



# The 2019 Most Endangered Places List

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Established in 1969 and honored with the Governor's Award in Historic Preservation in 2009, HFW is dedicated to preserving Fort Worth's unique historic identity through education, stewardship and leadership. The organization's headquarters, a museum and preservation library are located within the 1899 McFarland House, 1110 Penn Street. The heritage tourism center and food truck park are at the 1904 mansion known as *Thistle Hill*, 1509 Pennsylvania Avenue. Designated Fort Worth's first and second landmarks, respectfully, both historic house museums are associated with cattle barons.

As a comprehensive preservation non-profit organization, HFW's board and staff work behind the scenes and in the public arena to create opportunities for those places they do not own that shape Fort Worth's unique historic identity. Examples of earlier successes from this community-wide program follow:

- **African-American Knights of Pythias Hall (1925):** Just placing this rare resource on the endangered list prompted the demolition-minded owner to sell to someone else who adapted it for a new use.
- **Chase Court (1906):** It's placement on the endangered list prompted the neighbors of Fort Worth's first gated community to establish a local historic district.
- **Heritage Park Plaza (1976-80):** HFW funded a successful nomination for inclusion in the National Register of Historic Places that created the insight for a new, sensitive restoration plan.
- **Meisner-Brown Funeral Home (1937):** With one month left before its demolition, HFW developed an e-blast about the building and an owner of a restoration firm saw it and bought the building.
- **Ridglea Theater (1950):** HFW intervened in a plan to demolish all but the tower and the lobby until a new owner emerged who restored the theater back to its original splendor.
- **Stockyards (1900-24):** HFW funded an intensive historic resources survey that resulted in a local historic district.
- **Talbott-Wall House (1903):** HFW worked with a developer to move this grand house to a new lot down the street allowing preservation and progress to come together on Samuels Avenue.

## Historic Fairmount Gas Station

**Address:** 1700 Alston Avenue

**Date built:** c.1918

**Owner:** Fidel Sanchez

**Historic designation protection:** This gas station contributes to the Fairmount/Southside Local Historic District and Fairmount's National Register Historic District.

**Building size:** 2,088 sq. ft.

**Lot Size:** 5,150 sq. ft.

**Owner:** Fidel Sanchez

**Listing Number:** 1



This small gas station with pressed-metal simulated brick walls and a simulated Spanish tile hip roof has seen better days. It sits on the corner of Alston Avenue at Allen Street in a highly visible and busy location that connects 8<sup>th</sup> Avenue to Hemphill Avenue. It is rectangular in plan with a small office and recessed drive-through station, and it has had many owners and names over the years.

Its restoration would qualify for the City of Fort Worth's historic site tax credit program that freezes the taxable ceiling of the land and improvements at pre-renovation values for the purpose of assessing City of Fort Worth taxes. The exemption period is ten (10) years. This structure's restoration would also qualify for the State of Texas' 25% franchise tax credit program that is managed by the staff of the Texas Historic Commission.

So, how could this gas station be repurposed? The current owner was deeded the property from his parents on October 13, 2010. If the owner is not going to restore it, would he sell it to someone who would? Could it be a drive-through food business or a specialized shop? The possibilities are endless; but time is running out.

# 1968 Fort Worth Convention Center Arena

**Address:** 1201 Houston Street  
**Date built:** 1968  
**Arena Capacity:** 13,500  
**Owner:** City of Fort Worth  
**Historic Designation Protection:** None  
**Listing Number:** 2



Fort Worth's Convention Center arena opened in 1968 and was designed by a consortium of architects that included Preston M. Geren, Herman E. Cox, Morris Parker, and the firms of Hueppelhueser & White, and Wilson, Patterson, Sowden, Dunlap & Epperly. Today, with a new arena about to open a few miles to the west, Fort Worth's "spaceship" arena deserves a chance to be repurposed for a different function, or to continue as a cool entertainment venue.

Fort Worth's downtown arena contributes to the "funky" of Funky Town. It has hosted a bevy of top talent including Bob Dylan, Elvis Presley, Pink Floyd, Bee Gees, Led Zeppelin, Rolling Stones, U2, Peter Frampton, gymnastics star Nadia Comaneci and tennis stars Andre Agassi and John McEnroe. Just last year the Korean sensation named "K-pop" played to a sold-out crowd that included Matthew McConaughey.

Fort Worth's downtown arena with its spaceship façade attracts the young creative class valued by Fort Worth's forward-thinking leaders. It has been photographed in almost every flyover video of the city. This Fred Flinstone-esque building would most-likely win the vote as Fort Worth's most unique building. It could be repurposed and used as a lure to attract a technology company to Fort Worth. Apple's new California headquarters is called "The Spaceship" because it looks like one. See link:

<https://www.youtube.com/watch?v=VaApNeppjvg>



# Undesignated bungalows near the Fairmount-Southside Local Historic District

**Address:** North and east of the Fairmount Local Historic District boundaries

**Dates:** c. 1920's

**Owner:** Various

**Historic designation protection:** None

**Listing Number:** 1



These 1920's bungalows represent a variety of styles and have no demolition protection. Currently, they provide affordable housing or might be adapted into office space. Because these residences have no historic designation protection unlike Fairmount, they are highly vulnerable to demolition. Below is the link to the boundaries for Fairmount's local historic district:



[http://fortworthtexas.gov/uploadedFiles/Planning and Development/Preservation and Design/Historic Preservation/Fairmount Southside HD.pdf](http://fortworthtexas.gov/uploadedFiles/Planning_and_Development/Preservation_and_Design/Historic_Preservation/Fairmount_Southside_HD.pdf)

# Wooden Windows:

**Address:** Throughout the city

**Listing Number:** 1st



## Your energy and design friend: Wooden Windows

Retaining original windows is important because they are often a key character-defining feature of your property and may actually be made of much higher quality materials than many of the new windows available today. Like many preservation organizations around the country, the board of Historic Fort Worth, Inc. is making them a priority because they contribute to the unique historic identity of historic buildings, and building owners are vulnerable to marketing advertisements that promote expensive window replacements that may be of inferior quality.

Well-maintained wooden windows can last much longer than newer replacement windows and they are often easier to repair. Retaining and repairing historic windows is cost-efficient over the long term and the addition of storm windows can offer comparable energy-efficiency if the windows are properly weatherized to eliminate air leakage.

Wood is also a winner in the looks department because it can accept all kinds of paints and colors a building owner might choose to apply. No other material is as welcoming and accepting to paint as wood. Wood doesn't simply embrace paint, it needs it!

Existing windows are often blamed for energy inefficiency when they aren't the key issue. Click on the link below to read what the National Trust for Historic Preservation has to say about energy efficiency:

<https://savingplaces.org/stories/8-ways-to-green-your-historic-house#.XLuEN-hKhyM>

Wooden windows are always aesthetically pleasing. Simply put, genuine wood gives a look and a feel that nothing else can match, and they retain the historic integrity of your historic building.



Established in 1969, honored with the 2009 Texas Historical Commission's Governors Award in Preservation and a member of the National Preservation Partners Network, Historic Fort Worth, Inc. is dedicated to preserving Fort Worth's unique historic identity through stewardship, education and leadership. HFW stewards two cattle baron properties, the 1904 Wharton-Scott House known as Thistle Hill and the 1899 Ball-Eddleman-McFarland House, Fort Worth's first and second landmarks, respectfully.

HFW's administrative offices are located on the second floor of McFarland House, 1110 Penn Street. The main floor serves as a historic house museum, and the lower level is a resource library comprised of books, photographs, surveys and thousands of files on historic buildings in Fort Worth. McFarland House is available to the public for tours, rentals and research.

HFW's main tourism property is Thistle Hill at 1509 Pennsylvania Avenue. Adjacent to two major hospitals and sited on 1.5 acres, Thistle Hill's park-like grounds comprise the largest green space in the Medical District. On weekdays HFW makes the grounds available at no charge to the family members of patients, the medical staff, and the general public. A children's tactile and fragrance garden was installed in 2008, and a week-day food truck park was added in 2013. The carriage house, one of only two urban, transitional, carriage houses remaining in Texas, was built for both horses and cars and includes stalls, feeding troughs, a cooling yard, garage bays and a hand-crank gas pump. Thistle Hill is available to the public for tours and private events.

Other HFW programs include membership tours of private and public buildings, programs on restoration and property management, historic property research, marketing of endangered buildings, preservation courses for developers and Realtors, awards, tours for special conferences, survey updates, and façade easements. Additionally, HFW works behind the scenes and at public meetings to create opportunities for those places that matter most to Fort Worth's unique historic identity.

Friends, members and constituents connect with HFW through memberships, community programs, as tourists, and at fundraising events like the Rodeo Run, A Needlepoint Love Story, *Preservation is the Art of the City*®, the Hidden Gardens of Fort Worth Tour, and holiday events. HFW is a 501(c)(3) charity.



McFarland House



Thistle Hill