

2024



MOST *ENDANGERED* PLACES



From 2023 Most Endangered List Nomination

Good news from the 2023 Endangered List!

On May 3, 2024, the National Parks Service announced that the W.I. Cook Memorial Hospital was added to the National Register of Historic Places. (Last year's endangered listing is below.)



W.I. COOK MEMORIAL HOSPITAL

Address: 1212 West Lancaster Avenue
Date built: 1929
Owner: Wiley G. Clarkson

The W.I. Cook Memorial Hospital was built with endowed funds given by Mrs. W.I. (Matilda M.) Cook, who intended for services to be given without regard for a person's ability to pay. Set on a terraced hilltop and designed by Wiley G. Clarkson, the hospital was constructed by the firm of Harry B. Friedman. The building is an eclectic design drawn from Romanesque and Renaissance sources and features an ornamental entry and interior cloistered court. The building materials are of the highest quality, including Indiana limestone, Italian travertine, green terra cotta roof tiles and heavy bronze doors.

When Cook-Fort Worth Children's Medical Center moved to 801 Seventh Avenue, Health South Rehabilitation Corp bought the building and added a complementary new three-story addition to the north of the main building. That project was designed by Health South's corporate architects, Gresham, Smith & Partners with Frymire Co. as the general contractor. The building has been vacant for several years and the level of maintenance appears to be low.

The San Francisco architectural firm hired in 1991 to conduct the survey of historic buildings in downtown Fort Worth wrote that the hospital building should be eligible for the National Register of Historic Places. That listing would qualify an improvement project in the historic hospital building for state restoration tax credits which are 25% on the dollar. Some see this beautiful building as an ideal art museum and library of collections from local families.



The 2024 Most Endangered Places List

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, is located in the 1899 McFarland House, 1110 Penn Street.

As a comprehensive preservation charity, 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 successes from this community-wide program follow:

- **African American Knights of Pythias Hall (1925) 900 East 2nd Street:** Just placing this rare resource on the endangered list prompted the demolition-minded owner to sell the building to someone else who adapted it for a new use. (Listed in 2004, 2005 & 2007)
- **Fort Worth Public Market (1930) 1400 Henderson St.:** The public concern for a future for this building was constant, and HFW placed the Public Market on its endangered list five times. In 2023 Wilks Development purchased the building and formed a public-private partnership with the U.S. Department of Housing and Urban Development to establish The Hardin at Public Market. (Included in HFW's Endangered List in 2008, 2009, 2011, 2018, and 2023.)
- **Heritage Park Plaza (1976-80) Western edge of the bluff at Houston Street:** HFW funded a successful nomination for inclusion in the National Register of Historic Places that created the insight for a new, sensitive restoration plan. (Listed 2005, 2008, 2009 & 2012 and fundraising has begun.)
- **Meisner-Brown Funeral Home (1937) 2717 Avenue B:** With one month left before its demolition, HFW developed an emergency program with an email campaign about the plight of this landmarked building, an owner of a restoration firm responded to the email, bought the building, and restored it.
- **Ridglea Theater (1950) 6025 Camp Bowie Blvd.:** HFW stopped a plan to demolish all but the tower and the lobby until a new owner emerged who landmarked it at the local and national levels, and restored the theater back to its original splendor. (Listed in 2004, 2005, 2007, 2008 and 2010.)
- **Stockyards (1900-24): North Main Street at Exchange Avenue and spanning for many blocks.** HFW funded a historic resources survey that resulted in a local historic district. (Listed in 2012 and 2014)
- **Talbott-Wall House (1903) was at 915 Samuels Avenue and to save it, HFW moved the house to 1102 Samuels Avenue.** HFW worked with a developer to move this grand house to a new lot down the street, which allowed preservation and progress to come together on Samuels Avenue.



2024 Most Endangered List Nomination



PHOTO: NOMINEE SUBMITTED



PHOTO: NOMINEE SUBMITTED

FORT WORTH NATURE CENTER & REFUGE CIVILIAN CONSERVATION CORPS CAMP SITES

Address: 9601 Fossil Ridge Road
Date built: May 1934 – December 1937
Owner: City of Fort Worth, agent Jared Wood Ph.D.

Preservation: In 2013 the City of Fort Worth developed a plan for these camp sites and in 2015 the camps sites were documented. Although there are no designations on these structures, planning and documentation are important first steps.

Issue: The Civilian Conservation Corps Camp Sites are comprised of three public parks located within the Fort Worth Nature Center. All sites were built for public events and picnic-based activities. Over the decades the sites have fallen into disrepair. The stone tables and restrooms are falling apart, and the larger pavilions have seen fire damage. The Civilian Conservation Corps was a work relief program under Franklin Delano Roosevelt that gave millions of young men employment during the Great Depression.

Previous Listings: None

Designations: None



2024 Most Endangered List Nomination



PHOTO: NOMINEE SUBMITTED



PHOTO COMPLIMENTS OF JOHN T. ROBERTS



PHOTO: NOMINEE SUBMITTED

COMMERCIAL STANDARD BUILDING (Original Name)

Address: 6421 Camp Bowie Blvd.
Date built: 1956
Designed by: Mackie & Kamrath, a Houston firm known for its contemporary architecture
Owner: Mbh Nnn Investments, LLL at 16916 W. Caramel Apple Trail, Cypress, Texas 76226

Description: This striking mid-century building was designed in an L-shape with a one-story cantilevered aluminum canopy fronting Camp Bowie Boulevard. Louvers sit in front of all the windows of the building to screen the sun.

Issue: Incompatible development in front of one of the finest mid-century modern commercial buildings in Fort Worth. Incompatible development occurred when the original lot was divided, and the front section was sold.

Previous Listings: None

Designations: None



2024 Most Endangered List Nomination



PHOTOS: BRITT STOKES

FORT WORTH COMMUNITY ARTS CENTER

Address: 1300 Gendy Street
Date built: Initially built in 1954 with additions in 1966 and 1974
Owner: City of Fort Worth
Designer: Herbert Bayer, Joseph R. Pelich, Donald Oenslager, and the firm of O' Neill Ford

Significance: The Fort Worth Art Association was established in 1938. In 1954, the Art Association moved into the Fort Worth Art Center building that was designed by Herbert Bayer, an Austrian graphic designer, architect, and landscape designer. Mr. Bayer was known as the “curator of aesthetics” and he designed the buildings and landscapes in Aspen, Colorado, a place he shaped for over thirty years. Then, in 1966, the William Edrington Scott Theater was added to the site. The theater was designed by Fort Worth’s Cornell-educated Joseph R. Pelich with theater designer Donald Oenslager of New York. Finally, in 1974, the firm of O’Neill Ford and Associates of San Antonio completed the Community Arts Center. O’Neill Ford is known as the “grandfather of Texas Modernism.”

Prior to becoming the previous location for the Modern Art Museum, the Center was both a museum and an art school with administrative offices on the second floor. Today, the building is the headquarters of several art-affiliated groups.

Issues:

- \$26 Million of deferred maintenance negatively impacts the performers and the arts groups who use the building.

Previous Listing: 2012, 2013 and 2023

Designations: None



2024 Most Endangered List Nomination



PHOTO: HFW ARCHIVES

GRAND HIGH COURT OF HEROINES OF JERICHO

Address: 3016 East 4th Street

Built: 1952

Significance: The Grand High Court of Heroines of Jericho, an African American women’s organization, had several chapters throughout Texas and existed to help their less fortunate members. The chapters began just 20 years after the Emancipation Proclamation of 1865.

In 1897, the Grand High Court of Heroines of Jericho was adopted in Texas as the first female masonic house of the Texas Prince Hall Masons and Grand Lodge Free and Accepted Masons of Texas. Then, in 1906, it was required that the Grand Lodge and High Court’s Texas headquarters be relocated in Fort Worth.

In 1907 an African American Masonic Temple for men was erected at the corner of Ninth Street and Jones Street, and in 1924 a new Masonic Temple was built at 2213 East First Street. This building was designed by H.L. Spicer and could hold 3,000 people. Prominent presidents were William Coleman and William Madison McDonald. Count Basie and Duke Ellington entertained there.

The Masons sold their National Register-eligible building in 1985 and it was demolished the next year. The Grand High Court of Heroines of Jericho is a rare historic resource representing African Americans throughout the state.

Previous Endangered Listings: 2017

Designations: None



2024 Most Endangered List Nomination



PHOTOS: DANIEL HAASE

HANDLEY AVENUE HISTORIC STRIP

Address: 6511-6515 East Lancaster Avenue

Date built: 1910 and 1916

Designed by: George Steven Carmack, designer and builder

Owner: Jamie Holder/Julie West

Description: Although this section of East Lancaster is within both a Local Historic District and the Central Handley National Register Historic District, it is threatened by the planned expansion of Lancaster Avenue.

The commercial strip is comprised of 5 brick storefronts built in two phases. They were commissioned by Matt Skeen around 1910 and designed and built by George Steven Carmack. The strip has 5 bays, and the west three bays have a central stepped parapet, which probably comprised the original structure. The two bays on the east side date from 1916. Recessed panels above each storefront and the continuous corbelled cornice visually unify the five storefronts.

Issue: The shopping center is located on the north side of a 4-lane section of East Lancaster Avenue. Two lanes go east and two go west. TxDOT wants to add two more lanes each way, which will compromise the business plan of the businesses in the historic strip, thus threatening the buildings.

Previous Listings: None

Designations: Within a Local Historic District and a National Register Historic District



2024 Most Endangered List Nomination



PHOTO: HFW ARCHIVES

R. VICKERY SCHOOL

Address: 2005 E. Vickery Blvd.
Date: Built: 1910
Owner: City of Fort Worth

Significance: Built by Richard Vickery, a real estate developer who owned most of the land in the predominantly white Glenwood Neighborhood, the R. Vickery School was designed by Waller Shaw & Field. This is the same firm that also designed the Alexander Hogg School, the original building of I.M. Terrell Academy, and the Master Plan for TCU. The two-story building has a rusticated base and Wyatt C. Hedrick completed a wing on the east side in 1937. The building was closed in the 80's and used as a nightclub. It has been vacant for years and has endured several fires.

Valued on TAD at \$1.5 million, recently the Beta Tau Lambda Fraternity has developed a plan for this building that includes adapting it to include the fraternity's Alpha Academy program, a male mentorship program for 5th to 12th grades. Plans also include fraternity headquarters, an event center, a business incubator, a police substation, and a food hall.

Previous Listings: 2007
Designations: None

2024 Most Endangered List Nomination



PHOTO: JERRE TRACY



ARMY AND NAVY HELIUM GAS PLANT; ERECTED AT A COST OF \$6,000,000



PHOTO: Mike Nichols' blog, Hometown by Handlebar

U.S. National Helium Production Plant #1

Address: 4400 Blue Mound Road

Date Built: 1918

Designed by: Construction Quartermaster Corps of the Army in corporation with the Bureau of Mines

Owner: FAA Development LLC, 501 Rogers Road, Benbrook 76126

Description: The U.S. Helium Production Plant No. 1 was the first facility in the world to extract helium from natural gas in commercially viable quantities, and in less than a decade the plant had slashed the cost of helium from nearly \$2,500 per cubic foot to \$0.03 per cubic foot by the end of 1923. The plant functioned as a fueling station for inflating blimps and dirigibles for WWI. The plant received natural gas from the Petrolia field near Wichita Falls. The late Mike Nichols, a journalist who wrote for the *Star-Telegram* and other publications including his *Hometown by Handlebar* blog stated, “Now this is a gas station.”

The plant closed in 1929 and the site was taken over by the predecessor agency of the Federal Aviation Administration which used the complex as their Regional Office until 1995. Today, the site is privately owned and rented. One tenant appears to be using the site as a dump yard, and another for a spook house. A survey team from Page, Anderson & Turnbull of San Francisco was hired to document the historic resources in Tarrant County in the 1980's. They stated that the Helium Plant buildings most likely qualify for the National Register of Historic Places.

Previous Listings: None

Designations: None; however, an Historic American Buildings Survey (HABS) was conducted at the site in 1997. That survey documented the buildings of U.S. Helium Plant #1 and will be helpful to the building owners when writing a designation nomination in preparation for restoration tax credits. <https://www.loc.gov/pictures/collection/hh/item/tx0903.photos.1/>

PRESERVATION GRANTS

African American Cultural Heritage Action Fund Grants of the National Trust for Historic Preservation

1. The African American Cultural Heritage Action Fund works to advance the broader preservation movement towards a more diverse and equitable representation of American history. Grants showcase the beauty and complexity of Black history and culture in America, while underscoring the urgent need to protect, preserve and interpret these invaluable American assets.

Action Fund grant requirements and deadlines vary. Visit the links below to access the most up-to-date information, as well as for application guidelines and deadlines.

<https://savingplaces.org/action-fund-grants>

2. **Action Fund National Grant** **\$50,000 to \$150,000**

Action Fund national grants advance ongoing preservation activities for historic places such as sites, museums, and landscapes that represent African American cultural heritage. Funding supports work in four primary areas: Capital Projects, Organizational Capacity Building, Project Planning, and Programming and Interpretation.

<https://savingplaces.org/action-fund-grants>

3. **Preserving Black Churches** **\$50,000 to \$200,000**

The Action Fund, with support from the Lilly Endowment Inc, is investing in historic Black churches and congregations to re-imagine, redesign, and deploy historic preservation to address the institutions' needs and the cultural assets and stories they steward. We are leveraging historic preservation as a tool for equity and reconciliation and celebrating historic Black churches as centers of heritage, community, and cultural life.

<https://savingplaces.org/preserving-black-churches-guidelines>

National Fund for Sacred Places: **\$50,000 to \$250,000**

A collaboration between Partners for Sacred Places and the National Trust for Historic Preservation.

www.FundForSacredPlaces.org

Grants/Funding Incentives Affiliated with the Texas Historical Commission

1. **Texas Preservation Trust Fund** **\$10,000 to \$50,000**

For eligible historic structures, archaeological sites, and heritage education projects

<https://thc.texas.gov/preserve/grants-tax-credits-and-funding/texas-preservation-trust-fund>

The Texas Historical Commission (THC) is accepting Texas Preservation Trust Fund Grant Program applications for fiscal year 2018. The Texas Historical Commission (THC) awards grants for preservation projects from the Texas Preservation Trust Fund (TPTF). The Texas Legislature

established the TPTF in 1989. The fund is currently managed by the Texas Treasury Safekeeping Trust Company. Investment earnings are distributed as matching grants to qualified applicants for acquisition, survey, restoration, preservation, planning, and heritage education activities leading to the preservation of historic architectural and archaeological properties and associated collections of the State of Texas. Competitive grants are awarded on a one-to-one match basis and are paid as reimbursement of eligible expenses incurred during the project.



The TPTF grant program application process is a two-step process. All applicants are required to submit an application form to the THC for review. The THC selects the highest-priority projects from the initial applications and invites those applicants to move forward to the second step.

Grant awards are typically in the \$10,000 - \$50,000 range.

To be eligible for grant assistance, applicants must provide a minimum of \$1 in cash to match each state dollar of approved project costs. For every \$2 spent, \$1 is reimbursed, up to the grant amount.

Grant applications are scored in four areas: endangerment, significance, project viability, and special considerations. Review the scoring criteria in the TPTF Grant Program Application Guide ([link below](#)).

Grant awards may be used for restoration work, architectural planning, archaeological investigation, archeology curatorial, preservation planning, resource survey, and heritage education training.

2. Texas Historic Preservation Tax Credit Program

The Texas Historic Preservation Tax Credit Program was established through [Texas House Bill 500](#) during the 83rd Texas Legislative Session and went into effect on January 1, 2015. The state historic tax credit is worth 25 percent of eligible rehabilitation costs and is available for buildings listed in the National Register of Historic Places, as well as Recorded Texas Historic Landmarks and Texas State Antiquities Landmarks. The program is administered jointly by the Texas Historical Commission (THC) in cooperation with the [Texas Comptroller of Public Accounts](#). Administrative rules for implementation of the program are found in the [Texas Administrative Code, Title 13, Part II, Chapter 13](#).

The Federal Historic Preservation Tax Incentive Program also offers a 20 percent tax credit for the rehabilitation of historic buildings. Established in 1976, the federal historic tax credit program is also a significant financial incentive for the reuse of historic buildings and revitalization of historic downtowns. Applicants are encouraged to take advantage of both financial incentives when possible and apply to both programs together.

OTHER SOURCES OF FUNDING

[HistoricFunding.com](https://www.historicfunding.com) was created by the team that manages the comprehensive resource for historic preservation and cultural resource management, [PreservationDirectory.com](https://www.preservationdirectory.com).

Launched in Spokane, WA in 1999, based in Portland, OR from 2002-2018, and now located in Rochester, NY, [PreservationDirectory.com](https://www.preservationdirectory.com) provides a wide-array of resources for those looking to restore their home or commercial building; add their property to the National Register of Historic Places; find employment in the historic and cultural resources fields; find and work with their local historical society, State Historic Preservation Office, or downtown and main street program; read about local and national news of interest to the preservation community; find a great lecture, conference or historic tour; and so much more.

The number one asked question, received on a daily basis, though, is “how do I find funding for my project?”. While [PreservationDirectory.com](https://www.preservationdirectory.com) does provide basic information about grants, tax incentives and other funding sources, we wanted to create the most comprehensive [funding resource for historic preservation](#), cultural resource management, and the arts.

HistoriCorps Not Money; but people with restoration skills

HistoriCorps is a 501(c)(3) nonprofit that provides volunteers of all skill levels with a hands-on experience preserving historic structures on public lands across America. Volunteers work with HistoriCorps field staff to learn preservation skills and put those skills to work saving historic places that have fallen into disrepair. HistoriCorps works to ensure America’s cultural and historical resources exist for generations to come. <https://www.historiccorps.org/>

Local incentive for residences and commercial buildings

<https://www.fortworthtexas.gov/departments/development-services/preservation-urban-design/historic-preservation>

Statewide Program for 25% State tax credit

For Commercial Buildings

<https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits>

<https://www.novoco.com/sites/default/files/atoms/files/texas-htc-tax-credit-report-2020.pdf>

https://www.thc.texas.gov/public/upload/publications/tax_credit-report-2022.pdf

Federal Incentive for 20% tax credit

For Commercial Buildings

<https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits/federal-rehabilitation>

The State and Federal Tax Credits can work together for certain projects.

<https://www.thc.texas.gov/public/upload/forms/factsheets/thc-architecture-pti-factsheet.pdf>



1900 Pollock-Capps House
2023 Appraised value \$602,672



1898 Benton House
2023 Appraised value \$538,825



1899 McFarland House
2023 Appraised value \$3,261,550



1929 Blackstone Hotel
2023 Appraised value \$20,500,000



1953 Yates-Ottman Building
2023 Appraised value \$301,000



1907 Gunhild-Weber House
2023 Appraised value \$544,708



1903 Talbott-Wall House
2023 Appraised value \$226,422



1904 Wharton-Scott House
2023 Appraised value \$1,618,524



HFW finds a future for threatened buildings through stewardship, education, and leadership. Occasionally HFW relies on ownership to rescue a building. Since 1969, HFW has owned seven buildings and played a key role in the restoration of one hotel.

Your gifts to HFW make preservation happen.

- In 1971, HFW purchased, landmarked, and sold the 1900 Pollock-Capps House at 1120 Penn Street.
- In 1971, HFW purchased, landmarked, and sold the 1898 Benton House at 1730 6th Avenue.
- In 1984, HFW accepted the gift of the 1899 McFarland House at 1110 Penn Street and leased it to the donor until the donor moved into a larger building in 2004.
- In 1997, HFW accepted a façade easement for the 1929 Blackstone Hotel at 601 Main Street, which assisted in the funding of the project and gave HFW the perpetual right to inspect the maintenance standard of the building.
- In 1998, HFW purchased the 1953 Yates-Ottman Building at 1020 Summit Avenue for its first headquarters. HFW landmarked it in 2008 and officed there until 2004.
- In 2002, HFW accepted the gift of the 1907 Gunhild-Weber House at 1404 South Adams Street in the Fairmount Historic District. Structural improvements were made, and the house was sold.
- In 2017, HFW accepted the gift of the 1903 Talbott-Wall House and relocated it from 915 Samuels Avenue to 1101 Samuels Avenue. The house was landmarked and sold.
- In 2006, HFW accepted as a gift the 1904 Wharton-Scott House, also known as Thistle Hill, a triple-landmarked historic property. HFW completed several critical restoration projects and secured a protective, perpetual easement that is held by the Texas Historical Commission. In 2022, HFW gifted Thistle Hill to Cook Children's.

Combined 2023 Appraised value of these properties in 2023 was \$27,593,701

(Researched from the HFW archives.)