



Most Endangered Places 2014



ELLIS PECAN BUILDING

Address: 1012 N. Main Street

Construction Date: c.1924

Originally constructed as the Ku Klux Klan Klavern No. 101 in 1920, the structure was bombed and immediately rebuilt in 1924. The auditorium was re-constructed according to the original design by Earl Glasgow and seated approximately 4,000. The structure features red brick, hollow tile, and steel construction, and is faced in variegated buff-yellow brick. Below the high-peaked parapet, a central arched niche with formal base is flanked by tall arched windows. On the ground floor, a central tripartite entry is surrounded by large rectangular windows with cast-stone trim. Originally, these windows were used as concession stands. Buttress piers and tall arched windows alternate rhythmically down the sides of the structure. At the east end, a raised, flat-roofed area once contained a stage.

In 1931, Leonard Brothers Department Store purchased the building for use as warehouse; by the mid-1930s, the building was used as Fox and Fox Boxing Arena. The best-known resident of the structure was the Ellis Pecan Company, who started using the building for its pecan processing operations in 1946. In recent years, the building was considered for use by the Texas Ballet Theater, but has sat vacant for a number of years. The building is in need of a number of repairs, including new roofing, and is threatened by neglect and the surrounding Trinity River Vision construction and demolition projects.



CHASE COURT GATES & MEDIANS

Address: 1700 Hemphill Street

Construction Date: c.1906

Chase Court represents the earliest documented planned subdivision in Fort Worth. Originally the estate of E.E. Chase, a prominent banker who promoted the development of street railways and participated in the campaign to induce meat-packing companies to locate in Fort Worth, the Chase Court Historic District comprises one block bounded by W. Allen Avenue, Hemphill Street, W. Jefferson Avenue, and Lipscomb Street. This small, but highly significant district is distinguished from the surrounding neighborhood by clusters of ornate concrete pylons flanking the entry and corners. Equipped with wrought-iron gates at the entry, a brass-ball finial once capped each

of the twelve pylons, though none survive now. Low concrete walls extend partially around the perimeter of the block, and originally may have enclosed the development.

The pylons, gates, and walls are currently in a crumbling, deteriorated condition, but are still repairable. Tree roots are causing cracks and movement in the walls, and the drive inside the court is also highly deteriorated. No individual party has clear responsibility for the upkeep of these features and, as a result, they are being demolished by neglect and lack of awareness.



WORLD WAR I AVIATION HISTORY SITES

Ammunition Magazine, Taliaferro Field

Address: 10121 Hicks Field Road

Construction Date: c.1917

Airplane Silhouette Target, Taliaferro Field Gunnery Range

Address: Chapel Hill, PID-12

Construction Date: c.1918

Soon after the United States' declaration of war on Germany on April 6, 1917, the U.S. Army agreed to construct a flying training field in the U.S. for the Royal Flying Corps (RFC) Canada to use during the winter months in exchange for training American pilots and ground support. The site at Hicks Station north of Fort Worth (Taliaferro Field) was the first and largest of four aerial gunnery training schools built by the Air Service in World War I and trained Army, Navy, and Marine Corps aviators in aerial gunnery tactics. Between November 1917 and April 1918, RFC Canada's School of Aerial Gunnery occupied the Taliaferro Field site and continued to train Canadian and American pilots.

The ammunition magazine is the only remaining World War I structure at the Taliaferro Field Site. There have been no known modifications to this solid concrete structure since its construction in 1917. It is currently located in a light industrial and storage area which occupies the old Taliaferro Field site. Some new construction has been done in the area and there is nothing in place to protect the structure from possible demolition. The history of the site at Taliaferro Field, as well as Fort Worth's major contributions to World War I aviation, is largely unknown. This overall lack of awareness means a portion of Fort Worth's early aviation heritage may someday be unknowingly destroyed.

The airplane target was a concrete-lined, airplane-shaped depression in the ground filled with water to help practicing gunners gauge their accuracy. The target is approximately 32 feet in length with a wingspan of 40 feet. It is the only remaining World War I feature on the School of Aerial Gunnery range and is the only known remaining feature of the four aerial gunnery ranges used during World War I. New housing construction is encroaching on the airplane target site and, if not protected, could be destroyed by developers based on the master plan for the Chapel Hill community in PID-12.



U.S. POST OFFICE BUILDING

Address: 251 W. Lancaster Avenue

Construction Date: c.1933

Adjacent to the Texas & Pacific Terminal, Fort Worth's main post office building is one of the major monuments of civic design in the city. Wyatt C. Hedrick, designer of the T&P terminal complex and a number of other major structures in Fort Worth, was the architect. In plan, the building is a rectangle of reinforced concrete construction, clad in Cordova limestone quarried near Austin, with foundation sheathing and steps of Texas granite. The four levels consist of a raised basement, main story, lower second story, and U-shaped third story. Designed in the Beaux Arts style, the major façade facing Lancaster Avenue is dominated by a colonnade of Indiana limestone columns topped by capitals featuring longhorn heads, showing the importance of the cattle industry in Fort Worth. The denticulated cornice is adorned with lion heads. Public entrances at the front corners are via bronze doors to vestibules framed by immense columns of green marble. A wide public lobby, finished in marble surmounted by bronze grilles, runs the length of the building. The ceiling is cross-beamed with ornamental plaster and gold leaf, and original furnishings survive including glass-topped writing tables.

In recent years, the United States Postal Service (USPS) has made an effort to decrease its number of properties, in many cases selling these highly significant historic properties without regard to sensitive owners or future uses. Currently, the property is still operational, but is one of those planned for disposal by the USPS. The Advisory Council on Historic Preservation is working to ensure that any changes to this property will require a federal review, but as these reviews do not guarantee any physical protection of the building, its future is uncertain.



SANDAGE AVENUE & NEIGHBORHOODS SURROUNDING TCU

2700 Block Sandage Avenue

Address: 2701-2737 Sandage Avenue, Frisco Heights Neighborhood

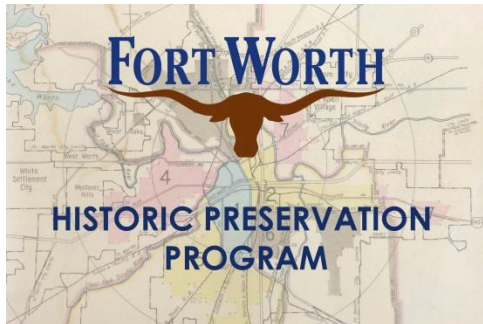
Construction Date: c.1959-1964

Neighborhoods Surrounding TCU

Construction Date: c.1920s – 1950s

Development of Fort Worth's far south neighborhoods was largely spurred by the relocation of Texas Christian University's campus to the area in 1910, the annexation of these areas by the city in the 1920s, and the subsequent extension of streetcar lines. Largely populated by single-family residential homes, these neighborhoods are highly walkable with a variety of charming architectural styles, including Craftsman bungalows, Tudor and other period revivals, and even Mid-Century Modern homes. Wide swaths of new construction have resulted in the demolition of many historic homes and, even more damaging, the replacement of these homes with oversized residences and apartment buildings. Without protection, both the fabric and context of these historic neighborhoods will soon be erased.

The 2700 block of Sandage Avenue in the Frisco Heights area is one of the few largely intact blocks remaining near TCU. Most of the houses on the block are Mid-Century Modern single-family houses with unique architectural detailing. New construction is in progress at one end of the block and threatens the integrity of the entire street. The residents' desire to preserve this block has been documented by Sandra Baker of the Fort Worth Star-Telegram, but encroaching development continues to threaten these property owners' homes.



CITY OF FORT WORTH PRESERVATION PROGRAM

BACKGROUND: Decrease in preservation staff and programs

Due to general budget cuts, a memo from the city manager dated March 4, 2014, outlines the cuts to the city's preservation program, including staffing. Rather than 2.5 staff assigned to preservation programming, the city currently has only one full-time staff member in preservation. In 2014 the city of Fort Worth projected a \$2.7% tax revenue increase (\$10,077,080) over 2013.

PRESERVATION IS ECONOMIC DEVELOPMENT: Its value is documented.

Preservation is a rational and measurable economic development tool that protects one's private property rights. Just look at Fairmount, Magnolia Avenue, Mistletoe Heights and Kenwood Court. Each is within a local historic district.

Between January 1, 2013 and March 31, 2014 the preservation and design staff at the City of Fort Worth facilitated \$29.6 million of private investment into individually-designated buildings and buildings within historic districts. The value of this restoration incentive compounds because local property owners typically hire *local* architects, *local* engineers, *local* contractors, *local* craftsmen, *local* electricians, *local* plumbers, etc. The City's program is outlined in the link below:

City of Fort Worth Historic Site Tax Incentive program:

<http://fortworthgov.com/PlanningandDevelopment/info/default.aspx?id=21356>

CONSEQUENCES OF THE CUTBACKS: The erosion of tourism driven by unique historic architecture; Fort Worth's competitive edge over Dallas.

The staff cutbacks have forced a moratorium on the following:

- Historic districts
- Updating design guidelines of historic districts
- Updating the historic preservation plan
- Updating the historic resources survey
- Education and training for the Historic and Cultural Landmarks Commission and staff
- Outreach and community education about preservation
- Special design assistance for low-income applicants

THE SOLUTION: Restore the preservation staffing at the City of Fort Worth.

To provide all of the services now on hold, two additional preservation planners would be needed, each at \$68,000 per year. (\$68,000 x 2= \$136,000) All of the programs could be restored for between \$800,000 and \$1,200,000, depending on the number of new historic districts added in any one year. When all items on the city manager's list are compared, the cost to fund the preservation program is less than 1/32nd of 1% of the City's \$1,252,710,708 operating budget.

HFW'S RECOMMENDATION: Fund the preservation program.

HFW recommends that the City of Fort Worth fund the preservation program in full from the General Fund.