appropriate.

Stakeholders

- **Stakeholder Outreach Efforts:**

TxDOT will conduct stakeholder outreach efforts as appropriate.

- **Identification of Stakeholder Parties:**

Mariann Hicks

4423 Forest Hill Circle

Forest Hill, TX 76140

Phone: 817-478-5202

Venus Wehle

Acting City Planner, Forest Hill

Phone: 817-568-3009

Per Section 106 requirements, affected property owners are also considered stakeholders in the project, if they choose to be. The affected property owners will be determined at a later date by TxDOT.

▪ **Summary of Stakeholder Comments:**

To date, B&A received input on historic resources in Forest Hill from Mariann Hicks (resident of Forest Hill and member of the Forest Hill Historical Preservation Commission) in person and via phone, and from Venus Wehle (Director of Community Development Corporation and Convention Center, Acting City Planner of Forest Hill) via email. B&A did not provide or receive any information regarding eligibility or potential effects to the subject properties with these individuals. A summary of communications with each potential stakeholder is documented in **Appendix G**. TxDOT will conduct further stakeholder outreach efforts as appropriate.

Project Setting/Study Area

▪ **Study Area**

The subject properties are located in Forest Hill, southeast of downtown Fort Worth in Tarrant County. The current land use is largely suburban with residential and some small-scale commercial and industrial development. There are also scattered civic and religious properties throughout the study area. The majority of the subject properties are located within platted subdivisions, and three properties are not located within any platted subdivision, as follows:

- Shady Hill Addition
 - Resource No. 406
 - Resource No. 407
 - Resource No. 408
 - Resource No. 409
 - Resource No. 410
- Forest Wood Addition
 - Resource No. 432
 - Resource No. 435
 - Resource No. 438
- Not within a platted subdivision

- Resource No. 411
- Resource No. 412A-412B
- Resource No. 413A-413D

- **Previously Evaluated Historic Resources**

As part of the January 2020 Reconnaissance HRSR, principal investigators Kurt Korfmacher and Deborah Dobson-Brown evaluated the 11 subject properties as not NRHP eligible.

- **Previously Designated Historic Properties**

There are no previously designated historic properties at the subject properties.

- **Previously Designated Historic Districts**

There are no previously designated historic districts at the subject properties.

- **Historic Land Use**

Early land use was primarily agricultural with limited commercial and residential development on the outskirts of nearby communities. Prior to World War II, most communities were centered on railroads, existing highways, or interurban lines. Following World War II, suburban growth exploded in the Fort Worth area, with post-war suburbs filling in previously agricultural or undeveloped land. With the construction of the interstates in the 1960s and 1970s, the suburban neighborhoods continued development along these new transportation corridors into the 1980s and beyond.

- **Current Land Use and Environment**

The entirety of the project area is urban and dominated by suburban residential neighborhoods. Pockets of industrial development and commercial development are located near primary roadways and transportation corridors. A few pockets of undeveloped land remain, but the vast majority of the land has been developed.

The subject properties are located in Forest Hill, southeast of downtown Fort Worth in Tarrant County. The current land use is largely suburban with residential and some small-scale commercial and industrial development. The majority of the subject properties are located within platted subdivisions. Three properties are not located within any platted subdivision.

▪ Historic Period(s) and Property Types

The anticipated project letting date is 2021; therefore, the survey cut-off date is 1976, and all pre-1977 resources are considered historic-age. The inventoried subject properties are domestic resources, which all date to after World War II. Of the 15 subject historic-age resources, all were constructed between 1961 and 1967, with the exception of the 1947-built Resource No. 411 and the ca. 1955 Resource No. 412B. There are only four historic-age secondary domestic structures associated with Resource Nos. 412 and 413. Due to the massive building boom that occurred throughout Forest Hill and the Fort Worth area from the late 1940s through the 1960s, the likelihood that these resources would be NRHP eligible individually under Criterion A is low. There is potential for the subject properties to be NRHP eligible under Criterion B; however, due to the young age of the resources, there may be very little information about owners. Under Criterion C, the likelihood for NRHP eligibility as individual resources is low since these subject resources exhibit either Ranch style or have no distinguishable style. Due to the ubiquity of Ranch style houses, the threshold for NRHP eligibility is quite high with architect-designed or high-style examples having the most potential for NRHP eligibility under Criterion C.

Due to the proliferation of domestic resources built from the late 1940s through the 1960s, these resources have the most potential to be NRHP eligible as a collection in a historic district, especially when located within platted additions. The evaluation methodology for assessing the subject resources as being within or partially within a historic district is outlined in **National Register Eligibility Recommendations** below.

▪ Integrity of Historic Setting

Existing impacts within the project area that affect the integrity of historic properties or a potential historic district include:

- For individual properties:
 - Alterations to historic-age buildings such as replacement or infilled windows and doors
 - Varying states of disrepair and deterioration
 - Large additions
 - Change in fenestration

- For an overall potential historic district
 - Numerous alterations to and current conditions of historic-age buildings within the potential historic district, as noted above
 - Introduction of non-historic-age resources, interspersed among the historic-age resources

- Introduction of non-historic-age non-residential resources

Survey Methods

▪ Methodological Description

The proposed project includes the demolition of one or more resources on each of the 11 subject properties. Therefore, the project meets Appendix 6 of the Section 106 Programmatic Agreement among FHWA, TxDOT, the Texas SHPO, and the Advisory Council on Historic Preservation, and an intensive-level historic resources survey is required to finalize NRHP eligibility determinations of the subject properties. If any properties are determined to be NRHP eligible, the proposed project would pose an adverse effect if any of the NRHP-eligible resources on the properties are demolished.

On January 22 and 23, 2020, B&A surveyed and documented a total of 15 historic-age resources on the 11 subject properties, all of which are domestic resources. During the field survey, B&A took at least two photographs of each resource, including both primary façade and a side elevation. In cases where adjacent buildings, vegetation, fencing, lack of access at the time of the survey, distance from the public ROW, or safety concerns limited or prohibited photographic documentation, B&A provided the best view available from the public ROW. B&A noted any photodocumentation limitations on the survey forms in **Appendix C**.

In preparing this intensive-level HRSR, B&A maintained the resource identification number used in the January 2020 Reconnaissance-level HRSR. In one case, B&A found that a historic-age resource (Resource No. 412B) had not been previously documented in the Reconnaissance-level HRSR. Therefore, B&A included it in this intensive-level survey. Additionally, the Reconnaissance-level HRSR inventoried Resource Nos. 411 and 412 as if they were on separate legal parcels; however, these resources are all on the same parcel. B&A did not change the numbering for two reasons: 1) to be consistent with the numbering in the Reconnaissance-level and to avoid confusion, and 2) the properties have diverging deed histories and owners between 1963 and 1987. Regardless of the numbering issue, B&A evaluated the properties together in the **National Register Recommendations** section below.

B&A consulted the Tarrant County Appraisal District (CAD) information to assist with estimated dates of construction. B&A also consulted HistoricAerials.com, which has aerial photography from 1952, 1956, 1957, 1963, 1968, 1970, 1979, 1981, 1990, 1995, 2001, 2004, 2008, 2010, 2012, 2014, and 2016 and topographic maps from 1957, 1969, 1974, 1982, 2001, 2012, and 2016. The U.S. Geological Survey (USGS) has aerial photography from 1952, 1968, 1970, and 1982 and topographic maps from 1894, 1954, 1955, 1958, 1985, 1995, 2010, and 2016. B&A's estimated dates of

construction for the historic properties are based on review of the deeds, field investigations, and aerial photography.

- **Comments on Methods**

B&A completed the historic resources survey in accordance with TxDOT Environmental Affairs Division's (ENV) instruction and *January 2020 Documentation Standard and Report Template for Preparing an Historic Resources Survey Report*.

Survey Results

- **Project Area Description**

The subject properties are located in the City of Forest Hill in Tarrant County, Texas. Some of the properties face the IH 20 frontage road and mainlanes, and the other properties front city streets. The current land use in the project area is primarily residential with intermixed industrial, commercial, religious, and education resources.

- **Literature Review**

B&A conducted the literature review in accordance with the TxDOT-approved Research Design and examined available reports, studies, maps, and other data pertinent to the survey area. This task commenced with an investigation of the Texas Historical Commission's (THC) *Texas Historic Sites Atlas* and the National Register Information System (NRIS) website.

Before, during, and after the completion of fieldwork, B&A historians conducted research of published and unpublished materials, aerial photographs, maps, and vertical files. Although B&A reviewed dozens of sources, the most applicable information utilized in this Intensive-level HRSR is listed below by repository or online source:

Dolph Briscoe Center for American History

- *The Fort Worth Story: Yesterday and Today*
- *Inventory of Court Records, Tarrant County Courthouse*
- *Forest Hill, Texas: Comprehensive Plan 1972-1992*
- *Cowtown Metropolis: Case Study of City's Growth and Structure*
- Vertical Subject Files on Tarrant County, Fort Worth, Fort Worth Neighborhoods, and Fort Worth City Planning

TxDOT

- TxDOT's Historic Properties and Districts Map Database and TxDOT's Historic Bridges of Texas Database

- January 2020 “Reconnaissance Historic Resources Survey Report for Southeast Connector, IH 20: Forest Hill Drive to Park Springs Boulevard; IH 820: IH 20 to Brentwood Stair Road; US 287: Bishop Street to Sublett Road (CSJ: 0008-13-125, etc.)”
- November 2014 “Reconnaissance Historic Resources Survey Report for East Rosedale Street, Fort Worth District, East Rosedale Street from Miller Avenue to IH 820 (CSJ: 0902-48-453 and 2208-01-061)”

Fort Worth Public Library

- *History of Fort Worth in Black & White: 168 Years of African-American Life*
- *Bringing the Past into Focus: Black’s Sheaves in Fort Worth and the Inner City Ring*
- *A History of Blacks in Fort Worth*
- *Historical Vignette of the Black Population of Fort Worth, Texas*
- *City of Fort Worth Plat Book*
- *Historic Resources Survey: Selected Tarrant County Communities, 1990*
- *A Step Up: The Way Makers, A History of Blacks in Fort Worth and Tarrant County*
- *Fort Worth Star Telegram Newspaper Archives*

Tarrant County Courthouse

- Hard copy Tarrant County Courthouse deed, probate, and marriage records associated with Resource Nos. 406, 432, and 438.
- Plats of the additions associated with the subject properties and contemporary additions in the Forest Hill area.

Online Sources

- Forest Hill City History on the city’s website
- Tarrant County deeds online
- Tarrant County Appraisal District website
- THC *Texas Historic Sites Atlas* website
- Historic and current maps gathered from HistoricAerials.com, the Texas State Library and Archives Commission Map Collection, and the U.S. Geological Survey (USGS)
- HistoricAerials.com images
 - Aerial photographs from 1952, 1957, 1963, 1968, 1970, 1979, 1981, 1990, 1995, 2001, 2004, 2008, 2010, 2012, 2014, and 2016
 - Topographic maps from 1957, 1960, 1961, 1969, 1974, 1982, 2001, 2002, 2012, and 2016
- USGS aerial photography from 1952, 1968, 1970, and 1982 and topographic maps from 1894, 1954, 1955, 1958, 1985, 1995, 2010, and 2016
- Google.com aerial photography from 2007 to 2019

- National Park Service Bulletins
 - *How to Apply the National Register Criteria for Evaluation*
 - *How to Complete the National Register Registration Form*
 - *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*
- Forest Hill, TX (Tarrant County), *Handbook of Texas Online*

Historical Context Statement

Areas of Significance:

- Community Planning and Development

Periods of Significance:

- Community Planning and Development (ca. 1940 to ca. 1970) These dates coincide with the estimated date of construction for the subject properties.

Historical Context

The project APE is located to the east and southeast of Fort Worth, a burgeoning city in the 1880s and early 1890s. Located in Tarrant County, Fort Worth grew in part due to the establishment of several railways between Fort Worth, Dallas to the east, and Cleburne to the south. The Gulf, Colorado and Santa Fe Railroad connected Fort Worth to Cleburne, with a stop in a farming community known as Brambleton Station (now Forest Hill).¹ Near the turn of the century, Brambleton Station became known as Forest Hill Village.²

Forest Hill originally had its own school system. Reverend L.C. Collier was the first principal of Forest Hill School and preached at local churches in the area.³ The community had segregated schools with approximately 15 African American students, 91 Caucasian students, and three teachers.⁴ By 1905, Forest Hill Village closed the school for African Americans. Forest Hill Drive (the project's western terminus) and Old Mansfield Highway (now BUS 287) framed the Forest Hill community to the west and north/northeast, respectively.

¹ "The History of Forest Hill, Texas," March 2016, https://www.foresthilltx.org/media/About/Forest%20Hill%20history_start%20to%20March%202016.pdf, accessed December 6, 2019.

² "Forest Hill Village" appears in documentation in the early 1900s.

³ Shirley Fowkes, "Forest Hill, A City with A Rich History," *Handley Herald: Fort Worth Star-Telegram*, June 2010, 1.

⁴ Brian Hart, "Forest Hill, TX (Tarrant County)," *Handbook of Texas Online*, <https://tshaonline.org/handbook/online/articles/hef02>, accessed December 6, 2019.

C.L. Hanger, known as the “Father of Forest Hill,” was among one of the first settlers in present-day Forest Hill. He became instrumental in procuring electric and natural gas for the community in the early twentieth century.⁵ The community expanded when the Fort Worth Southern Traction Company’s electric interurban rail established a stop in Forest Hill Village along the Forest Hill-Everman Road (on a portion of Hanger’s private property) in 1911.⁶ A year later, the community struggled to maintain an adequate water supply from the City of Fort Worth. Thus, residents of Forest Hill drilled a “crooked hole well,” effectively establishing a private water system. By 1925, Forest Hill Village had a population of 25 and two businesses. As the city of Fort Worth continued to expand with growing commercial industries, so too did the areas to the southeast of the city. Additionally, after the City of Fort Worth established two schools for African Americans in the south and east areas of the city in the mid-1920s, many African American families began to migrate closer into southeast Fort Worth.⁷

Suburban sprawl continued in the following decades, particularly after aviation companies constructed platted neighborhoods in Fort Worth for its employees. During the 1940s, there was a 56 percent increase in Fort Worth’s population and the city experienced a housing shortage.⁸ In the Forest Hill area, the development in the 1930s and early 1940s remained sparse with large-lot properties dominating the city’s development. Life-long local resident, Mariann Hicks, noted that her father purchased 10 acres of land in Forest Hill and built a house around 1940 (Resource No. 386 in the Reconnaissance HRSR).⁹ Additionally, historic aerial photography of the area indicates that a majority of the pre-World War II properties were located on at least a half-acre or acre of land.

In response to the growing population in the greater Fort Worth area, the Trentman Company developed the Twin Oaks Addition (just north of the APE, bounded by Leonard Street, Nell Street, Wanda Lane, and Marshall Street) in 1944 (see **Figure 6** in **Appendix**

⁵ C. L. Hanger used to reside at the intersection of Forest Hill Drive and Glendale. The property was later purchased by the government to construct the United States Public Health Service Hospital. “C. L. Hanger, Tarrant County Pioneer, Dies,” *Fort Worth Star-Telegram*, January 24, 1949, accessed December 10, 2019.

⁶ The exact location of the stop is uncertain, but research indicates that it was near present-day Wichita Street, the western boundary of Forest Hill. *Tarrant County Historic Resources Survey, Selected Tarrant County Communities*, 1990, prepared for the Historic Preservation Council for Tarrant County by Page, Anderson, and Turnbull.

⁷ Reby Cary, *Bringing the Past into Focus: Black’s Sheaves in Fort Worth and the Inner City Ring* (Fort Worth, TX: privately printed, 2006) 169-171. See also, *Report for Historical Studies Survey, Rosedale Street from IH 820 to Miller Avenue (CSJ: 0902-48-453 & 2208-01-061)* November 2014, Prepared for the Texas Department of Transportation by Blanton & Associates, Inc., 11.

⁸ *Report for Historical Studies Survey, Rosedale Street from IH 820 to Miller Avenue (CSJ: 0902-48-453 & 2208-01-061)*, 11-12.

⁹ Personal Communication with Mariann Hicks, December 10, 2019.

D).¹⁰ A few years later, the Johnson Campbell Lumber Company began constructing the Forest Oaks Addition. Community members petitioned to incorporate Forest Hill Village in the mid-1940s, and the area was officially incorporated in 1946. As the community expanded, residents recognized a need for a more substantial water system and sold their private water system to the Texas Water Company in the mid-1940s.¹¹ The population in Forest Hill increased from 90 people in the late 1940s to over 1,500 by the mid-1950s.¹² Homes in Forest Hill sold for roughly \$650, according to advertisements in the *Fort Worth Star-Telegram*.¹³

Forest Hill experienced a wave of growth in the transition between the late 1940s and early 1950s. The city's new council passed several ordinances that regulated automobile speeds, liquor sales, and other efforts to make the community a safer place to live. Forest Hill also installed streetlights at 11 locations in 1946, and granted Lone Star Gas Company a franchise to provide gas for the city.¹⁴ In 1947, Southwestern Bell Telephone was given a twenty-year charter for service in the area. By the early 1950s, Forest Hill also had an active fire department and police department. The Texas Water Company struggled to provide adequate water for Forest Hill, and the community pooled their funds to purchase the water system back in 1955.¹⁵ In addition, Forest Hill had plans to install their own sewer system a few years later.

African American families continued to migrate southward from downtown Fort Worth in the 1940s and 1950s. These families escaped the pockets of poverty and public housing by moving into areas like Forest Hill where land and residential housing were affordable.¹⁶ As outlined in a *Fort Worth Press* article, the transition of African Americans to suburbs such as Morningside, Carver Heights, and Forest Hill marked a "quiet revolution in Negro housing."¹⁷ Richard Selcer's *A History of Fort Worth in Black & White* describes the rising African American middle class's "black flight" into suburban areas like Forest Hill that left the poorest African Americans in the city center. By 1948, the US Supreme Court ruled that covenants based on race were "unenforceable" and "contrary

¹⁰ "The History of Forest Hill, Texas," 2.

¹¹ Fowkes, 2.

¹² Hart.

¹³ "Forest Hill," *Fort Worth Star-Telegram*, December 18, 1949, accessed December 10, 2019.

¹⁴ Suzanne Mabe, "A History of the City Affairs of Forest Hill," 1976.

¹⁵ Fowkes, 3.

¹⁶ Richard Selcer, *A History of Fort Worth in Black and White* (Denton, TX: University of North Texas Press, 2015), 500.

¹⁷ Selcer, 501.

to the public process.”¹⁸ Jo Pirtle, member of the Tarrant County Historical Commission, chair of the Forest Hill Historical Preservation Commission, and lifelong reside of Forest Hill, recounted that the community made active efforts to accept the African American families moving into the area, and there was little tension between the Caucasian and African American residents who bought houses in the new subdivisions.

Within Forest Hill, there were two main waves of suburban development. The first began in the mid-1940s with the establishment of the town and the general growth of Fort Worth radiating out in all directions from the city center, including into Forest Hill. The second main wave occurred as a result of the planning and construction of Southeast Loop freeway (present-day IH 20). THD began purchasing ROW for the road in the mid-to late- 1950s, and soon thereafter, developers began platting new residential subdivisions, including Highland Forest, Sherwood Forest, and Rosebud Additions. One of the subdivisions platted during this time was the Forest Wood Addition (the location of Resource Nos. 432, 435, and 438). The oldest portions of the Forest Wood neighborhood were bounded by Wanda Lane to the west, Alandale Drive to the south, and Anglin Drive and Marshall Street to the east and north, respectively.¹⁹ A large advertisement from 1959 in the *Fort Worth Star-Telegram* highlighted several new three-bedroom, one and a half-bathroom brick homes available in the wooded portion of Forest Hill for \$9,600.²⁰ Other advertisements mention a variety of small ranch houses with attached garages.

Review of numerous plats filed after the city’s 1946 incorporation revealed that new residential developments in Forest Hill did not provide space for amenities (playgrounds, parks, religious facilities, schools, etc.), and the additions were strictly platted for residential development. Instead, the city used its land and money to provide amenities, rather than the developers having to set aside their valuable land. Several additions did, however, participate in street improvement programs in the mid-to-late 1950s. Research indicated that the improvements started in Forest Oaks. Individual property owners contributed their own funds to pay for curbs and gutters, and Tarrant County paved the streets in the area.²¹ Improvements continued in the following years, including the addition of concrete lined ditches, drainage networks, and a storm drain system at the intersection of Anglin Drive and Alandale Drive (just north of Resource No. 413). Around the same time, multiple additions were constructed in southeast Fort

¹⁸ David L Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C., Department of the Interior, 2002) 36.

¹⁹ *Report for Historical Studies Survey, Rosedale Street from IH 820 to Miller Avenue (CSJ: 0902-48-453 & 2208-01-061)*, 11-12.

²⁰ “Trees!” *Fort Worth Star-Telegram*, November 1, 1959, accessed December 10, 2019.

²¹ Ann Marion, “Forest Hill,” 1972, 3.

Worth and in areas immediately surrounding Forest Hill. Review of several plat maps outside of Forest Hill revealed that the additions were also strictly for residential development, like those in Forest Hill.

As THD built Southeast Loop in the early 1960s, the development of many additions in Forest Hill was well underway. One new development company, Shady Hill, Inc., started buying large tracts of land for a new neighborhood called the Shady Hill Addition (includes Resource Nos. 406, 407, 408, 409, and 410). In 1960, Shady Hill Inc. purchased 17.5 acres of land from Guy and Zula Matthews, the original owners of Resource No. 411. By 1961, Shady Hill Inc. platted and filed the Shady Hill Addition with the city. Warranty deeds and deeds of trust indicate that Shady Hill, Inc. was building spec. houses rather than people buying lots and building the house of their choice. Deed records show that Shady Hill, Inc. bought the land from the Matthews for \$1,500 per acre. Then two years later, Shady Hill Inc. was selling 0.25-acre lots for \$10,000 each, thus indicating that houses were part of the sale. Interestingly, while the *Fort Worth Star-Telegram* announced the construction of new neighborhoods and expanded neighborhoods in Forest Hill, there was no advertisements or mention of the construction of the Shady Hill Addition in the 1960s. Also in the 1960s, other companies, such as B&M Investments and Trademark of Enterprise, were also buying large tracts of land and expanding existing additions. In 1963, Forest Wood was on its fourth filing and continued to expand eastward (this included Resource Nos. 432, 435, and 438). Review of warranty deeds and deeds of trust show that individual building companies, such as Southland Builders, were continuing the trend of building spec. houses in Forest Hill. For example, Southland Builders bought the Resource No. 432 lot \$2,000 in July 1966, and then sold it to Ronald and Jerrye Ann Woolery for \$15,000 six months later.

As suburban sprawl continued, Forest Hill's population saw another increase from 3,800 in 1967 to 10,250 in the mid-1970s.²² A mixture of African American and Caucasian families continued to move into the city of Forest Hill in the 1970s. With an average monthly payment of \$115 for houses in the Shady Hill Addition in 1971, the area was a very affordable option for people who worked in nearby Fort Worth.²³ In 1976, Donald Walker and Robert Davis, both African Americans, served on a commission to help Forest Hill annex nearby land. Donald Walker was elected to the City Council in 1977, and became the first African American to serve Forest Hill in that capacity. Walker later became the first African American Mayor in Tarrant County.

During the last several decades, Forest Hill has been commonly referred to as a "bedroom city" with its numerous subdivisions. Residential land use continues to

²² Hart.

²³ "Must Sell," *Fort Worth Star-Telegram*, March 6, 1971, accessed December 10, 2019.

dominate the community, though there has been more commercial and light industrial development since the mid to late-1980s with the reconstruction of major roadways such as IH 20. The community continues to evolve and is currently experiencing renewal efforts in the Forest Glen, Rose Crest, and Autumn Meadows additions.

National Register Eligibility Recommendations

▪ Eligible Properties/Districts

B&A recommends that the subject properties are not NRHP-eligible individually. Furthermore, B&A recommends that the subject properties are not within or partially within a historic district.

▪ Ineligible Properties/Districts

B&A recommends that none of the subject properties are NRHP-eligible individually or as part of a historic district. The following evaluations begin with assessments of the subject properties as individual resources, first with those subject properties located outside platted additions and then those properties located within platted additions. At the end of this evaluation, the subject properties will be assessed collectively as being within or partially within a historic district.

The following list provides an overview of which subject properties are within or outside of platted additions.

- Resource No. 406 (Shady Hill Addition)
- Resource No. 407 (Shady Hill Addition)
- Resource No. 408 (Shady Hill Addition)
- Resource No. 409 (Shady Hill Addition)
- Resource No. 410 (Shady Hill Addition)
- Resource No. 411 (outside platted additions)
- Resource Nos. 412A-412B (outside platted additions)²⁴
- Resource Nos. 413A-413D (outside platted additions)
- Resource No. 432 (Forest Wood Addition)
- Resource No. 435 (Forest Wood Addition)

²⁴ As noted in the **Methodology** section above, Resource No. 412B was not inventoried as part of the Reconnaissance-level HRSR; however, B&A inventoried it during this Intensive-level survey.

- Resource No. 438 (Forest Wood Addition)

Subject Properties Outside Platted Additions

Resource Nos. 411, 412A-412B, and 413A-413D are located outside platted additions. The following evaluation includes a brief summary of these properties' history, which is fully discussed in the property-specific histories and supported with full chain of titles in the survey forms in **Appendix C**.

Resource Nos. 411, 412A-412B, and 413A-413D were historically connected. Resource Nos. 411 and 412A-412B are currently located on the same legal parcel; therefore, they will be evaluated as one property.

As noted in the property-specific histories of these properties, all of these resources were historically connected. In 1947, Guy and Zula Matthews purchased a 12.2-acre tract, which included the land associated with these subject resources. The Matthews built Resource No. 411 soon after purchasing the property. Around 1955, they built a second small house on the property (Resource No. 412B). Since the 1957 aerial showed a fence separating the two buildings, it is possible that the Matthews used Resource No. 412B as a rental property.

In 1960, the Matthews sold 2.23 of their land to Ernest and Julia Dueser, which included Resource Nos. 411 and 412B. In July 1960, the Matthews sold several tracts of presumably vacant land (including the land associated with Resource No. 413) to Shady Hill, Inc. for the creation of the Shady Hill Addition. Apparently Shady Hill Inc. purchased more land than they needed for their platted addition, because in 1963, they sold a 1.02-acre lot outside the platted Shady Hill Addition. The new owners of this 1.02-acre lot, Jesse and Jackie Moody, built Resource No. 413 and have lived there since that time.

Also in 1963, the Duesers, owners of Resource Nos. 411 and 412B, built Resource No. 412A, and moved into that house. Then they divided their 2.23 acres by selling a 1.32-acre portion containing Resource No. 411, and they retained a 0.91-acre portion that included Resource No. 412A and 412B. For the next 24 years, the Resource Nos. 411 and 412 parcels were legally disconnected. In 1970, Robert and Ruth Platt purchased Resource No. 412, and in 1987, they purchased Resource No. 411. In 2016, the Resource No. 411 and 412 parcels were legally reconnected.

Under Criterion A, B&A recommends that Resource Nos. 411, 412A, 412B, and 413A through 413D are not NRHP eligible. The Matthews built Resource No. 411, the earliest of the group, around 1947, after the establishment of Forest Hill as an incorporated town. While these subject properties are part of the gradual residential development that occurred in the Forest Hill area after the town's incorporation, these properties are merely associated with the growth of the area; there is no evidence to suggest that they are important within that context. Additionally, it appears that none of the owners were

minorities, and thus there is no evidence that the properties would be considered individually or collectively as important for ethnic heritage.

Under Criterion B, B&A recommends that Resource Nos. 411, 412A, 412B, and 413A through 413D are not NRHP eligible as no previous homeowners meet NRHP criteria of significance within the historic context of the area. Guy and Zula Matthews owned a used car business and financing company in downtown Fort Worth. There is no evidence that they played key roles in the development of Forest Hill, southeast Fort Worth, or in other realms (such as professionally or in civic activities) during their 13-year ownership of Resource No. 411. The same year they sold their property, they moved to southeast Fort Worth.

Between 1960 and 1970, the various owners of Resource No. 411 and 412 owned the properties for a short period of time, and research did not reveal that any of them are significant to the area's history. After 1970, the property ownership remained consistent for long periods of time, but neither property demonstrates NRHP-level significance tied to the careers or local contributions of the Davises (owners of Resource No. 411 between 1970 and 1987) or the Platts (owners of Resource No. 412 since 1970 and owners of Resource No. 411 since 1987). While Robert Platt, a local professor and later owner of a book store in Fort Worth, dabbled in local politics in the early 1970s, it does not appear that his short-lived political career made an impact on the Forest Hill community at a level of NRHP significance. Lastly, Resource No. 413 has been owned by the same family (the Moodys) since they built their house in 1963. There is no evidence to suggest that Jesse or his wife Jackie Moody meet NRHP criteria for significance.

B&A also recommends that Resource Nos. 411, 412A, 412B, and 413A through 413D are not NRHP eligible under Criterion C. While it is the earliest resource of the group, Resource No. 411 has no identifiable style, does not appear to demonstrate a particular important method of construction, or represent an important work of the work of a master architect. Although Resource No. 411 has some detailing on the chimney, that is not enough to reflect NRHP significance under Criterion C. Resource Nos. 412A and 413A both have some Ranch style influences; however, those houses are ubiquitous throughout the area and in Texas. There is nothing architecturally significant about either of these Ranch style houses. Lastly, the secondary domestic structures on the properties (Resource No. 412B and 413B-413D) are not architecturally significant. There is nothing in their appearance that would make them important for their design or construction.

From a historic integrity standpoint, the houses all have integrity of location and association; however, they have some alterations that affect their integrity of materials, design, workmanship. On Resource No. 411, the enclosure of the front porch impacts its material, design and workmanship since the front porch on this house may have had stylistic detailing that would be consistent with the modestly decorated chimney. Additionally, there was likely a breezeway between the house and garage that appears

to be enclosed. On Resource No. 412A, some of the windows have been replaced. Additionally, these subject properties have non-historic-age buildings and structures that impact their feeling and setting. Resource Nos. 411 and 412 have a large geodesic dome pool house and three other non-historic-age buildings on their property, including a large workshop next to the pool house. On Resource No. 413, the addition of the non-historic-age, corrugated-metal-roof breezeway affects the side view of the house looking southwest from Anglin Drive.

Subject Properties within Platted Additions

This section will discuss the eight subject properties located within platted additions. They are as follows:

- Resource No. 406 (Shady Hill Addition)
- Resource No. 407 (Shady Hill Addition)
- Resource No. 408 (Shady Hill Addition)
- Resource No. 409 (Shady Hill Addition)
- Resource No. 410 (Shady Hill Addition)
- Resource No. 432 (Forest Wood Addition)
- Resource No. 435 (Forest Wood Addition)
- Resource No. 438 (Forest Wood Addition)

The deeds indicate that all the above subject properties resources were constructed as spec. houses, meaning each was constructed as a speculative venture for the builder with the intention of selling it for a profit in as-is condition or with minimal alterations. The subject resources within the Shady Hill Addition were built by Shady Hill, Inc., a company specifically created to construct the neighborhood and its houses. The subject resources within the Forest Wood Addition were built by Southland Builders, Inc., a construction company established in Fort Worth in 1953. All of the subject properties located in the platted additions were built within a six-year period, from 1961 to 1967.

There is no indication from the research that any of these subject properties are NRHP eligible under Criterion A or B. There is no documented research to indicate that these homes or their owners are individually important within the historic context of the area. Additionally, all of the resources are either recognizable as having modest Ranch stylistic influences or they have no discernable style. As previously noted, the Ranch style was ubiquitous throughout Forest Hill, in the Dallas-Fort Worth metroplex, and in the country, and the threshold for NRHP eligibility under Criterion C is high. None of the subject properties located in platted additions are NRHP eligible under Criterion C for their architecture, as they are not architect-designed or high-style houses that are considered important as individual resources.

In addition, many of the resources have compromised materials, design, workmanship, and feeling with numerous window and door replacements (Resource Nos. 407, 408, 409, 435, and 438), as well as garage enclosures (Resource Nos. 406 and 432). Additionally, the presence of numerous commercial and light industrial resources near Resource Nos. 406 through 410 and 432 affect their integrity of setting and feeling.

Historic District Evaluations

Resource Nos. 406 through 410, 432, 435, and 438 were developed as part of residential neighborhoods that were planned, platted, and constructed by development companies in the hopes that potential buyers would purchase houses that they built. On the other hand, specific individuals (rather than companies) planned and constructed Resource Nos. 411, 412, and 413 for their own use. Therefore, the subject properties located outside platted subdivisions are not comparable and do not share a common development history with the subject properties located in platted additions. For this reason, the subject properties outside platted subdivisions will be assessed separately in this analysis.

B&A recommends that Resource Nos. 411 through 413 are not associated with an NRHP-eligible historic district. These resources are in a small pocket of land that did not develop as part of a platted subdivision. Collectively, these resources have no association with an important event, trend, or person identified in the historic context outlined above. They are also not eligible under Criterion C as representing a significant and distinguishable entity. For these reasons, Resource Nos. 411 through 413 are recommended not NRHP eligible as part of a potential historic district.

The next section includes the evaluation of one or more potential historic districts associated with Resource Nos. 406 through 410, 432, 435, and 438. Since the Forest Wood Addition (see **Figure 4** in **Appendix D**) and the Shady Hill Addition (see **Figure 5** in **Appendix D**) developed separately, this analysis will discuss the potential NRHP eligibility of both additions. This analysis will also reference other platted additions located within or near Forest Hill to illustrate how they may have developed differently or similarly. See **Figure 6** in **Appendix D** and images included in **Appendix F** for photographs and plats of the other area additions.

Using the NPS's National Register Bulletin: Historic Residential Suburbs, the following analysis discuss each aspect for assessing residential suburban neighborhoods for its potential NRHP eligibility.

Criterion A

- *Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.* The Forest Wood Addition and Shady Hill Addition were both developed more than a decade after Forest Hill was incorporated and the city's first addition, the Twin Oaks Addition (see **Figure 6**),

was platted and developed. Additionally, they were both platted after the THD began purchasing ROW for the Southeast Loop (present-day IH 20) in the mid-1950s. While the Forest Hill and southeast Fort Worth area experienced some growth in the 1940s, the new freeway promised to provide quicker access to downtown and around Fort Worth. As a result, numerous new additions were platted and filed in Forest Hill from the mid-1950s to the mid-1960s, including Rosebud Addition (ca. 1955 per research), Highland Forest (ca. 1955 per research), Sherwood Forest (ca. 1955 per research), Carriage Hill Addition (plats filed 1963-1965), and Brambleton Woods Addition (plat filed 1964). There were other additions filed in nearby southeast Fort Worth, as well, including Highland Hills (plats filed 1955-1959), Crestdale (plat filed 1955), and Carter Park (plats filed 1956-1958). As a result, the Forest Wood and Shady Hill Additions were just two of many neighborhoods being constructed during a massive building boom in Forest Hill and southeast Fort Worth after local residents knew that the freeway would be built in the area. While the Forest Wood and Shady Hill Additions are associated with the post-war development of Forest Hill, mere association does not make them significant. Rather, they are like dozens of other housing developments that developed as a result of post-war freeway construction and rapid post-war growth in the Fort Worth area.

- *Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II, or the racial integration of suburban neighborhoods in the 1950s.* There is no indication that the Forest Wood and Shady Hill Additions represent an important event or association. Rather, these two neighborhoods were strictly housing developments that were contemporaneous with dozens of other such housing developments in Forest Hill and southeast Fort Worth. As indicated by Jo Pirtle, Forest Hill was welcoming of African American families who wanted to move into the area, and there was no restriction on where African Americans could buy houses. As a result, there is nothing particularly unique about the Forest Wood and Shady Hill Additions not having racially related covenants; Mrs. Pirtle and Mariann Hicks indicated that it was the norm in Forest Hill. The plats reviewed also supported both women's recollections.
- *Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.* There is no evidence to suggest that either the Forest Wood or Shady Hill Additions were innovative or unique with regards to regulations and restrictions, since few existed with regards to community planning.
- *Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.* There is no evidence to suggest that the Forest Wood or Shady Hill Additions were

associated with the heritage of social, economic, racial, or ethnic groups important in the history of Forest Hill or the southeast Fort Worth area. Research indicates that the two housing developments were ethnically and racially diverse during the historic period. Based on B&A's work on the East Rosedale Street widening in 2015 under CSJ: 0902-48-453 (approximately 4.5 miles north of the subject properties), research conducted for that project quickly indicated that the Carver Heights Neighborhood was important for its association with the African American community, as numerous books and articles featured the neighborhood. In the case of Forest Wood and Shady Hill, as well as the remainder of the city of Forest Hill, documented evidence revealed scant information with regards to the heritage of any group, including African Americans. As a result, B&A had to rely on informants such as Mrs. Pirtle and Mrs. Hicks.

- *Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.* As outlined in the property-specific histories in **Appendix C**, the subject properties' homeowners had diverse professions and there was no consistent theme in their occupations or associations.

Criterion B

- *Neighborhood is directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area.* There is no evidence to suggest that the Forest Wood and Shady Hill Additions are associated with one or more important developers or residents who exerted important influence on the historic identity of the community. The fourth filing of the Forest Wood Addition, which is where Resource Nos. 432, 435, and 438 are located, was developed by two companies, B&M Investments and Trademark of Enterprise. A builder called Southland Builders bought individual lots and constructed houses a few at a time. Similarly, Shady Hill, Inc. is the company associated with the development of the Shady Hill Addition. B&A could find no information about a particular person associated with any of the aforementioned companies who would be considered important in the history of the area.

Criterion C

- *Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.* The collection of houses in the Forest Wood and Shady Hill Additions are largely Ranch style houses that were built by the millions throughout the U.S. during the 1960s. The houses in these additions are neither

early, nor distinctive. As affordable spec. houses, they are modest structures with limited stylistic features, and they were not architecturally designed.

- *Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.* The Forest Wood and Shady Hill Additions do not reflect important principles of community planning and landscape architecture, and neither was designed by a master. These neighborhoods were merely housing developments that solely provided houses to its residents. There were no indications of community planning and landscape architecture in their development.
- *Subdivision embodies high artistic values through its overall plan or the design of entrance ways, streets, homes, and community spaces.* The Forest Wood and Shady Hill Additions do not embody high artistic value in their overall plan or design. The Forest Wood and Shady Hill Additions are merely housing developments with no community spaces incorporated within them. Like many of their contemporary housing developments in Forest Hill and southeast Fort Worth, the Forest Wood and Shady Hill Additions had uniform set-backs and curvilinear streets. The additions have no demarcation indicating when entering or existing the neighborhoods. Additionally, like Forest Wood and Shady Hill, nearly all of the comparative additions in the area were just housing developments, with no land set aside for amenities such as schools, parks, and churches (see **Appendix F** for photographs and plats of other additions in the area). It appears that the post-war plats from the 1940s made consideration for community spaces, but plats filed later in the 1950s and 1960s maximized the number of houses they could get into the plat, rather than focusing on providing open spaces for amenities. Since the 1950s and 1960s neighborhoods were developed in already established towns and areas, there was little reason for neighborhood developers to provide land for amenities. For example, in Forest Hill, the town already had at least two schools, churches, a fire station, and parks when the Forest Wood and Shady Hill Additions were developed. Likewise, the areas of southeast Fort Worth that saw rapid development of housing developments in the 1950s and 1960s already had existing communities and support facilities. Therefore, none of the housing developments from that time period embody high artistic values through its overall plan or design.

Criterion D

- *Neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.* There is no evidence to suggest that the Forest Wood or Shady Hill Additions could yield important information. The majority of houses in the neighborhoods are Ranch style spec houses built by developers. As a collection, there is nothing important

in the yard design, gardening practices, or housing that would indicate important patterns of domestic life.

Based on the assessment above, B&A recommends that Resource Nos. 406 through 410, 432, 435, and 438 are not NRHP eligible as part of a historic district. As noted above, the Forest Wood and Shady Hill Additions are remarkable similar to other 1950s and 1960s subdivisions in the area because they all are housing developments consisting of Ranch style houses on small lots with uniform setbacks on curvilinear streets (see **Appendix F**). There is no evidence to suggest that the Forest Wood or Shady Hill Additions have importance as residential housing developments.

- **Recommendations for Further Study**

None

Determination of Section 106 Effects Recommendations

- **Direct Effects**

None

- **Indirect, Cumulative or Reasonable Foreseeable Effects**

None

U.S. DOT Section 4(f) Applicability Statement

B&A does not recommend further work be completed in association with compliance activities under Section 4(f) of the U.S. DOT Act.

References Cited

- Ames David L. and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Washington, D.C., Department of the Interior, 2002.
- “Billie Jean Cox.” *Find a Grave*. Available at <https://www.findagrave.com/memorial/82370896/billie-jean-cox>. Accessed January 10, 2020.
- Cary, Reby. *Bringing the Past into Focus: Black’s Sheaves in Fort Worth and the Inner City Ring*. Fort Worth, TX: privately printed, 2006.
- “Ernest A. Dueser.” *Find a Grave*. Available at <https://www.findagrave.com/memorial/23721889>. Accessed January 16, 2020.
- “Fort Worth, Texas, 1956.” *U.S. City Directories, 1822-1995*. Available at Ancestry.com. Accessed January 8, 2020.
- “Fort Worth, Texas, 1959.” *U.S. City Directories, 1822-1995*. Available at Ancestry.com. Accessed January 8, 2020.
- Fort Worth Star-Telegram*. 1949. “C.L. Hanger, Tarrant County Pioneer, Dies.” January 24. Accessed December 10, 2019 through Fort Worth Public Library Newspaper Database.
- _____. 1949. “Forest Hill.” December 18. Accessed December 10, 2019 through Fort Worth Public Library Newspaper Database.
- _____. 1959. “Trees!” November 1. Accessed December 10, 2019 through Fort Worth Public Library Newspaper Database.
- _____. 1971. “Must Sell.” March 6. Accessed December 10, 2019 through Fort Worth Public Library Newspaper Database.
- _____. 1976. “Issue on Fence Still Unheard.” March 17. Available on newspapers.com. Accessed January 16, 2020.
- Fowkes, Shirley. “Forest Hill, A City with a Rich History.” *Handley Herald: Fort Worth Star-Telegram*. 2010.
- “Gloria Jessup.” *Find a Grave*. Available at <https://www.findagrave.com/memorial/9253826>. Accessed January 21, 2020.

- "Guy Vilas Matthews." *U.S. World War I Draft Registration Cards, 1917-1918, Tarrant County, Texas*. Available at Ancestry.com Accessed January 16, 2020.
- Hart, Brian. "Forest Hill, TX (Tarrant County)." *Handbook of Texas Online*. Available at <https://tshaonline.org/handbook/online/articles/hef02>. Accessed December 6, 2019.
- Hicks, Mariann. Personal Communication on December 10, 2019 and January 24, 2020.
- Hood County News*. 2010. "Earl Davis Obituary." April 3. Available at newspapers.com. Accessed January 10, 2020.
- "Jesse F. Moody." *Find a Grave*. Available at <https://www.findagrave.com/memorial/62844289>. Accessed January 17, 2020.
- "Julia Simmank Dueser." *Find a Grave*. Available at <https://www.findagrave.com/memorial/42155272/julia-dueser>. Accessed January 16, 2020.
- "Lewis A. Pearce." *U.S. World War II Army Enlistment Records, 1938-1946*. Available at Ancestry.com. Accessed January 16, 2020.
- "Lewis Albert Pearce and Billie Jean McMullen." *Arizona Marriage Records, 1865-1974*. Available at Ancestry.com. Accessed January 16, 2020.
- Mabe, Suzanne. "A History of the City Affairs of Forest Hill." 1976.
- "Mary Lorene Carroll Lander." *Find a Grave*. Available at <https://www.findagrave.com/memorial/56996685>. Accessed January 8, 2020.
- Marion, Ann. "Forest Hill." Privately printed, 1972.
- "Morris Doug Mitchell." Available at <https://www.legacy.com/obituaries/dfw/obituary.aspx?n=morris-mitchell-doug&pid=174558457&fhid=17331>. Accessed January 8, 2020.
- Page, Anderson, and Turnbull. *Report for Historical Studies Survey, Selected Tarrant County Communities*. Prepared for the Historic Preservation Council for Tarrant County, 1990.
- "Polk's Fort Worth Suburban Directory, 1968." *U.S. City Directories, 1822-1995*. Available at Ancestry.com. Accessed January 8, 2020.
- "Polk's Fort Worth Suburban Directory, 1970." *U.S. City Directories, 1822-1995*. Available at Ancestry.com. Accessed January 8, 2020.

Prince, Jeff. "The Spirit of '61." Available at <https://www.fweekly.com/2015/09/16/the-spirit-of-61/>. Accessed January 16, 2020.

"Roberto Duenes." *Texas State Directory*. Available at <https://www.txdirectory.com/online/person/?id=37068&office=23803>. Accessed January 9, 2020.

"Ruby Ellen Parkinson Clements." *Find a Grave*. Available at <https://www.findagrave.com/memorial/12237613/ruby-ellen-clements>. Accessed January 9, 2020.

Russo, Maryellen. *Report for Historical Studies Survey, Rosedale Street from IH 820 to Miller Avenue*. Texas Department of Transportation, CSJ: 0902-48-453 & 2208-01-061, 2014.

"Sanders Browlow Cox." *Find a Grave*. Available at <https://www.findagrave.com/memorial/82370984/sanders-brownlow-cox>. Accessed January 10, 2020.

"Sanders Browlow Cox II." User: *Jeancox2, Cox Family Tree*. Available at Ancestry.com. Accessed January 10, 2020.

Selcer, Richard. *A History of Fort Worth in Black & White: 168 Years of African-American Life*. Denton, TX: University of North Texas Press, 2015.

Texas Divorce Index, 1968-2014. Tarrant, Texas. Available at Ancestry.com. Accessed January 21, 2020.

Texas Select County Marriage Records, 1837-2015. 1912. Available at Ancestry.com. Accessed January 16, 2020.

"The History of Forest Hill, Texas." *The City of Forest Hill*. Available at https://www.foresthilltx.org/media/About/Forest%20Hill%20history_start%20to%20March%202016.pdf. Accessed December 6, 2019.

"Thomas S. Clements." *Find a Grave*. Available at <https://www.findagrave.com/memorial/106992369>. Accessed January 9, 2020.

US Department of Commerce. *Federal Census 1940, Justice Precinct 1, Fort Worth City, Texas*. Washington, D.C.: National Archives and Records Administration, 1940. Available at Ancestry.com. Accessed January 16, 2020.

_____. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. T626, 2,667 rolls. Available at Ancestry.com. Accessed January 16, 2020.

US Social Security Death Index, 1934-2014. Available at Ancestry.com. Accessed January 10, 2020.

Appendix A: Project Information and ROW Information

- **Project Type:** Road widening and reconstruction
- **Proposed Project Activities:**

The following project description was included in the Reconnaissance-level HRSR.

Introduction

TxDOT-Fort Worth District (District) proposes to reconstruct and add capacity to Interstate Highway (IH) 20, IH 820 and United States Highway (US) 287, including three major interchanges in southeast Tarrant County within the cities of Arlington, Forest Hill, Fort Worth, and Kennedale. The major interchanges are the IH 820/US 287 Interchange, the IH 20/IH 820 Interchange, and the IH 20/US 287 Interchange. This project spans approximately 16 miles and would reconstruct IH 20 from Forest Hill Drive to Park Springs Boulevard, IH 820 from IH 20 to Brentwood Stair Road, and US 287 from Bishop Street to Sublett Road. The project is collectively referred to as the “Southeast Connector.”

Existing Facility

The current land use is primarily developed suburban (residential and commercial) with some industrial and open/undeveloped land. The project corridor falls within the city limits of Fort Worth along IH 820 and the west half of US 287, Forest Hill along the west half of IH 20, Kennedale at the junction of IH 820 and IH 20, and Arlington along the east halves of IH 20 and US 287.

The existing facilities are controlled access freeways with multiple lanes, grade separated interchanges, exit and entrance ramps. The IH 20 facility near the subject properties are located includes four main lanes in each direction with inside and outside shoulders and a Jersey barrier separating east and westbound traffic. The IH 20 facility near the subject properties also includes one-way frontage roads. On the north side of IH 20, West California Parkway carries west-bound frontage road traffic and some of the subject properties (Resource Nos. 406-410 and 432) face this frontage road. On the south side of IH 20, the east-bound frontage road (East California Parkway) is discontinuous between Forest Hill Drive and Anglin Drive. Near the subject properties, there are three grade-separation structures that carry traffic under or over IH 20; these structures are the IH 20 bridge over Hartman Road, Anglin Drive bridge over IH 20, and IH 20 bridge over the California Parkway frontage road (U-turn).

Proposed Facility

TxDOT is proposing to reconstruct and add capacity to IH 20, IH 820 and US 287, including three major interchanges in southeast Tarrant County within the cities of Arlington, Forest Hill, Fort Worth, and Kennedale. The major interchanges are the IH 820/US 287 Interchange, the IH 20/IH 820 Interchange, and the IH 20/US 287

Interchange. This project spans approximately 16 miles and would reconstruct IH 20 from Forest Hill Drive to Park Springs Boulevard, IH 820 from IH 20 to Brentwood Stair Road, and US 287 from Bishop Street to Sublett Road. The project is collectively referred to as the “Southeast Connector.”

Appendix B: Tabular Inventory of Surveyed Properties

Resource No.	Address/ Location	Function/ Sub-function	Architectural Style	Date(s)	Integrity/Comments	NRHP Eligibility
406	4805 California Pkwy Forest Hill, Texas 76119 Lat: 32.662061° / Long: -97.252769°	Domestic/ Single Dwelling	Ranch	1962	Alterations to this resource include the infill of half the incorporated two-car garage to create additional interior living space.	Not eligible under Criterion A, B, or C
407	4809 California Pkwy Forest Hill, Texas 76119 Lat: 32.662083° / Long: -97.252538°	Domestic/ Single Dwelling	Ranch	1962	Resource has a replacement front door.	Not eligible under Criterion A, B, or C
408	4813 California Pkwy Forest Hill, Texas 76119 Lat: 32.662083° / Long: -97.252295°	Domestic/ Single Dwelling	Ranch	1962	The house has a replacement door and some replacement windows.	Not eligible under Criterion A, B, or C
409	4817 California Pkwy Forest Hill, Texas 76119 Lat: 32.662114° / Long: -97.252054°	Domestic/ Single Dwelling	Ranch	1962	The front door has been replaced.	Not eligible under Criterion A, B, or C
410	4821 California Pkwy Forest Hill, Texas 76119 Lat: 32.662141° / Long: -97.251821°	Domestic/ Single Dwelling	Ranch	1961	None noted.	Not eligible under Criterion A, B, or C
411	6606 Anglin Dr. Forest Hill, Texas 76119 Lat: 32.662593° / Long: -97.252101°	Domestic/ Single Dwelling	No style	1947	This resource is on the same parcel as Resource Nos. 412A-412B. Resource has an infilled front porch. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. There are several non-historic-age resources on the property, including a large geodesic dome pool house and large garage/workshop.	Not eligible under Criterion A, B, or C

Resource No.	Address/ Location	Function/ Sub-function	Architectural Style	Date(s)	Integrity/Comments	NRHP Eligibility
412A	6604 Anglin Dr. Forest Hill, Texas 76119 Lat: 32.662945° / Long: -97.251859°	Domestic/ Single Dwelling	Ranch	1963	This resource is on the same parcel as Resource No. 411. Alterations include some replacement windows. There are several non-historic-age resources on the property, including a large geodesic dome pool house and large garage/workshop.	Not eligible under Criterion A, B, or C
412B	6604 Anglin Dr. Forest Hill, Texas 76119 Lat: 32.663015° / Long: -97.252215°	Domestic/ Secondary Structure (shed)	No style	ca. 1955	This resource is on the same parcel as Resource No. 411. Alterations include a replacement front door, and an addition on the southwest elevation. There are several non-historic-age resources on the property, including a large geodesic dome pool house and large garage/workshop.	Not eligible under Criterion A, B, or C
413A	6602 Anglin Dr. Forest Hill, Texas 76119 Lat: 32.663218° / Long: -97.252054°	Domestic/ Single Dwelling	Ranch	1963	Resource has a replacement front door. The resource also has an added non-historic-age breezeway and carport connecting the house to the garage (Resource No. 413D).	Not eligible under Criterion A, B, or C
413B	6602 Anglin Dr. Forest Hill, Texas 76119 Lat: 32.663095° / Long: -97.252172°	Domestic/ Secondary Structure (shed)	No style	ca. 1965	Alterations are not apparent due to lack of ROE.	Not eligible under Criterion A, B, or C
413C	6602 Anglin Dr. Forest Hill, Texas 76119 Lat: 32.663154° / Long: -97.252226°	Domestic/ Secondary Structure (shed)	No style	ca. 1965	Alterations are not apparent due to lack of ROE.	Not eligible under Criterion A, B, or C
413D	6602 Anglin Dr. Forest Hill, Texas 76119 Lat: 32.663283° / Long: -97.252269°	Domestic/ Secondary Structure (shed/garage)	No style	ca. 1975	Alterations are not apparent due to lack of ROE.	Not eligible under Criterion A, B, or C
432	6512 Royal Oaks Dr. Forest Hill, Texas 76119 Lat: 32.662758° / Long: -97.246387°	Domestic/ Single Dwelling	Ranch	1962	Alterations to this resource include the infill of half the incorporated two-car garage to create additional interior living space.	Not eligible under Criterion A, B, or C

Resource No.	Address/ Location	Function/ Sub-function	Architectural Style	Date(s)	Integrity/Comments	NRHP Eligibility
435	6521 Royal Oaks Dr. Forest Hill, Texas 76119 Lat: 32.662888°/ Long: -97.245917°	Domestic/ Single Dwelling	Transitional Ranch	1962	Resource has a replacement front door.	Not eligible under Criterion A, B, or C
438	6520 Melinda Dr. Forest Hill, Texas 76119 Lat: 32.663164°/ Long: -97.245563°	Domestic/ Single Dwelling	No style	1962	The house has a replacement front door and some replacement windows.	Not eligible under Criterion A, B, or C

Appendix C: Survey Forms for All Surveyed Properties

Survey Date: January 2020
Resource No: 406
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4805 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662061°/Longitude: -97.252769°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence features primarily brick siding with pressboard siding in the gable ends. The aluminum sash windows are flanked by false wood shutters. Beneath the cross-gabled roof is a small entry porch that features two square wooden posts with one decorative bracket. . Security bars cover several windows. Half of the incorporated two-car garage has been converted for interior function. Ranch style residences are common resource types in the area and in Texas, and research did not reveal that this building is associated with important events or people identified in the historic context. This resource is not architecturally significant, nor does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



View of front elevation, facing north

Survey Date: January 2020
Resource No: 406
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4805 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662061°/Longitude: -97.252769°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence features primarily brick siding with pressboard siding in the gable ends. The aluminum sash windows are flanked by false wood shutters. Beneath the cross-gabled roof is a small entry porch that features two square wooden posts with one decorative bracket. . Security bars cover several windows. Half of the incorporated two-car garage has been converted for interior function. Ranch style residences are common resource types in the area and in Texas, and research did not reveal that this building is associated with important events or people identified in the historic context. This resource is not architecturally significant, nor does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



View of front elevation, facing north

Survey Date: January 2020
Resource No: 406
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4805 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662061°/Longitude: -97.252769°

Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This one-story Ranch style residence features primarily brick siding with pressboard siding in the gable ends. The aluminum sash windows are flanked by false wood shutters. Beneath the cross-gabled roof is a small entry porch that features two square wooden posts with one decorative bracket. . Security bars cover several windows. Half of the incorporated two-car garage has been converted for interior function. Ranch style residences are common resource types in the area and in Texas, and research did not reveal that this building is associated with important events or people identified in the historic context. This resource is not architecturally significant, nor does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Facing northeast

Resource No. 406 (4805 California Parkway, Tarrant County, Texas)

Resource No. 406 is located at 4805 California Parkway (IH 20 frontage road), between Shady Hill Drive and Anglin Drive. The property is currently approximately 0.26 acre, and the legal description of the property is Shady Hill Addition, Block 3, Lot 22R. The residence was constructed in 1962.

Historic Context for Resource No. 406

The following section of the report provides a historic context for Resource No. 406. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

In 1960, G.V. Matthews and his wife Zula Matthews (original owners of Resource No. 411) sold 17.5 acres of land to Shady Hill, Inc. for the construction of the Shady Hill Addition. Construction on the Shady Hill Addition and houses began soon thereafter, and by March 1962, James Watson Dibrell, listed in the mortgage deed as a single man, purchased Resource No. 406. Background research did not uncover any additional information about James Dibrell.

In 1969, James Watson Dibrell sold the property to Mary L. and Max M. Malicoat, and the house has remained in that family since then. Mary and Max Malicoat had one daughter, Pattie. After working for Rohr Aircraft Company in California during World War II, Mary Malicoat came to Fort Worth sometime after the war. In the 1950s, Mary opened "Mary's Kream Kanteen" along the Mansfield Highway (present-day US 287 Business), which eventually expanded to "Mary's Restaurant" and catered to "the working man."²⁵ According to the 1970 Fort Worth Suburban Directory, Mary Malicoat owned Mary's Truck Stop and Restaurant.²⁶ At some point, Mary and Max divorced, and she went on to have two additional husbands. According to Mary's obituary, she retired in the 1980s and moved to Malone, Texas.²⁷ It is unknown whether Pattie moved into the residence after her mother moved to Malone in 1980, or if Mary rented the property, but in 1992, Mary sold the property to her daughter Pattie L. Mitchell. In 1995, Pattie Mitchell gave a 50 percent share of the property to her husband Morris Mitchell, a Master Mason.²⁸ Morris Mitchell passed away in 2015, and the property became the sole property of Pattie L. Mitchell. In 2015, Pattie L. Mitchell sold the property to Jose C. and Maria L. Garcia.

²⁵ "Mary Lorene Carroll Lander," <https://www.findagrave.com/memorial/56996685>, accessed January 8, 2020.

²⁶ "Polk's Fort Worth Suburban Directory, 1970," U.S. City Directories, 1822-1995, Ancestry.com, accessed January 8, 2020.

²⁷ "Mary Lorene Carroll Lander," <https://www.findagrave.com/memorial/56996685>, accessed January 8, 2020.

²⁸ "Morris Doug Mitchell," <https://www.legacy.com/obituaries/dfw/obituary.aspx?n=morris-mitchell-doug&pid=174558457&fhid=17331>, accessed January 8, 2020.

RESOURCE 406, 4805 California Parkway E., Forest Hill, Texas, 76119 PARCEL #02715155

LEGAL DESCRIPTION: Block 3, Lot 22R of Shady Hill Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Pattie L. Mitchell	Jose C. and Maria L. Garcia	Deed No. D215182572	08/13/2015	Block 3, Lot 22R of Shady Hill Addition	<i>No comments</i>
Morris Mitchell, Affidavit of heirship	Pattie L. Mitchell	D215182571	8/6/2015	Block 3, Lot 22R of Shady Hill Addition	Affidavit of heirship stating that Morris Mitchell died in 1991 and that he was married to Pattie Mitchell upon his death. Subsequently, his 50 percent interest in the property reverted to Pattie's ownership.
Pattie L. Mitchell	Morris Mitchell	Vol. 12042, page 2152	07/28/1995	Block 3, Lot 22R of Shady Hill Addition	Pattie Mitchell gave a 50 percent interest in the property to her husband Morris Mitchell.
Mary L. Lander (formerly Mary L. Malicoat)	Pattie L. Mitchell	Vol. 10535, page 834	2/10/1992	Block 3, Lot 22R of Shady Hill Addition	Mary L. Lander (formerly Mary L. Malicoat) was the mother of Pattie L. Mitchell

RESOURCE 406, 4805 California Parkway E., Forest Hill, Texas, 76119 PARCEL #02715155

LEGAL DESCRIPTION: Block 3, Lot 22R of Shady Hill Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
James Watson Dibrell	Mary L. and Max M. Malicoat	Vol.4690, page 589	03/3/1969	Block 3, Lot 22R of Shady Hill Addition	<i>No comments</i>
Shady Hill, Inc.	James Watson Dibrell	Vol. 3667, page 47	3/19/1962	Block 3, Lot 22R of Shady Hill Addition	<i>No comments</i>
G.V. and Zula Matthews	Shady Hill, Inc.	Vol. 3468, page 597	07/26/1960	17.5 acres	Portions of four tracts sold.

Survey Date: January 2020
Resource No: 407
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4809 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662083 °/Longitude: -97.252538 °
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch style residence has an incorporated two-car garage, brick siding, and pressboard siding in the gable ends. The small entry porch in the projecting ell has a replacement door and one metal post. A large bush in the front yard and cars in the driveway prevented B&A from taking an overall primary elevation photograph. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Oblique facing northwest

Survey Date: January 2020
Resource No: 407
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4809 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662083 °/Longitude: -97.252538 °
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch style residence has an incorporated two-car garage, brick siding, and pressboard siding in the gable ends. The small entry porch in the projecting ell has a replacement door and one metal post. A large bush in the front yard and cars in the driveway prevented B&A from taking an overall primary elevation photograph. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Front elevation, facing north

Survey Date: January 2020
Resource No: 407
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4809 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662083 °/Longitude: -97.252538 °
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch style residence has an incorporated two-car garage, brick siding, and pressboard siding in the gable ends. The small entry porch in the projecting ell has a replacement door and one metal post. A large bush in the front yard and cars in the driveway prevented B&A from taking an overall primary elevation photograph. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Front elevation, facing north

Survey Date: January 2020
Resource No: 407
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4809 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662083 °/Longitude: -97.252538 °
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch style residence has an incorporated two-car garage, brick siding, and pressboard siding in the gable ends. The small entry porch in the projecting ell has a replacement door and one metal post. A large bush in the front yard and cars in the driveway prevented B&A from taking an overall primary elevation photograph. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



View of front elevation, facing north (image courtesy of Google Streetscape, 2019)

Resource No. 407 (4809 California Parkway, Tarrant County, Texas)

Resource No. 407 is located at 4809 California Parkway (IH 20 frontage road), between Shady Hill Drive and Anglin Drive. The property is currently approximately 0.27 acre, and the legal description of the property is Shady Hill Addition, Block 3, Lot 23R. The residence was constructed in 1962.

Historic Context for Resource No. 407

The following section of the report provides a historic context for Resource No. 407. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained at the Tarrant County Clerk of Court. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

In 1960, G.V. Matthews and his wife Zula Matthews (original owners of Resource No. 411) sold 17.5 acres of land to Shady Hill, Inc. for the construction of the Shady Hill Addition. Construction on the Shady Hill Addition and houses began soon thereafter. In August 1962, Ruby Clements and her husband Thomas Salathiel Clements purchased the property from Shady Hill, Inc. Thomas married Ruby, his third wife, in 1954, and the couple had no children. Thomas had one child from a previous marriage, Patsy Jean Clements Clark. In both 1950 and 1968, Thomas's occupation was listed as post office carrier, and there was no listed occupation for his wife Ruby.²⁹

Thomas Clements died in 1969.³⁰ Ruby Clements remained in the residence until her death in 1996.³¹ Since neither Ruby nor Thomas had any other children, the Thomas's share of the property passed to Thomas's daughter Patsy Jean Clark. Ruby's sister, Jewell A. Prachly, was also listed as a grantor and Trustee when Patsy Jean Clark sold the property to Roberto Duenes in 1997. Roberto Duenes is the current Director of Public Works for the City of Forest Hill.³²

²⁹ "Polk's Fort Worth Suburban Directory, 1968," U.S. City Directories, 1822-1995, Ancestry.com, accessed January 8, 2020.

³⁰ "Thomas S. Clements," <https://www.findagrave.com/memorial/106992369>, accessed January 9, 2020.

³¹ "Ruby Ellen Parkinson Clements," <https://www.findagrave.com/memorial/12237613/ruby-ellen-clements>, accessed January 9, 2020.

³² "Roberto Duenes," Texas State Directory, <https://www.txdirectory.com/online/person/?id=37068&office=23803>, accessed January 9, 2020.

RESOURCE 407, 4809 California Parkway E, Forest Hill, Texas, 76119 PARCEL #02715163

LEGAL DESCRIPTION: Block 3, Lot 23R of Shady Hill Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Patsy Jean Clements Clark and Jewell A. Prachly (Trustee)	Roberto Duenes	D197070235	04/08/1997	Block 3, Lot 23R of Shady Hill Addition	Jewell A. Prachly is the sister of Ruby Clements Clark.
Thomas Salathiel and Ruby Clements	Patsy Jean Clark	Vol. 12573, page 1518	09/25/1996	Block 3, Lot 23R of Shady Hill Addition	This affidavit of heirship states that Thomas Clements died in 1969 and had no other children and thus Patsy Jean Clark is his heir. His wife Ruby Clements died on May 2, 1996.
Shady Hill, Inc.	Thomas Salathiel and Ruby Clements	Vol. 3719, page 484	08/07/1962	Block 3, Lot 23R of Shady Hill Addition	<i>No comments</i>
G.V. and Zula Matthews	Shady Hill, Inc.	Vol. 3468, page 597	07/26/1960	17.5 acres	Portions of four tracts sold.

Survey Date: January 2020
Resource No: 408
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4813 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662083°/Longitude: -97.252295°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: Brick siding covers this one-story Ranch style residence with pressboard siding in the gable ends. The front door is centered beneath the front gable (featuring a scalloped edge). In addition, the partial-width entry porch has decorative metal support posts. This residence also has an incorporated two-car garage. The house has a replacement door and some replacement windows. Security bars cover the windows. Research did not indicate that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



View of front elevation, facing north

Survey Date: January 2020
Resource No: 408
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4813 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662083°/Longitude: -97.252295°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: Brick siding covers this one-story Ranch style residence with pressboard siding in the gable ends. The front door is centered beneath the front gable (featuring a scalloped edge). In addition, the partial-width entry porch has decorative metal support posts. This residence also has an incorporated two-car garage. The house has a replacement door and some replacement windows. Security bars cover the windows. Research did not indicate that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Facing north-northwest

Survey Date: January 2020
Resource No: 408
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4813 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662083°/Longitude: -97.252295°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: Brick siding covers this one-story Ranch style residence with pressboard siding in the gable ends. The front door is centered beneath the front gable (featuring a scalloped edge). In addition, the partial-width entry porch has decorative metal support posts. This residence also has an incorporated two-car garage. The house has a replacement door and some replacement windows. Security bars cover the windows. Research did not indicate that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Oblique facing northwest

Survey Date: January 2020
Resource No: 408
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4813 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662083°/Longitude: -97.252295°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: Brick siding covers this one-story Ranch style residence with pressboard siding in the gable ends. The front door is centered beneath the front gable (featuring a scalloped edge). In addition, the partial-width entry porch has decorative metal support posts. This residence also has an incorporated two-car garage. The house has a replacement door and some replacement windows. Security bars cover the windows. Research did not indicate that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Oblique facing northeast

Resource No. 408 (4813 California Parkway, Tarrant County, Texas)

Resource No. 408 is located at 4813 California Parkway (IH 20 frontage road), between Shady Hill Drive and Anglin Drive. The property is currently approximately 0.27 acre, and the legal description of the property is Shady Hill Addition, Block 3, Lot 24R. The residence was constructed in 1962.

Historic Context for Resource No. 408

The following section of the report provides a historic context for Resource No. 408. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

The following section of the report provides a historic context for Resource No. 408. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

In 1960, G.V. Matthews and his wife Zula Matthews (original owners of Resource No. 411) sold 17.5 acres of land to Shady Hill, Inc. for the construction of the Shady Hill Addition. Construction on the Shady Hill Addition houses began soon thereafter. In April 1962, Shady Hill, Inc. sold Resource No. 408 to Mildred G. England, a single woman. According to the 1968 and 1970 Fort Worth Suburban Directories, Mildred resided at Resource No. 408 and worked as an office secretary for Western Company.³³

In 1983, Mildred England sold the property to two Arlington residents, Joe S. Eppes and John A. Fanning who appear to have purchased the property as an investment. Eppes and Fanning paid \$60,000, with only a \$5,000 down payment for Resource No. 408. In a 1986 deed of trust renewing their mortgage, it states that the property was not part of a homestead, confirming that neither of them resided on the property, and it was likely rented. Background research did not uncover any additional information about Joe Eppes or John Fanning.

In 1994, Eppes and Fanning defaulted on their deed of trust and the trustee, Bruce Barker, put the property up for auction for \$43,000 in June of the same year. The property did not sell until November 1994 when Rodney Kirk purchased the property for \$35,000. Thus, indicating the property's decline in value during the 1980s and 1990s.

³³ "Polk's Fort Worth Suburban Directory, 1970," U.S. City Directories, 1822-1995, Ancestry.com, accessed January 8, 2020.

Background research did not uncover any additional information about Rodney Kirk or his wife Lachelle.

In 2000, Rodney and Lachelle Kirk sold the property to Timothy Malveau, Sr. and his wife Tracy. Background research did not uncover any additional information about the Malveaus. In 2006, the Malveaus sold the property to Cynthia E. Smith.

RESOURCE 408, 4813 California Parkway E, Forest Hill, Texas, 76119 PARCEL #02715171

LEGAL DESCRIPTION: Block 3, Lot 24R of Shady Hill Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Timothy Malveau, Sr. and Tracy Malveau	Cynthia E. Smith	D206130493	04/28/2006	Block 3, Lot 24R of Shady Hill Addition	<i>No comments</i>
Rodney and Lachelle R. Kirk	Timothy Malveau, Sr. and Tracy Malveau	Vol. 14704, page 172	12/27/2000	Block 3, Lot 24R of Shady Hill Addition	<i>No comments</i>
Bruce Barker, Trustee	Rodney Kirk	Vol. 11797, page 386	11/10/1994	Block 3, Lot 24R of Shady Hill Addition	<i>No comments</i>
MBank of Fort Worth	Bruce Barker (Trustee)	Vol. 11614, page 109	06/07/1994	Block 3, Lot 24R of Shady Hill Addition	Eppes and Fanning defaulted on their deed of trust. Trustee Bruce Barker took control of the property.

RESOURCE 408, 4813 California Parkway E, Forest Hill, Texas, 76119 PARCEL #02715171

LEGAL DESCRIPTION: Block 3, Lot 24R of Shady Hill Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Joe S. Eppes and John A. Fanning	Kenneth W. Forswall and James L. Shield, II (Trustees on behalf of MBank Fort Worth)	Vol. 8566, page 169	05/29/1986	Block 3, Lot 24R of Shady Hill Addition	This mortgage document claims that Joe S. Eppes and John A. Fanning were both married and that the property constituted no part of their homesteads.
Mildred G. England	Joe S. Eppes and John A. Fanning	Vol. 7673, page 2221	11/18/1983	Block 3, Lot 24R of Shady Hill Addition	<i>No comments</i>
Shady Hill, Inc.	Mildred G. England	Vol. 3674, page 653	04/06/1962	Block 3, Lot 24R of Shady Hill Addition	<i>No comments</i>
G.V. and Zula Matthews	Shady Hill, Inc.	Vol. 3468, page 597	07/26/1960	17.5 acres	Portions of four tracts sold.

Survey Date: January 2020
Resource No: 409
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4817 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662114°/Longitude: -97.252054°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch style, one-story residence is clad with brick siding, and vinyl siding in the gable ends. The small, partial-width entry porch has turned-spindle wood posts. The house has an incorporated two-car garage. The front door has been replaced, and it has a metal security door. The aluminum sash windows are flanked by false, wood shutters. Ranch style architecture is a common resource type in the area and in Texas. Investigations did not indicate that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant and therefore does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



View of front elevation, facing north

Survey Date: January 2020
Resource No: 409
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4817 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662114°/Longitude: -97.252054°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch style, one-story residence is clad with brick siding, and vinyl siding in the gable ends. The small, partial-width entry porch has turned-spindle wood posts. The house has an incorporated two-car garage. The front door has been replaced, and it has a metal security door. The aluminum sash windows are flanked by false, wood shutters. Ranch style architecture is a common resource type in the area and in Texas. Investigations did not indicate that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant and therefore does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Oblique facing northeast

Survey Date: January 2020
Resource No: 409
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4817 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662114°/Longitude: -97.252054°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1962 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch style, one-story residence is clad with brick siding, and vinyl siding in the gable ends. The small, partial-width entry porch has turned-spindle wood posts. The house has an incorporated two-car garage. The front door has been replaced, and it has a metal security door. The aluminum sash windows are flanked by false, wood shutters. Ranch style architecture is a common resource type in the area and in Texas. Investigations did not indicate that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant and therefore does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Oblique facing northwest

Resource No. 409 (4817 California Parkway, Tarrant County, Texas)

Resource 409 is located at 4817 California Parkway (IH 20 frontage road), between Shady Hill Drive and Anglin Drive. The property is currently approximately 0.27 acre, and the legal description of the property is Shady Hill Addition, Block 3, Lot 25R. The residence was constructed in 1962.

Historic Context for Resource No. 409

The following section of the report provides a historic context for Resource No. 409. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

In 1960, G.V. Matthews and his wife Zula Matthews (original owners of Resource No. 411) sold 17.5 acres of land to Shady Hill, Inc. for the construction of the Shady Hill Addition. Construction on the Shady Hill Addition houses began soon thereafter. In 1962 Shady Hill, Inc. sold Resource No. 409 to Clifford L. and Elizabeth A. Helbert. The Fort Worth city directory from 1959, shows that Clifford and Elizabeth Helbert were teachers in Fort Worth; Clifford was a teacher at Forest Oak Junior High School and Elizabeth was a teacher at the John Peter Smith Elementary School.³⁴ By 1963, the couple were living at Resource No. 409, and Clifford still worked as a teacher at Forest Oak Junior High School; however, Elizabeth Ann's occupation was not listed.³⁵

In 1974, the Helbert's sold the property to Arthur L. and Risa Anderson. Background research did not uncover any additional information about the Anderson family.

³⁴ "Fort Worth, Texas, 1959," U.S. City Directories, 1822-1995, Ancestry.com, accessed January 8, 2020.

³⁵ "Polk's Fort Worth Suburban Directory, 1968," U.S. City Directories, 1822-1995, Ancestry.com, accessed January 8, 2020.

RESOURCE 409, 4817 California Parkway E, Forest Hill, Texas, 76119 PARCEL #02715198

LEGAL DESCRIPTION: Block 3, Lot 25R of Shady Hill Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Clifford L. and Elizabeth A. Helbert	Arthur L. and Risa Anderson	Vol. 5755, page 790	12/17/1974	Block 3, Lot 25R of Shady Hill Addition	<i>No comments</i>
Shady Hill, Inc.	Clifford L. and Elizabeth A. Helbert	Vol. 3668, page 638	03/26/1962	Block 3, Lot 25R of Shady Hill Addition	<i>No comments</i>

Survey Date: January 2020
Resource No: 410
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4821 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662141°/Longitude: -97.251821°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1961 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch ranch-style house has an incorporated two-car attached garage, cross-gabled roof, and primarily brick siding. Vertical wood siding is in the gable ends. Each window has false wood shutters and are covered by metal security bars. The small, partial-width front porch roof is supported by two square wood posts. The aluminum sash windows are covered by metal security bars and are flanked by false wood shutters. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



View of front elevation, facing north

Survey Date: January 2020
Resource No: 410
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4821 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662141°/Longitude: -97.251821°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1961 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch ranch-style house has an incorporated two-car attached garage, cross-gabled roof, and primarily brick siding. Vertical wood siding is in the gable ends. Each window has false wood shutters and are covered by metal security bars. The small, partial-width front porch roof is supported by two square wood posts. The aluminum sash windows are covered by metal security bars and are flanked by false wood shutters. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Oblique facing northeast

Survey Date: January 2020
Resource No: 410
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4821 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662141°/Longitude: -97.251821°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1961 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch ranch-style house has an incorporated two-car attached garage, cross-gabled roof, and primarily brick siding. Vertical wood siding is in the gable ends. Each window has false wood shutters and are covered by metal security bars. The small, partial-width front porch roof is supported by two square wood posts. The aluminum sash windows are covered by metal security bars and are flanked by false wood shutters. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



Oblique facing northwest

Survey Date: January 2020
Resource No: 410
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 4821 California Parkway, Forest Hill, Texas 76119
Latitude: 32.662141°/Longitude: -97.251821°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1961 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This Ranch ranch-style house has an incorporated two-car attached garage, cross-gabled roof, and primarily brick siding. Vertical wood siding is in the gable ends. Each window has false wood shutters and are covered by metal security bars. The small, partial-width front porch roof is supported by two square wood posts. The aluminum sash windows are covered by metal security bars and are flanked by false wood shutters. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. Ranch style architecture is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not NRHP eligible as an individual resource or as part of a historic district.



View facing the east side of the house, facing west

Resource No. 410 (4821 California Parkway, Tarrant County, Texas)

Resource No. 410 is located at 4217 California Parkway (IH 20 frontage road) at the corner of California Parkway and Anglin Drive. The property currently is approximately 0.25 acre, and the legal description of the property is Shady Hill Addition, Block 3, Lot 26R. The residence was constructed in 1962.

Historic Context for Resource No. 410

The following section of the report provides a historic context for Resource No. 410. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

In 1960, G.V. Matthews and his wife Zula Matthews (original owners of Resource No. 411) sold 17.5 acres of land to Shady Hill, Inc. for the construction of the Shady Hill Addition. Construction on the Shady Hill Addition houses began soon thereafter. In 1961, Shady Hill, Inc. sold Resource No. 410 to Lewis Albert and Billie Jean Pearce. Lewis and Billie Jean married in Navajo, Arizona in 1942, just before Lewis was drafted for the military.³⁶ In 1956, Lewis Pearce was listed in the city directory as an aquarist for the City Park Department.³⁷ However, in the 1968 and 1970 Fort Worth Suburban directories, there is no occupation listed for Lewis or Billie Jean Pearce.³⁸

Lewis A. Pearce died in 1977, and pursuant to his will, Resource No. 410 passed to his wife Billie Jean. In 2002, Billie Jean Pearce remarried a former U.S. Air Force pilot named Sanders Cox. He owned a company called Labor Placement in Dallas although he resided in Fort Worth.³⁹

Billie Jean Cox passed away in May 2005; Sanders Cox died in September 2005.⁴⁰ Prior to his passing, Sanders Cox designated his daughter Jean Cox Rice the sole heir to Resource No. 410. In 2006, Jean Cox Rice sold the property to Elizabeth Willis and her

³⁶ "Lewis Albert Pearce and Billie Jean McMullen," Arizona Marriage Records, 1865-1974, Ancestry.com, accessed January 16, 2020; "Lewis A. Pearce," U.S. World War II Army Enlistment Records, 1938-1946, Ancestry.com, accessed January 16, 2020.

³⁷ "Fort Worth, Texas, 1956," U.S. City Directories, 1822-1995, Ancestry.com, accessed January 10, 2020.

³⁸ "Polk's Fort Worth Suburban Directory, 1968," U.S. City Directories, 1822-1995, Ancestry.com, accessed January 8, 2020; "Polk's Fort Worth Suburban Directory, 1970," U.S. City Directories, 1822-1995, Ancestry.com, accessed January 8, 2020.

³⁹ "Sanders Brownlow Cox II," Jeancox2, Cox Family Tree, Ancestry.com, accessed January 10, 2020.

⁴⁰ "Billie Jean Cox," <https://www.findagrave.com/memorial/82370896/billie-jean-cox>, accessed January 10, 2020; "Sanders Brownlow Cox," <https://www.findagrave.com/memorial/82370984/sanders-brownlow-cox>, accessed January 10, 2020.

husband Christopher Jerry. Background research did not uncover any additional information about Elizabeth Willis or Christopher Jerry.

RESOURCE 410, 4821 California Parkway E, Forest Hill, Texas, 76119 PARCEL #41145089

LEGAL DESCRIPTION: Block 3, Lot 26R of Shady Hill Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Jean Rice Cox	Elizabeth Willis and Christopher Jerry	D206102922	03/31/2006	Block 3, Lot 26R of Shady Hill Addition	<i>No comments</i>
Jean Cox Rice, Independent Executrix of Sanders B. Cox Estate	Jean Cox Rice	D206016555	12/15/2005	Block 3, Lot 26R of Shady Hill Addition	Distribution pursuant to the terms of the Last Will and Testament of Sanders B. Cox. As heir to Sanders B. Cox, deceased, the property was granted to Jean Rice Cox.
Sanders B. Cox (second husband of Billie Jean Pearce - married in 2002)	Jean Cox Rice	D206102921	04/15/2005	Block 3, Lot 26R of Shady Hill Addition	Last Will and Testament of Sanders Cox designates his daughter Jean Cox Rice his sole beneficiary for the subject property.
Shady Hill, Inc.	L. A. and Billie Jean Pearce	Vol. 3648, page 67	12/21/1961	Block 3, Lot 26R of Shady Hill Addition	<i>No comments</i>
G.V. and Zula Matthews	Shady Hill, Inc.	Vol. 3468, page 597	07/26/1960	17.5 acres	Portions of four tracts sold.

Survey Date: January 2020
Resource No: 411
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6606 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662593°/Longitude: -97.252101°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1947 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story residence is clad in asbestos siding and has six-over-six wood sash windows. It also has a prominent chimney with decorative red tiling on the eastern elevation of the residence. The front entrance is on the building's north elevation (not facing Anglin Drive) with an infilled porch at the northeast corner of the house. The attached garage was added after the home was originally built but appears to be historic age based on aerial photography. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. Photography was limited from the existing ROW due to dense vegetation and fencing. Resource No. 412A and 412B (as well as several non-historic age resources) are on the same legal parcel. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. If this house had a stylistic influence, it is no longer apparent. It is not NRHP eligible individually or as part of a historic district.



View of front elevation, facing west

Survey Date: January 2020
Resource No: 411
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6606 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662593°/Longitude: -97.252101°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1947 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story residence is clad in asbestos siding and has six-over-six wood sash windows. It also has a prominent chimney with decorative red tiling on the eastern elevation of the residence. The front entrance is on the building's north elevation (not facing Anglin Drive) with an infilled porch at the northeast corner of the house. The attached garage was added after the home was originally built but appears to be historic age based on aerial photography. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. Photography was limited from the existing ROW due to dense vegetation and fencing. Resource No. 412A and 412B (as well as several non-historic age resources) are on the same legal parcel. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. If this house had a stylistic influence, it is no longer apparent. It is not NRHP eligible individually or as part of a historic district.



Facing west

Survey Date: January 2020

Resource No: 411

Project Location: Tarrant County, Texas

Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)

Address, Lat/Long: 6606 Anglin Drive, Forest Hill, Texas 76119
 Latitude: 32.662593°/Longitude: -97.252101°

Function/Sub-function: Domestic/Single Dwelling

Construction Date: 1947 (per deed)

NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This one-story residence is clad in asbestos siding and has six-over-six wood sash windows. It also has a prominent chimney with decorative red tiling on the eastern elevation of the residence. The front entrance is on the building's north elevation (not facing Anglin Drive) with an infilled porch at the northeast corner of the house. The attached garage was added after the home was originally built but appears to be historic age based on aerial photography. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. Photography was limited from the existing ROW due to dense vegetation and fencing. Resource No. 412A and 412B (as well as several non-historic age resources) are on the same legal parcel. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. If this house had a stylistic influence, it is no longer apparent. It is not NRHP eligible individually or as part of a historic district.



Facing southwest

Survey Date: January 2020
 Resource No: 411
 Project Location: Tarrant County, Texas
 Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
 Address, Lat/Long: 6606 Anglin Drive, Forest Hill, Texas 76119
 Latitude: 32.662593°/Longitude: -97.252101°
 Function/Sub-function: Domestic/Single Dwelling
 Construction Date: 1947 (per deed)
 NRHP Eligibility: Not eligible under Criterion A, B, or C
 Integrity/Comments: This one-story residence is clad in asbestos siding and has six-over-six wood sash windows. It also has a prominent chimney with decorative red tiling on the eastern elevation of the residence. The front entrance is on the building's north elevation (not facing Anglin Drive) with an infilled porch at the northeast corner of the house. The attached garage was added after the home was originally built but appears to be historic age based on aerial photography. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. Photography was limited from the existing ROW due to dense vegetation and fencing. Resource No. 412A and 412B (as well as several non-historic age resources) are on the same legal parcel. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. If this house had a stylistic influence, it is no longer apparent. It is not NRHP eligible individually or as part of a historic district.



Facing west/northwest, showing a ca. 1995 (per aerials) storage building north of the house.

Survey Date: January 2020
 Resource No: 411
 Project Location: Tarrant County, Texas
 Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
 Address, Lat/Long: 6606 Anglin Drive, Forest Hill, Texas 76119
 Latitude: 32.662593°/Longitude: -97.252101°
 Function/Sub-function: Domestic/Single Dwelling
 Construction Date: 1947 (per deed)
 NRHP Eligibility: Not eligible under Criterion A, B, or C
 Integrity/Comments: This one-story residence is clad in asbestos siding and has six-over-six wood sash windows. It also has a prominent chimney with decorative red tiling on the eastern elevation of the residence. The front entrance is on the building's north elevation (not facing Anglin Drive) with an infilled porch at the northeast corner of the house. The attached garage was added after the home was originally built but appears to be historic age based on aerial photography. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. Photography was limited from the existing ROW due to dense vegetation and fencing. Resource No. 412A and 412B (as well as several non-historic age resources) are on the same legal parcel. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. If this house had a stylistic influence, it is no longer apparent. It is not NRHP eligible individually or as part of a historic district.



Aerial showing the approximate boundary of the Matthews' property in 1952; they purchased additional tracts before selling to Shady Hill, Inc. (image courtesy of Earth Explorer)

Survey Date: January 2020

Resource No: 411

Project Location: Tarrant County, Texas

Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)

Address, Lat/Long: 6606 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662593°/Longitude: -97.252101°

Function/Sub-function: Domestic/Single Dwelling

Construction Date: 1947 (per deed)

NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This one-story residence is clad in asbestos siding and has six-over-six wood sash windows. It also has a prominent chimney with decorative red tiling on the eastern elevation of the residence. The front entrance is on the building's north elevation (not facing Anglin Drive) with an infilled porch at the northeast corner of the house. The attached garage was added after the home was originally built but appears to be historic age based on aerial photography. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. Photography was limited from the existing ROW due to dense vegetation and fencing. Resource No. 412A and 412B (as well as several non-historic age resources) are on the same legal parcel. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. If this house had a stylistic influence, it is no longer apparent. It is not NRHP eligible individually or as part of a historic district.



1968 aerial showing the approximate boundary of the Resource No. 411 property; Resource No. 412A-413B were on a separate parcel; note the rapid residential development on all sides of the property (image courtesy of Earth Explorer)

Survey Date: January 2020
 Resource No: 411
 Project Location: Tarrant County, Texas
 Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
 Address, Lat/Long: 6606 Anglin Drive, Forest Hill, Texas 76119
 Latitude: 32.662593°/Longitude: -97.252101°
 Function/Sub-function: Domestic/Single Dwelling
 Construction Date: 1947 (per deed)
 NRHP Eligibility: Not eligible under Criterion A, B, or C
 Integrity/Comments: This one-story residence is clad in asbestos siding and has six-over-six wood sash windows. It also has a prominent chimney with decorative red tiling on the eastern elevation of the residence. The front entrance is on the building's north elevation (not facing Anglin Drive) with an infilled porch at the northeast corner of the house. The attached garage was added after the home was originally built but appears to be historic age based on aerial photography. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. Photography was limited from the existing ROW due to dense vegetation and fencing. Resource No. 412A and 412B (as well as several non-historic age resources) are on the same legal parcel. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. If this house had a stylistic influence, it is no longer apparent. It is not NRHP eligible individually or as part of a historic district.



Overview of Resource No. 411 and 412, which are now located on the same parcel; the red line shows the approximate boundary of the 1.32-acre portion of the property, and the yellow line shows the 0.91-acre portion. The parcels were divided for several decades and rejoined in 2016 (image courtesy of Google Earth, 2019)

Resource No. 411 (6606 Anglin Drive, Tarrant County, Texas)

Resource No. 411 is located at 6606 Anglin Drive, north of California Parkway (IH 20 frontage road) on the west side of the road. It is located on the same legal parcel as 6604 Anglin Drive (Resource No. 412). The property currently includes approximately 2.3 acres, and the legal description of the property is John Collett Survey, Abstract 261, 8B and 8B1. The residence was constructed in 1963.

Historic Context for Resource No. 411

The following section of the report provides a historic context for Resource No. 411. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

The land where Resource No. 411 is now located was part of the original John Collett Survey. Although originally settled in the late nineteenth century, Forest Hill Village remained a small community through the early twentieth century. As growth and expansion of urban areas began in the post-World War II era, the community of Forest Hill incorporated in 1946.

The original owners of Resource No. 411 were G.V. ("Guy") and Zula Matthews. The couple married in 1912 in Denton, Texas.⁴¹ On his 1918 World War I Draft Registration Card, Guy Matthews was listed as farmer living in Burleson with his wife and one child.⁴² By 1930, the couple had moved to Fort Worth, where they rented a home. Guy worked at an auto parking station, while Zula was a salesclerk at a cigar stand.⁴³ In 1940, the couple lived on Wichita Drive in south Fort Worth approximately three miles northwest of present-day Resource No. 411, and Guy is noted as a rancher in the 1940 census.⁴⁴ By 1945, the Fort Worth City Directory shows that Guy and Zula moved again to Foard Street, near their former residence on Wichita Drive.

It appears that the Matthews' fortune changed in the post-war years. In 1947, Guy V. Matthews and his wife Zula purchased a 12-acre tract of land described as part of Lot 8 of the J. Collett Survey. At the time of their purchase, their property was not within the incorporated limits of Forest Hill, whose eastern edge was Hartman Road at the time

⁴¹ Texas Select County Marriage Records, 1837-2015, 1912, ancestry.com, accessed January 16, 2020.

⁴² "Guy Vilas Matthews," U.S., World War I Draft Registration Cards, 1917-1918, Tarrant County, Texas, Ancestry.com, accessed January 16, 2020.

⁴³ US Bureau of the Census, *Fifteenth Census of the United States, 1930* (Washington, D.C.: National Archives and Records Administration, 1930) T626, 2,667 rolls, Ancestry.com, accessed January 16, 2020.

⁴⁴ U.S. Department of Commerce, *Federal Census 1940, Justice Precinct 1, Fort Worth City, Texas* (Washington, D.C.: National Archives and Records Administration, 1940) Ancestry.com, accessed January 16, 2020.

(0.5 mile west of Anglin Drive). See Figure XXX in Appendix X to see a photograph of the city's original boundaries.

The 1949 City Directory shows that Guy and Zula lived on a rural road with no street name, thus indicating that they likely built Resource No. 411 and resided there by that time. That same year, Guy is noted as the owner of a used car dealership in downtown Fort Worth called GV Used Cars. Guy must have done well in his business because by 1952, Guy also owned G-V Matthews Auto Finance Company, located directly next to his car dealership. Meanwhile at their home, Guy and Zula were doing some type of agricultural activity on the property in 1952, as aerial photographs show non-extant buildings south of Resource No. 411, and several acres of their property appear to be used for some type of small-scale cultivation. Sometime between 1952 and 1957, the Matthews built a small building (Resource No. 412B) north of their house, which may have been used as a separate residence. The 1957 aerial shows a fence separating Resource No. 411 from Resource No. 412B, thus indicating that it may have been used as rental house.

With many of their neighbors selling land for the Southeast Loop Freeway (present-day IH 20), the Matthews were likely well-aware of the coming freeway. In 1959 and 1960, the Matthews began purchasing several adjacent tracts. Also in 1960, the Matthews decided to move, and they sold a 2.23-acre tract of their land that included Resource No. 411 and Resource No. 412B. The Matthews retained approximately 10 acres of their original property. In July 1960, just a few months after moving out of Resource No. 411, the Matthews sold 17.5 acres of their land to Shady Hill, Inc. for the construction of the Shady Hill Addition.

The new owners of Resource No. 411 and 412B were Ernest and Julia Dueser. Ernest Dueser was a mechanic and sheet metal worker with Vought Aircraft, and Julia worked in cafeteria and restaurant management.⁴⁵ The Duesers only lived in Resource No. 411 for three years before building a new Ranch-style house (Resource No. 412A) in 1963. When Resource No. 412A was complete, the Duesers sold Resource No. 411 to Earl L. and Virgie Mae Davis. With this transaction, the Duesers divided the property with 1.32 acres associated with Resource No. 411 and 0.91 acre associated with Resource No. 412A and 412B (for the history associated with Resource Nos. 412A and 412B after 1963, see the property-specific history for those resources below).

Earl and Virgie Mae Davis owned Resource No. 411 for seven years. Earl Davis was a World War II veteran and a field service engineer for Lockheed-Martin.⁴⁶ In 1970, the

⁴⁵ "Ernest A. Dueser," <https://www.findagrave.com/memorial/23721889>, accessed January 16, 2020; "Julia Simmank Dueser," <https://www.findagrave.com/memorial/42155272/julia-dueser>, accessed January 16, 2020.

⁴⁶ "Earl Davis Obituary," *Hood County News*, April 3, 2010, Newspapers.com, accessed January 10, 2020.

Davises sold the property to Juarine and Donald U. Gray, Jr. Background research did not reveal any pertinent information about the Gray family. The Grays lived in the house for 17 years. In 1987, the Grays sold Resource No. 411 and its 1.32-acre tract to their long-time next door neighbors, Robert and Ruth Platt, who bought Resource No. 412 in 1970.

In the 1960s, Robert Platt served as a campus minister at Texas Tech, where he urged the school to open enrollment to African-American students. Due to his stance on integration, Robert lost his job at Texas Tech University. Ultimately, it was one of Platt's friends, the Mayor of Lubbock, who persevered in getting Texas Tech to admit African American students.⁴⁷ In the late 1960s, Robert took a job as a professor at Tarrant County Junior College, and shortly thereafter his wife and four sons relocated to Fort Worth. For information about the Platts between 1970 and 1987, see the Resource No. 412 discussion below.

After the Platts purchased Resource No. 411 in 1987, they built a pool and a large geodesic dome pool house on the west side of the property. Additionally, it is likely that one of their adult children moved onto the property since the Resource No. 411 and Resource No. 412 parcels have interconnected paths, and Resource No. 411 has a pathway to the pool.

Robert Platt retired as a professor and owned the Books, Etc, bookstore in the Stockyards in Fort Worth around 1990.⁴⁸ The Platts placed the Resource No. 411 parcel and Resource No. 412 parcel in the Platt Family Trust in 2003. In 2016, the Platts renamed themselves as owners, and they reunited the Resource No. 411 and 412 properties. Today, the entire parcel totals 2.23 acres, just as it did in 1960 when the Matthews originally sold it.

⁴⁷ Jeff Prince, "The Spirit of '61," <https://www.fweek.com/2015/09/16/the-spirit-of-61/>, accessed January 16, 2020.

⁴⁸ Prince.

RESOURCE 411, 6606 Anglin Drive, Forest Hill, Texas, 76119 PARCEL #03797953

LEGAL DESCRIPTION: Tract 8B & 8B1, Abstract 261, John Collett Survey

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Robert M. Platt and Ruth A. Platt, Co-Trustees of Platt Family Revocable Trust	Robert M. Platt and Ruth A. Platt	D216159264	07/07/2016	2.23 acres	This deed consolidates ownership of Resource Nos. 411 and 412. The two tracts are as follows: 1) 1.32 acres (containing Resource 411) 2) 0.91 acre (containing Resource 412)
Robert M. Platt and Ruth A. Platt	Robert M. Platt and Ruth A. Platt, Co-Trustees of Platt Family Revocable Trust	Vol. 17228, page 183	06/17/2003	1.32 acres	The Platts transfer the property into a family trust. The Platts also owned Resource No. 411 at this time.
Donald U. Gray, Jr. and Juarine Gray	Robert M. Platt and Ruth A. Platt	Vol. 8960, page 1237	05/15/1987	1.32 acres	<i>No comments</i>
Earl L. and Virgie May Davis	Donald U. Gray, Jr. and Juarine Gray	Vol. 4891, Page 804	06/09/1970	1.32 acres	<i>No comments</i>

RESOURCE 411, 6606 Anglin Drive, Forest Hill, Texas, 76119 PARCEL #03797953

LEGAL DESCRIPTION: Tract 8B & 8B1, Abstract 261, John Collett Survey

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Ernest A. and Julia Dueser	Earl L. and Virgie Mae Davis	Vol. 3813, Page 32	06/03/1963	1.32 acres	The Duesers retained 0.91 acres of land and sold it to Garland and Emma Smith (original owners of Resource No. 412) in 1966.
Guy V. and Zula Matthews	Ernest and Julia Dueser	Vol. 3407, page 267 Vol. 3567, page 390 (Correction deed)	01/22/1960 06/06/1961 (Correction deed)	2.23 acres	This deed only transfers a small portion of the Matthews' 12.2 acres that they purchased in 1947. The Matthews conveyed the remaining 10 acres (along with other tracts) to Shady Hill, Inc. for the development of the Shady Hill Addition in July 1960. A 1961 correction deed notes that the Dueser's 2.23 acres includes their homestead.
Harvey H. and Hattie Mae Lee	G.V. and Zula Matthews	Vol. 1951, page 291	08/20/1947	Approximately 12 acres of Lot No. 8 of J. Collette Survey	No comments

Survey Date: January 2020
Resource No: 412A
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6604 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662945° /Longitude: -97.251859°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1963 (based on research - see the Property Specific Context below)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence has a side-gabled-on-hip roof, brick siding, and an incorporated two-car garage. The inset front porch features a small metal lantern on a brick half-wall and a projecting bay window on the eastern elevation. Some windows have been replaced. Resource No. 412A is on the same legal parcel as Resource Nos. 411 and 412B, as well as several non-historic-age resources. Visibility of all resources on the property was limited due vegetation, lack of right-of-entry, and several buildings being behind the historic-age houses that line Anglin Dr. Ranch style architecture is a common resource type in the area and in Texas. Research did not reveal that this property is associated with an important person or event identified in the historic context and is not architecturally significant. Therefore, this residence does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



View of front elevation, facing west-northwest

Survey Date: January 2020
Resource No: 412A
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6604 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662945°/Longitude: -97.251859°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1963 (based on research - see the Property Specific Context below)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence has a side-gabled-on-hip roof, brick siding, and an incorporated two-car garage. The inset front porch features a small metal lantern on a brick half-wall and a projecting bay window on the eastern elevation. Some windows have been replaced. Resource No. 412A is on the same legal parcel as Resource Nos. 411 and 412B, as well as several non-historic-age resources. Visibility of all resources on the property was limited due to vegetation, lack of right-of-entry, and several buildings being behind the historic-age houses that line Anglin Dr. Ranch style architecture is a common resource type in the area and in Texas. Research did not reveal that this property is associated with an important person or event identified in the historic context and is not architecturally significant. Therefore, this residence does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing southwest

Survey Date: January 2020
Resource No: 412A
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6604 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662945° /Longitude: -97.251859°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1963 (based on research - see the Property Specific Context below)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence has a side-gabled-on-hip roof, brick siding, and an incorporated two-car garage. The inset front porch features a small metal lantern on a brick half-wall and a projecting bay window on the eastern elevation. Some windows have been replaced. Resource No. 412A is on the same legal parcel as Resource Nos. 411 and 412B, as well as several non-historic-age resources. Visibility of all resources on the property was limited due to vegetation, lack of right-of-entry, and several buildings being behind the historic-age houses that line Anglin Dr. Ranch style architecture is a common resource type in the area and in Texas. Research did not reveal that this property is associated with an important person or event identified in the historic context and is not architecturally significant. Therefore, this residence does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Front elevation facing west

Survey Date: January 2020
Resource No: 412A
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6604 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662945°/Longitude: -97.251859°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1963 (based on research - see the Property Specific Context below)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence has a side-gabled-on-hip roof, brick siding, and an incorporated two-car garage. The inset front porch features a small metal lantern on a brick half-wall and a projecting bay window on the eastern elevation. Some windows have been replaced. Resource No. 412A is on the same legal parcel as Resource Nos. 411 and 412B, as well as several non-historic-age resources. Visibility of all resources on the property was limited due vegetation, lack of right-of-entry, and several buildings being behind the historic-age houses that line Anglin Dr. Ranch style architecture is a common resource type in the area and in Texas. Research did not reveal that this property is associated with an important person or event identified in the historic context and is not architecturally significant. Therefore, this residence does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



View of non-historic age shed, facing northwest

Survey Date: January 2020

Resource No: 412A

Project Location: Tarrant County, Texas

Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)

Address, Lat/Long: 6604 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662945° /Longitude: -97.251859°

Function/Sub-function: Domestic/Single Dwelling

Construction Date: 1963 (based on research - see the Property Specific Context below)

NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This one-story Ranch style residence has a side-gabled-on-hip roof, brick siding, and an incorporated two-car garage. The inset front porch features a small metal lantern on a brick half-wall and a projecting bay window on the eastern elevation. Some windows have been replaced. Resource No. 412A is on the same legal parcel as Resource Nos. 411 and 412B, as well as several non-historic-age resources. Visibility of all resources on the property was limited due to vegetation, lack of right-of-entry, and several buildings being behind the historic-age houses that line Anglin Dr. Ranch style architecture is a common resource type in the area and in Texas. Research did not reveal that this property is associated with an important person or event identified in the historic context and is not architecturally significant. Therefore, this residence does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



View of non-historic age geodesic dome pool house, facing northwest

Survey Date: January 2020

Resource No: 411

Project Location: Tarrant County, Texas

Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)

Address, Lat/Long: 6606 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.662593°/Longitude: -97.252101°

Function/Sub-function: Domestic/Single Dwelling

Construction Date: 1947 (per deed)

NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This one-story residence is clad in asbestos siding and has six-over-six wood sash windows. It also has a prominent chimney with decorative red tiling on the eastern elevation of the residence. The front entrance is on the building's north elevation (not facing Anglin Drive) with an infilled porch at the northeast corner of the house. The attached garage was added after the home was originally built but appears to be historic age based on aerial photography. The connection between the house and garage was likely a breezeway but is now enclosed. The garage door appears to be a replacement door. Photography was limited from the existing ROW due to dense vegetation and fencing. Resource No. 412A and 412B (as well as several non-historic age resources) are on the same legal parcel. Research did not reveal that this residence is associated with important events or people identified in the historic context, and it is not architecturally significant. If this house had a stylistic influence, it is no longer apparent. It is not NRHP eligible individually or as part of a historic district.



Overview of Resource No. 411 and 412, which are now located on the same parcel; the red line shows the approximate boundary of the 1.32-acre portion of the property, and the yellow line shows the 0.91-acre portion. The parcels were divided for several decades and rejoined in 2016 (image courtesy of Google Earth, 2019)

Survey Date: January 2020
 Resource No: 412A
 Project Location: Tarrant County, Texas
 Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
 Address, Lat/Long: 6604 Anglin Drive, Forest Hill, Texas 76119
 Latitude: 32.662945° /Longitude: -97.251859°
 Function/Sub-function: Domestic/Single Dwelling
 Construction Date: 1963 (based on research - see the Property Specific Context below)
 NRHP Eligibility: Not eligible under Criterion A, B, or C
 Integrity/Comments: This one-story Ranch style residence has a side-gabled-on-hip roof, brick siding, and an incorporated two-car garage. The inset front porch features a small metal lantern on a brick half-wall and a projecting bay window on the eastern elevation. Some windows have been replaced. Resource No. 412A is on the same legal parcel as Resource Nos. 411 and 412B, as well as several non-historic-age resources. Visibility of all resources on the property was limited due to vegetation, lack of right-of-entry, and several buildings being behind the historic-age houses that line Anglin Dr. Ranch style architecture is a common resource type in the area and in Texas. Research did not reveal that this property is associated with an important person or event identified in the historic context and is not architecturally significant. Therefore, this residence does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Overview of the proximity of the pool house to Resource Nos. 412A and 412B (image courtesy of Google Earth, 2019)

Survey Date: January 2020
Resource No: 412B
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6604 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663015°/Longitude: -97.252215°
Function/Sub-function: Domestic/Secondary Structure
Construction Date: ca. 1955
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story building may have originally served as a small residence, but it appears to now be used for storage or as a workshop. It has a side-gabled roofline with asphalt shingles, horizontal wood siding, and an off-center front door. A small projecting gable supported by brackets is over the front door. The building has primarily aluminum sash windows. Aerial imagery suggests that there is an addition to the southwestern elevation of the building. Visibility from the right-of-way was limited due to its location behind Resource No. 412 and lack of right-of-entry. Research did not reveal that this building is associated with important events or people as noted in the historic context and is not architecturally significant. This building has no recognizable style and is a mundane example of a post-war domestic ancillary building. It is a common resource type in the area and in Texas, and this building does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing southwest

Survey Date: January 2020
Resource No: 412B
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6604 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663015°/Longitude: -97.252215°
Function/Sub-function: Domestic/Secondary Structure
Construction Date: ca. 1955
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story building may have originally served as a small residence, but it appears to now be used for storage or as a workshop. It has a side-gabled roofline with asphalt shingles, horizontal wood siding, and an off-center front door. A small projecting gable supported by brackets is over the front door. The building has primarily aluminum sash windows. Aerial imagery suggests that there is an addition to the southwestern elevation of the building. Visibility from the right-of-way was limited due to its location behind Resource No. 412 and lack of right-of-entry. Research did not reveal that this building is associated with important events or people as noted in the historic context and is not architecturally significant. This building has no recognizable style and is a mundane example of a post-war domestic ancillary building. It is a common resource type in the area and in Texas, and this building does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing west/southwest

Resource No. 412 (6604 Anglin Drive, Tarrant County, Texas)

Resource No. 412A and 412B are located at 6604 Anglin Drive, north of California Parkway (IH 20 frontage road) on the west side of the road. It is located on the same legal parcel as 6606 Anglin Drive (Resource No. 411). The property is currently approximately 2.32 acres, and the legal description of the property is John Collett Survey, Abstract 261, 8B and 8B1. Resource No. 412A was constructed in 1963, and Resource No. 412B was constructed ca. 1955.

Historic Context for Resource No. 412

The following section of the report provides a historic context for Resource No. 412. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

As outlined in the Resource No. 411 discussion above, the land associated with Resource No. 412A and 412B was originally part of Guy and Zula Matthews' property. While the Matthews lived in Resource No. 411 beginning around 1947, it appears that around 1955, they built a small building (Resource No. 412B), which may have been used as a residence. The 1957 aerial shows a fence separating the Resource Nos. 411 and 412B.

In January 1960, the Matthews' sold a 2.23-acre tract containing Resource No. 411 and Resource No. 412B to Ernest and Julia Dueser. A few months later, the Matthews sold 17.5 acres of their land to Shady Hill, Inc. for the construction of the Shady Hill Addition.

As noted above in the Resource No. 411 discussion, the Duesers only lived in Resource No. 411 for three years before building Resource No. 412A, which was a Ranch-style house. When Resource No. 412A was complete, the Duesers sold Resource No. 411 to Earl L. and Virgie Mae Davis. With this transaction, the property divides with 1.32 acres associated with Resource No. 411 and 0.91 acre associated with Resource No. 412.

In 1970, Robert and Ruth Platt bought the property associated with Resource No. 412. In the 1960s, Robert Platt served as a campus minister at Texas Tech, where he urged the school to open enrollment to African-American students. Due to his stance on integration, Robert lost his job at Texas Tech University. Ultimately, it was one of Platt's friends, the Mayor of Lubbock, who persevered in getting Texas Tech to admit African American students.⁴⁹ In the late 1960s, Robert took a job as the Behavioral Science

⁴⁹ Prince.

Department Chair at Tarrant County Junior College, and shortly thereafter his wife and four sons relocated to Fort Worth.

In the early 1970s, Robert Platt was a city council member and strong opponent of Mayor Harry Purser; Platt even made an unsuccessful run for mayor in 1973. However, Platt's political career was short-lived likely due to a violation the Platts received in the early to mid-1970s. In 1973, the Platts were cited for erecting a chain-link fence around their front yard, which was against a city ordinance. Then, in 1975, the Platts were charged with a civil rights violation against two city officials in connection with the fence issue. A 1976 newspaper article about the Platts' two-year-long fight regarding these citations states that it cost the city approximately \$10,000 to fight the Platts' suits.⁵⁰ Platt appears to have left local politics and focused on his academic career around 1975.

In 1987, the Platts purchased their long-time neighbor's property (Resource No. 411). Sometime around 1995, the Platts built a pool and large geodesic pool house. Due to the interconnecting paths between the two properties and the pool, it is assumed that one of the adult Platt children moved into Resource No. 411.

Robert Platt retired as a professor and owned the Books, Etc, bookstore in the Stockyards in Fort Worth around 1990.⁵¹ The Platts placed the Resource No. 411 parcel and Resource No. 412 parcel in the Platt Family Trust in 2003. In 2016, the Platts renamed themselves as owners, and they reunited the Resource No. 411 and 412 properties. Today, the entire parcel totals 2.23 acres.

⁵⁰ "Issue on Fence Still Unheard," *Fort Worth Star-Telegram* (March 17, 1976) 38.

⁵¹ Prince.

RESOURCE 412, 6604 Anglin Drive, Forest Hill, Texas, 76119 PARCEL #03797953

LEGAL DESCRIPTION: Tract 8B & 8B1, Abstract 261, John Collett Survey

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Robert M. Platt and Ruth A. Platt, Co-Trustees of Platt Family Revocable Trust	Robert M. Platt and Ruth A. Platt	D216159264	07/07/2016	2.23 acres	This deed consolidates ownership of Resource Nos. 411 and 412. The two tracts are as follows: 1) 1.32 acres (containing Resource 411) 2) 0.91 acre (containing Resource 412)
Robert M. Platt and Ruth A. Platt	Robert M. Platt and Ruth A. Platt, Co-Trustees of Platt Family Revocable Trust	Vol. 17228, page 183	06/16/2003	0.91 acre	The Platts transfer the property into a family trust. The Platts also owned Resource No. 411 at this time.
Garland W. and Emma Loi Smith	Robert M. Platt and Ruth A. Platt	Vol. 4876, page 912	05/07/1970	0.91 acre	<i>No comments</i>

RESOURCE 412, 6604 Anglin Drive, Forest Hill, Texas, 76119 PARCEL #03797953

LEGAL DESCRIPTION: Tract 8B & 8B1, Abstract 261, John Collett Survey

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Ernest and Julia Dueser	Garland W. and Emma Loi Smith	Vol. 4184, page 120	02/21/1966	0.91 acre	The Duesers sold 1.32 acre of land containing Resource No. 411 in 1963.
Guy V. and Zula Matthews	Ernest and Julia Dueser	Vol. 3407, page 267 Vol. 3567, page 390 (Correction deed)	01/22/1960 06/06/1961 (Correction deed)	2.23 acres	This deed includes a small portion of the land purchased in 1947. The Matthews conveyed the remaining 13.08 acres (along with land from other tracts) to Shady Hill, Inc. for the development of the Shady Hill Addition in July 1960. A 1961 correction deed notes that the Dueser's 2.23 acres includes their homestead.

RESOURCE 412, 6604 Anglin Drive, Forest Hill, Texas, 76119 PARCEL #03797953

LEGAL DESCRIPTION: Tract 8B & 8B1, Abstract 261, John Collett Survey

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Harvey H. and Hattie Mae Lee	G.V. and Zula Matthews	Vol. 1951, page 291	08/20/1947	Approximately 12 acres of Lot No. 8 of J. Collette Survey	<i>No comments</i>

Survey Date: January 2020
Resource No: 413A
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663218°/Longitude: -97.252054°

Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1963 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This Ranch style residence features a side-gabled roof and a partial-width porch that is supported by two square brick columns beneath a projecting hipped roof. This resource has brick siding, and there is a chimney attached to the northern elevation of the home. A non-historic-age metal roof breezeway and carport connect Resource No. 413A to 413D. There are four historic-age resources on this property, which are inventoried as Resource Nos. 413A through 413D. Research did not reveal that this residence is associated with any important events or people as noted in the historic context, nor is it architecturally significant. Ranch style architecture is a common resource type in the area and in Texas, and it, therefore, does not rise to the level of significance needed for NRHP eligibility. It is not eligible individually or as part of a historic district.



View of front elevation, facing west

Survey Date: January 2020
Resource No: 413A
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663218°/Longitude: -97.252054°

Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1963 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This Ranch style residence features a side-gabled roof and a partial-width porch that is supported by two square brick columns beneath a projecting hipped roof. This resource has brick siding, and there is a chimney attached to the northern elevation of the home. A non-historic-age metal roof breezeway and carport connect Resource No. 413A to 413D. There are four historic-age resources on this property, which are inventoried as Resource Nos. 413A through 413D. Research did not reveal that this residence is associated with any important events or people as noted in the historic context, nor is it architecturally significant. Ranch style architecture is a common resource type in the area and in Texas, and it, therefore, does not rise to the level of significance needed for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing southwest

Survey Date: January 2020
Resource No: 413A
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663218°/Longitude: -97.252054°

Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1963 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This Ranch style residence features a side-gabled roof and a partial-width porch that is supported by two square brick columns beneath a projecting hipped roof. This resource has brick siding, and there is a chimney attached to the northern elevation of the home. A non-historic-age metal roof breezeway and carport connect Resource No. 413A to 413D. There are four historic-age resources on this property, which are inventoried as Resource Nos. 413A through 413D. Research did not reveal that this residence is associated with any important events or people as noted in the historic context, nor is it architecturally significant. Ranch style architecture is a common resource type in the area and in Texas, and it, therefore, does not rise to the level of significance needed for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing west-northwest

Survey Date: January 2020
Resource No: 413A
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663218°/Longitude: -97.252054°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1963 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments:

This Ranch style residence features a side-gabled roof and a partial-width porch that is supported by two square brick columns beneath a projecting hipped roof. This resource has brick siding, and there is a chimney attached to the northern elevation of the home. A non-historic-age metal roof breezeway and carport connect Resource No. 413A to 413D. There are four historic-age resources on this property, which are inventoried as Resource Nos. 413A through 413D. Research did not reveal that this residence is associated with any important events or people as noted in the historic context, nor is it architecturally significant. Ranch style architecture is a common resource type in the area and in Texas, and it, therefore, does not rise to the level of significance needed for NRHP eligibility. It is not eligible individually or as part of a historic district.



Overview of Resource No. 413A in relation to Resource Nos. 413B, 413C, and 413D (image courtesy of Google Earth)

Survey Date: January 2020
Resource No: 413B
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663095°/Longitude: -97.252172°
Function/Sub-function: Domestic/Secondary Structure (shed)
Construction Date: ca. 1965
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This small shed has a gabled roof, exposed rafters, and corrugated metal siding. Visibility from the right-of-way was limited due to its location on the property and lack of right of entry. Research did not indicate that this shed is associated with an important event or person as noted in the historic context, nor is it architecturally significant. Sheds of this type were massed-produced and are a common resource type in the area and in Texas. Therefore, this resource does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing southwest

Survey Date: January 2020
Resource No: 413B
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663095°/Longitude: -97.252172°
Function/Sub-function: Domestic/Secondary Structure (shed)
Construction Date: ca. 1965
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This small shed has a gabled roof, exposed rafters, and corrugated metal siding. Visibility from the right-of-way was limited due to its location on the property and lack of right of entry. Research did not indicate that this shed is associated with an important event or person as noted in the historic context, nor is it architecturally significant. Sheds of this type were massed-produced and are a common resource type in the area and in Texas. Therefore, this resource does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing west

Survey Date: January 2020
Resource No: 413B
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663095°/Longitude: -97.252172°
Function/Sub-function: Domestic/Secondary Structure (shed)
Construction Date: ca. 1965
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This small shed has a gabled roof, exposed rafters, and corrugated metal siding. Visibility from the right-of-way was limited due to its location on the property and lack of right of entry. Research did not indicate that this shed is associated with an important event or person as noted in the historic context, nor is it architecturally significant. Sheds of this type were massed-produced and are a common resource type in the area and in Texas. Therefore, this resource does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing southwest

Survey Date: January 2020
Resource No: 413C
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663154°/Longitude: -97.252226°
Function/Sub-function: Domestic/Secondary Structure (workshop)
Construction Date: ca. 1965
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story workshop has a side-gabled roof with asphalt shingles. The workshop appears to have wood siding. Visibility from the right-of-way was limited due to its location on the property and lack of right of entry. This building is a common resource type in the area and in Texas. Further research did not reveal that it is associated with an important event or person as noted in the historic context and does not rise to the level of architectural significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing northwest

Survey Date: January 2020
Resource No: 413C
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663154°/Longitude: -97.252226°
Function/Sub-function: Domestic/Secondary Structure (workshop)
Construction Date: ca. 1965
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story workshop has a side-gabled roof with asphalt shingles. The workshop appears to have wood siding. Visibility from the right-of-way was limited due to its location on the property and lack of right of entry. This building is a common resource type in the area and in Texas. Further research did not reveal that it is associated with an important event or person as noted in the historic context and does not rise to the level of architectural significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing northwest

Survey Date: January 2020
Resource No: 413C
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663154°/Longitude: -97.252226°
Function/Sub-function: Domestic/Secondary Structure (workshop)
Construction Date: ca. 1965
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story workshop has a side-gabled roof with asphalt shingles. The workshop appears to have wood siding. Visibility from the right-of-way was limited due to its location on the property and lack of right of entry. This building is a common resource type in the area and in Texas. Further research did not reveal that it is associated with an important event or person as noted in the historic context and does not rise to the level of architectural significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



View of Resource 413C in relation to Resources 413A (right) and 413B (left), facing west

Survey Date: January 2020
Resource No: 413D
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663283°/Longitude: -97.252269°
Function/Sub-function: Domestic/Secondary Structure (shed/garage)
Construction Date: ca. 1975
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story shed/garage has a side-gabled roof and wood siding. Visibility was limited due to the building's location on the property and lack of right of entry. Aerial photography shows that this building was constructed between 1970 and 1979, and that it has a small, shed-roof addition to the south elevation. This building is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing southwest

Survey Date: January 2020
Resource No: 413D
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663283°/Longitude: -97.252269°
Function/Sub-function: Domestic/Secondary Structure (shed/garage)
Construction Date: ca. 1975
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story shed/garage has a side-gabled roof and wood siding. Visibility was limited due to the building's location on the property and lack of right of entry. Aerial photography shows that this building was constructed between 1970 and 1979, and that it has a small, shed-roof addition to the south elevation. This building is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing southwest

Survey Date: January 2020
Resource No: 413D
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6602 Anglin Drive, Forest Hill, Texas 76119
Latitude: 32.663283°/Longitude: -97.252269°
Function/Sub-function: Domestic/Secondary Structure (shed/garage)
Construction Date: ca. 1975
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story shed/garage has a side-gabled roof and wood siding. Visibility was limited due to the building's location on the property and lack of right of entry. Aerial photography shows that this building was constructed between 1970 and 1979, and that it has a small, shed-roof addition to the south elevation. This building is a common resource type in the area and in Texas and does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Overview of Resource No. 413D in relation to 413A and 413C (image courtesy of Google Earth, 2019)

Resource No. 413 (6602 Anglin Drive, Tarrant County, Texas)

Resource No. 413 is located at 6602 Anglin Drive, north of California Parkway (IH 20 frontage road) on the west side of the road. The property is currently approximately 1.02 acres, and the legal description of the property is John Collett Survey, Abstract 261, Tract 8. According to Tarrant CAD, the residence was constructed in 1963.

Historic Context for Resource No. 413

The following section of the report provides a historic context for Resource No. 413. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

The land where Resource No. 413 is now located was part of the original John Collett Survey. In 1947, Guy V. Matthews and his wife Zula purchased approximately 12.2 acres of Lot 8 of the J. Collett Survey, and they built Resource No. 411. With a portion of this and other tracts, the Matthews sold 17.5 acres of their land to Shady Hill, Inc. for the construction of the Shady Hill Addition.

In 1963, Shady Hill, Inc. sold the Resource No. 413 property to Jesse and Jackie Moody, a newly married couple. Since the property was outside the platted Shady Hill Addition, it is likely that the Moody family built the house. They have resided there ever since.

In 1968 and 1970, Jesse Moody's occupation was listed as Representative for Westinghouse in the city directory. There was no occupation listed for Jackie.⁵² In 1999, the Moody's placed the property in the Moody Living Trust, of which they named themselves trustees. Jesse Moody passed away shortly thereafter in 2000.⁵³ No other information was found on the Moody family. The CAD shows that Jackie still lives at the property today.

⁵² "Polk's Fort Worth Suburban Directory, 1970," U.S. City Directories, 1822-1995, ancestry.com, accessed January 8, 2020; Polk's Fort Worth Suburban Directory, 1970," U.S. City Directories, 1822-1995, ancestry.com, accessed January 8, 2020.

⁵³ "Jesse F. Moody," <https://www.findagrave.com/memorial/62844289>, accessed January 17, 2020.

RESOURCE 413, 6602 Anglin Drive, Forest Hill, Texas, 76119 PARCEL #03797767
LEGAL DESCRIPTION: Tract 8B & 8B1, Abstract 261, John Collett Survey

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Jesse Moody and Jackie Moody	Jesse F. Moody, and Jackie L. Moody as Trustees of the Moody Living Trust	Vol. 13631, page 109	01/25/1999	1.02 acres	<i>No comments</i>
Shady Hill, Inc.	Jesse Moody and Jackie Moody	Vol. 3789, page 360	03/21/1963	1.02 acres	<i>No comments</i>
G.V. and Zula Matthews	Shady Hill, Inc.	Vol. 3468, page 597	07/26/1960	17.5 acres	Portions of four tracts sold.
Harvey H. and Hattie Mae Lee	G.V. and Zula Matthews	Vol. 1951, page 291	08/20/1947	Approximately 12 acres of Lot No. 8 of J. Collette Survey	<i>No comments</i>

Survey Date: January 2020

Resource No: 432

Project Location: Tarrant County, Texas

Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)

Address, Lat/Long: 6512 Royal Oaks Drive, Forest Hill, Texas 76119
 Latitude: 32.662758°/Longitude: -97.246387°

Function/Sub-function: Domestic/Single Dwelling

Construction Date: 1966 (per deed)

NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This one-story Ranch style residence has a cross-gabled roof with a chimney projecting from the intersection of the gables (evident on the southwestern elevation of this resource). The front of the residence features a partial-width, front-gabled porch with fluted columns. The pediment above the porch has wood siding, dentils, and prominent eave returns. The partial-width porch to the southwest elevation of the residence is supported by thin square posts. Some windows have been replaced and feature metal awnings, brick sills, and false wood shutters. There is an incorporated two-car garage, which has one original and one replacement door. Research did not indicate that this residence is associated with an important event or person as noted in the historic context, nor is it architecturally significant. This style is abundant in the area and does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Front elevation facing west, view from Royal Oaks Drive

Survey Date: January 2020
Resource No: 432
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6512 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662758°/Longitude: -97.246387°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1966 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence has a cross-gabled roof with a chimney projecting from the intersection of the gables (evident on the southwestern elevation of this resource). The front of the residence features a partial-width, front-gabled porch with fluted columns. The pediment above the porch has wood siding, dentils, and prominent eave returns. The partial-width porch to the southwest elevation of the residence is supported by thin square posts. Some windows have been replaced and feature metal awnings, brick sills, and false wood shutters. There is an incorporated two-car garage, which has one original and one replacement door. Research did not indicate that this residence is associated with an important event or person as noted in the historic context, nor is it architecturally significant. This style is abundant in the area and does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing southwest, view from Royal Oaks Drive

Survey Date: January 2020
Resource No: 432
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6512 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662758°/Longitude: -97.246387°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1966 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence has a cross-gabled roof with a chimney projecting from the intersection of the gables (evident on the southwestern elevation of this resource). The front of the residence features a partial-width, front-gabled porch with fluted columns. The pediment above the porch has wood siding, dentils, and prominent eave returns. The partial-width porch to the southwest elevation of the residence is supported by thin square posts. Some windows have been replaced and feature metal awnings, brick sills, and false wood shutters. There is an incorporated two-car garage, which has one original and one replacement door. Research did not indicate that this residence is associated with an important event or person as noted in the historic context, nor is it architecturally significant. This style is abundant in the area and does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing north, view from the frontage road

Survey Date: January 2020
Resource No: 432
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6512 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662758°/Longitude: -97.246387°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1966 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence has a cross-gabled roof with a chimney projecting from the intersection of the gables (evident on the southwestern elevation of this resource). The front of the residence features a partial-width, front-gabled porch with fluted columns. The pediment above the porch has wood siding, dentils, and prominent eave returns. The partial-width porch to the southwest elevation of the residence is supported by thin square posts. Some windows have been replaced and feature metal awnings, brick sills, and false wood shutters. There is an incorporated two-car garage, which has one original and one replacement door. Research did not indicate that this residence is associated with an important event or person as noted in the historic context, nor is it architecturally significant. This style is abundant in the area and does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing northwest

Survey Date: January 2020
Resource No: 432
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6512 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662758°/Longitude: -97.246387°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1966 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This one-story Ranch style residence has a cross-gabled roof with a chimney projecting from the intersection of the gables (evident on the southwestern elevation of this resource). The front of the residence features a partial-width, front-gabled porch with fluted columns. The pediment above the porch has wood siding, dentils, and prominent eave returns. The partial-width porch to the southwest elevation of the residence is supported by thin square posts. Some windows have been replaced and feature metal awnings, brick sills, and false wood shutters. There is an incorporated two-car garage, which has one original and one replacement door. Research did not indicate that this residence is associated with an important event or person as noted in the historic context, nor is it architecturally significant. This style is abundant in the area and does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing northeast

Resource No. 432 (6512 Royal Oaks Drive, Tarrant County, Texas)

Resource No. 432 is located at 6512 Royal Oaks Drive, north of California Parkway (IH 20 frontage road) on the west side Royal Oaks Drive. The property is currently approximately 0.2 acre and the legal description of the property is Block 21, Lot 15 of the Forest Wood Addition. The residence was constructed in 1965.

Historic Context for Resource No. 432

The following section of the report provides a historic context for Resource No. 432. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

The land where Resource No. 432 is now located was part of the original David Strickland Survey. In 1963, the city of Forest Hill approved the fourth filing of Forest Wood Addition. The land associated with Resource No. 432 became Lot 15 in Block 21. That same year, B&M sold all lots in the fourth filing of Forest Wood Addition to Trademark of Enterprise, another investment firm. In July 1966, Trademark of Enterprise sold Lot 15 in Block 21 to Southland Buildings, Inc. Between July and December that year, Southland Buildings constructed and sold Resource No. 432 to Ronald G. and Jerrye Ann Woolery.

Within three years, the Woolerys defaulted on their mortgage. It is unknown how Horace R. and Oleta O. Rich obtained the property since deed, probate, and other available records do not indicate a transfer of title. Regardless, in 1969, the Riches sold the property to Darrell and Gloria Jessup, requiring that they pay the Woolerys defaulted mortgage and another debt. According to census records, Darrell Jessup was an Evangelical Pastor.⁵⁴ It does not appear that Gloria Jessup worked outside the home. The couple had three children, Charles, Ted, and Timothy. In 1995, Darrell and Gloria divorced, and Darrell sold Resource No. 432 to Gloria.⁵⁵

In 2004 Gloria Jessup passed away, and the property passed to her three sons, Charles, Ted, and Timothy Jessup.⁵⁶ Soon after, the Jessup sons sold the property to Milton and Alesea Palmer. The Palmers owned the home for eleven years before selling it to Caroline A. Tabe in 2016. In 2017, Caroline Tabe sold the property to Musole Springs,

⁵⁴ U.S. Department of Commerce, "Federal Census 1940, Justice Precinct 1, Fort Worth City, Texas," ancestry.com, accessed January 20, 2020.

⁵⁵ Texas Divorce Index, 1968-2014. Tarrant, Texas. ancestry.com, accessed January 21, 2020.

⁵⁶ "Gloria Jessup," <https://www.findagrave.com/memorial/9253826>, accessed January 21, 2020.

LLC in Bedford, Texas. Background research did not reveal any additional information about the Palmers or Caroline Tabe. No information could be found about Musole Springs, but according to the Tarrant CAD, they own eight other houses, including two other nearby houses on Royal Oaks Drive. It appears that they are renting houses in the Forest Wood area as investment properties.

RESOURCE 432, 6512 Royal Oaks Drive, Forest Hill, Texas, 76119 PARCEL #00972029

LEGAL DESCRIPTION: Block 21, Lot 15 of Forest Wood Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Caroline A. Tabe	Musole Springs, LLC	D217148749	06/25/2017	Lot 15, Block 21 of Forest Wood Addition	<i>No comments</i>
Milton and Alesea Palmer	Caroline A. Tabe	D216176065	08/03/2016	Lot 15, Block 21 of Forest Wood Addition	<i>No comments</i>
Charles Darrell Jessup, Ted Wayne Jessup, and Timothy Ben Jessup	Milton and Alesea Palmer	D205023877	01/14/2005	Lot 15, Block 21 of Forest Wood Addition	Gloria Jessup died in 2004. The property was passed to her three sons.
Darrell Jessup	Gloria C. Jessup	Vol. 12217, page 1044	11/13/1995	Lot 15, Block 21 of Forest Wood Addition	Special Warranty Deed for divorce between Darrell and Gloria Jessup.
Horrace R. and Oleta O. Rich	Darrell and Gloria Jessup	Vol. 4729, page 73	05/14/1969	Lot 15, Block 21 of Forest Wood Addition	Ronald and Jerrye Ann Woolery defaulted on their loan. Horraced and Oleta Rich appear to have been given authority to sell the property, although there is no deed, probate record, or other transaction available.

Southland Builders, Inc.	Ronald G. Woolery and Jerrye Ann Woolery	Vol. 4336, page 269	12/13/1966	Lot 15, Block 21 of Forest Wood Addition	<i>No comments</i>
Trademark of Enterprise, Inc.	Southland Builders, Inc.	Vol. 4255, page 95	07/26/1966	Lot 15, Block 21 of Forest Wood Addition	Several lots were sold at the same time as part of this deed.

Survey Date: January 2020
Resource No: 435
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6521 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662888°/Longitude: -97.245917
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1965 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This split-level Transitional Ranch style residence has a cross-gabled roof with a shed-roofed second level segment at the northwest end above the incorporated two-car garage. The house is clad in a mix of brick and wood siding and has an inset entry porch. The second level features a balcony with square wood posts and a decorative metal railing. The aluminum sash windows are covered by metal security bars. Split-level Ranch style architecture is common in the area and in Texas. In addition, research did not indicate that this resource is associated with an important event or person as noted in the historic context. Therefore, it does not rise to the level of significance for NRHP eligibility. It is not eligible individually or as part of a historic district.



View of front elevation, facing east-southeast

Survey Date: January 2020
Resource No: 435
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6521 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662888°/Longitude: -97.245917
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1965 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This split-level Transitional Ranch style residence has a cross-gabled roof with a shed-roofed second level segment at the northwest end above the incorporated two-car garage. The house is clad in a mix of brick and wood siding and has an inset entry porch. The second level features a balcony with square wood posts and a decorative metal railing. The aluminum sash windows are covered by metal security bars. Split-level Ranch style architecture is common in the area and in Texas. In addition, research did not indicate that this resource is associated with an important event or person as noted in the historic context. Therefore, it does not rise to the level of significance for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing southeast

Survey Date: January 2020
Resource No: 435
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6521 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662888°/Longitude: -97.245917
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1965 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This split-level Transitional Ranch style residence has a cross-gabled roof with a shed-roofed second level segment at the northwest end above the incorporated two-car garage. The house is clad in a mix of brick and wood siding and has an inset entry porch. The second level features a balcony with square wood posts and a decorative metal railing. The aluminum sash windows are covered by metal security bars. Split-level Ranch style architecture is common in the area and in Texas. In addition, research did not indicate that this resource is associated with an important event or person as noted in the historic context. Therefore, it does not rise to the level of significance for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing southeast

Survey Date: January 2020
Resource No: 435
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6521 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662888°/Longitude: -97.245917
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1965 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This split-level Transitional Ranch style residence has a cross-gabled roof with a shed-roofed second level segment at the northwest end above the incorporated two-car garage. The house is clad in a mix of brick and wood siding and has an inset entry porch. The second level features a balcony with square wood posts and a decorative metal railing. The aluminum sash windows are covered by metal security bars. Split-level Ranch style architecture is common in the area and in Texas. In addition, research did not indicate that this resource is associated with an important event or person as noted in the historic context. Therefore, it does not rise to the level of significance for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing east

Survey Date: January 2020
Resource No: 435
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6521 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662888°/Longitude: -97.245917
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1965 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This split-level Transitional Ranch style residence has a cross-gabled roof with a shed-roofed second level segment at the northwest end above the incorporated two-car garage. The house is clad in a mix of brick and wood siding and has an inset entry porch. The second level features a balcony with square wood posts and a decorative metal railing. The aluminum sash windows are covered by metal security bars. Split-level Ranch style architecture is common in the area and in Texas. In addition, research did not indicate that this resource is associated with an important event or person as noted in the historic context. Therefore, it does not rise to the level of significance for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing northeast

Survey Date: January 2020
Resource No: 435
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6521 Royal Oaks Drive, Forest Hill, Texas 76119
Latitude: 32.662888°/Longitude: -97.245917
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1965 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This split-level Transitional Ranch style residence has a cross-gabled roof with a shed-roofed second level segment at the northwest end above the incorporated two-car garage. The house is clad in a mix of brick and wood siding and has an inset entry porch. The second level features a balcony with square wood posts and a decorative metal railing. The aluminum sash windows are covered by metal security bars. Split-level Ranch style architecture is common in the area and in Texas. In addition, research did not indicate that this resource is associated with an important event or person as noted in the historic context. Therefore, it does not rise to the level of significance for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing west-northwest

Resource No. 435 (6521 Royal Oaks Drive, Tarrant County, Texas)

Resource No. 435 is located at 6521 Royal Oaks Drive, north of California Parkway (IH 20 frontage road) on the east side Royal Oaks Drive. The property is currently approximately 0.19 acre and the legal description of the property is Block 20, Lot 18 of the Forest Wood Addition. The residence was constructed in 1965.

Historic Context for Resource No. 435

The following section of the report provides a historic context for Resource No. 435. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

The land where Resource No. 435 is now located was part of the original David Strickland Survey. In 1963, the city of Forest Hill approved the fourth filing of Forest Wood Addition. The land associated with Resource No. 435 became Lot 20 in Block 18. That same year, B&M sold all lots in the fourth filing of Forest Wood Addition to Trademark of Enterprise, another investment firm. In July 1965, Trademark of Enterprise sold Lot 18 in Block 20 to Southland Buildings, Inc. Between July and October of that year, Southland Buildings constructed and sold Resource No. 435 to Billy Frank Ratliff and his wife Zettie E. Ratliff.

The Ratliffs divorced in 1978. By 1979, the Ratliffs sold the property to Roberta and Latrett Sneed.⁵⁷ According to the 1969 Fort Worth directory, Latrett Sneed was an employee at Kimble Mills at that time.⁵⁸ Latrett Sneed passed away in 1997, leaving his wife Roberta Sneed as the sole owner of Resource No. 435.⁵⁹

⁵⁷ Texas Divorce Index, 1968-2014. Tarrant, Texas, ancestry.com, accessed January 21, 2020.

⁵⁸ "Polk's Fort Worth City Directory, 1969," U.S. City Directories, 1822-1995, ancestry.com, accessed January 20, 2020.

⁵⁹ U.S. Social Security Death Index, 1934-2014, ancestry.com, accessed January 10, 2020.

RESOURCE 435, 6521 Royal Oaks Drive, Forest Hill, Texas, 76119 PARCEL #00971677

LEGAL DESCRIPTION: Block 20, Lot 18 of Forest Wood Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Billy Frank Ratliff	Roberta B. and Latrett B. Sneed	Vol. 6712, page 512	05/28/1979	Lot 18, Block 20 of Forest Wood Addition	Latrett Sneed passed away in 1997; Roberta Sneed is listed as the current owner.
Southland Buildings, Inc.	Billy Frank Ratliff and Zettie E. Ratliff	Vol. 4139, page 99	10/20/1965	Lot 18, Block 20 of Forest Wood Addition	<i>No comments</i>
Trademark of Enterprise, Inc.	Southland Buildings, Inc.	Vol. 4092, page 669	07/19/1965	Lot 18, Block 20 of Forest Wood Addition	<i>No comments</i>
B&M Investors, Inc.	Trademark of Enterprise, Inc.	Vol. 1749, page 340	12/14/1963	All lots in the fourth filing of the Forest Wood Addition	<i>No comments</i>

Survey Date: January 2020
Resource No: 438
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6520 Melinda Drive, Forest Hill, Texas 76119
Latitude: 32.663164°/Longitude: -97.245563°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1967 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C

Integrity/Comments: This residence has a double front-gable roof with minimally exposed rafters. The siding is a combination of brick and stucco, which is not original material. An attached two-car garage, inset porch, and arched sash windows are prominent on the eastern elevation. Aerial and streetscape imagery from ca. 2000 indicates that the inset porch once had a center square support with two decorative metal panels extending from the roof to enclose the upper portion of the porch. Now, the front porch has a single exposed chandelier light hanging from the center beam of the roof. Two of the arched ribbon windows are covered by wood shutters. Several windows have been replaced, as has the front door. This mixed style is common in the area and in Texas and is not architecturally significant. Research did not reveal that this resource is associated with an important person or event and therefore does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



View of front elevation, facing west

Survey Date: January 2020
Resource No: 438
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6520 Melinda Drive, Forest Hill, Texas 76119
Latitude: 32.663164°/Longitude: -97.245563°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1967 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This residence has a double front-gable roof with minimally exposed rafters. The siding is a combination of brick and stucco, which is not original material. An attached two-car garage, inset porch, and arched sash windows are prominent on the eastern elevation. Aerial and streetscape imagery from ca. 2000 indicates that the inset porch once had a center square support with two decorative metal panels extending from the roof to enclose the upper portion of the porch. Now, the front porch has a single exposed chandelier light hanging from the center beam of the roof. Two of the arched ribbon windows are covered by wood shutters. Several windows have been replaced, as has the front door. This mixed style is common in the area and in Texas and is not architecturally significant. Research did not reveal that this resource is associated with an important person or event and therefore does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing southwest

Survey Date: January 2020
Resource No: 438
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6520 Melinda Drive, Forest Hill, Texas 76119
Latitude: 32.663164°/Longitude: -97.245563°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1967 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This residence has a double front-gable roof with minimally exposed rafters. The siding is a combination of brick and stucco, which is not original material. An attached two-car garage, inset porch, and arched sash windows are prominent on the eastern elevation. Aerial and streetscape imagery from ca. 2000 indicates that the inset porch once had a center square support with two decorative metal panels extending from the roof to enclose the upper portion of the porch. Now, the front porch has a single exposed chandelier light hanging from the center beam of the roof. Two of the arched ribbon windows are covered by wood shutters. Several windows have been replaced, as has the front door. This mixed style is common in the area and in Texas and is not architecturally significant. Research did not reveal that this resource is associated with an important person or event and therefore does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Oblique facing northwest

Survey Date: January 2020
Resource No: 438
Project Location: Tarrant County, Texas
Project Name and CSJ: Southeast Connector (CSJ No. 0008-13-125, et. al.)
Address, Lat/Long: 6520 Melinda Drive, Forest Hill, Texas 76119
Latitude: 32.663164°/Longitude: -97.245563°
Function/Sub-function: Domestic/Single Dwelling
Construction Date: 1967 (per deed)
NRHP Eligibility: Not eligible under Criterion A, B, or C
Integrity/Comments: This residence has a double front-gable roof with minimally exposed rafters. The siding is a combination of brick and stucco, which is not original material. An attached two-car garage, inset porch, and arched sash windows are prominent on the eastern elevation. Aerial and streetscape imagery from ca. 2000 indicates that the inset porch once had a center square support with two decorative metal panels extending from the roof to enclose the upper portion of the porch. Now, the front porch has a single exposed chandelier light hanging from the center beam of the roof. Two of the arched ribbon windows are covered by wood shutters. Several windows have been replaced, as has the front door. This mixed style is common in the area and in Texas and is not architecturally significant. Research did not reveal that this resource is associated with an important person or event and therefore does not rise to the level of significance necessary for NRHP eligibility. It is not eligible individually or as part of a historic district.



Facing north-northwest

Resource No. 438 (6520 Melinda Drive, Tarrant County, Texas)

Resource No. 438 is located at 6520 Melinda Drive, at the northwest corner of the SE Loop 820/Melinda Drive intersection. The property is currently approximately 0.19 acre, and the legal description of the property is the Block 20, Lot 17, of the Forest Wood Addition. This residence was constructed in 1967.

Historic Context for Resource No. 438

The following section of the report provides a historic context for Resource No. 438. The entire chain of title for this property with specific references to deeds and other applicable legal documents is displayed in the table below and retained through Tarrant County Clerk of Court's office online database. The chain of title includes real estate transactions recorded from the date of construction of the extant resources.

The land where Resource No. 438 is now located was part of the original David Strickland Survey. In 1963, the city of Forest Hill approved the fourth filing of Forest Wood Addition. The land associated with Resource No. 438 became Lot 20 in Block 17. That same year, B&M Investments sold all lots in the fourth filing of Forest Wood Addition to Trademark of Enterprise, another investment firm. In July 1966, Trademark of Enterprise sold Lot 17 in Block 20 to Southland Buildings, Inc. Between July and August of 1967, Southland Buildings constructed and sold Resource No. 438 to William and Delana Bishop. William and his wife Delana Bishop divorced shortly after purchasing the property in 1967. The couple had two children, William Joe Bishop, Jr. and Cynthia Lee Harrison. According to an affidavit, William Joe, Jr. resided at Resource No. 438. It also stated that William Joe, Sr. was married two other times, to Mary J. Bishop and Catherin Darwin Bishop, but both marriages ended in divorce. He had no other children from those marriages. William Bishop passed away in 1994. According to the affidavit of heirship from 1996, William and Delana Bishop were the first owners of the home.

In 1996, Delana M. Bishop Neilson and her two children, William Joe Bishop and Cynthia Lee Harrison, sold the property to Metro Affordable Homes. The same day they obtained the property, Metro Affordable Homes sold it to Raebor Enterprises, Inc., who sold the property four months later to Juanita Springfield McMarion. During the recession of 2008, Juanita McMarion defaulted on her mortgage, and the property was put up for auction.

Michael Mezger bought the property and then transferred it to his business, Mike and Lisa's Properties, LLC. Mike and Lisa's Properties sold the home to Adolfo Dominguez in 2008. In 2009, in lieu of foreclosure, Dominguez sold the property back to Mike and

Lisa's Properties. In 2012, Mike and Lisa's Properties sold Resource No. 438 to Jesus and Zoriada Carrizales.

Background research did not uncover any additional information about the owners of this property.

RESOURCE 438, 6520 Melinda Drive, Forest Hill, Texas, 76119 PARCEL #00971669

LEGAL DESCRIPTION: Block 20, Lot 17 of Forest Wood Addition

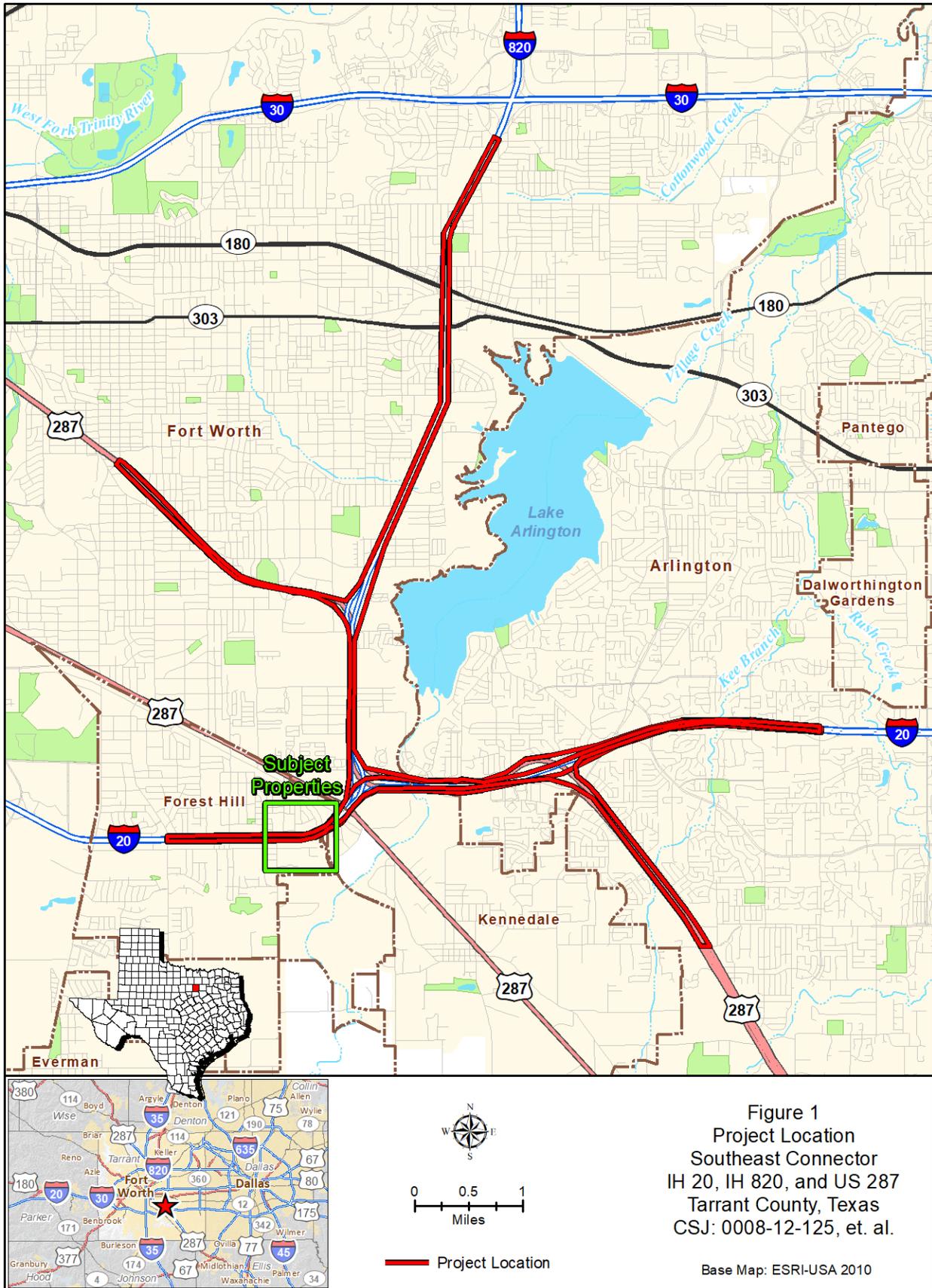
Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Mike and Lisa's Properties, LLC	Jesus and Zoriada N. Carrizales	D212161251	06/27/2012	Lot 17, Block 20 of Forest Wood Addition	<i>No comments</i>
Adulfo Dominguez	Mike and Lisa's Properties, LLC	D209225974	08/12/2009	Lot 17, Block 20 of Forest Wood Addition	General Warranty Deed in Lieu of Foreclosure
Mike and Lisa's Properties, LLC	Adulfo Dominguez	D208238673	07/01/2008	Lot 17, Block 20 of Forest Wood Addition	<i>No comments</i>
Michael Mezger	Mike and Lisa's Properties, LLC	D208238672	05/04/2008	Lot 17, Block 20 of Forest Wood Addition	States the Mezger is conveying a non-homestead property.
Juanita Springfield McMarion	Michael Mezger via auction	D208112102	05/01/2008	Lot 17, Block 20 of Forest Wood Addition	Juanita McMarion defaulted on her mortgage. Richard L. Miller, as Trustee, put the home up for auction.
Raebor Enterprises, Inc.	Juanita Springfield McMarion	Vol. 12327, page 1747	04/01/1996	Lot 17, Block 20 of Forest Wood Addition	<i>No comments</i>

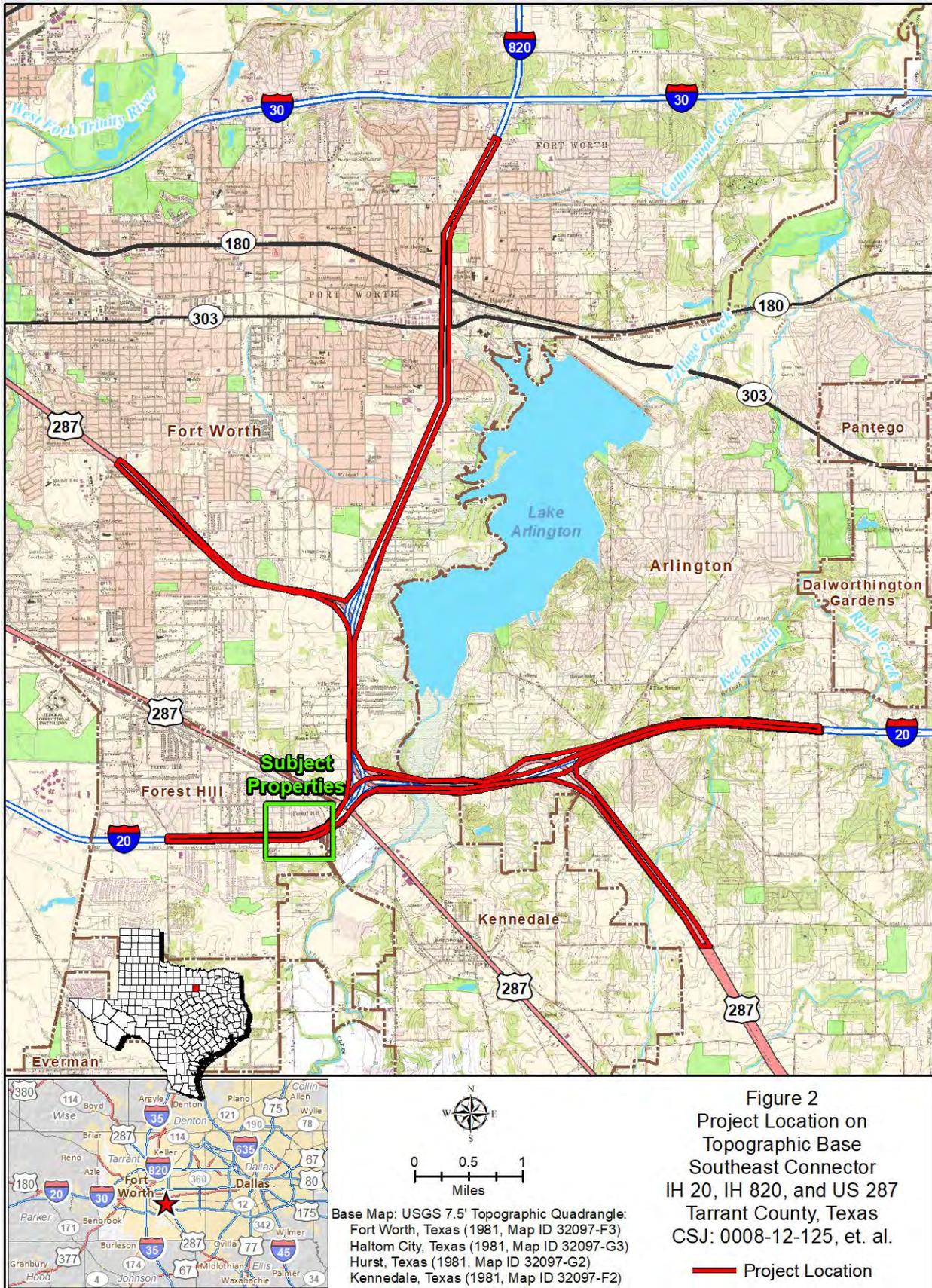
RESOURCE 438, 6520 Melinda Drive, Forest Hill, Texas, 76119 PARCEL #00971669

LEGAL DESCRIPTION: Block 20, Lot 17 of Forest Wood Addition

Grantor	Grantee	Book, Page Or Deed No.	Date	Property Description	Comments
Metro Affordable Homes, Inc.	Raebor Enterprises, Inc.	Vol. 12266, page 1731	01/19/1996	Lot 17, Block 20 of Forest Wood Addition	<i>No comments</i>
William Joe Bishop, Cynthia Lee Harrison, and Delana M. Bishop Neilson	Metro Affordable Homes	Vol. 12266, page 1722	01/19/1996	Lot 17, Block 20 of Forest Wood Addition	Grantees include William Joe Bishop, Sr.'s first wife Delana M. Bishop and two children William Joe Bishop, Jr. and Cynthia Lee Harrison
William Joe Bishop, Sr. (deceased)	William Joe Bishop, Jr. and Cynthia Lee Harrison	<i>Affidavit of Heirship</i> Vol. 12266, page 1714	1/24/1996	Lot 17, Block 20 of Forest Wood Addition	Affidavit of heirship stating that William Joe Bishop died December 12, 1994, and had two children: William Joe Bishop, Jr. and Cynthia Lee Harrison. His first wife Delana M. Bishop was listed on the original deed of the property.
Southland Builders, Inc.	William Joe Bishop and Delana M. Bishop	Vol. 4455, page 281	08/16/1967	Lot 17, Block 20 of Forest Wood Addition	<i>No comments</i>

Appendix D: Figures







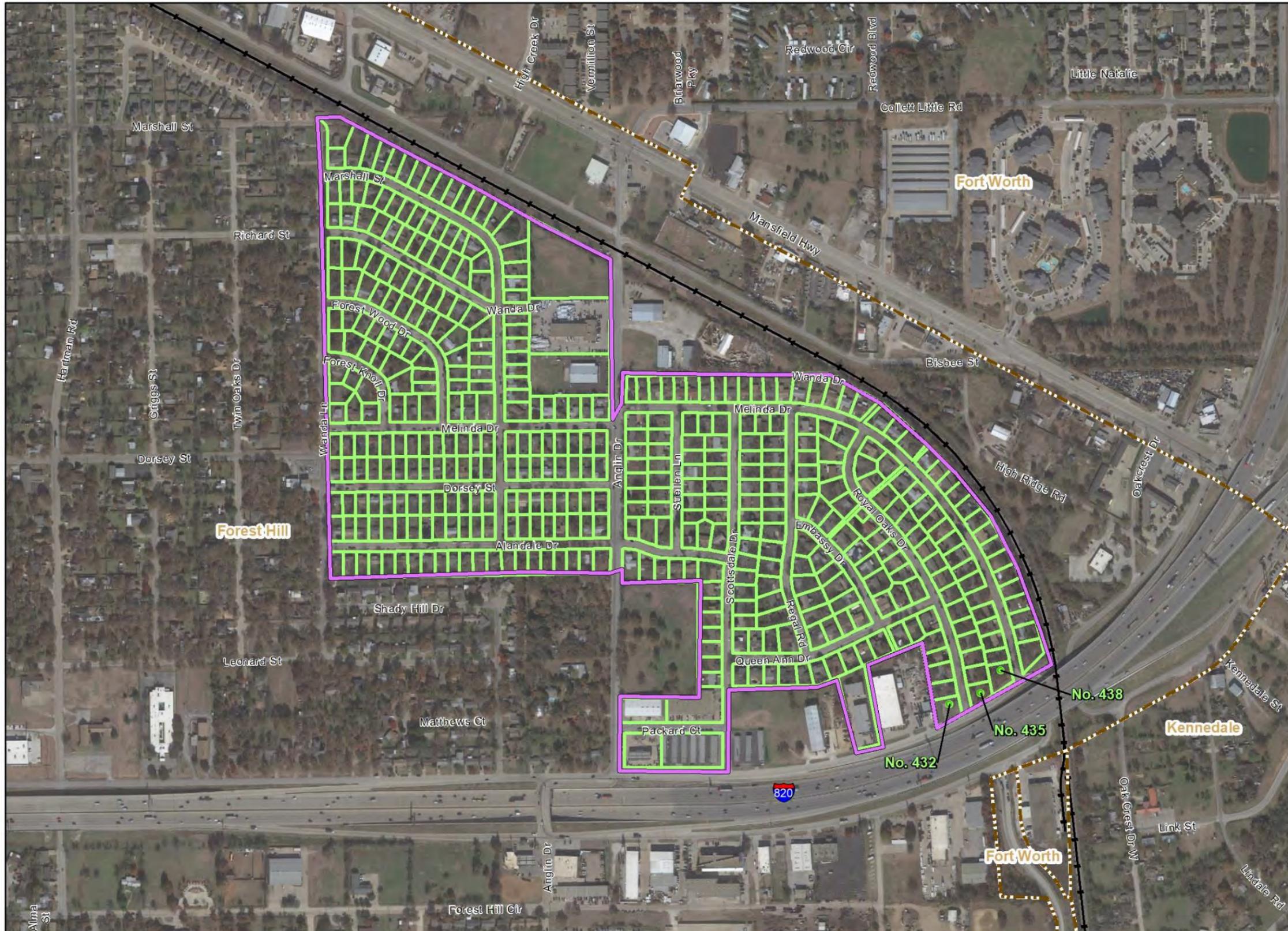


Figure 4
Forest Wood Addition
on Aerial Base
Southeast Connector
IH 20, IH 820, and US 287
Tarrant County, Texas
CSJ: 0008-13-125, et. al.

- Forest Wood Addition
- Parcel
- Resource No.

1:6,000

Feet

0 500

Base Map: Google 2019 Imagery

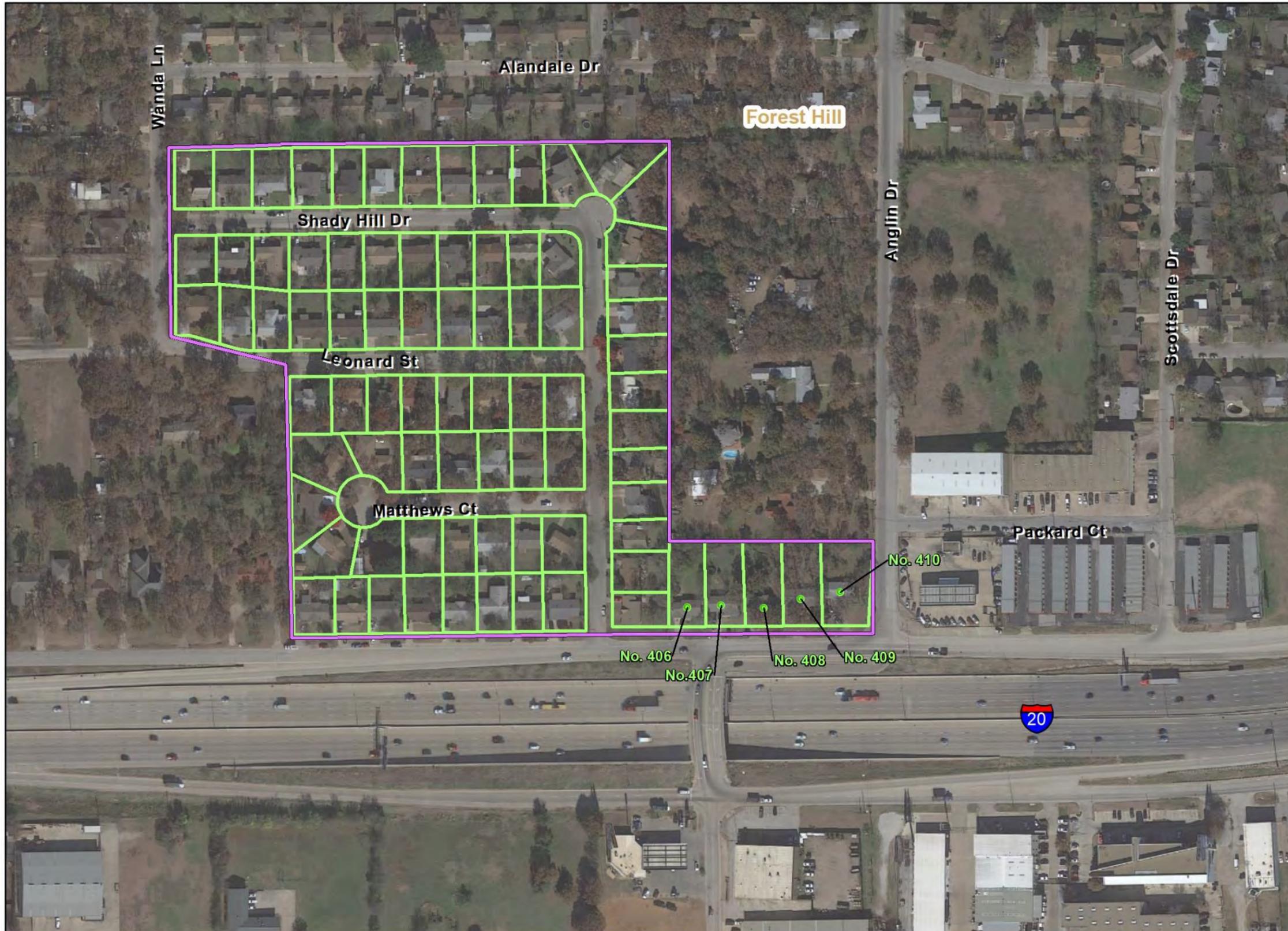
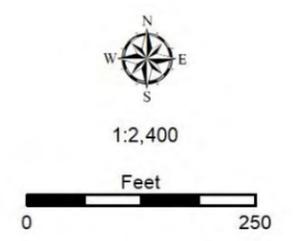
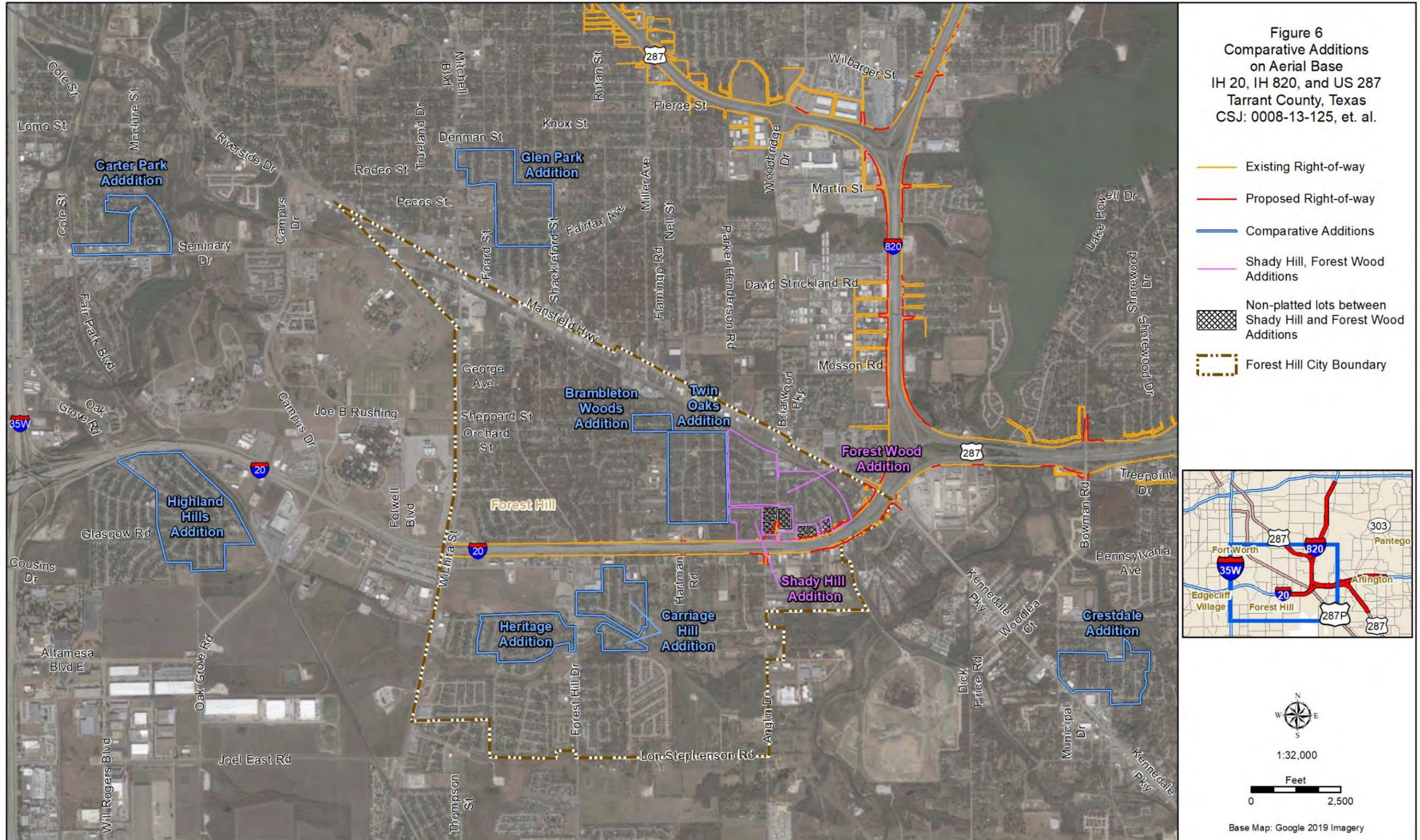


Figure 5
 Shady Hill Addition
 on Aerial Base
 Southeast Connector
 IH 20, IH 820, and US 287
 Tarrant County, Texas
 CSJ: 0008-13-125, et. al.

- Shady Hill Addition
- Parcel
- Resource No.



Base Map: Google 2019 Imagery



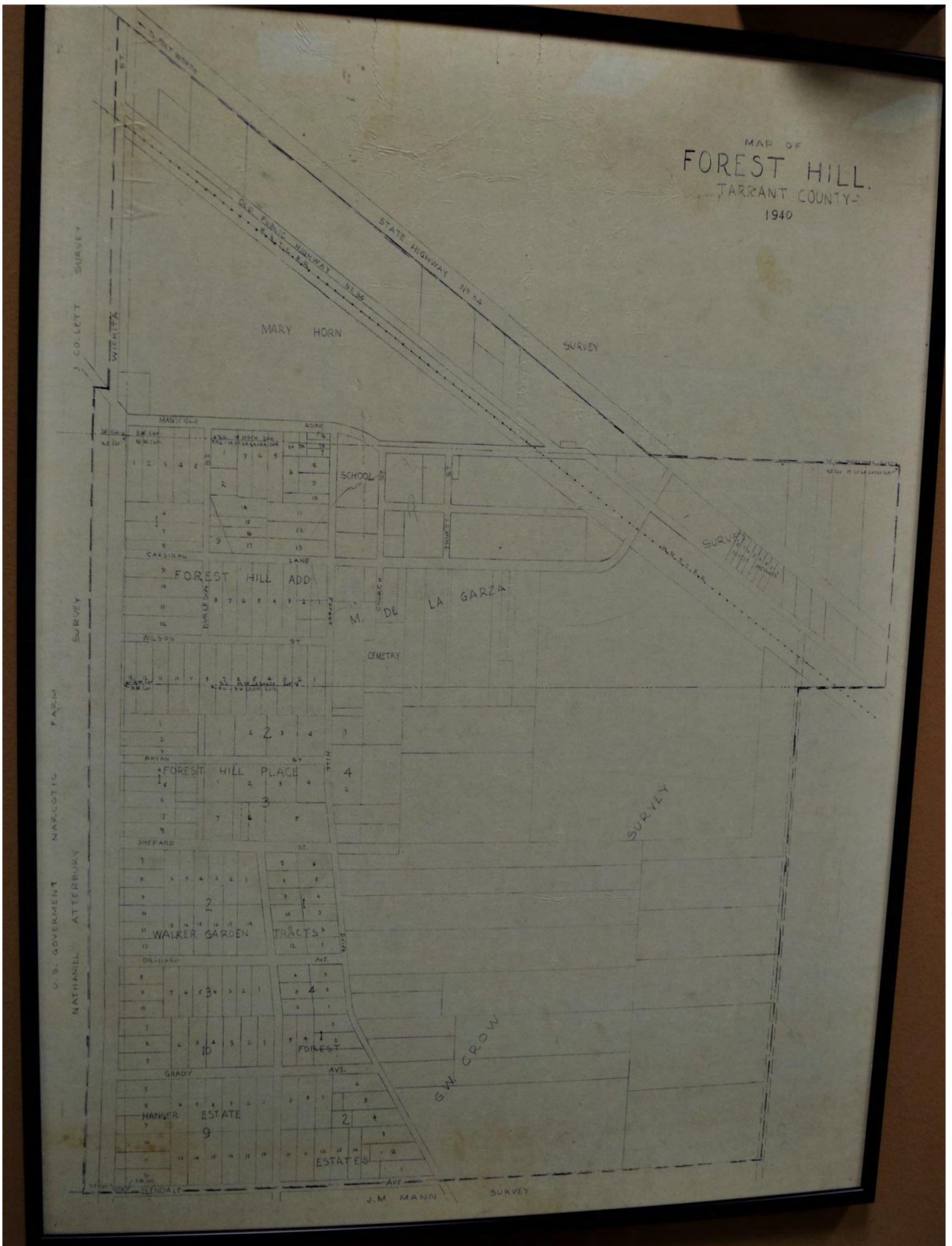
Appendix E: Schematics

See Appendix E in the Reconnaissance-level HRSR for project schematics.

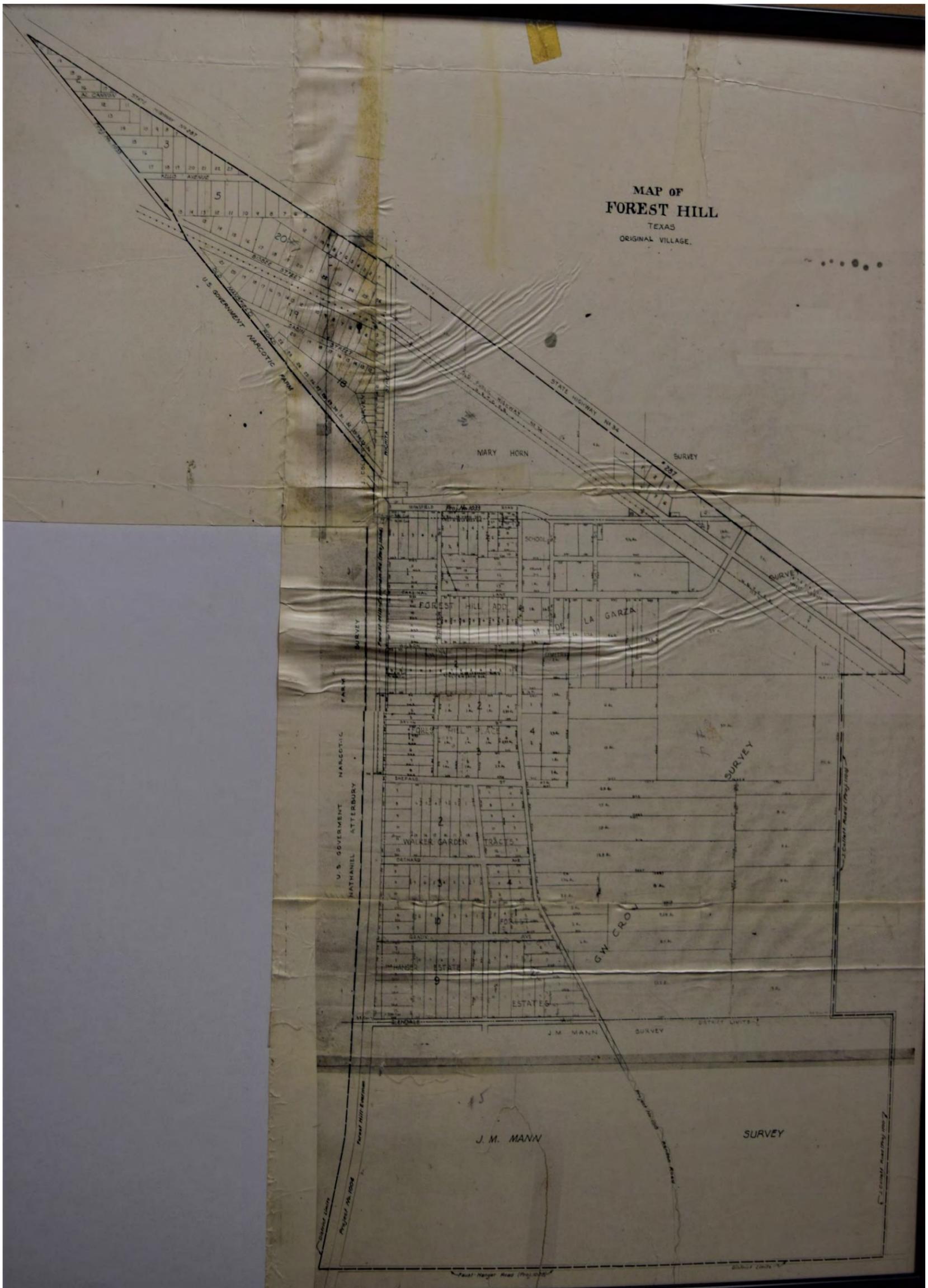
Appendix F: Historic Forest Hill Maps and Project Area Photographs with Comparative Analysis Documentation



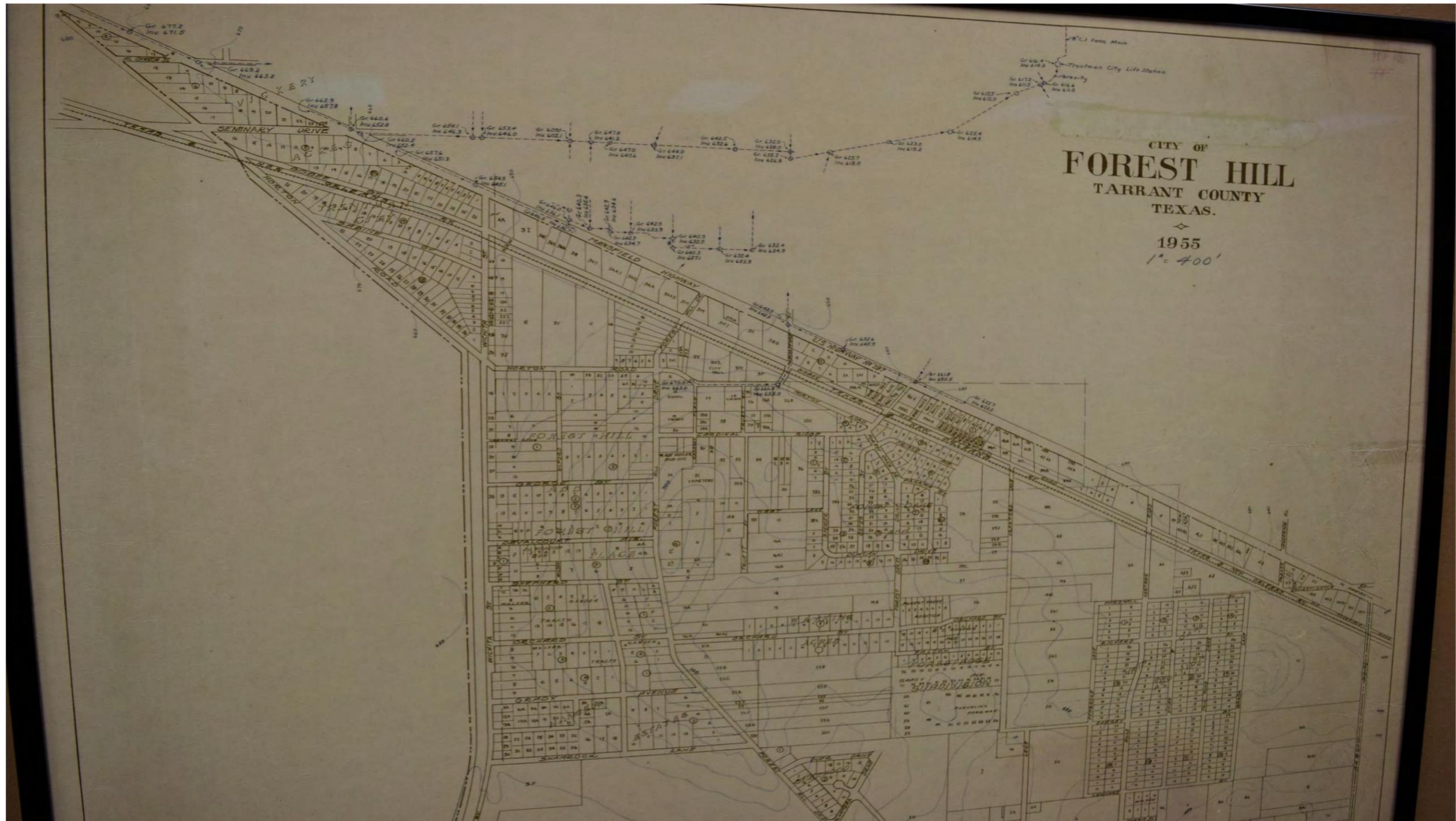
F1: A 1927 Map of Forest Hill for a proposed subdivision between Wichita Street and Forest Hill Drive, approximately 1.16 miles west of the subject properties.



F2: 1940 Map of Forest Hill, note the subject properties are approximately 0.68 mile from, and to the east (right) of, the District Limits, which is depicted by the dashed line



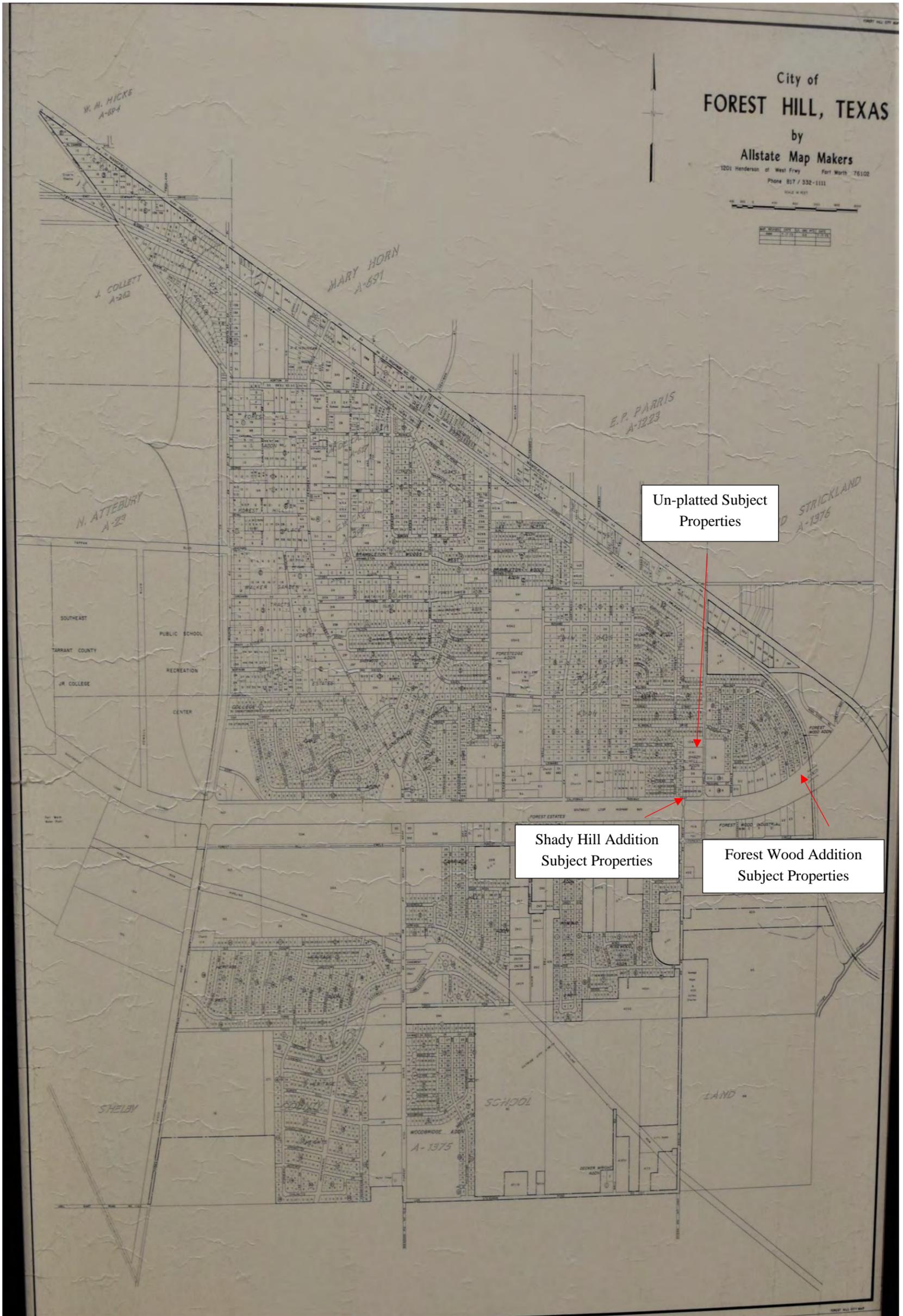
F3: Early map (no date available) of western portion of Forest Hill note the subject properties are approximately 0.68 mile from, and east (to the right) of, the District Limits (dashed line)



F4: 1955 Map of Forest Hill, north of present-day Leonard Street (see continuation of map below)



F5: Continuation of 1955 Map of Forest Hill. Note: the Shady Hill and Forest Wood Additions in which several of the subject properties are located were not yet platted on this map.



F6: Contemporary map (date unavailable) of Forest Hill, which shows platted Shady Hill and Forest Wood Additions and the locations of the subject properties



F7: Forest Hill City Hall, facing south



F8: Overview of Anglin Drive, with un-platted Resource Nos. 411, 412, and 413 at left side of road, facing northwest



F9: New construction and empty lot in un-platted area (east of Resource Nos. 411, 412, and 413), facing northeast



F10: Overview of Anglin Drive, facing south



F11: Overview of Anglin Drive's intersection with E. California Parkway, facing west



F12: New construction and commercial development in Forest Hill on Forest Hill Drive south of IH 20, facing north

Forest Wood Addition, Forest Hill, TX



F13: View of Melinda Street in Forest Wood Addition (north of Resource No. 438), facing southeast



F14: Overview of residences on Suellen Street in Forest Wood Addition (north of Resources No. 432, 435, and 438), facing northeast



F15: View of Queen Anne Street in Forest Wood Addition (west of Resource Nos. 432 and 435), facing northwest



F16: Residences on Embassy Drive in Forest Wood Addition, facing southeast



F17: Residences in original plat of Forest Wood Addition on Forest Knoll Drive, facing south/southwest



F18: Overview of resources in the original plat of Forest Wood Addition on Forest Wood Drive, facing south/southeast



F19: Overview of IH 20 frontage road near the southern boundary of the Forest Wood Addition (south of Resource Nos. 432, 435, and 438), facing east



F20: Commercial development on the southern edge of Forest Wood Addition on E. California Parkway, facing east/northeast

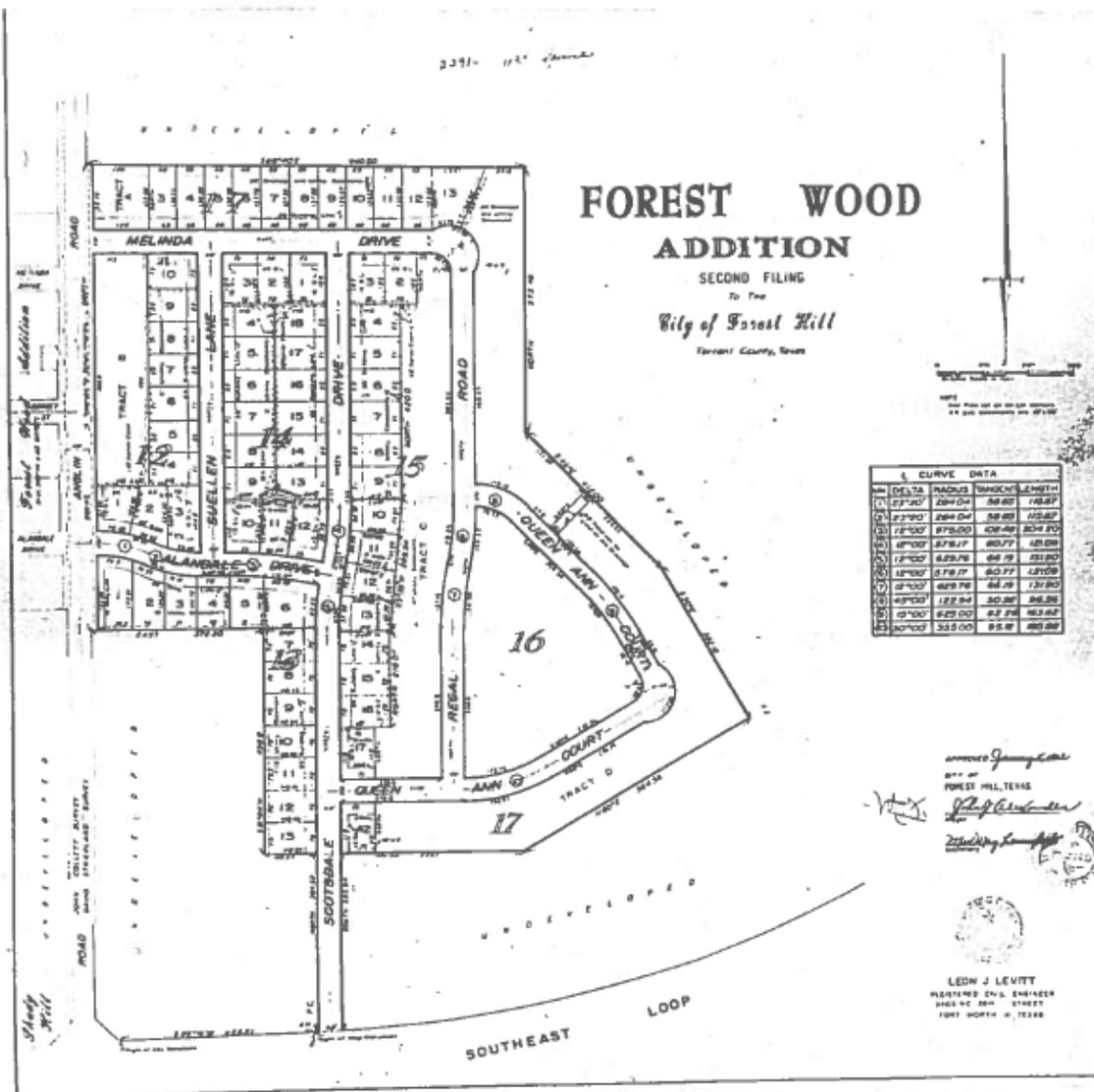


PLAT RECORD VOLUME 388-14

53

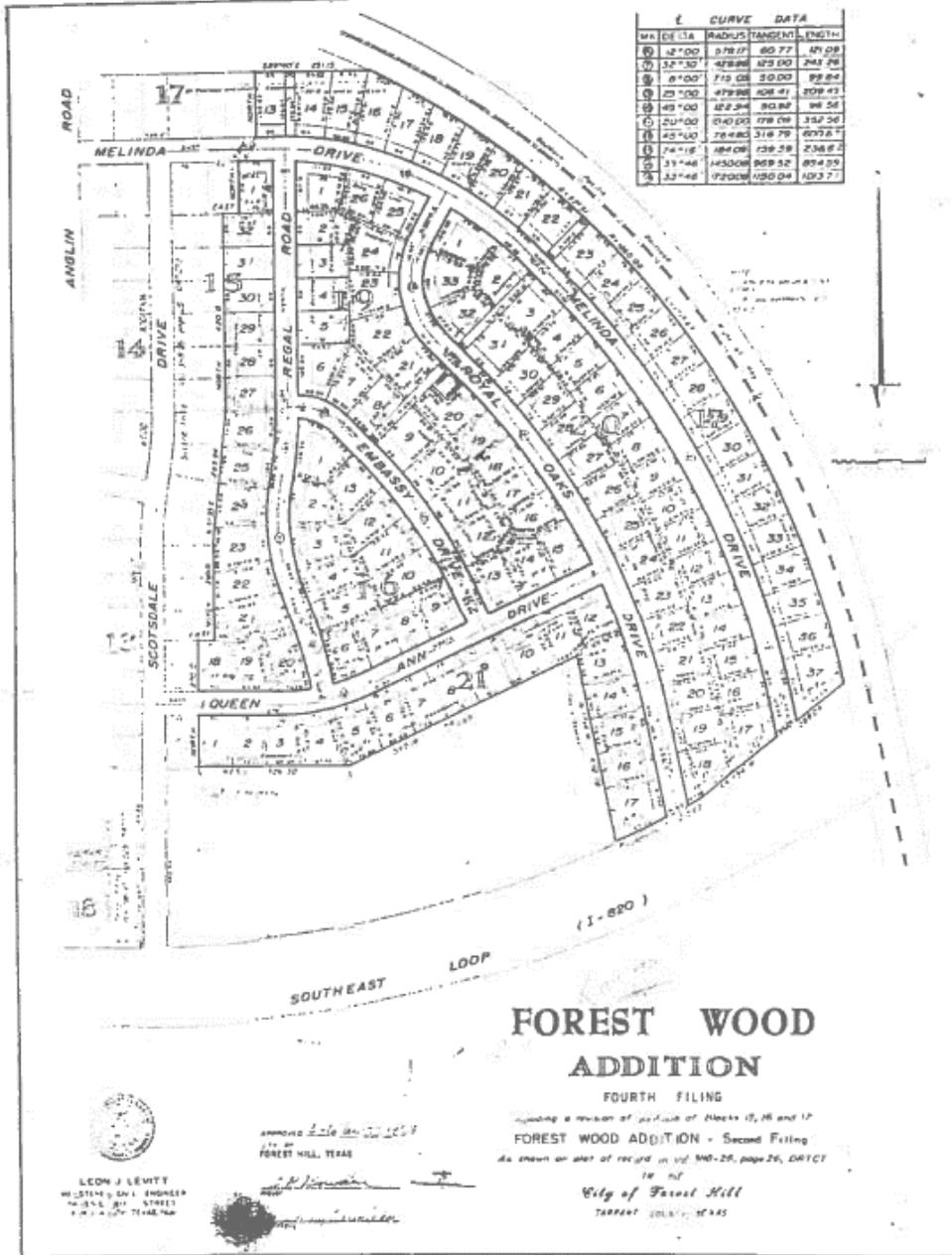
53

F21: Original Plat Map of Forest Wood Addition from 1959



F22: Forest Wood Addition Second Filing

PLAT RECORD VOLUME 368 84



F23: Forest Wood Addition Fourth Filing Plat Map from 1963, which includes the locations of Resource Nos. 432, 435, and 438

Shady Hill Addition, Forest Hill, TX



F24: Entrance to Shady Hill Addition at Shady Hill Drive and E. California Parkway, facing north



F25: Overview of residences on Shady Hill Drive East, facing northeast



F26: Overview of Matthews Court in Shady Hill Addition (northwest of Resource Nos. 406, 407, 408, 409, and 410), facing west



F27: View of Leonard Street in Shady Hill Addition (northwest of Resource Nos. 406, 407, 408, 409, and 410), facing northwest



F28: Residences on Matthews Court, facing southwest



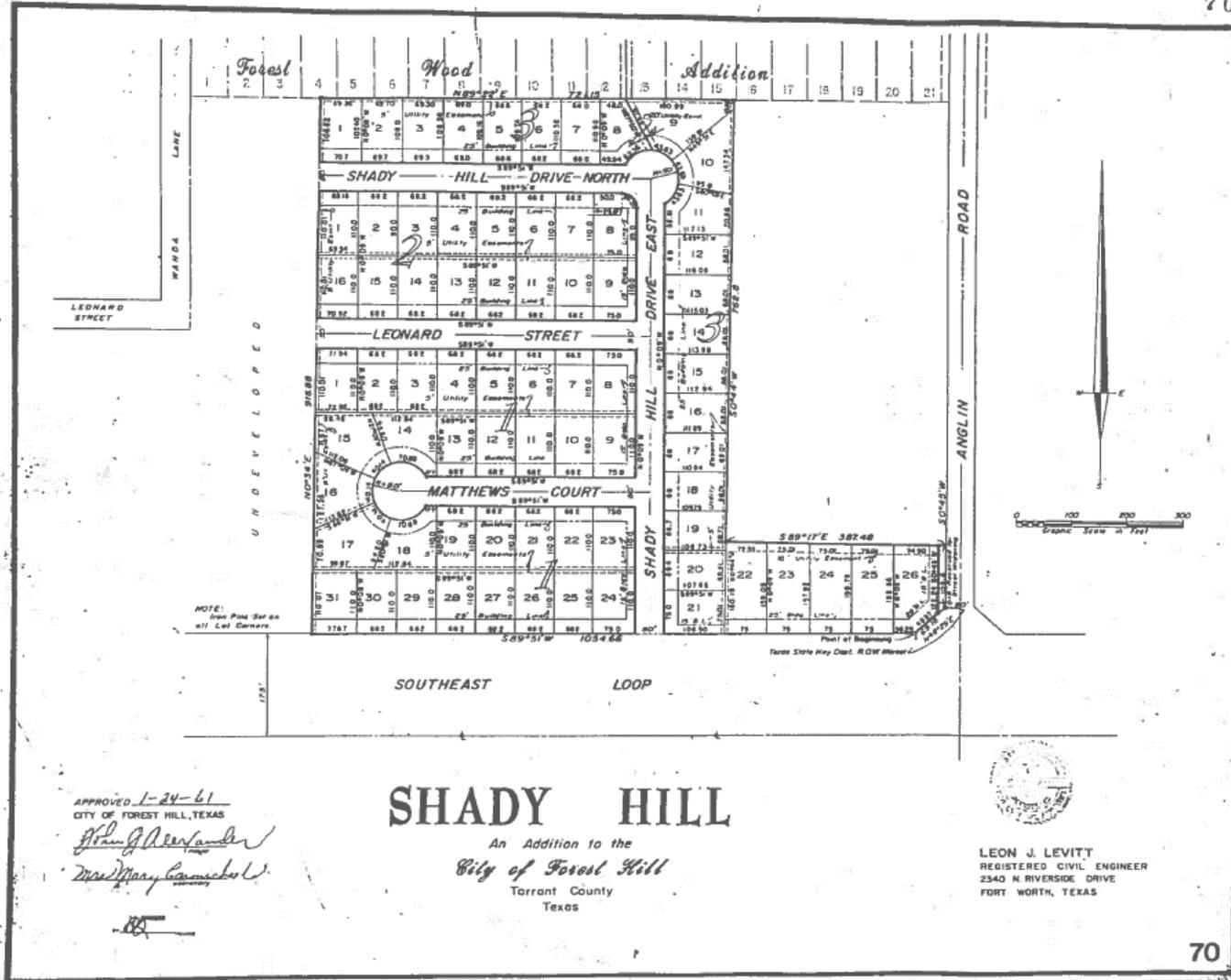
F29: Residences within the boundary of the second filing of the Shady Hill Addition on Leonard Street, facing northeast



F30: Overview of E. California Parkway, the southern boundary of the Shady Hill Addition (Resource No. 406 on right), facing west



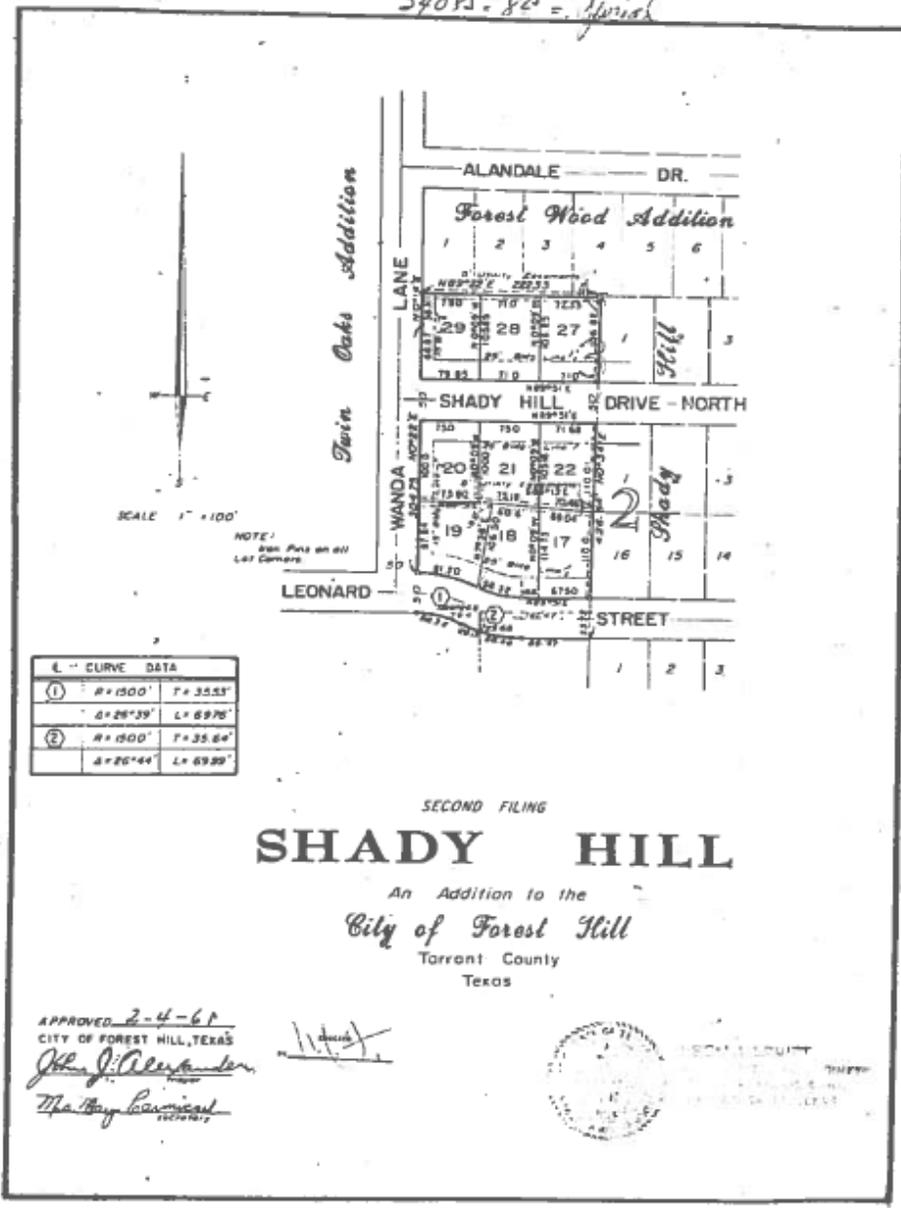
F31: E. California Parkway at the southern boundary of Shady Hill Addition, facing east/northeast



F32: Shady Hill Addition Original Plat Map from January 1961, which includes the locations of Resource Nos. 406, 407, 408, 409, and 410

PLAT RECORD VOLUME 388 25

54095.825 = *Sprial*



SECOND FILING

SHADY HILL

An Addition to the
City of Forest Hill
 Tarrant County
 Texas

APPROVED 2-4-61
 CITY OF FOREST HILL, TEXAS
John J. Alexander
Mary Louminal

Handwritten signature



F33: Second Filing of Shady Hill Addition from February 1961

Comparative Addition - Twin Oaks Addition, Forest Hill, TX



F34: Overview of residences on Twin Oaks Drive, facing northwest



F35: Residences on Griggs Street, facing southeast



F36: Forest Hill Fire Station in Twin Oaks Addition on Wanda Lane, facing southwest



F37: Representative example of new construction interspersed throughout the Twin Oaks Addition, facing southeast



F38: Mt. Zion Christ Holy Sanctified Church, one of several churches on along Dorsey Street, facing southwest

Approved: *[Signature]*
 CITY PLAN COMMISSION
 FORT WORTH, TEXAS.
 By *[Signature]*
 Clerk

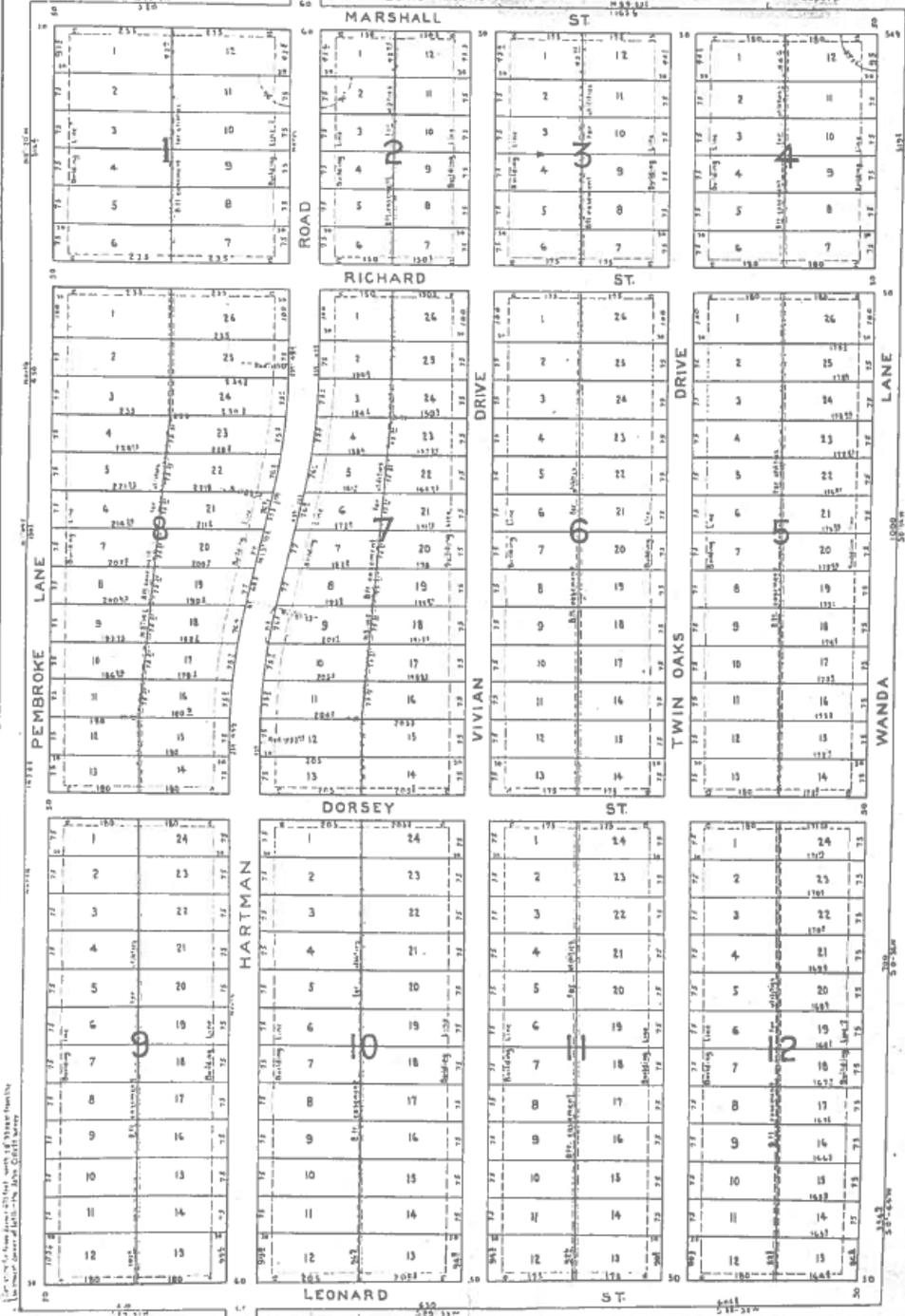
TWIN OAKS ADDITION

Situated just southeast of
 FORT WORTH, TEXAS.

Surveyed in March, 1947. Brookes Baker.

Scale: 1 inch = 100 ft.

By *[Signature]*
 Authorized by order of the Commissioners
 Court of Tarrant County, Texas,
 this 24 day of April, 1947.
 Mayor
 City of Fort Worth, Texas.
 By *[Signature]*
 Deputy



PLAT RECORDS Vol 388-C

2476-95

43

F39: Twin Oaks Addition Original Plat from 1947

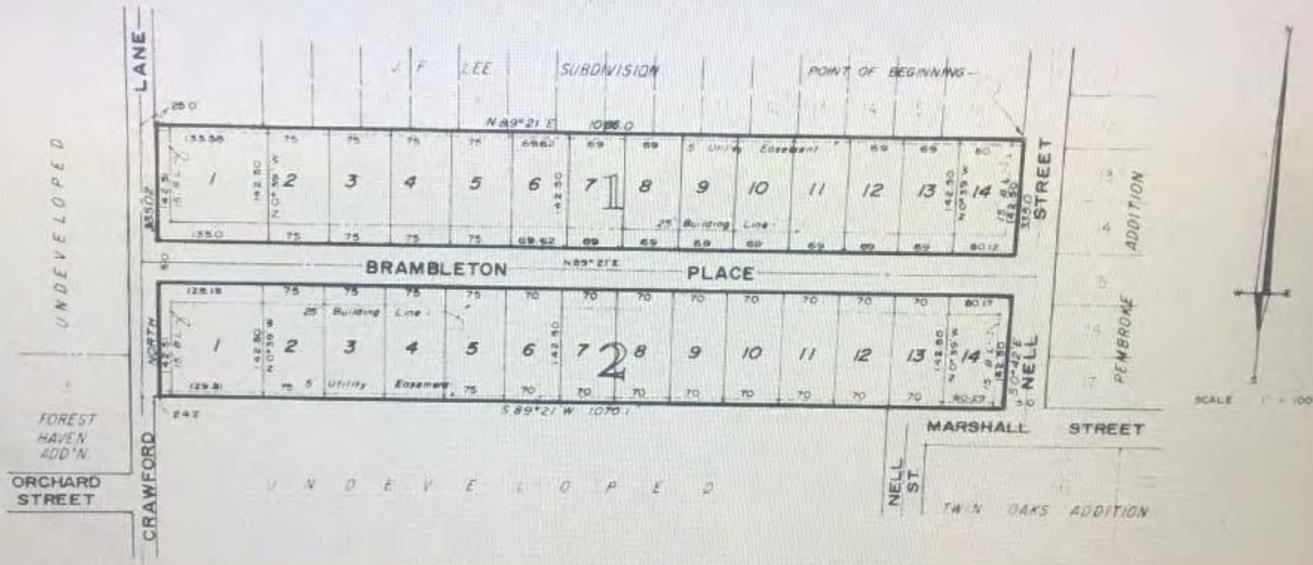
Comparative Addition - Brambleton Woods Addition, Forest Hill, TX



F40: View of residences on Brambleton Place Street in the Brambleton Woods Addition, facing northeast



F41: Overview of Brambleton Place Street in the Brambleton Woods Addition, facing east



BRAMBLETON WOODS

An Addition
To The

City of Forest Hill

Tarrant County, Texas

APPROVED Dalmon S. 1964
CITY OF
FOREST HILL, TEXAS

John L. Bourke
CITY CLERK

Surveyed
E.W. FASSETT
REGISTERED CIVIL ENGINEER
634 CRAWFORD LANE
FORT WORTH, TEXAS

Site Plan
LEON J. LEVITT
REGISTERED CIVIL ENGINEER
3403 N.E. 28TH STREET
FORT WORTH, TEXAS

F42: Brambleton Woods Addition Original Plat Map from 1964

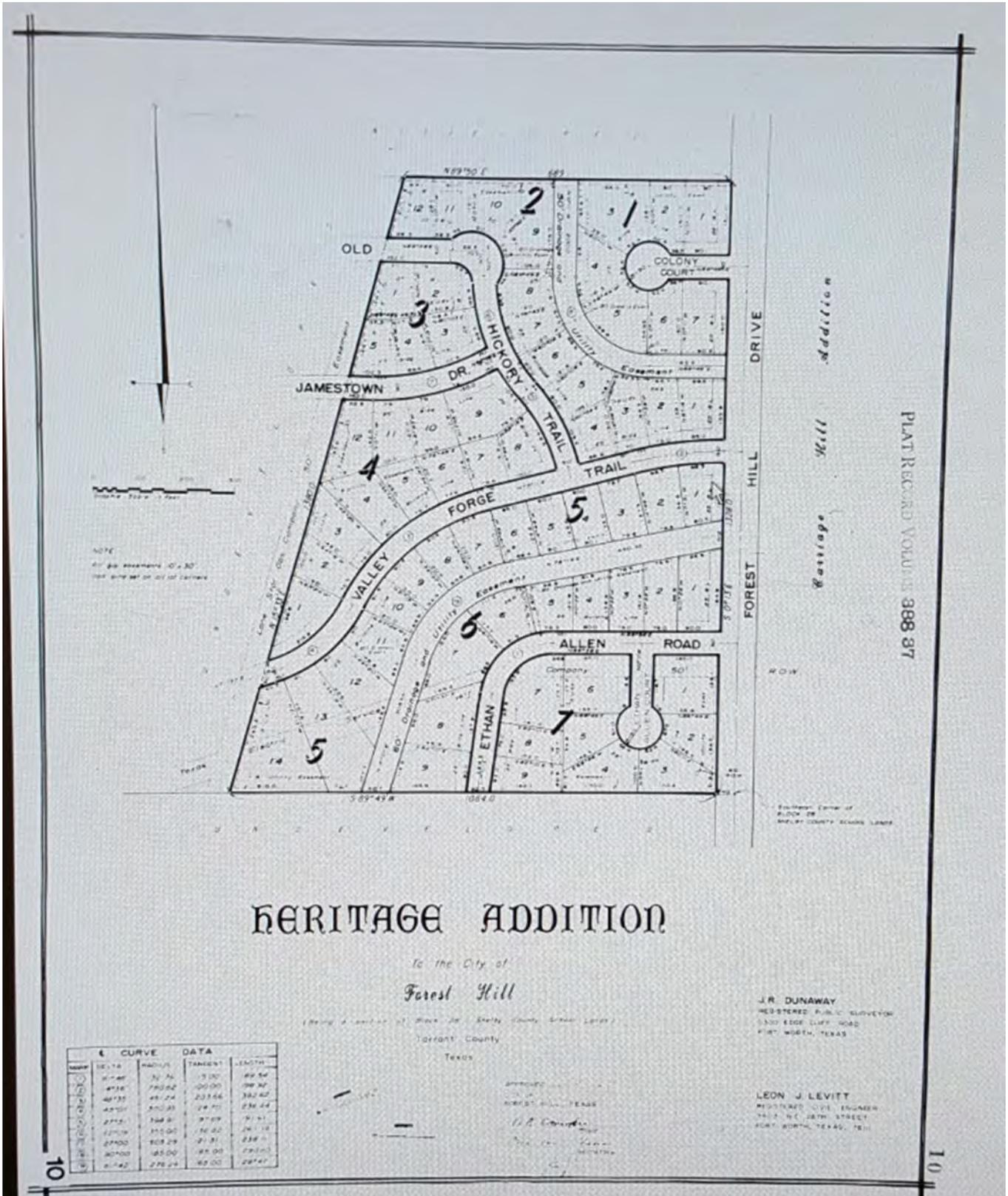
Comparative Addition - Heritage Addition, Forest Hill, TX



F43: Overview of the gates and entrance to Heritage Addition at the intersection of Forest Hill Drive and Valley Forge Trail in Forest Hill, facing west



F44: Overview of residences on Gettysburg Drive in the Heritage Addition, facing southwest



F45: Heritage Addition Plat Map, date unavailable on map

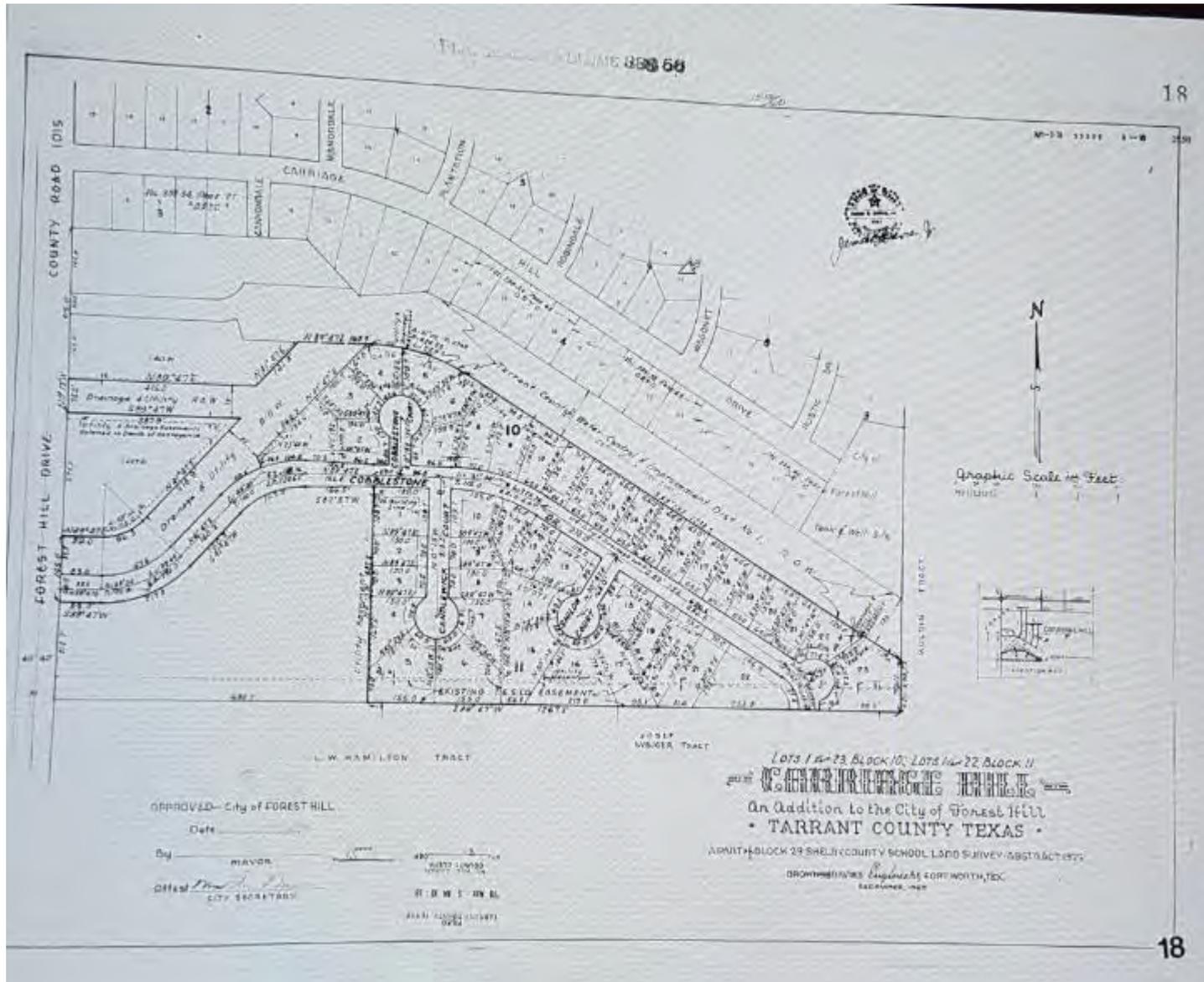
Comparative Addition - Carriage Hill Addition, Forest Hill, TX



F46: Overview of Wagonet Street in the Carriage Hill Addition of Forest Hill, facing north



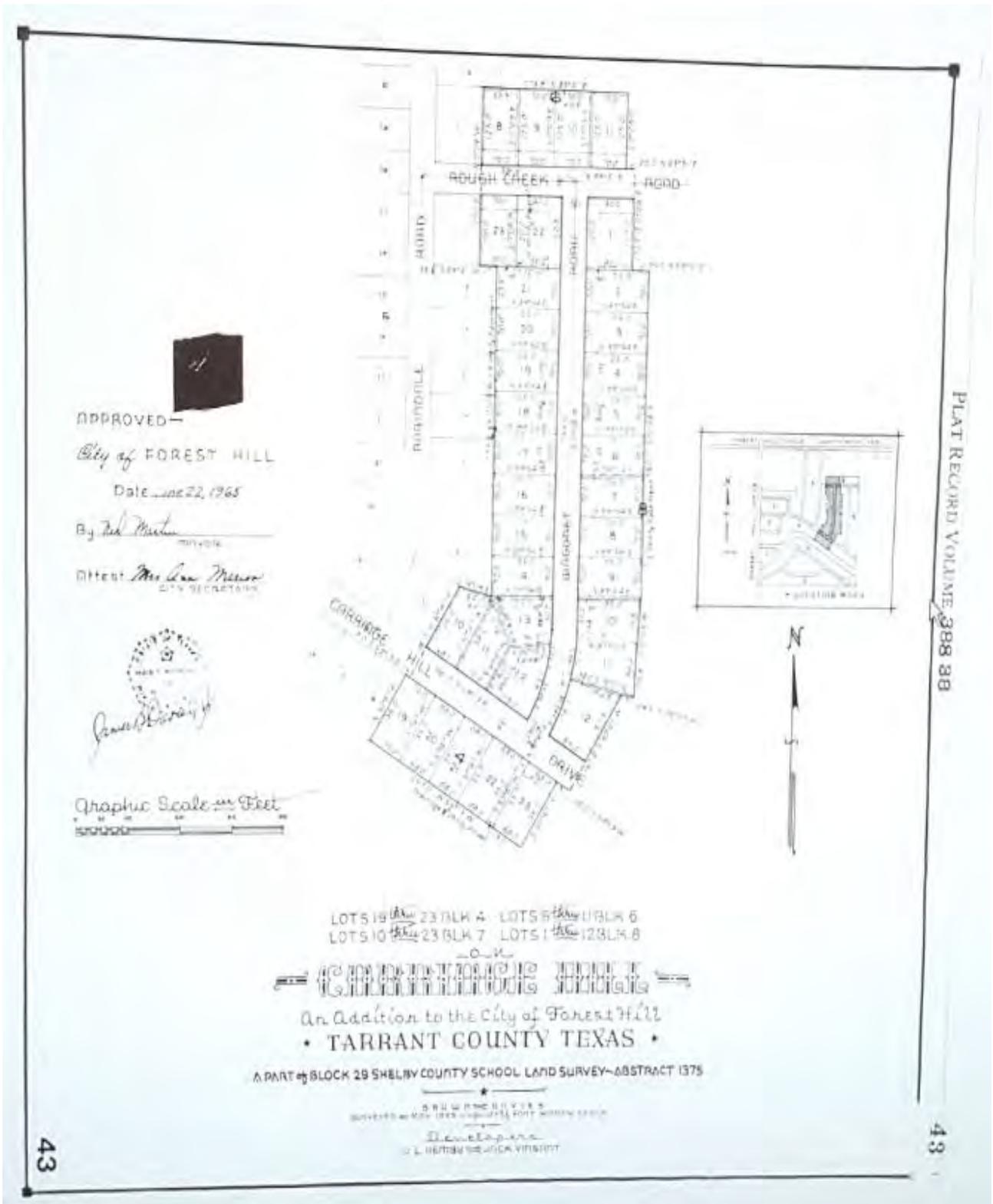
F47: View of residences on Rough Creek Street in the Carriage Hill Addition, facing southeast



F48: Carriage Hill Addition Plat Map, date unavailable on map



F49: Carriage Hill Addition Plat Map from 1963



F50: Carriage Hill Addition Plat Map from 1965

Comparative Addition - Highland Hills Addition, Fort Worth, TX



F51: Overview of Stafford Street in the Highland Hills Addition, which is approximately 3 miles west of the subject properties, facing southeast



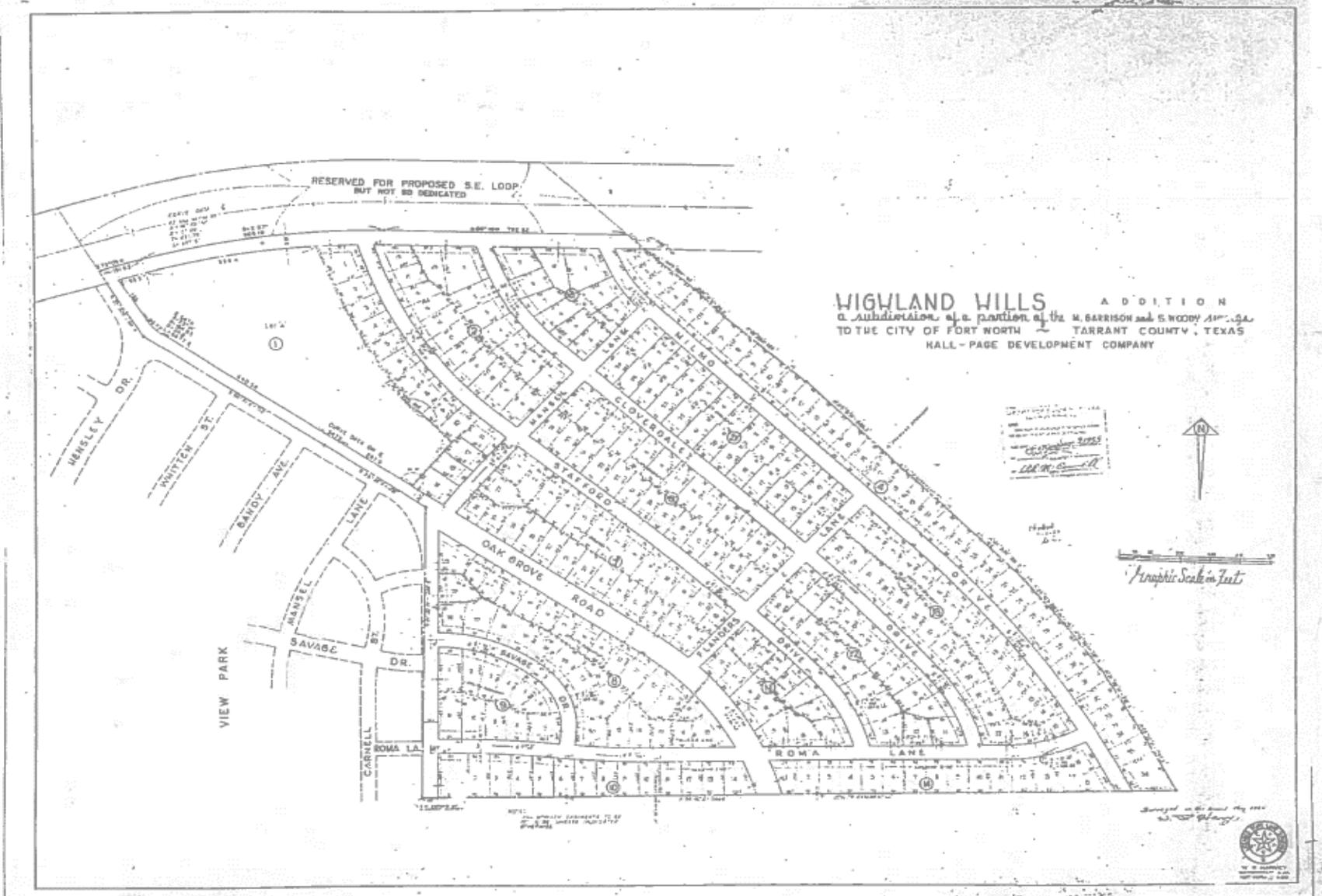
F52: Residences at the intersection of Stafford Street and Roma Street in Highland Hills Addition, facing southwest



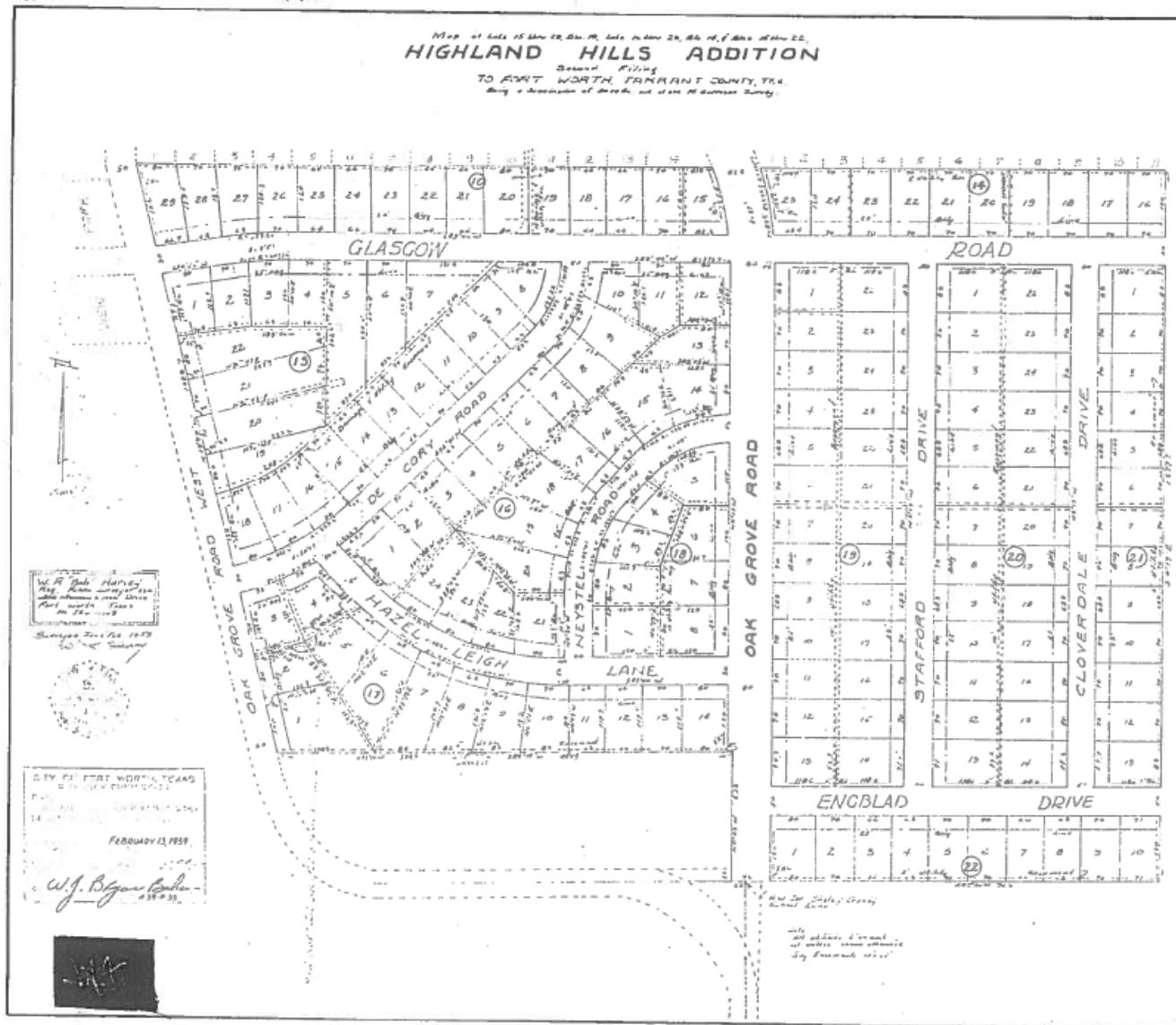
F53: Overview of park area on the north-eastern side of Oak Grove Road in the Highland Hills Addition, facing north/northeast



F54: Overview of commercial development on Oak Grove Road in the Highland Hills Addition, facing southeast



F55: Highland Hills Addition Plat Map from 1955



F56: Highland Hills Addition, Second Filing from 1959

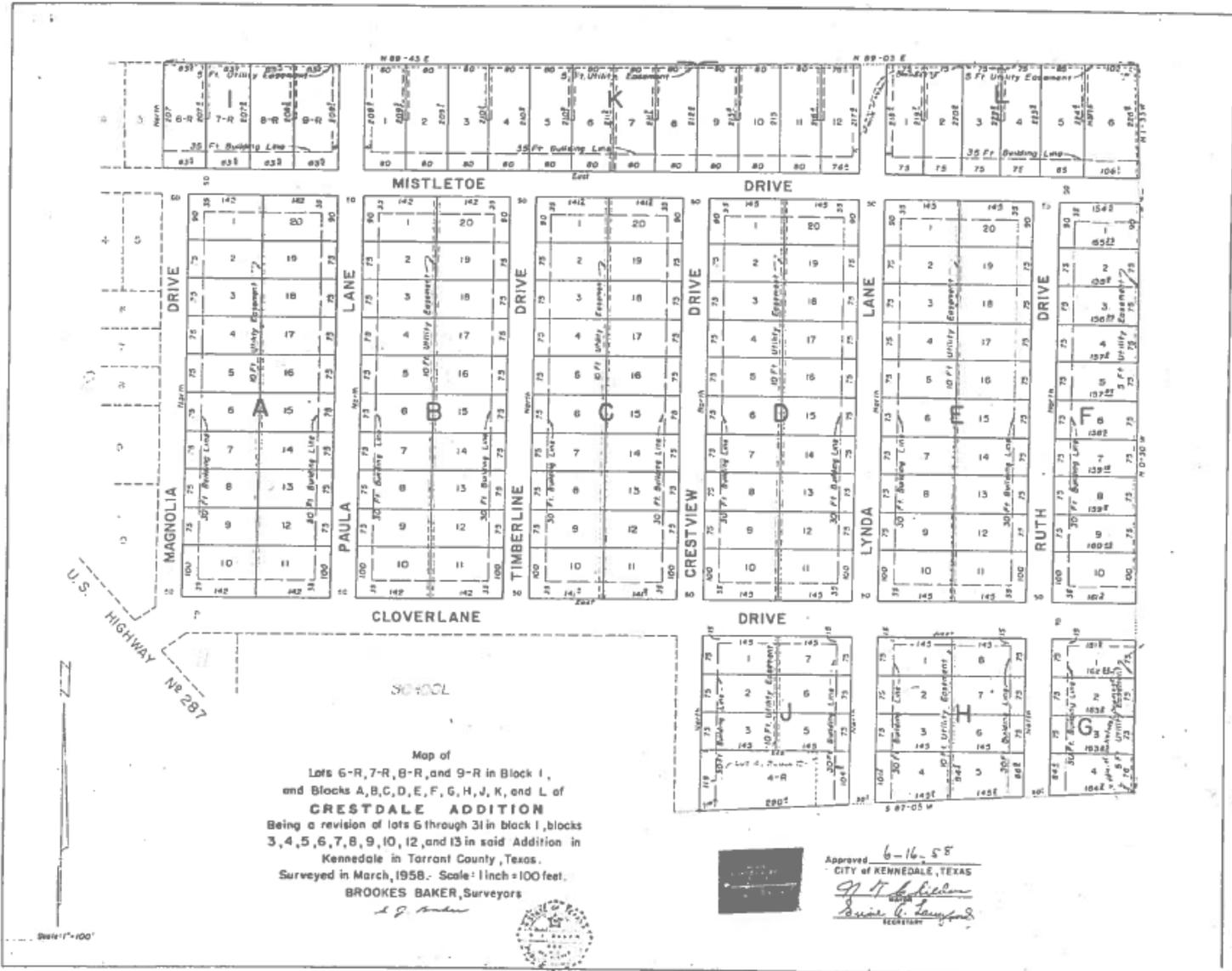
Comparative Addition - Crestdale Addition, Kennedale, TX



F57: View of residences on Paula Lane in the Crestdale Addition of Kennedale, located approximately 2.5 miles southeast of the subject properties, facing southeast



F58: View residences on Mistletoe Street in the Crestdale Addition, facing south/southeast.



F59: Crestdale Addition Plat Map from 1955. Note: The original plat map was not available.

Comparative Addition - Carter Park Addition, Fort Worth, TX



F60: View residences on Anthony Street in the Carter Park Addition, located within the city of Fort Worth approximately 4 miles northwest of the subject properties, facing southwest



F61: View of residences on Blalock Street in the Carter Park Addition, facing southwest



F62: Carter Park, which is owned by the city of Fort Worth, is located at the eastern edge, but outside the boundary, of the Carter Park Addition, facing northeast

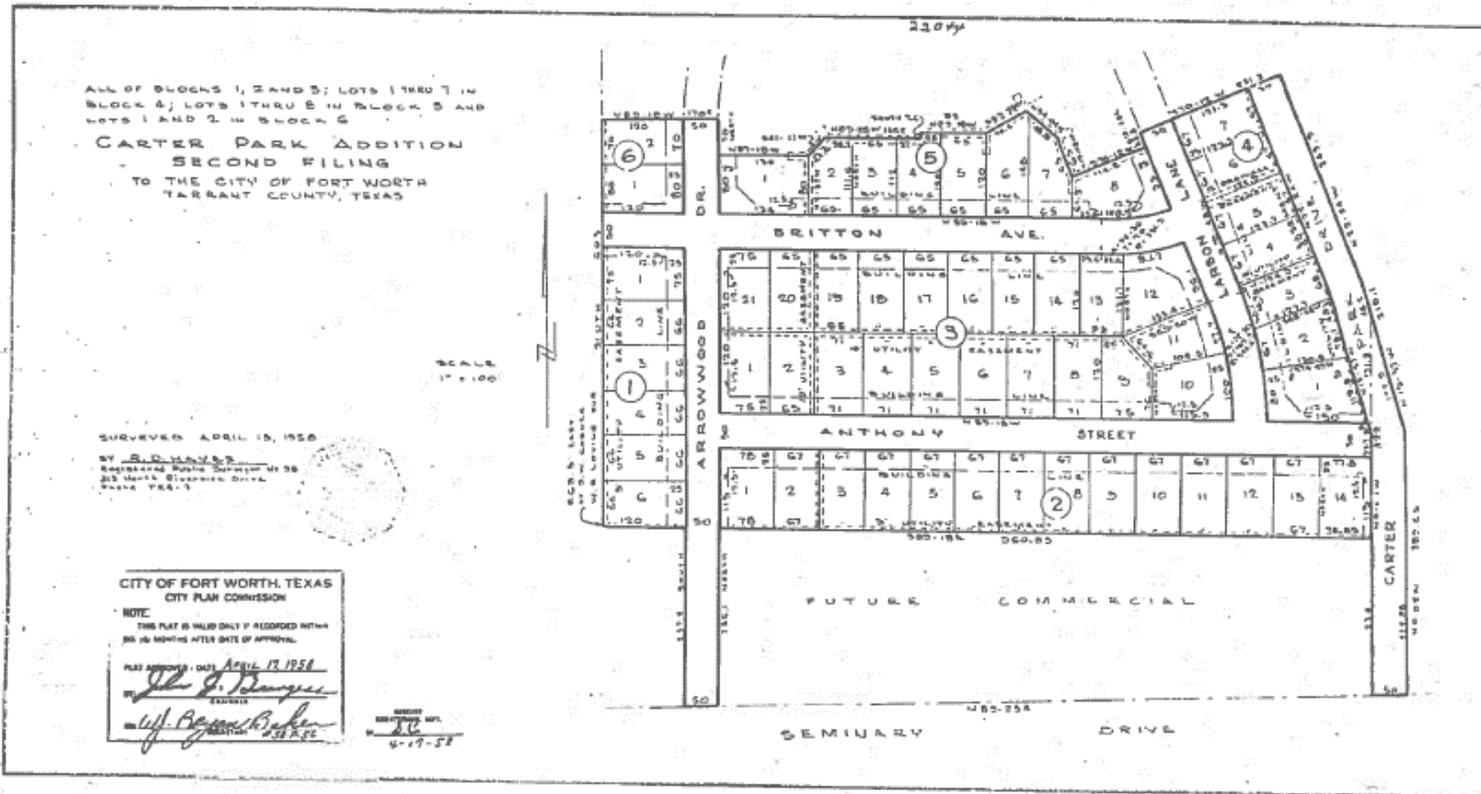
PLAT RECORD VOLUME 388-7
56991

124



124

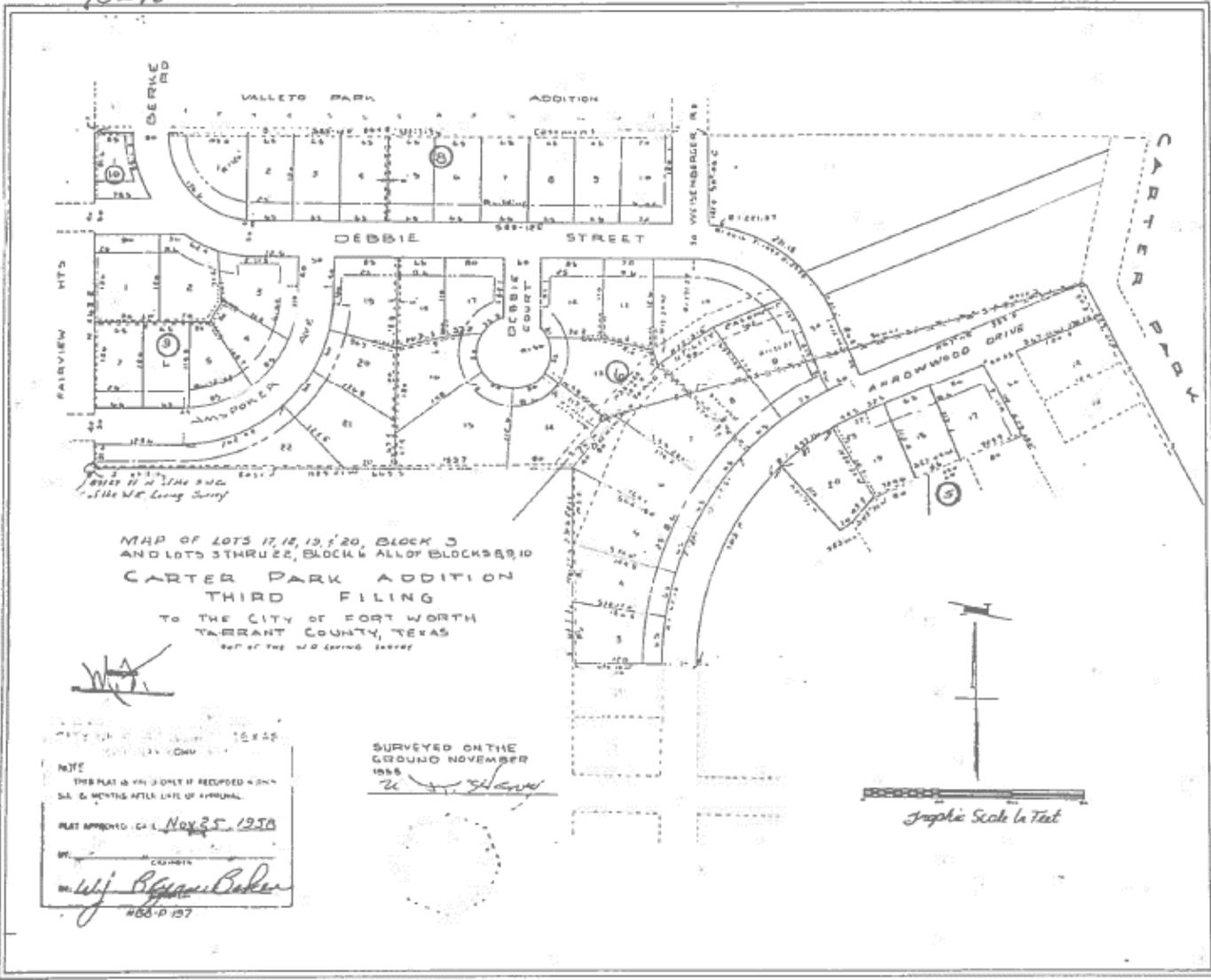
F63: Carter Park Addition Original Plat Map from 1956



F64: Carter Park Addition Plat Map, Second Filing from April 1958

75296

56



56

F65: Carter Park Addition Plat Map, Third Filing from November 1958

Comparative Addition - Glen Park Addition, Fort Worth, TX



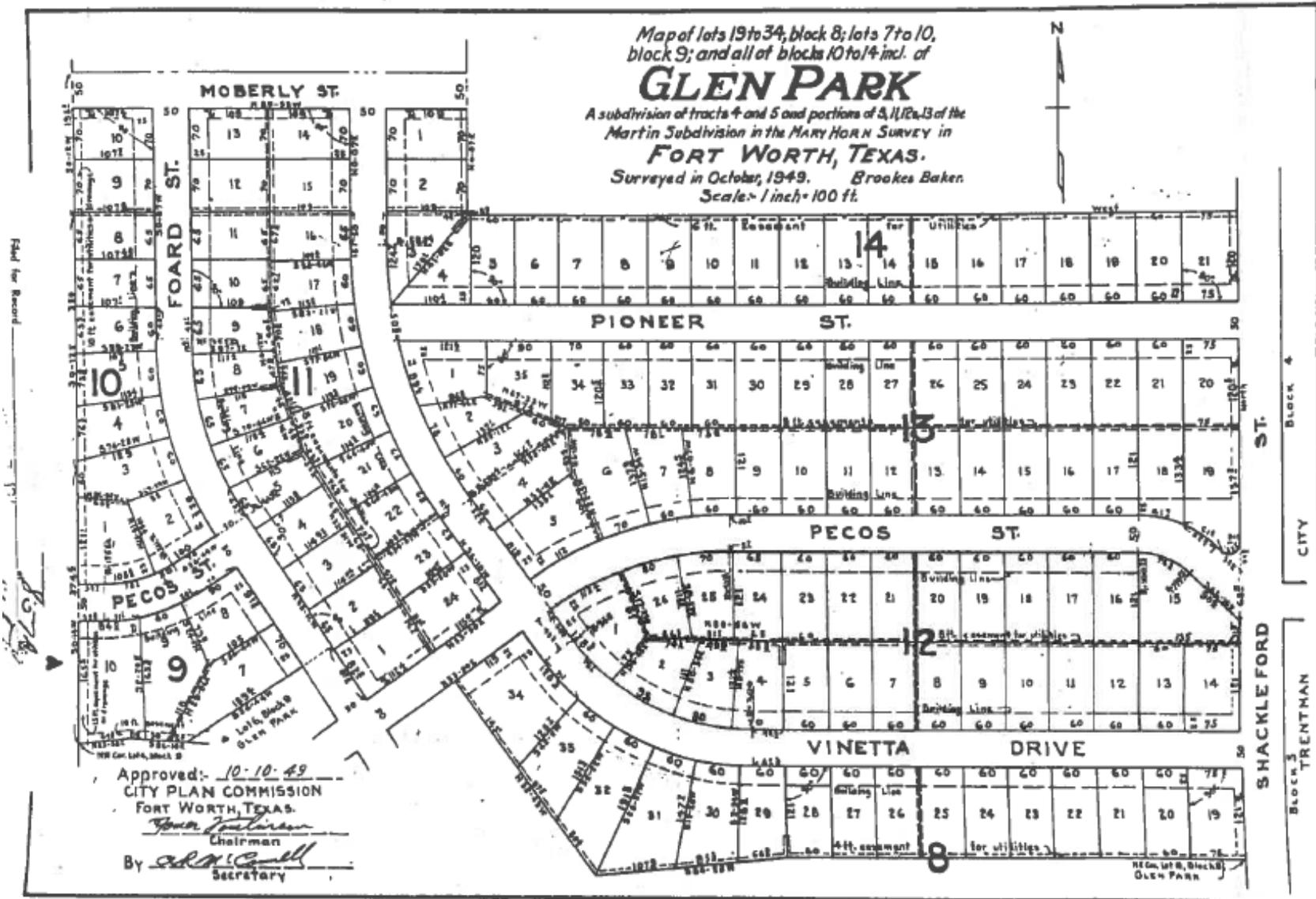
F66: Overview of residences on Vinetta Drive within the Glen Park Addition of Fort Worth, facing southwest



F67: Residences on Glen Park Drive, facing northeast



F68: Glen Park Addition Original Plat from 1948



F69: Glen Park Addition Plat Map from 1949

Appendix G: Consulting Party Comments

Mikayla Brown

From: Heather Goodson
Sent: Thursday, January 30, 2020 12:35 PM
To: Mikayla Brown
Subject: FW: Information about the history of Forest Hill

Initial email to Mrs. Pirtle. She contacted me by telephone on Wednesday, Jan. 22nd to set up our appointment for 9:00 a.m. on Thursday, Jan. 23rd.

Heather Goodson
Blanton & Associates, Inc.
5 Lakeway Centre Court, Suite 200
Austin, Texas 78734
Tel 512.264.1095, ext. 184
Cell 918.260.7675
Fax 512.264.1531
heather.goodson@blantonassociates.com

This communication, including attachments, is for the exclusive use of addressee and may contain proprietary, confidential or privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail and delete this communication and destroy all copies.

From: Heather Goodson
Sent: Tuesday, January 21, 2020 5:33 PM
To: 'pir03tch@gmail.com' <pir03tch@gmail.com>
Cc: Maryellen Russo <mrusso@blantonassociates.com>
Subject: Information about the history of Forest Hill

Hello Ms. Pirtle,
Linda Henderson with the Texas Department of Transportation (TxDOT) gave us your contact information.

On TxDOT's behalf, we are conducting an intensive historic resources survey of several properties and two neighborhoods (Forest Wood and Shady Hill Additions) in Forest Hill. We are interested in finding out more information about the city's history and its development over time, as well as the two neighborhoods. Is there a repository in Forest Hill that would have information about the history of the city and the development of neighborhoods? If so, where is the repository?

Also, it is our understanding a Forest Hill newsletter was published in the past. Would you happen to know where the newsletter is archived so that we may review older editions?

My colleague and I will be in Forest Hill tomorrow, January 22nd, and Thursday, January, 23rd, to conduct research and a site visit. If at all possible, we would like to make arrangements while we are in town to review any historical information and/or newsletter archives to which you may be able to direct us.

I would be happy to discuss this by telephone if it would be more convenient for you than responding to this email. Since I will be traveling to and in the Forest Hill area the next two days, please contact me on my cell phone at 918.260.7675. Or, please provide your telephone number and the best time to call so that I may call you.

Thank you for your consideration and assistance with this matter!

Heather Goodson

Heather Goodson
Blanton & Associates, Inc.
5 Lakeway Centre Court, Suite 200
Austin, Texas 78734
Tel 512.264.1095, ext. 184
Cell 918.260.7675
Fax 512.264.1531
heather.goodson@blantonassociates.com

This communication, including attachments, is for the exclusive use of addressee and may contain proprietary, confidential or privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail and delete this communication and destroy all copies.

COMMUNICATIONS RECORD



Date: January 23, 2020

Blanton & Associates Representative: Heather Goodson & Mikayla Brown

Project: IH 820 Historic Intensives

Contact Name: Jo Pirtle

Contact Association: Tarrant CHC and Forest Hill Historical Preservation Commission

Contact Phone No.: (682) 429-9264

Regarding: History of Forest Hill

Communication Summary:

B&A met with Jo Pirtle on January 23, 2020, at the Forest Hill City Hall in the City Council chambers. Mrs. Pirtle provided information about the history of Forest Hill, as summarized below:

- Transition from a primarily Caucasian demographic at the time of incorporation to African American population in the late 1950s – early 1960s, and now a predominately Hispanic population (since the mid-late 1970s). Forest Hill did not make a big deal out of the influx of African American movement into the community, according to Mrs. Pirtle.
- Concerns about historical resources in the project area (Hawking and Henderson Cemeteries)
- Forest Hill Newspapers – *Forest Hill News*, and a combined paper from Everman, Kennedale, and Forest Hill. Mrs. Pirtle noted that the archives were highly disorganized, partially lost, and unavailable for viewing.
- General Forest Hill history and information

Mrs. Pirtle also directed B&A to the historical maps of Forest Hill in the City Council chambers, which were photographed and documented. Mrs. Pirtle provided B&A with a folder containing several histories of Forest Hill, information about the community from the city's website, and copies of newspaper articles detailing the history of the area.

Mikayla Brown

From: Heather Goodson
Sent: Thursday, January 23, 2020 11:11 AM
To: Maryellen Russo; Mikayla Brown
Subject: Fwd: Information about the history of Forest Hill

FYI...

Sent via the Samsung Galaxy S[®] 6 edge, an AT&T 4G LTE smartphone

----- Original message -----

From: Venus Wehle <vwehle@foresthilltx.org>
Date: 1/23/20 10:43 AM (GMT-06:00)
To: Heather Goodson <heather.goodson@blantonassociates.com>
Cc: Amy Anderson <aanderson@foresthilltx.org>, pir03tch@gmail.com
Subject: Information about the history of Forest Hill

Heather –

Mrs. Pirtle has asked that I send you the historical I have for the City of Forest Hill. It is below:

Our History

Forest Hill has been in existence since approximately 1860. It started as a farming community, gradually becoming a village and has grown to a thriving, diverse mix of more than 13,000 residents.

It was originally known as Brambleton Station, and then Forest Hill Village. Settlers found the land attractive with its meadows and woods and the area began to grow. By 1905, there were two streets in town - Old Mansfield Road and Forest Hill Drive. An electric interurban street car ran from Cleburne through Forest Hill and on into Fort Worth hourly in the 1900's.

Around 1912, citizens felt the need for a city water supply and thus drilled what was called a "crooked hole well." This was the first private water system and was used until the early 1940's. By 1944, the Trentman Company and the Johnson Campbell Company began building homes. These developments forced the owners of the private water system to realize the need for a more adequate water supply. Thus, the system was sold to the Texas Water Company.

Our city was incorporated as the "City of Forest Hill" on March 16, 1946; George H. Wright was elected the first Mayor and served that year. He died in office and S.E. Bostick was voted into office in January, 1947.

By 1954, the Volunteer Fire Department, the Police Department and the Corporation Court had been created. The population continued to increase and the need for expansion of the water system was great. In 1955, the City Council engaged the services of engineers and plans began to take form to improve these facilities. A bond election was held and the City of Forest Hill was authorized by the people to sell bonds and purchase the water system from the Texas Water Company and install its own sewer system, build a disposal plant and install transmission mains and lines so that all septic tanks could be phased out.

The city grew in the 60's and by the early 70's, the Forest Hill Home Rule Charter was approved giving the City the power to annex adjoining land and to better govern itself. Since that time, with careful planning and management, the City has become financially stable and continues to be a major player along the I-20 corridor.

As residents, businesses and city government work together to build positive relationships, economic and residential growth will flourish now and into the next century. And as we continue making and executing those plans, we will strive to focus on innovation and integrity and make improvements that will increase the City of Forest Hill's opportunities for growth and drive economic stability.

Our Vision Statement

In our on-going commitment to the citizens and businesses in the City of Forest Hill, we will endeavor each day to be fiscally responsible, knowing that we are held accountable for our actions, to move the city in a forward progression of economic development, to provide the best customer service to those who live, work and play within our city limits, and to be fair and honest in all that we do. With passion, integrity and professionalism, from within City Hall to our elected officials, we will be the leader of the Community Driven spirit that will guide the success of Forest Hill into the future.

Let me know if you need anything else.

Venus

Venus M. Wehle, PCED
Director of Community Development Corporation and Convention Center
Acting City Planner
City of Forest Hill
Office: 817.568.3009
Civic Center: 817.708.2051
Community Driven

COMMUNICATIONS RECORD



Date: January 24, 2020

Blanton & Associates
Representative: Mikayla Brown

Project: IH 820 Historic Intensives

Contact Name: Mariann Hicks

Contact Association: Forest Hill resident and Forest Hill Historical Preservation
Commission

Contact Phone No.: (817) 478-5202

Regarding: History of Forest Hill

Communication Summary:

B&A contacted Mrs. Hicks after meeting her at the public meeting in Forest Hill on December 10, 2019. Mrs. Hicks agreed with Mrs. Pirtle's assessment of the transition from a Caucasian to African American to Hispanic demographic. Mrs. Hicks shared some of her personal experiences and history from growing up in Forest Hill. In addition, she encouraged B&A to reach out to former Forest Hill City Council members and Library Board members to track down copies of the old Forest Hill monthly newsletter.

Maryellen Russo

From: Maryellen Russo
Sent: Wednesday, December 11, 2019 10:46 AM
To: 'Linda Henderson'
Cc: Mikayla Brown; 'Summer Chandler'
Subject: RE: IH 820 Historic Intensives (Forest Hill houses) - WA 578 22 SH001, Task 2

Hi Linda,

In accordance with the second deliverable associated with Task 2 for WA 578 22 SH001, we only received the following information from Mariann Hicks at last night's public meeting.

As you will recall, Mariann and Gary Hicks live at 4423 Forest Hill Circle, and Mariann has lived there most (if not all) of her life. She indicated that her father worked at the Masonic Home and School of Texas (on Wichita Street near US 287 north of Forest Hill). Her father bought the property on Forest Hill Circle, which originally included 10 acres, around 1940. The IH 20 freeway bisected their property, and she sold north end of her family's property to a church sometime after the highway was built. Ms. Hicks indicated that she went to school at Forest Hill Elementary (now Beal Elementary). Per your approval at the meeting, I will contact Ms. Hicks to find out if she can tell us more about the Forest Hill community and its development since the 1950s and 1960s.

If you approve this email update and the high-level background information deliverable sent yesterday (both for Task 2), please let us know.

Thanks,
Maryellen

From: Maryellen Russo
Sent: Tuesday, December 10, 2019 1:38 PM
To: 'Linda Henderson' <Linda.Henderson@txdot.gov>
Cc: Mikayla Brown <mikayla.brown@blantonassociates.com>; Summer Chandler <Summer.Chandler@txdot.gov>
Subject: IH 820 Historic Intensives (Forest Hill houses) - WA 578 22 SH001, Task 2

Hi Linda,

In accordance with Task 2 of WA 578 22 SH001, please see the attached high-level background research completed for the IH 820 intensive survey of the Forest Hill residential properties and associated neighborhoods. We will bring a copy of this tonight to the public meeting.

FYI, we are continuing to conduct research today in Fort Worth and will let you know if we add to our understanding of the history of the area at the meeting tonight.

Thanks,
Maryellen

Maryellen Russo
Cultural Resources Director
Blanton & Associates, Inc.
5 Lakeway Centre Court, Suite 200
Austin, Texas 78734
Tel 512.264.1095, ext. 135
Cell 512.695.4774
Fax 512.264.1531
mrusso@blantonassociates.com