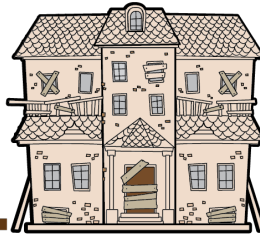




Established in 1969 and honored with the Governor's Award in Historic Preservation in 2009, HFW is dedicated to preserving Fort Worth's distinct historic identity through education, stewardship and leadership. The organization's headquarters, a museum and preservation library, are located within the 1899 McFarland House, 1110 Penn Street. Designated Fort Worth's second landmark, McFarland House is the highest style Queen Anne residence in this region of Texas.

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 distinct 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 it to someone who adapted it for a new use.
- **Farrington Field (1939) and (Billingsley Field House (1953):** HFW hired an architectural historian who wrote a successful National Register nomination for the beloved Art-Deco stadium and the Mid-Century Modern Billingsley Field House. Both were designed by Preston M. Geren. Together these two resources form a National Register Historic District.
- **Chase Court (1906):** Its 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 bought the building and restored it.
- **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.



MOST *ENDANGERED* PLACES

Opportunities for Preservation

2026

Mary Elizabeth Apartments (new listing)

2008-2012 Hemphill Street

Swift Stairs & Wall (new listing)

130 Exchange Avenue

601 Northeast 23rd Street

Fort Worth Community Arts Center (listed 4 times)

1300 Gendy Street

T&P Warehouse (listed 7 times)

401 West Lancaster Avenue

(The number of listings includes the 2026 listing.)

Mary Elizabeth Apartments

Address: 2008-2012 Hemphill Street

Date Constructed: 1929

Owner: Steven Chacko

Historic Designations: H&C

Previous Listings: None

The property at 2008 Hemphill Street is within the locally designated and nationally recognized Fairmount/Southside Historic District.



The apartments consist of two mirror-image, yellow brick buildings flanking a central courtyard, each 2 stories tall with hip roofs. A mission parapeted wall joins the buildings and screens the courtyard. This is one of several apartment complexes in south Fort Worth with a courtyard plan owned by the Management Co. of Texas in the 1920's. In 1986, the Fort Worth Southside Historic Resource Survey described this apartment complex as excellently maintained.

Since then, these once elegant apartments have fallen into disrepair and are uninhabitable. The complex has been plagued with vandalism, fires, and has been stripped of metal, electrical wiring and some windows. The northernmost apartment building has been damaged the most. The City's Code compliance department has boarded up parts of the complex several times.

However, the much of the character and integrity of the structures remain in their masonry and old growth beams. They are ready for restoration and rehabilitation.



Swift Employee Staircase and Victorian Era Wall

Address: 709 NE 23rd Street

Date Constructed: 1902

Owner: Fort Worth Heritage, LLC

Historic Designations: NR, H&C

Previous Listing: None

Fort Worth's population tripled within the first decade of the opening of the Swift and Armour meatpacking plants in 1902. The two companies built their plants three miles north of the downtown business district largely due to the efforts of Louville Veranus Niles of the Fort Worth Stockyards Company. Swift and Armour employed thousands of Americans and European immigrants. Niles City was incorporated in 1911 and annexed by Fort Worth in 1923.



In Swift's heyday, 3,000 employees generated a \$10 million annual payroll. The 235-acre site became a city within a city with a baseball team, bowling league, choral club and newspaper. The Victorian-style brick wall marked boundaries of the plant, and the elaborate south-facing double staircase provided an employee entrance from the parking lots across NE 23rd Street.

Very little remains of the Swift plant except for the administration building, the staircase and some of the Victorian-era walls that were originally on the west, south and east sides of the complex. They appear to be at significant risk of demolition by neglect.



Fort Worth Community Arts Center and Scott Theatre

Address: 1300 Gendy Street
Date built: Initially built in 1954 with additions in 1966 and 1974
Owner: City of Fort Worth
Previous Endangered Listings: 2012, 2013, 2023 and 2024

The Fort Worth Art Association was established in 1938. Its public art exhibits were limited to a wing of the downtown public library. Finally in 1954, after years of planning and fund raising that included a “Mint Bar Party” attended by Joan Crawford, the Art Association moved into its own Fort Worth Art Center building. The initial structure 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 buildings and landscapes in Aspen, Colorado, a place he shaped for over thirty years.

Next, 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 expanded the Arts Center. O’Neill Ford is known as the “grandfather of Texas Modernism.”

Prior to becoming the first location for the Modern Art Museum, the Center was both a museum and an art school with administrative offices on the second floor. More recently, the building has been the headquarters of several art-affiliated groups. Deferred maintenance, paid parking and an attempted public-private partnership have forced the arts groups out of the building. The building remains shuttered.



Texas & Pacific Warehouse Building

Address: 401 West Lancaster Avenue

Date Constructed: 1931

Owner: Cleopatra Investments, Ltd.

Historic Designations: NR, RTHL, HSE

Previous Listings: 2004, 2005, 2008, 2009, 2010, 2011, 2012 plus Preservation Texas' Endangered List in 2008

The massive eight story 100-foot by 600-foot building constructed in 1931 as the Texas & Pacific Warehouse has been on Historic Fort Worth's endangered list seven times and on Preservation Texas' Endangered List in 2008.



The T&P Warehouse was the outgrowth of a 1920's Chamber of Commerce effort to generate \$100 million in civic and business improvements for Fort Worth. Designed by Wyatt C. Hedrick's firm, with Herman Paul Koeppel as the lead, the building was constructed by P. O'Brien Montgomery of Dallas. Both the T&P Warehouse and its companion railroad building, the T&P Terminal, are stunning examples of Zig-Zag Moderne architecture.

The building has local, state and national historic designations, making it eligible for state tax credits that can offset some of the restoration expenses. Despite that, and being under the same ownership since 1998, no vision for it has come to fruition. In 2017, the city nearly condemned the warehouse, forcing the owner to stabilize the building, board up windows, address basement flooding and a crumbling roof.

In 2023, the city hired an engineering group to study the warehouse's structural integrity. In an 80-page report, they deemed the building needed \$2 million in repairs but could be saved.

Today, the commanding T&P Warehouse is a vital link to Fort Worth's railroad heritage and the development of the Lancaster Corridor. Vacant buildings are never safe from vandals, fires and other negative impacts. It is time for a suitable project to be developed for the T&P Warehouse.

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 reimagine, 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.

<https://sacredplaces.org/our-services/grant-opportunities/>

Grants/Funding Incentives Affiliated with the Texas Historical Commission

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

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

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



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 archeological 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, archeological 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 was created by the team that manages the comprehensive resource for historic preservation and cultural resource management, [PreservationDirectory.com](#).

Launched in Spokane, WA in 1999, based in Portland, OR from 2002-2018, and now located in Rochester, NY, **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](#) 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://historiccorps.org/>



Local, state and federal tax credits or incentives for the rehabilitation of historic buildings are available to those who comply with these governmental programs.

City of Fort Worth Historic Rehabilitation Program. (A 10-year property valuation tax freeze on the city's portion of your tax bill.)

<https://www.fortworthtexas.gov/departments/development-services/historic-preservation#section-5>

Statewide Program for 25% Restoration Tax Credit

For commercial and/or non-profit owned buildings

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

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>



COMPARISON OF FEDERAL AND STATE HISTORIC TAX CREDIT PROGRAMS

	Federal Historic Preservation Tax Incentives Program	Texas Historic Preservation Tax Credit Program
Credit applies to:	Federal Income Tax	Texas Franchise Tax or Texas Insurance Premium Tax
Percent credit offered:	20% of qualified expenditures	25% of qualified expenditures*
Credit recipient:	Current owner(s)	Current owner(s) May transfer whole or partial credit to others
Eligible applicants:	Individuals, companies, partnerships	Individuals, companies, partnerships and nonprofits
Eligible building uses:	Income-producing only	Income-producing, nonprofit, or public university systems
Required historic designation:	National Register (individual or district)	National Register (individual or district), Recorded Texas Historic Landmark, or State Antiquities Landmark Required when credit is claimed
Minimum project:	\$5,000/value of building (whichever is greater)	\$5,000
Application structure:	3-part Federal application (1, 2, 3)	3-part application that mirrors Federal (A, B, C)
Recapture period:	5 years	No recapture period
Time limit for use of credits:	20 years	5 years
Architectural oversight:	National Park Service (NPS) certifies with THC's recommendation	Texas Historical Commission (THC) certifies projects NPS reviews first if applying for Federal and State
Financial oversight:	Credit managed by IRS	Credit managed by Texas Comptroller
Application deadline:	Must apply before project completion	Projects completed between September 1, 2013 and January 1, 2015 may apply after project completion; all others must apply before project completion

*Federal and State programs use the same definition for Qualified Rehabilitation Expenditures.

TEXAS HISTORICAL COMMISSION
real places telling real stories

www.thc.state.tx.us