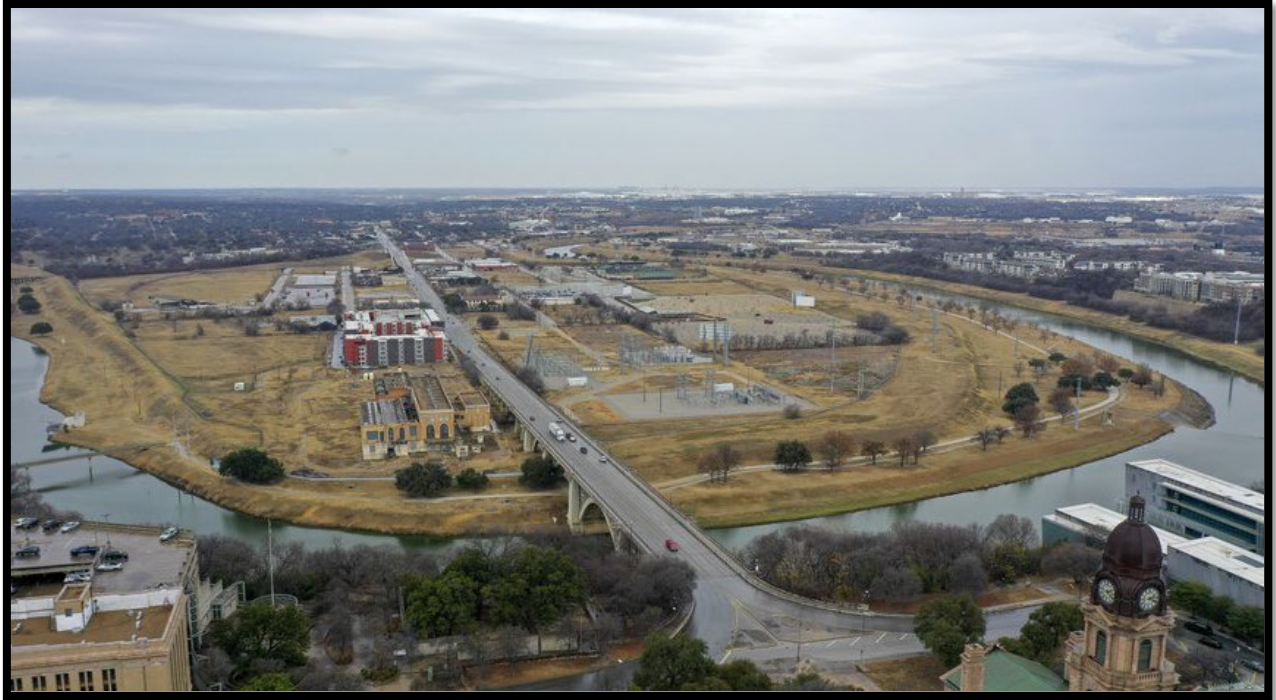


DRAFT HISTORIC CONTEXT ADDENDUM



BELOW THE BLUFF: URBAN DEVELOPMENT AT THE CONFLUENCE OF THE WEST FORK AND CLEAR FORK TRINITY RIVER, 1966-1980, FORT WORTH, TEXAS

Prepared for:

U.S. Army Corps of Engineers - Fort Worth District

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Texas Historical Commission

On Behalf of:

Tarrant Regional Water District

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The City of Fort Worth



November 2023

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**BELOW THE BLUFF: URBAN DEVELOPMENT AT THE
CONFLUENCE OF THE WEST FORK AND CLEAR FORK
TRINITY RIVER, 1966-1980,
FORT WORTH, TEXAS**

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INTRODUCTION

In 2010, a historic context called *Below the Bluff: Urban Development at the Confluence of the West Fork and Clear Fork of the Trinity River, 1849 – 1965: Expanded Edition* was prepared for the Central City Project. Since the original context was prepared, the Programmatic Agreement (PA) between the U.S. Army Corps of Engineers Fort Worth District (USACE), the Texas State Historic Preservation Officer (SHPO), and the Tarrant Regional Water District (TRWD) has expired. Under the new PA for the Modified Central City Project (Undertaking), Stipulation II.b.1.a requires that an addendum to the original context be prepared that expands the temporal parameters from 1966 to 1980 and ensures that the context contains social and environmental justice issues previously overlooked. Subsequently, this addendum report contains the requested information for the Undertaking and, in conjunction with the original *Below the Bluff* context, will facilitate future surveys and resource evaluations required to comply with the PA and Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended.

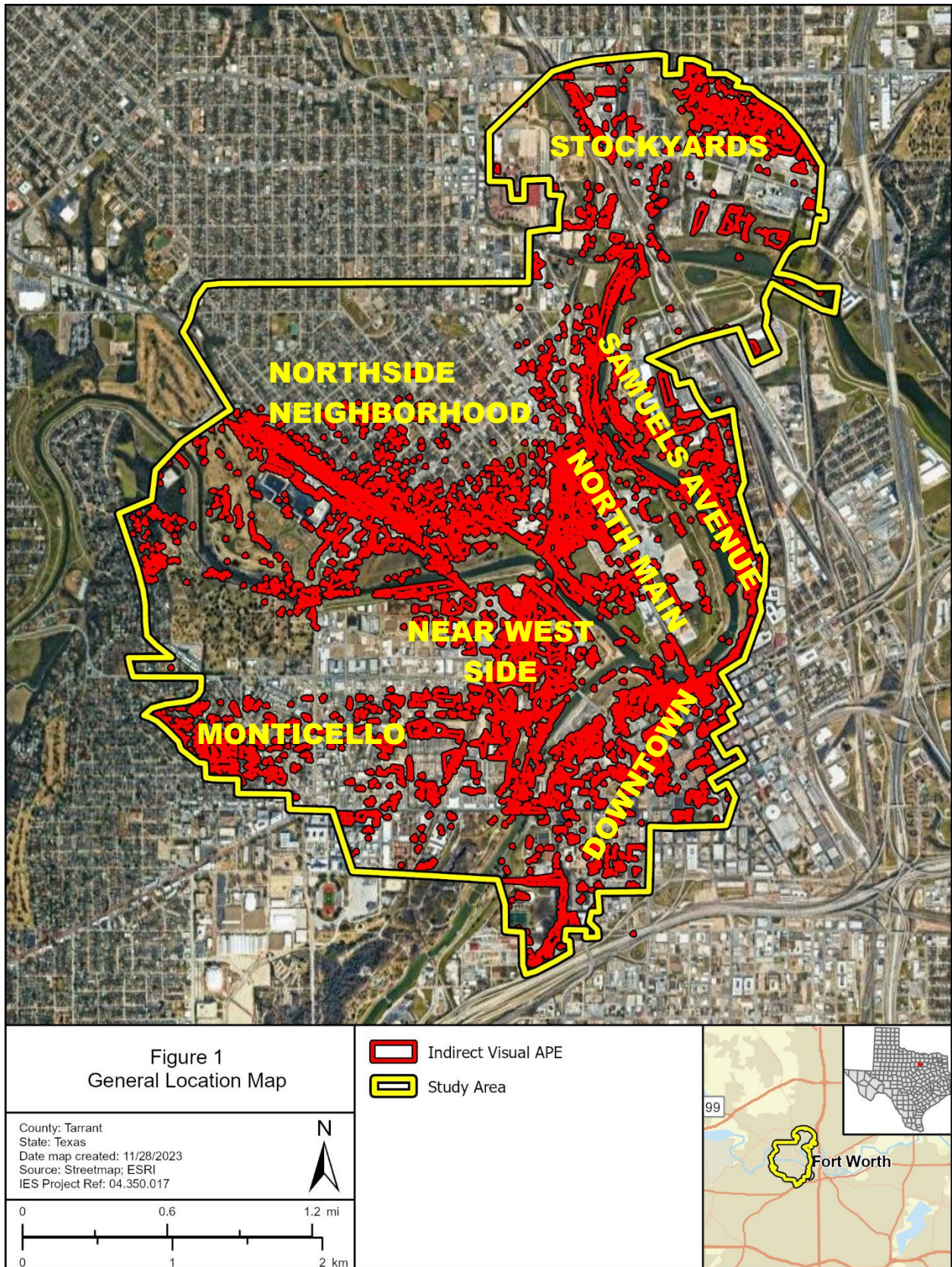
UNDERTAKING

The Undertaking is comprised of multiple flood control, ecosystem restoration, and recreation components; per the PA, however, consideration for impacts to above ground resources are required for only four components, which include: the Bypass Channel, the Samuels Avenue Lock and Dam, University Drive modifications, and the Marine Creek Lock and Dam. These four areas constitute the direct Area of Potential Effects (APE) for above ground resources. In addition, an indirect visual APE for the project was developed by the USACE through consultation with the SHPO, represented by the Texas Historical Commission (THC). To develop the indirect visual APE, the USACE performed a viewshed analysis, which resulted in a multitude of discontinuous viewshed areas. To simplify the discontinuous areas and provide more definable geographic parameters for the historic context addendum, all identified viewshed areas were included in a single study area polygon. To facilitate the evaluation of additional indirect impacts to the Northside Neighborhood, and to support a subsequent windshield survey, portions of the neighborhood not located within the viewshed of the Undertaking were also included within the study area, which encompassed approximately 4,228 acres (ac; **Figure 1**). Other indirect effects, portions of the APE pertaining to economic impacts to the surrounding neighborhoods, and direct impacts associated with an elevated water table level post construction are being evaluated by the USACE, but are outside the scope of this context.

STUDY AREA AND AREA OF POTENTIAL EFFECTS

The bypass channel is the primary APE component for the project. The bypass channel is comprised of northern and southern sections that are split by the current alignment of the West Fork Trinity River west of downtown Fort Worth. From the West Fork Trinity River, the northern section of the bypass channel will proceed northeast and end at West Fork Trinity River opposite the TRWD administrative complex north of downtown Fort Worth. The southern section will proceed south from the West Fork Trinity River to the Clear Fork Trinity River opposite the proposed City of Fort Worth City Hall along Forest Park Boulevard. The other APE components for the project include: the Samuels Avenue Lock and Dam located at the West Fork Trinity River west of Samuels Avenue, University Drive modifications located within the West Fork Trinity River floodplain at University Drive, and the Marine Creek Lock and Dam located along Marine Creek upstream from its confluence with the West Fork Trinity River.

The configuration of the study area that encompasses the APE was defined by transportation-related infrastructure and bounded by State Highway (SH) 183 (NE 28th Street) between Interstate Highway (IH) 35W and North Main Street to the north; SH 199 (Jacksboro Highway), North Bailey Avenue, and Hamilton Avenue to the west; West Lancaster Avenue, IH 30, and West 10th Street to the south; and Throckmorton Street, Main Street, Calhoun Street, Samuels Avenue, and Northside Drive to the east (*see Figure 1*).



STATEMENT OF CONTEXT

For the purposes of this context addendum, the study area was defined as comprising seven areas that will be referred to as Stockyards, North Main, and Northside Neighborhood in the north; Near West Side and Monticello in the west; Downtown in the south; and Samuels Avenue in the east (*see Figure 1*).

A majority of the study area features resources associated with industry, which is an economic sector that diversified and grew between 1966 and 1980. During the mid-twentieth century, suburbanization resulted in newer industries forming outside of the Fort Worth urban area. However, urban renewal efforts in the late 1970s and 1980s brought industries back into the inner city. In turn, industrial areas were transformed and revitalized as various industrial companies moved into areas that were once exclusively residential. A more detailed synopsis of the development within these areas between 1966 and 1980 is included in the following section, as are the social and environmental justice events that affected these areas of Fort Worth.

Industrial development within the North Main area began during the late nineteenth and early twentieth centuries, well before 1966, and continued to prosper within a prominent bend of the Trinity River north of Downtown between 1966 and 1980. Other portions of the study area (i.e., Stockyards and Samuels Avenue) experienced a slower rate of industrial and commercial growth during this time, and development focalized along North Main, largely because the rail network located there facilitated accessible commerce transportation and connected the industrial area with regional and national markets. Such commercial infrastructural improvements enhanced and diversified the area, positioning Fort Worth as an industrial center during and after World War II (WWII). In the Samuels Avenue area, which was mostly residential during the nineteenth and early twentieth centuries, the emergence of new factories and manufacturing plants changed the character of the region's structural and property composition.^{1,2}

Cattle drives and the meat packing industry spurred economic growth and the historical importance of the Stockyards, but that growth began to wane by 1966. In the 1970s, however, historic preservation efforts focused on the Stockyards and included the restoration of the Northside (Cowtown) Coliseum and the nomination and subsequent listing of the Stockyards on the National Register of Historic Places (NRHP). These efforts served as anchor and catalyst for historic preservation and tourism in the Stockyards and greater Fort Worth area.

The historical significance of the predominantly residential Northside Neighborhood and Samuels Avenue areas was established during the late nineteenth and early twentieth centuries, well before 1966. Subsequently, this resulted in four NRHP-listed districts and various individually eligible or listed NRHP properties and Registered Texas Historic Landmarks (RTHL). The NRHP-listed historic districts include Grand Avenue, Oakwood Cemetery, North Fort Worth High School, and Marine Commercial. The proximity of the Northside, Samuels Avenue, and Grand Avenue neighborhoods to the Stockyards and meatpacking industries directly correlates to the rise of these neighborhoods, whose residents worked primarily at nearby facilities. Properties in these neighborhoods could be eligible for NRHP listing under Criterion C for architecture and Criterion A for their associations with social history, ethnic heritage, and community planning and development. For example, the Grand Avenue Historic District was listed on the NRHP for Criterion A (community planning) and Criterion C (architecture). Although none of these districts were listed between 1966 and 1980, the Grand Avenue District, as well as the rest of the Northside Neighborhood and Samuels Avenue areas, experienced a tremendous transformation during this time. The passing of the Fair Housing Act of 1968 spurred an exodus of Anglo families to outlying suburban areas,

¹ USACE. 2010. *Below the Bluff: Urban Development at the Confluence of the West Fork and Clear Fork of the Trinity River, 1849-1965 – Expanded Edition*, Fort Worth, Texas, United States Army Corps of Engineers. Accessed 18 October 2023.

² HHM & Associates. "Historic Context and Survey Plan City of Fort Worth," City of Fort Worth, Texas.

and as housing restrictions were lifted, homes once off limits to minority ownership could now be purchased by Latino and Black minorities.

The historical significance of the Near West Side originated in the 1930s, when the Henderson Street Bridge and Jacksboro Highway were built. Development within the portions of the Near West Side closest to the West Fork and Clear Fork Trinity River was hampered by a series of significant floods during the first half of the twentieth century. Once the initial components for the USACE's Federal Floodway Project were completed in 1957, a renewed interest in the development of the Near West Side area was spurred.³ The architectural style of non-residential buildings built between 1966 and 1980 within this area, Modern Industrial, directly reflects the influence of form and materials popularized by the military during the WWII era. This area also features different respective forms of light commercial (e.g., restaurant and office) and residential styles representative of the Midcentury era.⁴

Throughout the late 1970s and 1980s, the Downtown area sought urban renewal, which led to the development of multi-level offices, apartment living, and the rehabilitation of historic buildings. The urban renewal development experienced in Fort Worth reflected wider U.S. efforts to recentralize cities in response to mid-twentieth century suburbanization. These efforts in Fort Worth were exemplified by Charles Tandy and the Bass Brothers Enterprises, which assisted with or spearheaded several significant downtown revitalization projects during this period. In general, the design styles of downtown buildings often reflected Modernism architecture with Late Modern, Brutalism, and Functionalism Styles. In the midst of urban renewal development, a significant greenspace and leisure-focused amenity associated with Heritage Park Plaza, which was listed on the NRHP as a historic district in 2010, was completed in 1980. Due to the prolonged use and historic importance of the Downtown area, two additional listed NRHP districts (Fortune Arms Apartments and Sanger Brothers Building), one State Antiquities Landmark (Tarrant County Courthouse), and other individually listed or eligible properties are present within the study area that have periods of significance prior to 1966.

The impetus for social and environmental injustice resolution, which started in the late 1960s, began developing since the abolition of slavery and extended to Fort Worth and beyond. Despite the economic success of the Stockyards and associated industry sectors, citizens of Fort Worth experienced racial and employment discrimination during the early to mid-twentieth century. A defining moment for the social justice movement occurred in 1921, when a Black Swift & Co. (Swift) strikebreaker named Fred Rouse was assaulted and lynched along Samuels Avenue.⁵ This act exemplifies the effect of racial discrimination that was active within the workforce and among the city's citizens. It also served as a building block in Federal legislation during the 1960s to combat such discrimination, which, in turn, led to the greater expansion of the Fort Worth workforce and housing utilization.

Overall population and infrastructural growth met with conflicted social issues in various U.S. metropolitan areas during the mid-twentieth century. As segregation declined throughout the latter 1960s with the passing of the Civil Rights Acts of 1964 and 1968, U.S. businesses, especially those within the industrial sector, began to integrate efforts to boost production. However, Fort Worth, like many other cities, continued to face challenges of racial discrimination, which ranged from employment and housing inequality to inequity of minority community representation and recognition. Integration caused Anglo residents to relocate from neighborhoods within the city, such as Northside Neighborhood, to developing

³ HHM & Associates. "Historic Context and Survey Plan City of Fort Worth," City of Fort Worth, Texas.

⁴ USACE. 2010. *Below the Bluff: Urban Development at the Confluence of the West Fork and Clear Fork of the Trinity River, 1849-1965 – Expanded Edition*, Fort Worth, Texas, United States Army Corps of Engineers. Accessed 18 October 2023.

⁵ Evans, Silliman. 1921. "Pistol is Clew in Probe of Mob." *Fort Worth Star-Telegram*, <https://www.newspapers.com/image/634458611/?terms=%22fRED%20rOUSE%22>. Newspapers.com, accessed 13 October 2023.

suburbia. Suburbanization indirectly produced economic and environmental issues that led to inner city neighborhood neglect due to the lack of commercial investment and environmentally related vulnerabilities such as flood mitigation and industrial zoning. As such, much of the study area is dominated by industrial properties, commercial units, and residential properties.

AREAS AND PERIODS OF SIGNIFICANCE

For this addendum to the 2010 *Below the Bluff* historic context, the period of significance was extended from 1966 to 1980, spanning a decade of modern industrial development characterized by social and environmental concerns in central Fort Worth. During that time, resources within the study area contributed to several themes and patterns of local history. These areas of significance are discussed in the following sections.

Social History (1921 to 1968)

The Civil Rights Act of 1964 prohibited discrimination in public spaces and employment affairs and promoted racial integration. The Civil Rights Act of 1968, also known as the Fair Housing Act, further prohibited discrimination in the housing market. Both Civil Rights Acts were applicable to the development within the study area due to the socially discriminative patterns of history within the region from both a neighborhood (residential and commercial) and employment perspective. The lynching of Rouse, a Black strikebreaker, exemplifies such employment discrimination and resulted in his death within the Samuels Avenue area. The direct influence of integration, introduced through the two Civil Rights Acts, led to higher residential use and employment throughout the study area.

Ethnic Heritage: Black and Latino Populations (1865 to 1980)

The ethnicity of early Fort Worth largely comprised Anglo settlers who migrated from Tennessee, Kentucky, and Missouri. Black residents arrived primarily with Anglo settlers as slaves and represented a small population percentage. After the abolition of slavery in 1865, the Black community lived separately from the white community due to Jim Crow segregation, which apportioned Black communities to river bottoms or the southern edge of town. Jim Crow laws were a collection of state and local statutes that legalized racial segregation by denying minority voting rights and restricting employment and education opportunities. The segregation laws and institutional discrimination continued and remained legally unprotected until the Civil Rights movement, which began in the 1950s and culminated with the Civil Rights Acts of 1964 and 1968. During the nineteenth century, Fort Worth included a small Latino community; however, the opening of Swift and Armour plants in 1903, along with the Mexican Revolution in 1910, brought Latino migrants to the area in large numbers. Much of the Latino community moving to Fort Worth settled in the Northside Neighborhood and throughout other small neighborhoods with tight social networks called *barrios*. Physical elements of a *barrio* extended beyond family residences and included various businesses, restaurants, churches, civic organization centers and recreational venues such as theatres, baseball/football fields, and social halls. The Latino community saw *barrios* more than a place of residence or employment, but as an integral source of history, memory, and identity. However, the Latino community was well aware of the dualities of life in a *barrio*, which was “a liberated zone and a prison; a place of love and warmth, and a place of hatred and violence, where most of the La Raza live out their lives.”⁶ While *barrios* were livable and provided social and socioeconomic support, conditions tended to be very dense and featured vulnerable, unimproved infrastructure. *Barrio* culture diminished in the middle to late twentieth century due to integration into mainstream American culture; however, the Latino community is present and distributed throughout Fort Worth. For example, much of the current Northside Neighborhood is currently Latino and the community alone accounts for 34 percent of the city’s

⁶ Achor, Shirley. *Mexican Americans in a Dallas Barrio*. University of Arizona Press. 1978:1.

demographic.⁷ This neighborhood still serves as a source of social connection, history, memory, and identity for the Latino community.

Transportation (1876 to 1930)

The first major transportation initiative arrived in Fort Worth in 1876 with the Texas and Pacific Railway (T&P), which expanded the city's predominant agricultural economy beyond the local and regional markets. Railroads for several subsequent companies arrived in Fort Worth during the late nineteenth to early twentieth centuries, such as the Missouri, Kansas and Texas Railway; the Gulf, Colorado and Sante Fe Railway; the Fort Worth and Denver City Railway; and the Fort Worth and Rio Grande Railway. The implementation of these railways promoted Fort Worth's economy, contributed to the city's population growth, and led to utility and infrastructural improvements to waterworks, gasworks, streetcar lines, and the sewage system. The railroad implementation also benefited the aviation and crude oil industries, which later marked the city's significance within World War I (WWI) and WWII military industries. The growth of the automobile industry and subsequent transportation network in the early twentieth century led to the development of the first arterial transcontinental roads, known as the Bankhead Highway, which spanned from Washington, DC to San Diego, Californian, and the Meridian Highway, which stretched from Laredo, Texas to Pembina, North Dakota. These roads crossed near present-day IH 20 and Main Street at the south end of downtown Fort Worth. The Meridian Highway ran through downtown along Commerce and Throckmorton Streets, across the Paddock Viaduct (circa 1914) and along North Main Street through the Northside Neighborhood and past the Stockyards. These roads set the foundation for the importance of highways and interstate highways and helped to solidify the economic viability of Fort Worth. During the 1950s and 1960s, Fort Worth incentivized transportation development with the construction of IH 35, IH 30, and Loop 820, and brought suburbanization and increased automobile usage to the region. The vast transportation network of railroads and highways that interconnected Fort Worth and the North Texas region was reinforced and transformed with the construction of Dallas-Fort Worth International Airport (DFW) in 1974.⁸ Such development in Fort Worth and the North Texas region transformed the area into a major international commercial and economic hub for the southwestern U.S.

As discussed within the original *Below the Bluff* context, the period of significance for railroad and road related properties is 1876 to 1930. While the period of significance for transportation properties was well before 1966, railroad and road infrastructure were continuously used and maintained between 1966 and 1980. This existing infrastructure helped sustain the evolving industries within the Near West Side, North Main, and Stockyard areas.

Community Planning and Development (1966 to 1980)

After the implementation of interstates and improved highway roads, development outside the limits of major U.S. cities, including Fort Worth, often led to the disrepair and neglect of inner-city neighborhoods. Some of such neighborhoods were specifically compromised due to a lack of environmental awareness and infrastructural funding for both prevention and repair measures. In the study area, the lack of flood mitigation from the West Fork Trinity River proved to be an environmental obstacle. Furthermore, the presence of many industrial facilities presided over by businesses (e.g., recycling, refuse, and mechanical disposal) utilizing various hazardous chemicals led to the pollution of both water and air throughout inner-city Fort Worth. These industrial facilities are adjacent to mostly residential areas such as the Northside and Samuels Avenue Neighborhoods. *Barrios* such as the Northside *barrio* and the La Corte *barrio* were such residential areas located along vulnerable, low-lying portions of the adjacent river and industrial

⁷ U.S. Census Bureau. "Race and Ethnicity in Fort Worth, Texas," Statistic Atlas Website <https://statisticalatlas.com/place/Texas/Fort-Worth/Race-and-Ethnicity>. Statistical Atlas website, accessed 30 November 2023.

⁸ Schmelzer, Janet. 2023. "Fort Worth, TX," Handbook of Texas Online, <https://www.tshaonline.org/handbook/entries/fort-worth-tx>. Accessed 10 October 2023.

buildings. These neighborhoods not only housed a sizable portion of the workforce for the nearby industrial facilities, but also helped to shape the geographic footprint of the area during the period of significance and to maintain the cultural identity of Fort Worth through the preservation of cultural traditions, history, and identity.

Industry (1966 to 1980)

Due to Fort Worth's longstanding role as a railroad hub, the presence of railroads within the study area facilitated the continued presence of various manufacturing, meat packing, and materials management during the middle to late twentieth century. These railroads included the Fort Worth and Denver Railway (established 1882) and the St. Louis Southwestern Railway (established 1900).⁹ Industries within the study were located closest to the river and adjacent to the railroads and ranged from production facilities, such as meat production and distribution (e.g., Cargill Meat Solutions) and paper manufacturing (e.g., International Paper), to material management, such as refuse and recycling centers. While many industrial facilities remained in central Fort Worth, suburbanization led to larger facilities being constructed outside the study area. Due to past zoning restrictions, the distance between commercial and residential areas is only the width of roadways, which meant that the workforce for these industries lived in direct proximity to their employing facility. Such an industrial presence within the study area was significant as it contributed to the workforce in Fort Worth, appealed to outside companies, and boosted the city's economy.

Commerce (1966 to 1980)

The commercial development of Fort Worth rose initially as an agricultural industrial hub due to its historic location along the Chisholm Trail. This commercial development was reinforced with the implementation of railroads between the 1870s and during the turn of the twentieth century. Commercial economies were transformed further as the crossroads of the Bankhead and Meridian Highways intersected in Fort Worth during the early twentieth century. As the economy expanded, its various commercial sectors diversified. Originally a city based on oil, agricultural, and various manufacturing industries, Fort Worth expanded into government, transportation, communications, and tourism industries during the late 1970s and 1980s. Efforts to recentralize, such as with the Sundance Square development, allowed for the construction of new office buildings and the renovation of historic buildings. This transformation of industry led to the creation of thousands of white-collar jobs and increased migration to Fort Worth. The migration of the workforce to the study area within central Fort Worth led to the construction of apartments, both complexes and high-rise buildings.

Government and Politics (1966 to 1980)

The U.S. experienced legislative changes that re-engineered the social atmosphere of the nation in the 1960s. Three major pieces of legislation, the Civil Rights Acts of 1964 and 1968 and the Voting Rights Act of 1965, were passed that drew political attention to racial and socioeconomic issues that arose after the Civil War. These issues ranged from employment and housing discrimination to community desegregation and integration initiatives. Furthermore, amid the Civil Rights Movement in the 1960s and 1970s, efforts to protect communities from environmental vulnerability and injustice were established with the creation of the Environmental Protection Agency (EPA) along with the passing of the Clean Air Act.

Architecture (1966 to 1980)

From the post-WWII era to present day, the study area has been subject to transformation, notably among its respective commercial properties. These commercial properties are located within the industrially zoned areas (eastern White Settlement Road and northern Samuels Avenue) and the Fort Worth central business district. Industrial architecture switched from Minimal Industrial to the Modern Industrial style as its

⁹ Werner, George C. 2020 "St. Louis Southwestern Railway" In the Handbook of Texas Online. <https://www.tshaonline.org/handbook/entries/st-louis-southwestern-railway>. Accessed 11 October 2023.

cheaper design and construction appealed to industrial/manufacturing-based companies. Furthermore, the vast advent and availability of modern military-used materials such as steel and corrugated metal led to their utilization and distribution within the civilian and commercial sectors. From 1966 to 1980, architectural styles within the study area ranged from smaller scale Modern Industrial warehouses to Late Modern Style buildings.

HISTORIC CONTEXT: BELOW THE BLUFF: URBAN DEVELOPMENT AT THE CONFLUENCE OF THE WEST FORK AND CLEAR FORK OF THE TRINITY RIVER, 1966 - 1980

Social Injustice and Policy Reform (1921 to 1968)

While the Civil Rights Movement of the 1950s and early 1960s prevailed throughout much of the U.S., Fort Worth had minimally accepted the movement due to its long adherence to Jim Crow-era governance. Fort Worth was the last major Texas city to adopt an integration plan that initially started with the desegregation of its schools in 1963.¹⁰ After the passing of the Civil Rights Act of 1964, which reinforced the prohibition of racial segregation and employment discrimination, there was pressure from civil rights and labor activists to establish initiatives for fair housing. This overall fair housing initiative stemmed from a lingering issue of past employment discrimination that historically manifested within housing opportunities. Housing opportunities surrounding significant business zones were exclusively open to only Anglo workers. In turn, while employment places had evolved and became more racially inclusive after the Civil Rights Act of 1964, the housing issue persisted even after the passage of the act. Employment discrimination during the late nineteenth and early twentieth centuries affected European and Mexican immigrants and Black Americans seeking employment opportunities. Specifically in Fort Worth, employment discrimination was apparent in the industrial sector, which accepted more non-white workers than the light commercial and high business sectors. In the early twentieth century, the Fort Worth Stockyards brought economic opportunity and a population boom to the city with the opening of the Swift and Armour packing plants. Achieving great prosperity, Swift expanded its dominion when it increased its slaughterhouse capacities and developed local investment in Fort Worth. In December 1921, the expansion and production hit a standstill due to a union strike that halted the labor of 95 percent of each plant's workforce.¹¹

Both Swift and Armour countered these strikes by hiring nonunion workers, who were often people of color living outside of the city's central industrial and business areas. Rouse, one of these nonunion workers, was a Black laborer seeking employment at the Swift packing plant. Rouse was from a Black community southeast of downtown Fort Worth. On 06 December 1921, an altercation occurred along Exchange Avenue between Rouse and brothers Tom and Tracey Maclin, butchers at the plant. The Maclin brothers were on strike to protest the plant's decision to hire nonunion labor. When they accosted Rouse, Rouse drew a pistol and shot both brothers, wounding them to the point of hospitalization. Subsequently, raging strikers assaulted Rouse. Rouse was arrested. His arrest was suspended when authorities believed Rouse to be dead, and a wagon transported him to a local mortuary. Rouse survived the injuries and was moved to City-County Hospital for further treatment.

On 11 December, a City-County Hospital night nurse, Essie Slaton, was approached by a mob of approximately thirty men with suspected association with the Fort Worth Ku Klux Klan chapter. The mob was in search of Rouse. Their leader removed his mask and exclaimed, "We want the negro who shot the Maclin brother-and we don't have to argue about it." While Slaton requested that the mob wait until Rouse

¹⁰ Schmelzer, Janet. 2023. "Fort Worth, TX," Handbook of Texas Online, <https://www.tshaonline.org/handbook/entries/fort-worth-tx>. Accessed 10 October 2023.

¹¹ Nichols, Mike. 2021. "Christmas 1921: 'Southern Trees Bear a Strange Fruit,'" <https://hometownbyhandlebar.com/?p=13213>. Hometown by Handlebar website, accessed 11 October 2023.

was released for legal punishment, she later released Rouse to them. The mob ordered Rouse into an automobile, and he was taken to “Hangman’s Tree” (**Table 3; Figure 2**) at the present-day intersection of Samuels Avenue and NE 12th Street. There, Rouse was shot eight times and hanged.¹² While six men were indicted for his murder, all were released on bond and never tried. The owner of the property where the “Hangman’s Tree” stood, A.S. Dingee, cut down the tree on 14 December 1921.¹³



Figure 2 – “Hangman’s Tree” or the “Death Tree” at Twelfth and Samuels Ave. Located on the property of A.S. Dingee, the tree was used to hang Tom Vickery, a man who shot a police officer a year before Rouse’s lynching.

Efforts to resolve issues of employment, racial discrimination, and environmental injustice continued into the later twentieth century. The lynching of Rouse led to anti-lynching legislation within the U.S. federal government. Introduced by Republican Missouri Representative Leonidas C. Dyer, the House of Representatives passed the Dyer Bill, which established lynching as a federal crime one month after Rouse’s death on 26 January 1922; however, the bill failed to pass Senate vote due to a filibuster by southern Democrats whom argued that lynching was a state level issue rather than federal level. Additional anti-lynching bills would be drafted and voted for but never passed until the Emmett Till Antilynching Act in 2022. The bill was named after Emmett Till, a Black teenager who was murdered in Mississippi in 1955. The murder of Till, along with the activism of Rosa Parks and subsequent Montgomery Bus Boycott, sparked the Civil Rights Movement and increased civil rights legislation. As anti-lynching legislation proved to be a fraught process, activist, community leaders, and politicians sought to provide broader and more proactive solutions that would curtail the lynching issue. The Civil Rights Act of 1964 and 1968 brought protections that aimed to halt discrimination within public and employment places and housing. Such civil rights legislation decreased the frequency of lynching as protections were more equally shared among non-Anglo citizens. While the legislation did not directly ban lynching, its prohibitions of racial

¹² Evans, Silliman. 1921. “Pistol is Clew in Probe of Mob.” *Fort Worth Star-Telegram*, <https://www.newspapers.com/image/634458611/?terms=%22fRED%20rOUSE%22>. Newspapers.com, accessed 13 October 2023.

¹³ Nichols, Mike. 2021. “Christmas 1921: ‘Southern Trees Bear a Strange Fruit,’” <https://hometownbyhandlebar.com/?p=13213>. Hometown by Handlebar website, accessed 11 October 2023.

discrimination mandated by the federal government allowed for racially motivated crimes to be punishable under federal law. Furthermore, state and local police, courts, and governmental factions were also subject to the diligence of civil rights legislation, which rendered insubordinate policing punishable by federal law. Due to these strong governmental responses to racially motivated crimes, lynching, as a common method of racially motivated crime, decreased.

Prior to the Fair Housing Act of 1968, minority housing opportunities were often scarce and offered poor living conditions due to limited financial resources and the negative effects of redlining, which affected Latino and Black neighborhoods. The passing of the Act made redlining illegal and increased equitable financing opportunities. For example, prime locations within the Northside Neighborhood were designated for Anglo residents exclusively, while the neighborhood's more flood and pollutant prone sections along the eastern margins were occupied by Latino residents of the Northside *barrio*. While suburbanization and desegregation led to an exodus of Anglo residents within Northside Neighborhood in the 1960s and 1970s, the Fair Housing Act allowed all residents of cities to apply for housing regardless of the neighborhood or the predominant class, gender, race, and overall background within the neighborhood. This legislation allowed minorities to obtain equal financing of a home within areas such as the western portion of Northside Neighborhood. Furthermore, the legislation allowed minorities to partake in the suburbanization movement and seek housing possibilities outside the inner city. Minority migration to suburbia was rare due to the decrease in inner city housing, which minority communities took advantage of in order to live more economically. Minorities often found that suburban housing was unaffordable due to employment discrimination, which created an income gap between Anglos and minorities.

The theme of *Social Injustice and Policy Reform (1921 to 1968)* fits under the areas of social history, ethnic heritage, and government/politics.

Environmental Injustice and Policy Reform (1930 to 1980)

In the 1930s, the U.S. government developed a series of programs under the New Deal Programs to promote and expand homeownership. The Home Owners' Loan Corporation (HOLC) was an entity created to refinance defaulted home mortgages and expand home buying initiatives and opportunities. The HOLC created maps to determine which neighborhoods were most suitable for investment and financial opportunity based on color-coded grades of security (**Figure 3**). The grades of security included A ("Best" in green), B ("Still Desirable in blue), C ("Definitely Declining" in yellow), and D ("Hazardous" in red) marks. When areas were denoted as security grade D and colored with red, the practice became known as "redlining." Redlined areas often comprised neighborhoods of people of color and were environmentally vulnerable. As seen in Fort Worth's HOLC map, the Northside and Samuels Avenue Neighborhoods are redlined or designated as declining.¹⁴ These designations are due to their locations near the industrial areas and along the West Fork Trinity River. The parcels along North Main were once occupied by various industrial companies such as waste management, metal refining, and material or chemical processing, but are now predominately vacant as these parcels were acquired by TRWD for the Undertaking. According to the National Air Toxics Assessment (NATA) by the EPA, such industries have historically emitted air pollutants to adjacent communities and industries in Fort Worth were no different.¹⁵ Air pollutants included greenhouse gas emissions that derive from solution productions, waste management incinerators, and metal

¹⁴ Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, <https://dsl.richmond.edu/panorama/redlining/#loc=13/32.717/-97.329&city=fort-worth-tx>. Accessed 16 October 2023.

¹⁵ EPA. 2014. 2014 National Air Toxics Assessment Map, U.S. Environmental Protection Agency, <https://gispub.epa.gov/NATA>. Accessed 15 October 2023.

refining, smelting, and casting warehouses. Water contaminants, including toxic chemicals and heavy metals, are often derived from metal processing and solutions manufacturing plants.

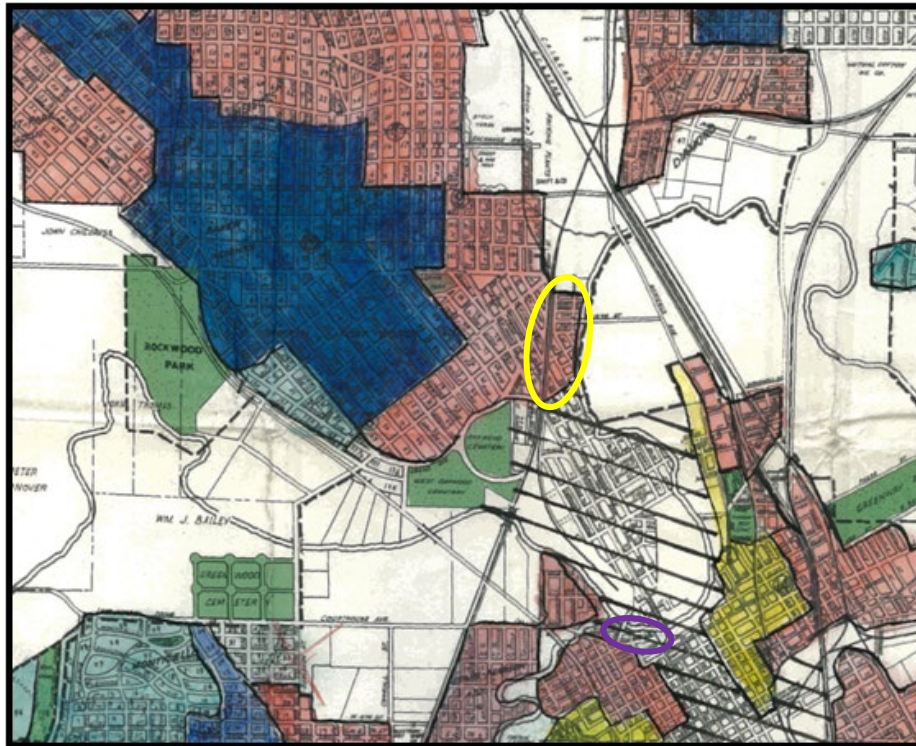


Figure 3 – 1930s Home Owners' Loan Corporation (HOLC) Map of Fort Worth, TX. (Area in yellow - Northside Barrio; Area in purple – La Corte Barrio)

The Northside and Samuels Avenue Neighborhoods were occupied by descendants of white settlers who migrated from the eastern U.S. to North Texas. While Fort Worth experienced Latino cultural influences in the agricultural and transportation industries through *vaqueros*, or cowboys, and *traqueros*, or railroad laborers, before the Texas Revolution, it was not until the Mexican Revolution in 1910 that Mexican and other Latino groups migrated to Fort Worth in large numbers to settle into Northside, Stockyard, and Samuels Avenue areas. When Mexican migrants arrived in Fort Worth, they settled primarily in the Stockyards area of north Fort Worth due to available employment opportunities; subsequently, this led to the development of large Latino and Black communities in the Northside Neighborhood. Since the segregation and discriminatory Jim Crow laws of Fort Worth, these working-class communities, or *barrios*, have provided social and economic support for the marginalized Latino working class, who have been hired historically for low-wage jobs. Within Fort Worth, four primary *barrios* formed, known as Northside, La Diecisiete, La Corte, and El TP. Two of the *barrios*, Northside and La Corte, are located within the study area. By 1920, these *barrios* were included in the Fort Worth City Directory as “solidly Hispanic.” By 1930, the influx of first-generation Latino immigrants decreased, which was succeeded with a larger second-generation Latino population. The Latino community experienced cultural exchange and integration when the Anglo Fort Worth public patronized Mexican establishments, such as Joe T. Garcia’s Mexican Restaurant, and as Latino students were taught the English language in predominately white schools. Further assimilation occurred during the WWII war effort in the early 1940s, when Latino citizens were provided more economic opportunities with employment as skilled workers, clerks, office/business workers, and union laborers. In turn, many Latinos were able to purchase individual lots and build houses, which was drastically different from the densely shared, communal atmosphere of *barrios*.

Northside Barrio

The Northside *barrio* was located within the Northside Neighborhood in an area historically restricted to the eastern side of North Main Street between railroad, river, and industrial areas (yellow outlined in **Figure 3**).¹⁶ This location placed the *barrio* in a vulnerable setting that was exposed to pressures from railroads, other industrial properties, natural flooding, and pollution. In addition, the tracks of the St. Louis Southwestern Railway (SLSW) line separated the eastern portion of the *barrio*, which served as a barrier to the community. One clear benefit of the *barrio*'s proximity to industry was the readily accessible employment opportunities for the new migrant population.

La Corte Barrio

Outside of the Northside *barrio*'s population, the La Corte *barrio* housed a significant amount of the ethnic Latino population along with Black and Anglo residents. The *barrio* is recognized as the second oldest in Fort Worth and named after the courthouse immediately southeast of it. Historically, the *barrio* was located along the West Fork Trinity River southern bluffs from Main Street to the confluence of the West Fork and Clear Fork Trinity River (purple outline in **Figure 3**). The area was initially known as Battercake Flats and was occupied by Black residents. Following regional demographic trends in the 1920s, Mexican immigrants and Latino Americans, many of whom worked service jobs downtown, occupied the area. During the late 1960s and 1970s, much of the remaining *barrio* was raised for construction of the Heritage Park Plaza. Presently, the remnants of only one building associated with the La Corte *barrio* are extant. This building is known as the Casa de la Corte building (**Figure 4**). Like the Northside *barrio*, La Corte's location near a heavily urbanized industrial and commercial area, combined with the constriction by major geographical barriers (i.e., Trinity River and bluffs), positions the area in a compromised setting for redevelopment and limited connectivity to the greater Fort Worth.

Diecisiete and El TP Barrios

The Diecisiete and El TP *barrios* are located outside the study area to the southeast and southwest of downtown Fort Worth. The Diecisiete *barrio* was one of the earliest barrios and formed from Hell's Half Acre. "Hell's Half Acre" was a term used for red light districts within frontier towns. This area was in Fort Worth's third ward, which was in southeastern downtown Fort Worth. Lastly, the El TP *barrio*, named after the Texas & Pacific Railway, was in southwestern Fort Worth near the railway yards along IH 30. In the late nineteenth and early twentieth centuries, the area comprising much of Diecisiete was redeveloped with modern buildings, such as Omni Fort Worth (built in 2009) and the Fort Worth Convention Center (built in 1968). The El TP *barrio* area has retained much of its residential properties; however, it has been heavily redeveloped with newer commercial buildings and apartment complexes.

¹⁶ Hopkins, Kenneth N. 2000. "The Early Development of the Hispanic Community in Fort Worth and Tarrant County, Texas, 1849-1949," *East Texas Historical Journal* vol. 38:2, Article 9, <https://scholarworks.sfasu.edu/cgi/viewcontent.cgi?article=2303&context=ethj>. Scholarworks website, accessed 11 October 2023.



Figure 4 – Casa De La Corte at the former La Corte Barrio grounds near Heritage Park Plaza

The combination of low-income and marginalized minority groups located in environmentally vulnerable regions is a comparative phenomenon nationwide. Texas examples include La Bajura *barrio* in West Dallas, as well as Black neighborhoods of Bonton in Dallas (adjacent to the Trinity River) and the Fifth Ward in Houston (adjacent to Buffalo Bayou), which have both experienced relative flooding and industrial-based pollution.¹⁷ The flooding of the Trinity River in 1949 nearly caused the complete destruction of the Northside *barrio*. Flooding prior to 1949 removed large sections of the La Corte *barrio*. While flooding was mitigated through the USACE’s completion of the initial components for the Federal Floodway Project in 1957, the Northside and La Corte *barrio* areas remained nestled in locations used for industrial and commercial purposes throughout the mid-twentieth century. These constricted and isolated settings contributed to infrastructural neglect and lack of outside investment and left the areas vulnerable to the air pollutants derived from the industrial facilities in proximity. Inner city areas across the U.S. faced similar issues of air quality depredation due to the large influx of industrial jobs that continued to increase most notably in metal refining and automobile production. Due to this nationwide issue, federal legislation geared towards decreasing toxic emissions with both stationary and mobile sources was enacted in 1955 under the Air Pollution Control Act, then in 1963 under the Clean Air Act. The two acts were reinforced by the creation of the EPA in 1970, which administrated national emission standards for 187 congressionally designated hazardous air pollutants (HAPs).¹⁸ Each of the *barrios* experienced population decrease during the 1960s and 1970s as suburbanization and desegregation led to the movement of the Latino families into housing outside their communities into homes once occupied by Anglo residents. Subsequently, areas such as the Northside Neighborhood west of Main Street, once off limits for Latino

¹⁷ Villalón, Jessica. 2020. “Flooding Disproportionately Impacts People of Color,” Bayou City Water Keeper, <https://bayoucitywaterkeeper.org/flooding-disproportionately-impacts-people-of-color>, accessed 11 October 2023.

¹⁸ TCEQ. 2023. Section 185 Fee Overview, Texas Commission on Environmental Quality, https://www.tceq.texas.gov/downloads/air-quality/point-source/dfw_nctcog_185fee_final_postweb.pdf, accessed 16 October 2023.

families, became occupied by Latino communities due to the property value drop from suburbanization's "white flight" that occurred across the U.S.¹⁹

The theme of *Environmental Injustice and Policy Reform (1930 to 1980)* fits under the areas of social history, community planning and development, and government/politics.

Industrial and Commercial Development (1966 to 1980)

Industrial development continued to expand in Fort Worth between 1966 and 1980. While many of these industrial buildings have been demolished, the remaining buildings immediately adjacent to the Undertaking heavily depict the styles once dominant in the study area. A defining event geared toward fostering development within Fort Worth was the USACE's completion of the initial components for the Federal Floodway Project in 1957, which was designed to prevent significant flooding issues along the West Fork and Clear Fork Trinity River near the Downtown area. Even with the reduced threat of flooding, large sections of the study area remained dominated by industrial use due to the presence of the railroads, zoning, and their centralized urban locations. While industries in areas like North Main were initially formed around crude oil, metal refinement, and automotive industries, these industries diversified between 1966 and 1980 (and to present) with lighter industry production facilities, such as International Paper (paper processing [Resource 28]) and Cargill Meat Solutions (meat processing, storage, and distribution [Resource 166]). Despite the vast continued use of industrial facilities throughout the study area, larger industries requiring bigger warehouses and extensive energy usage were located outside of central Fort Worth during this period due to the availability of undeveloped land and a more connected transportation network. Examples of transportation improvements that attended Fort Worth's suburbanization include the city highway loop and DFW. The remaining industrial buildings within the study area are mostly situated along the tracks of the SLSW line near White Settlement Road and East Northside Drive. Other areas including industrial buildings are located within the Northside Neighborhood at North University Drive and east of the West Fork Trinity River along Northpark Drive.

Community Planning and Development (1966 to 1980)

While the study area is characterized by industrial construction throughout the 1960s, light commercial buildings within the study area were constructed throughout the Downtown area between 1966 and 1980. Despite the upheaval of downtown construction due to the striving business district post-WWII, the district began to lose attraction during the 1970s. Suburbanization moved commercialism beyond central Fort Worth, causing the population of the city to shrink from 393,476 people in 1970 to 385,414 people in 1980.²⁰ While urban construction continued, the true revitalization of the Downtown area did not occur until the onset of the late 1970s and 1980s. These efforts in Fort Worth were exemplified by Charles Tandy, who purchased four blocks in 1975 and opened the multi-building Tandy Center (Resources 131 and 132) between 1976 and 1978. The Tandy Center hosted a wide variety of mixed-use buildings including two 20-story buildings that housed the Radio Shack headquarters. During the 1980s and 1990s, the Downtown area was further transformed through the efforts of the Bass Brothers Enterprises. Their involvement with urban revitalization originated with the Worthington Hotel (Resource 135) in 1979, which led to their acquisition of two blocks at 201 Main Street, where the City Center (Resource 136) development was completed in 1981. Their involvement also included the Plaza Hotel rehabilitation at 301 Main Street directly adjacent to the study area. The apartment town known as Tower Residential (Resource 130), completed in 1979, is another example of other individual revitalization efforts. These projects, as well as many others within the 35-square-block Sundance Square, comprise a blend of historic rehabilitation,

¹⁹ Gurrola, Moises Acuna. "Barrios," *Historians of Latino Americans-Tarrant County*, <https://holatarrantcounty.org/barrios>. Accessed 15 October 2023.

²⁰ Schmelzer, Janet. 2023. "Fort Worth, TX," *Handbook of Texas Online*, <https://www.tshaonline.org/handbook/entries/fort-worth-tx>. Accessed 10 October 2023.

incentivized upscale residential living, and commercial businesses aimed at the higher-income market. These efforts reshaped the Downtown area and positioned it as a commerce and tourism centerpiece.²¹

Residential neighborhoods such as Northside, Samuels Avenue, and Monticello mostly contained houses and buildings built in the early twentieth century before the suburbanization and urban redevelopment of Fort Worth. Within the neighborhoods, however, apartment complexes, such as Monticello Crossroads (Resource 57), were built between 1966 and 1980 in an effort to modernize and recentralize the inner Fort Worth area. Construction of such multi-family complexes continues through much of the study area today. The Northside (with nearby Marine Park) and Samuels Ave Neighborhoods have recently seen an increase in property value. This appreciation is due to rippling effects of central Fort Worth redevelopment that was initiated with the revitalization of downtown Fort Worth and the Stockyards Historic District. Furthermore, according to the Neighborhood Conservation Plan and Housing Affordability Strategy city report from 2023, the rise in Fort Worth home values, along with decreased poverty and increased college educated people, have caused longtime residents to vacate central Fort Worth neighborhood. In 2019, a \$3 million revitalization plan was proposed for the Northside Neighborhood to improve sidewalks and add streetlamps. However, Northside Neighborhood residents were concerned that the revitalization plan was a gentrification effort conjoined with the adjacent Panther Island economic development as part of the Undertaking.

GUIDELINES FOR EVALUATION

NRHP Registration Requirements

The assessment of the significance of a cultural resource deemed eligible for listing on the National Register is based on federal regulations and guidelines. The regulatory criteria for evaluating resources for inclusion in the National Register are codified under the authority of the NHPA as amended (36 CFR 60.4 [a-d]), and the Advisory Council on Historic Preservation (ACHP) has also set forth guidelines to use in determining site eligibility. Federal regulations indicate that “[t]he term ‘eligible for inclusion in the National Register’ includes both properties formally determined as such by the Secretary of the Interior and all other properties that meet National Register listing criteria” (36 CFR 800.2[e]). Based on ACHP guidelines, any cultural resource that is included in or eligible for inclusion in the NRHP is a historic property.

Subsequent to the identification of relevant areas of significance and historical themes, four eligibility criteria are applied. *Below the Bluff: Urban Development at the Confluence of the West Fork and Clear Fork of the Trinity River, 1966-1980* identifies its areas of significance in social history, Black and Latino ethnic heritage, community planning and development, industry, commerce, and transportation at the local level of significance. These areas of significance are refined and focused within the period of significance (1966 to 1980) through the historical themes of *Social Injustice and Policy Reform*, *Environmental Injustice and Policy Reform*, *Industrial and Commercial Development*, and *Community Development and Planning*. The regulations provide that the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association and fulfill the following Criterion:

Criterion A: that are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: that are association with the lives of persons significant in our past; or

Criterion C: that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that

²¹ HHM & Associates. “Historic Context and Survey Plan City of Fort Worth,” City of Fort Worth, Texas.

represent a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D: that have yielded, or may be likely to yield, information important in prehistory or history [36 CFR 60.4(a–d)]. Criterion D is most often applied to archeological properties, and it is unlikely that any industrial or transportation related properties would be eligible under Criterion D.

Criterion Considerations

Cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or religiously purposed, structures removed from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties fulfilling significance within the past 50 years are ineligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- D. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Integrity

In order to qualify for NRHP listing at the local, state, or national levels, a property must be shown to possess both significance and integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, the seven variables or aspects that are used to evaluate integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property's integrity of location.

Design is the combination of elements that create the form, plans, space, structure, and style of the property. Features that must be in place to express a property's integrity of design are its form, massing, construction method, architectural style, and architectural details.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features that must be in place to express a property's integrity of setting are its location, relationship to the street, and intact surroundings (i.e., industrial or neighborhood).

Materials refer to the physical elements that were combined or deposited during a particular period and in a particular pattern of configuration to form the historic property. Features that must be in place to express a property's integrity of materials are its construction method and architectural details.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. Features that must be in place to express a property's integrity of workmanship are its construction method and architectural details.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time. Features that must be in place to express a property's integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.

Association is the direct link between an important historic event or person and historic property. Features that must be in place to express a property's integrity of association are its use and its overall design quality.

A property need not retain all seven of these aspects of integrity to be eligible for the NRHP; conversely, a resource possessing all seven aspects of integrity is not necessarily eligible for the NRHP. However, in order to convey its historical significance, a property that has sufficient integrity for NRHP listing will retain a majority of its character-defining features. The degree to which an NRHP-eligible property should retain its integrity depends directly upon the National Register Criteria under which the resource possesses significance and is considered eligible for inclusion in the NRHP. For example, Criterion A recognizes significant properties that have an important association with events or broad pattern in history; in particular, those properties pertaining to social history, ethnic heritage, community planning and development, industry, commerce, and transportation at the local level of significance. Although it is necessary to consider the architectural and physical integrity for resources evaluated under Criterion A, attributes of historical integrity will be more highly valued for these criteria. Thus, the most important aspects of integrity for evaluating resources under these criteria are location, feeling, and association. Criterion B recognizes industrial, commercial, residential, and other properties that illustrate the important achievements of a person who was significant in the past. Architects, artisans, and engineers are often represented by their works, which are typically evaluated under Criterion C, not Criterion B. Properties significant under Criterion A or B only need to possess integrity of physical qualities (e.g., design, materials, and workmanship) to the extent necessary to convey integrity of feeling and/or association and should still be recognizable to the time or era in which it attained significance and still possess those qualities that convey its significance. Properties eligible for the NRHP under Criterion C derive significance from the physical qualities of their design, construction, and/or craftsmanship, which includes elements like engineering or architecture. A property significant under Criterion C is one that clearly represents a noteworthy example of a defined property type, dates from a period of significance of one or more historic context(s) and exhibits the character-defining features of its property type. Therefore, a property must retain a high degree of physical integrity and relation to the historic context. Integrity of location and setting are crucial for properties significant under Criterion A, but less so for those significant under Criterion B or C.

For properties significant under any of the four criteria, it is possible that minor alterations to the physical elements of the property may not substantially alter the integrity of design, assuming that the alterations are subdued and do not prevent the resource for illustrating why the property is significant. Increased age or rarity of a property can potentially lower the threshold required for sufficient integrity.

National Register Guidelines for Historic Landscapes

A historic landscape is a geographic area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads, waterways, and natural features. Evaluation of historic cultural landscapes relies on the application of the National Register criteria, definition of the area of significance, assessing historic integrity, and defining boundaries. Area of

significance is that aspect of history in which a rural property, through use, occupation, physical character, or association, influenced the development or identity of its community or region. Areas of significance include: agriculture, architecture, archeology, community planning and development, conservation, engineering, exploration/settlement, industry, landscape architecture, and science. Engineering, industry, and community planning and development are most directly relevant to the assessment of the project area.

Historic District Guidelines

A historic district is often comprised of multiple properties that possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by either historical events, plan, or physical development, and contribute to the district's overall integrity. These properties are categorized as either being contributing resources or non-contributing resources. Individual properties within the district must retain the defining features and characteristics that were present during the property's period of significance to be considered as a contributing resource or for individual listing on the NRHP. For a historic district to be present, typically there are more contributing resources than non-contributing within the potential district boundary, and most often at least two-thirds of the properties should be contributing.

Contributing resources are buildings, structures, landscaping, and planning features built or created during Fort Worth's mid-twentieth century industrial, commercial, and urban residential development period of significance and retain their essential physical integrity. Through the preliminary assessment of the area, most of the industrial properties from the period of significance were identified as minimally altered administration and warehouse buildings that were built on lots beside the various right-of-way near railroad lines. Many of these buildings derive from the latter middle twentieth century and are contributing resources. Non-contributing resources consist of historic and non-historic-aged (sometimes dilapidated) outbuildings and lots that were built after the period of significance. Non-contributing buildings are distributed throughout the study area.

Preliminary assessments indicate that two areas, the Northside Neighborhood and the Downtown area, exhibit potential for NRHP listing as historic districts. The Northside Neighborhood appears to possess significance under Criterion A for community planning and development due to the neighborhood's association with Stockyards and meatpacking industries adjacent to the neighborhood whose residents supplied the majority of the workforce for these industries. The Downtown area appears to possess significance under Criteria A and B for association with community planning and development and historically significant individuals, as well as Criterion C for architecture. The downtown Fort Worth area already contains several individually NRHP-listed properties and historic districts listed predominately under NRHP Criteria A and C. The downtown Fort Worth area appears to possess NRHP eligibility under Criterion A due to being the historic and present-day center of major business and governmental administration within the city. Under Criterion B, significant personal associations include notable Modernist architect, Paul Rudolph, who designed the Wells Fargo Bank Tower at City Center (Resource 136) and notable landscape architect Lawrence Halprin who designed the NRHP-listed Heritage Park Plaza (Resource 246). Under Criterion C, resources contributing architectural merit include Modern style buildings such as the Wells Fargo Bank Tower at City Center (Resource 136), the Tandy Center (Resources 131 and 132) and the Renaissance Worthington Hotel (Resource 135). There are other exceptional architectural resources in the Downtown area that are not NRHP-listed and are not within the temporal parameters of this historic context addendum but could be contributing resources to a potential historic district or individually eligible under Criterion Consideration G.

PROPERTY TYPES

Per the new PA for the Undertaking, property types within the APE built between the expanded temporal parameters from 1966 to 1980 are discussed within the following section. Representative examples of each building type and a full list of the 113 properties within the APE are included within **Appendix A; Tables 1 through 3**, as well as graphically displayed in **Appendix A; Figures 1a through 1i**.

Industry and Commerce

Buildings within the study area constructed between 1966 and 1980 are listed as both commercial and residential properties. Industrial land use is considered heavy, and the respective properties collectively compose the industrial sector of North Fort Worth. Within the Downtown area, property use is mostly light commercial and urban residential properties. Much of downtown Fort Worth's revitalization of commercialism and residential spaces were reflective of the Sundance Square development efforts by the Bass Brothers enterprise. The development sought to recentralize Fort Worth after the effects of suburbanization caused economic investment and opportunity to sprawl outside the city limits. The predominantly residential neighborhoods within the study area include the Northside, Samuel Avenue, and Monticello areas. Notably, these residential neighborhoods feature houses and buildings from the early twentieth century and just before suburbanization decentralized Fort Worth's population during the late 1950s and early 1960s. These residential neighborhoods are located adjacent to largely industrially zoned regions that historically developed near railroads and the West Fork and Clear Fork Trinity River. Furthermore, past zoning restrictions permitted industrial areas to conduct production near neighborhoods.

Significance

Beyond direct city development and economic impact from the businesses that utilized the industrial and commercial buildings, the buildings also placed a significant effect on the residential areas adjacent to them. The Samuels Avenue Neighborhood and the eastern portion of the Northside Neighborhood (containing the Northside *barrio*) were redlined, which subjected the area to industrial environmental issues (e.g., pollution and contamination). The redlining was correlated to the social histories of racial housing discrimination and Jim Crow legislation, which did not legally cease until the passage of the Civil Rights Act of 1968. The downtown revitalization involvement with the Bass Brothers Enterprises Sundance Square development played a role in recentralizing Fort Worth after suburbanization had caused commercial investment and central urban populations to sprawl. While the development succeeded in recentralizing economic opportunity, much of the employment catered to white-collar business as opposed to the blue-collar industrial workforce common around the Northside and Samuels Avenue neighborhoods adjacent to downtown Fort Worth.

Resource Examples

Late Modern Style

The Late Modern Style is broadly defined and can be divided into several design facets relative to the broader Modern architectural style and era. Late Modern Style elements typically include high elevations, simplistic ornamentation, glass and metal exteriors (sometimes precast concrete), and large, open floor plans. Since the beginning of urban redevelopment in the mid-twentieth century, modern and cityscape architecture continually evolved to accommodate new commercial advances. Common Late Modern style building types include business offices, hotels, and apartments. The growth of white-collar jobs, which often require large office settings, and the proactive retainment of large urban populations (including residents and visitors) led to further usage and demonstration of the Late Modern style's large, open stylistic attributes. In the study area, most of the architecture built between 1966 and 1980 reflects mid-twentieth century styles.

Exemplifying this era of commercial architecture is the Wells Fargo Bank Tower at City Center (**Figure 5**). The building is in downtown Fort Worth at Main Street and East Second Street southeast of the Tarrant County Courthouse. The building, as part of the City Center Complex, was designed by architect Paul Rudolph. Built as a multi-office space property, the Late Modern Style building has a metal and glass fenestration with an overall large footprint and height. The building is 477 feet (ft) tall with 33 floors and

measures a square footage of 720,000 square ft (ft²).²² The building has minimal ornamentation other than the overall luster and reflectivity of its glass fenestration façade. The building's exterior elements are in good condition as the building is routinely cared for and maintained. Another building that exemplified an alternative Late Modern style design is the USHealth Group Administration Building (**Figure 6**; Resource 118). The building features a precast concrete exterior and clean-lined form with ribbon windows. The building shows integrity as it retains its original location, setting, feeling, materials, workmanship, and association.

Modern Industrial

The Modern Industrial Style deviated minimally from the defining characteristics of the Industrial style umbrella. High ceilings, simplistic ornamentation, and large, open floor plans were still present within the Modern Industrial style; however, the exteriors and interiors were made less with traditional materials (e.g., wood and brick) and more with materials commonly produced in the twentieth century (e.g., glass, metals, and plastics). During WWII, metal production plants manufactured and distributed metals at a faster pace and larger scale than before to meet the demands for producing military equipment, such as weaponry, automobiles, and camp housing (i.e., Quonset hut). Construction components such as corrugated metal and fiberglass replaced bricks as siding, and steel beams replaced structural wood framing. While spaces remained open and large, the Modern Industrial style tended to have a larger footprint with less height and fewer stories. Furthermore, the interior spaces would often include exposed foam insulation as opposed to exposed brick or concrete. Paints and surface treatments were the only ornate features on the exteriors of the Modern Industrial style.

The Modern Industrial Style is exemplified within the study area by the Texas Towing warehouse along the eastern alignment of South Commercial Street (**Figure 7**; Resource 1). The building is two-story with a ribbed corrugated metal exterior and cross-gabled roof with moderate fenestration. The garage portion features three rolling doors and a single door. The building's exterior metalwork is in good condition. The roof along the north office portion is in perfect condition while the south garage portion is oxidized significantly.

Modernism (Brutalism and Functionalism)

The Modernism Style was popular from the early to the late twentieth century. The style promoted rhythm, austerity, and the use of modern materials that were more widely available post-WWII. Modern materials included precast concrete, large glass panes, and steel for frame construction. The style drew from Europe as an umbrella classification that included various substyles that promote the same characteristics. Two large substyles of Modernism are Brutalism and Functionalism derivative of the United Kingdom, which were popular in Eastern and Central Europe. The simplicity, clean-lined, and raw material aesthetic is reflective of social equality principles. Unlike the preceding Victorian era's emphasis on ornamentation, embellishment, and flamboyancy, Brutalism and Functionalism reflect basic humanistic utilitarianism with transparency, rawness, and functionality. Such focus on humanism and modesty is often based on the rise of the socioeconomic political atmosphere that developed throughout the twentieth century. Famous architects associated with Modernism, both through Brutalism and Functionalism, include Le Corbusier, Louis Kahn, and Mies van der Rohe.

The Modernism Style, specifically Brutalism, is exemplified in the study area by the NRHP-listed Heritage Park Plaza (Resource 246) designed by notable landscape architect Lawrence Halprin. The park features reinforced concrete walls, vegetation adjacent to different elevation levels, concrete steppingstones over pools of water, and active water features of channels and walls. The park shows integrity as it retains its original location, setting, feeling, materials, workmanship, and association. The Functionalism Style is

²² Paul Rudolph Institute. 2021. "City Center Towers Complex," The Paul Rudolph Institute for Modern Architecture, <https://www.paulrudolph.institute/197811-city-center-towers>, accessed 11 October 2023.

exemplified in the study area by the Tandy Center (**Figure 8**; Resources 131 and 132) and with the Renaissance Worthington Hotel (Resource 135). The Tandy Center is a high-rise structure that features a precast concrete exterior, symmetrical and clean-lined form, and ribbon windows.

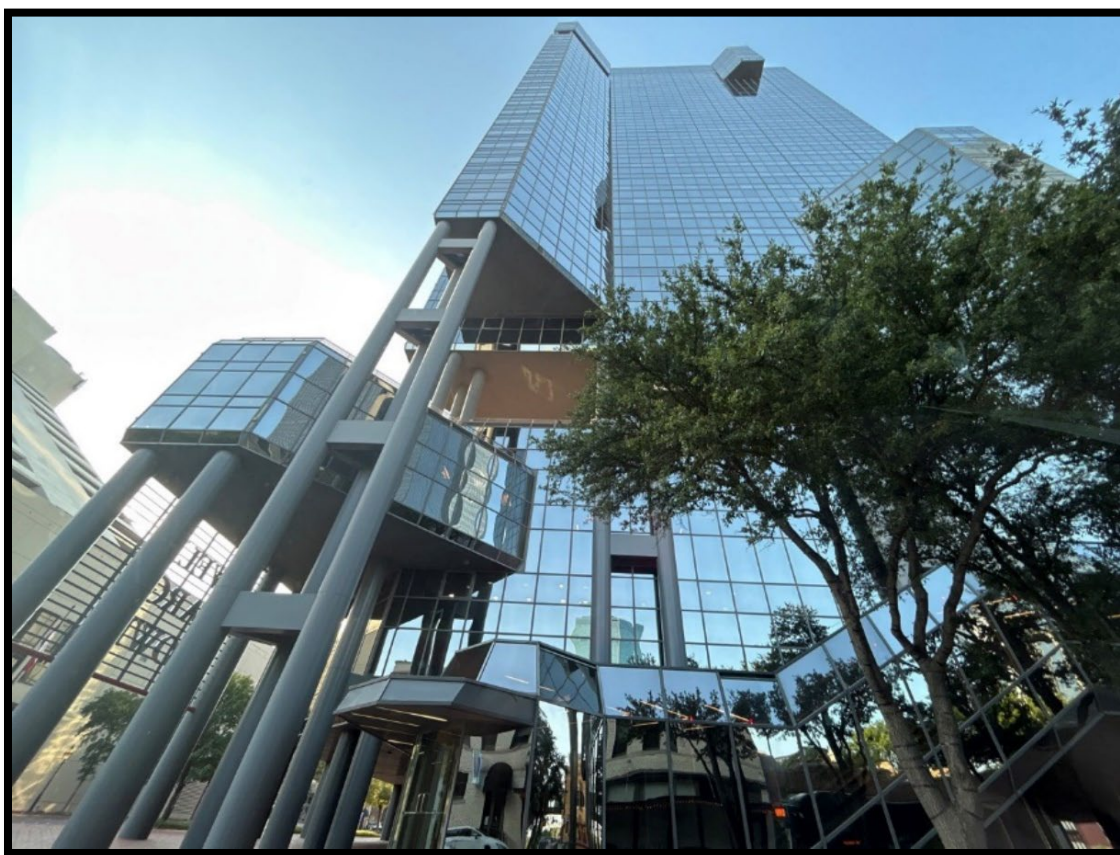


Figure 5 – Wells Fargo Bank Tower-City Center representative of the Late Modern Style (built c. 1982)



Figure 6 – USHealth Group Administration Building representative of the Late Modern Style (alternative style design) (Built c. 1975)



Figure 7 – Texas Towing Warehouse on South Commercial Street representative of the Modern Industrial Style (built c. 1972)



Figure 8 – The Tandy Center representative of the Functionalism Style (Built c. 1974)

Registration Requirements

Industrial and commercial properties should have significance in the areas of industry, commerce, or community development and planning, and should be associated with the themes of *Industrial and Commercial Development (1966 to 1980)* or *Community Planning (1966 to 1980)*. Mere association with the middle to late-twentieth century industrial/commercial development or the downtown revitalization of Fort Worth between 1966 and 1980 is not sufficient rationale by itself to consider a building eligible for inclusion in the NRHP. A property needs to be associated with a business, architect, or planner that made a significant contribution to the industrial and commercial growth of the Downtown, North Main, or Near West Side areas in the period of significance. Under Criterion C, these properties would embody the distinctive characteristics of a type, period, or method of construction; or that represent the work of a master;

or that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction, and they retain integrity. They should retain integrity of location from the period of significance and the principal engineering elements that identify their original use. Under Criterion A, these properties should have significant associations with the commercial, specifically industrial, latter midcentury development of the city of Fort Worth and may have served as anchors or catalyst for urban revitalization. They should also retain integrity of location and design from the period of significance or be a representative work of a master. Consideration may also include the recognition of a potential historic district where the total collection of buildings represents a significant and distinguishable entity whose components may lack individual distinction.

Residential

All single-family homes within the APE were constructed prior to 1966 and after 1980, and a limited number of multi-family apartment buildings were located within the APE. As these properties are income producing, they were categorized as a commercial property type and were discussed previously within this report. Per the PA for the Undertaking, indirect impacts to the Northside Neighborhood should be considered for the Undertaking. To facilitate a subsequent windshield survey of the neighborhood, representative examples of pre-1966 and post-1980 residences from the Northside Neighborhood were included within the addendum context.

Resource Examples

Minimal Traditional

The Minimal Traditional Style was popular during the Great Depression until just after WWII. While the style lacked significant ornamentation, minimal features, such as window shutters, gable orientations, and exterior materials, can differentiate the overall design of various houses. The small form, austere, and economical design allowed for many units to be built. Most Minimal Traditional style houses within the Northside Neighborhood feature a low to moderately pitched roof, with a wood or brick exterior (**Figure 9**; Representative Property 5). This resource is located within the Northside Neighborhood, which is Fort Worth's most prominent Latino neighborhood. The residents of Northside Neighborhood played a significant role in the workforce for the Stockyards and meatpacking industries and maintained a strong sense of community and cultural traditions. Residential properties within Northside Neighborhood may be eligible for NRHP listing under Criterion A for their associations with social history, ethnic heritage, politics/government, and community planning and development. Properties may also possess architectural merit and be eligible for NRHP listing under Criterion C.

Craftsman

The Craftsman Style was popular from the early twentieth century to the Great Depression and was associated with the Arts and Crafts movement. The Craftsman Style features modest, humanistic design as opposed to previous Victorian era styles that were highly ornamental due to technological advances of the Industrial era (**Figure 10**; Representative Property 1). Craftsman design focuses on natural materials, human artisanship, and subtlety. The houses of the style within the Northside Neighborhood feature low to moderately pitched roofs with wood or brick exteriors. While the style lacks significant ornamentation, minimal features, such as window shutters, gable orientations, and exterior materials, can differentiate the overall design of various houses. Square tapered columns long with jerkinhead style roofs are common subtle ornamentation attributes of the Craftsman style. The residents of Northside Neighborhood played a significant role in the workforce for the Stockyards and meatpacking industries and maintained a strong sense of community and cultural traditions. Residential properties within Northside Neighborhood may be eligible for NRHP listing under Criterion A for their associations with social history, ethnic heritage, politics/government, and community planning and development. Properties may also possess architectural merit and be eligible for NRHP listing under Criterion C.



Figure 9 – A renovated Minimal Traditional Style house in the Northside Neighborhood



Figure 10 – A Craftsman Style house in the Northside Neighborhood

Tudor Revival

The Tudor Revival Style was popular from the early twentieth century to the Great Depression and was associated with the Arts and Crafts movement. The Tudor Revival Style features modest, humanistic ornamentation as opposed to previous Victorian era styles that were highly ornamental due to technological advances of the Industrial era (**Figure 11**; Representative Property 4). Tudor Revival design focuses on natural materials, human artisanship, and subtlety. The houses of the style within the Northside Neighborhood feature steeply pitched roofs with curved gables with stone, stucco, or brick exteriors. While the style lacks significant ornamentation, minimal features, such as multi-pane window styles, gable orientations, and exterior materials, can differentiate the overall design of various houses. Half-timbered exterior walls with wooden beams and arches above doorways and windows are common subtle ornamentation attributes of the Tudor Style. Representative Property 4 (1413 Grand Avenue) is a contributing property within the NRHP-listed Grand Avenue Historic District within the greater Northside Neighborhood. The district was listed under Criterion A for community planning and development and Criterion C for architecture. Other similar properties outside the Grand Avenue Historic District and within the Northside Neighborhood may be eligible for NRHP listing under Criterion A and Criterion C. Eligibility under Criterion A would be for their associations with social history, ethnic heritage, politics/government, and community planning and development. Eligibility under Criterion C is noted for their architectural merit in design and style.



Figure 11 – A Tudor Revival Style house in the Northside Neighborhood

Folk Victorian

The Folk Victorian Style was popular from the mid-nineteenth century to the 1910s and was associated with the Victorian Era. The Folk Victorian Style is reminiscent of the main, grand Victorian subset styles of Queen Anne, Italianate, and Second Empire, Gothic Revival, and Greek Revival (**Figure 12**; Representative Property 3). However, the Folk Victorian rendition employs more economical, affordable forms, with smaller massing and less ornamentation. The Industrial era allowed for railroads to transport heavy machinery that mass produced and distributed highly detailed physical attributes, such as readily available and customizable spindle columns, brackets, and balustrades. The houses of this style located within the Northside Neighborhood feature moderate to steeply pitched roofs with ornate cornicing, fascia, and gable designs. Folk Victorian style often used paint pigments as ornamentation to complement and

contrast carved designs. Representative Property 4 (1818 Grand Avenue) is a contributing property within the NRHP-listed Grand Avenue Historic District within the greater Northside Neighborhood. The district was listed under Criterion A for community planning and development and Criterion C for architecture. Other similar properties outside the Grand Avenue Historic District and within the Northside Neighborhood may be eligible for NRHP listing under Criterion A and Criterion C. Eligibility under Criterion A would be for their associations with social history, ethnic heritage, politics/government, and community planning and development. Eligibility under Criterion C is noted for their architectural merit in design and style.



Figure 12 – A Folk Victorian Style house in the Northside Neighborhood

Ranch

The Ranch Style, while most popular during the post-WWII era and into the twenty-first century, started appearing in the 1920s. The style developed from U.S. Modernism principles of open spaces, informality, and minimalism as reflected in the Art and Crafts Movement. The Ranch Style features long and low to moderately pitched roofs, an L-shaped layout, and a single-story level (**Figure 13**; Representative Property 2). The style was built often among tract housing and in response to the residential influx of families post-WWII. Thus, the style is considered an economical option for the average-sized family. The Ranch style varied based on how features of other housing styles, including Midcentury Modern, Folk Victorian, and Craftsman, were customized. Representative Property 2 is located within the Northside Neighborhood, which is Fort Worth's most prominent Latino neighborhood. The residents of Northside Neighborhood played a significant role in the workforce for the Stockyards and meatpacking industries and maintained a strong sense of community and cultural traditions. Residential properties within Northside Neighborhood may be eligible for NRHP listing under Criterion A for their associations with social history, ethnic heritage, politics/government, and community planning and development. Properties may also possess architectural merit and be eligible for NRHP listing under Criterion C.



Figure 13 – A Ranch Style house in the Northside Neighborhood

Miscellaneous Resources

Six miscellaneous resources within the study area were not associated with commercial, industrial, or residential purposes (*see Appendix A; Table 3*). Such buildings include the St. Paul Lutheran Church and School (Resource 89), Fellowship Church-Fort Worth Campus (Resource 72), Charles H. Haws Athletic Center (Resource 241), Annie Richards Bass Library and Family Recreation and Education Center (Resource 96), Heritage Park Plaza (Resource 246), and Fred Rouse lynching site (Resource 247).

Many religious and public assembly properties including churches and private schools were built in the late nineteenth and early twentieth centuries due to the large Christian presence and religious culture that has continued from the origins of Fort Worth. Many historical churches still exist in Fort Worth; however, many older churches and church-related buildings were often replaced to accommodate larger congregations. For example, St. Paul Lutheran Church (**Figure 14**; Resource 89) was chartered in 1893; however, the current church and school were built in 1969. Other more modern congregations have moved into buildings previously used for commercial, distribution, or light industrial purposes. For example, the building housing the current congregation of The Fellowship Church – Fort Worth Campus (**Figure 15**; Resource 72) was built in 1970 but was used for private ventures until 2007, when the congregation moved to this location.

Recreational properties including recreational centers within inner city areas tend to be built on wide, open parcels of land to allow space for outdoor amenities. During the 1970s and 1980s, urban renewal efforts often sought greenspaces, the construction of minimalist Modern architecture, and population recentralization. Entertainment and recreational amenities were built to provide more leisure-based spaces to complement the basic, preceding commercial and residential developments from the mid-twentieth century. These efforts were used to entice residents back into central Fort Worth after suburbanization sprawl during the 1950s through the 1970s. Leisure spaces ranged from entertainment-based properties, such as bars, clubs, and restaurants, to recreational-based properties, such as parks, gymnasiums, and clubrooms. For example, the Charles H. Haws Athletic Center (**Figure 16**; Resource 241) was built between 1979 and 1981 and comprised a gymnasium, kitchen, surrounding trails, and venue space. It was built by the City of Fort Worth and is the headquarters for the City's Park and Recreation Adult Sports.

The Annie Richards Bass Library and Family Recreation and Education Center (**Figure 17**; Resource 96) was built in 1971 to provide space for study hall, offices, arts and crafts, meetings, and recreational activities. The building is associated with the All Church Home for Children (ACH Child and Family Services) charitable organization that serves the Fort Worth community by scaffolding resources for impoverished and neglected children and families.



Figure 14 – Resource 89 – St. Paul Lutheran Church and School (Built 1969)



Figure 15 – Resource 72 – Fellowship Church – Fort Worth Campus (Built 1970)



Figure 16 – Resource 241 – Charles H. Haws Athletic Center (Built c. 1979-1981)



Figure 17 – Resource 96 – Annie Richards Bass Library and Family Recreation and Education Center (Built 1971)

Another urban renewal green space was Heritage Park Plaza, which was built along the Trinity River bluff and opened in 1980 (**Figure 18**; Resource 246). Heritage Park Plaza is an urban public park and water garden that occupies 0.5 ac of Heritage Park northwest of the Tarrant County Courthouse and west of Paddock Viaduct. The plaza was designed by famed architect Lawrence Halprin and includes water features, concrete walls that divide the space into “rooms,” stairs, and an elevated bridge overlooking the river. The plaza was established on a portion of the original 1849 fort location. Heritage Park Plaza was

listed as a NRHP District in 2010 under Criterion C in the area of Landscape Architecture at the national level of significance. The plaza represents an exceptional example of modern design by architect Lawrence Halprin. Although the plaza was not of historic age at the time of nomination and listing, the property met Criteria Consideration G as an exceptional landscape that has gained significance within the past 50 years.²³



Figure 18 – Resource 246 – Heritage Park Plaza (Built c. 1980)

The lynching of Black strikebreaker Rouse exemplifies employment discrimination and resulted in his death within the Samuels Avenue area. Nevertheless, due to the direct influence of integration by the two Civil Rights Acts, higher residential use and employment proceeded throughout the study area. The present-day intersection of Samuels Avenue and NE 12th Street (**Figure 19**; Resource 247) marks the location where Rouse was hanged in 1921. The historical setting at the intersection off Samuels Avenue and NE 12th Street has been significantly altered since 1921. The tree site of Rouse’s murder and nearly all other historical aspects of the surrounding landscape have been demolished or are barely recognizable other than the historical alignment of Samuels Avenue and the NE 12th Street east of Samuels Avenue. All trees and the section of NE 12th leading toward the Stockyards were demolished by 1981. The precise location of Resource 247 at the intersection of Samuels Avenue and NE 12th Street is unknown. Land surrounding this intersection includes a mix of public road right of way and private property.

²³ Jones, Dwayne and Michael Tincup. “Heritage Park Plaza National Register of Historic Places Nomination Form,” Historic Fort Worth, Inc., Fort Worth, Texas.



Figure 19 – Resource 247 – Fred Rouse lynching site at NE 12th Street and Samuels Ave.

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APPENDIX A
Resource Tables and Location Maps

Table 1: Industrial Resources within Study Area

Resource ID	Year Built	Address	Area of Significance	Property Use	Condition	Description
R-1	1972	205 Commercial St	Industry	Industrial	Good	Two-story, corrugated metal building
R-3	1971	311 Greenleaf St	Industry	Industrial	Demolished	Single-story, concrete building
R-4	1971	311 Greenleaf St	Industry	Industrial	Demolished	Single-story, concrete building
R-5	1970-1979	316 Greenleaf St	Industry	Industrial	Good	Single-story, stucco building
R-8	1970-1979	308 Arthur St	Industry	Industrial	Demolished	Single-story, concrete building
R-13	1963-1968	2412 Weisenberger St	Industry	Industrial	Good	Two-story, concrete building
R-24	1979	1012 N Main St	Industry	Industrial	Fair	Single-story, concrete/brick building
R-28	1970-1979	2400 Shamrock Ave	Industry	Industrial	Good	Two-story, concrete building
R-29	1970-1979	1111 Jacksboro Hwy	Industry	Industrial	Good	Two-story, concrete building
R-30	1963-1970	2320 Cullen St	Industry	Industrial	Good	Single-story, concrete building
R-31	1979-1981	2716 Cullen St	Industry	Industrial	Good	Single-story, concrete building
R-34	1963-1968	2400 Cullen St	Industry	Industrial	Fair	Single-story, concrete building
R-36	West (1970-79) East (1981-1990)	2501 Cullen St	Industry	Industrial	Good	Single-story, concrete building
R-40	1963-1968	212 N Rupert St	Industry	Industrial	Good	Single-story, concrete building
R-42	1970-1979	1091 N Henderson St	Industry	Industrial	Good	Single-story, brick building
R-43	1970-1979	1 Trinity River Levee	Industry	Industrial	Good	Single-story, corrugated metal/brick building
R-46	1956-1970	2534 Whitmore St	Industry	Industrial	Good	Single-story, concrete building
R-47	1970-1979	2412 Whitmore St	Industry	Industrial	Good	Single-story, corrugated metal building
R-49	1970-1979	200 Adolph St	Industry	Industrial	Good	Single-story, corrugated metal building
R-50	1970-1979	2625 Whitmore St	Industry	Industrial	Good	Single-story, concrete building
R-54	1970-1979	3201 Sondra Dr	Industry	Industrial	Good	Single-story, concrete building
R-143	1963-1968	200 NE 5 th St	Industry	Industrial	Good	Single-story, concrete building
R-156	1970-1979	975 N Houston St	Industry	Industrial	Good	Single-story, corrugated metal building
R-157	1968-1970	951 N Houston St	Industry	Industrial	Good	Multi-building complex ([1] single-story, concrete building, [1] single-story corrugated metal building)
R-161	1979-1981	1006 Benjamin St	Industry	Industrial	Fair	Single-story, corrugated metal building
R-164	1970-1979	1301 Northpark Dr	Industry	Industrial	Good	Single-story, concrete building
R-165	1970-1979	1351 Northpark Dr	Industry	Industrial	Good	Single-story, concrete building
R-167	1970-1979	901 E Northside Dr	Industry	Industrial	Good	Two-story, concrete building
R-168	1970-1979	812 E Northside Dr	Industry	Industrial	Good	Single-story, concrete building
R-169	1970-1979	901 E Northside Dr	Industry	Industrial	Good	Single-story, concrete building
R-170	1970-1979	813 E Northside Dr	Industry	Industrial	Good	Two-story, brick/corrugated metal building
R-174	1952-1966	509 E Northside Dr	Industry	Industrial	Good	Multi-building complex ([1] two-story, concrete building, [1] single-story corrugated metal, rock building)
R-176	1970-1979	601 E Northside Dr	Industry	Industrial	Good	Single-story, corrugated metal building
R-177	1970-1979	611 E Northside Dr	Industry	Industrial	Good	Single-story, corrugated metal building
R-178	1970-1979	611 E Northside Dr	Industry	Industrial	Good	Two-story, corrugated metal building
R-179	1970-1979	611 E Northside Dr	Industry	Industrial	Good	Two-story, corrugated metal building
R-183	1970-1979	2101 N Commerce St	Industry	Industrial	Fair	Single-story, corrugated metal building

Resource ID	Year Built	Address	Area of Significance	Property Use	Condition	Description
R-185	1970-1979	1201 N Calhoun St	Industry	Industrial	Fair	Single-story, cinderblock/corrugated metal building
R-190	1970-1979	2313 Decatur Ave	Industry	Industrial	Good	Single-story, corrugated metal building
R-192	1963-1968	2599 Decatur Ave	Industry	Industrial	Good	Single-story, corrugated metal building
R-195	1979-1981	2700 N Nichols St	Industry	Industrial	Fair	Single-story, corrugated metal building
R-196	1970-1979	2700 N Nichols St	Industry	Industrial	Fair	Single-story, corrugated metal building
R-197	1970-1979	2700 N Nichols St	Industry	Industrial	Fair	Single-story, corrugated metal building
R-198	1970-1979	1150 NE 28 th St	Industry	Industrial	Good	Single-story, corrugated metal building
R-202	1979-1981	900 NE 29 th St	Industry	Industrial	Fair	Single-story, corrugated metal building
R-207	1970-1979	2001 Brennan Ave	Industry	Industrial	Fair	Single-story, corrugated metal building
R-208	1963-1968	2001 Brennan Ave	Industry	Industrial	Fair	Single-story, corrugated metal building
R-209	1970-1979	1701 Brennan Ave	Industry	Industrial	Fair	Single-story, corrugated metal/brick building
R-210	1963-1968	2550 Glendale Ave	Industry	Industrial	Fair	Single-story, corrugated metal building
R-214	1963-1968	2415 Cold Springs Rd	Industry	Industrial	Good	Single-story, brick building
R-223	1970-1979	1120 Jacksboro Hwy	Industry	Industrial	Good	Single-story, corrugated metal building
R-226	1963-1968	1308 Rockwood Ln	Industry	Industrial	Good	Single-story, brick building
R-227	1970-1979	1308 Rockwood Ln	Industry	Industrial	Good	Single-story, corrugated metal/rock brick building
R-228	1963-1968	1308 Rockwood Ln	Industry	Industrial	Good	Single-story, corrugated metal building
R-229	1963-1968	1308 Rockwood Ln	Industry	Industrial	Good	Single-story, corrugated metal building

Table 2: Commercial Resources within Study Area

Resource ID	Year Built	Address	Area of Significance	Property Use	Condition	Description
R-2	1970	300 Greenleaf St	Commerce	Office	Good	Single-story, brick building
R-11	1979	191 N Burnett St	Architecture; Government/ Politics	Office	Good	Multi-level, brick building
R-14	1979-1981	3900 White Settlement Rd	Community Planning & Development	Apartments	Good	Two-story, brick building
R-41	1970-1979	2313 Cullen St	Commerce	Office	Good	Single-story, concrete building
R-51	1963-1968 Had eastern additions up to 1981 aerials	2609 Whitmore St	Commerce	Commercial	Good	Single-story, concrete building
R-52	1970-1979	2708 Weisenberger St	Commerce	Commercial	Good	Single-story, concrete building
R-53	1979-1981	213 Foch St	Commerce	Commercial	Good	Single-story, concrete building
R-55	1970-1979	3201 Sondra Dr	Community Planning & Development	Apartments	Good	Multi-level, brick building
R-56	1963-1968	140 St Donovan St	Community Planning & Development	Apartments	Good	Two-story, brick building
R-57	1963-1968	123 St Donovan St	Community Planning & Development	Apartments	Good	Two-story, brick/weatherboard building
R-58	1963-1968	118 St Donovan St	Community Planning & Development	Apartments	Good	Two-story, brick/weatherboard building
R-59	1970-1979	3317 Bristol Rd	Commerce	Office	Good	Single-story, brick building

Historic Context Addendum
 Modified Central City Project

Resource ID	Year Built	Address	Area of Significance	Property Use	Condition	Description
R-64	1963-1968	3100 Hamilton Ave	Community Planning & Development	Apartments	Good	Two-story, brick building
R-65	1963-1968	3100 Hamilton Ave	Community Planning & Development	Apartments	Good	Two-story, brick building
R-66	1963-1968	3100 Hamilton Ave	Community Planning & Development	Apartments	Good	Two-story, brick building
R-67	1963-1968	3100 Hamilton Ave	Community Planning & Development	Apartments	Good	Two-story, brick building
R-68	1963-1968	3100 Hamilton Ave	Community Planning & Development	Apartments	Good	Two-story, brick building
R-71	1970-1979	301 Templeton Dr	Commerce	Commercial	Good	Two-story, brick building
R-78	1979-1981	1600 W 7 th St	Architecture	Office	Good	Multi-level, concrete building
R-83	1970-1979	1300 Summit Ave	Architecture	Office	Good	Multi-level, concrete building
R-84	1970-1979	1300 Summit Ave	Architecture	Office	Good	Multi-level, concrete building
R-96	1970-1979	1531 Rio Grande Ave	Architecture; Commerce	Office	Good	Multi-level, brick house
R-98	1963-1968	1319 Summit Ave	Commerce; Architecture	Office	Good	Multi-level, brick/stucco building
R-100	1963-1968	1391 Texas St	Commerce; Architecture	Office	Good	Two-story, brick building
R-102	1970-1979	1212 W Lancaster Ave	Commerce	Office	Good	Two-story, stucco building
R-103	1963-1969	1200 Henderson St	Commerce	Hotel	Good	Multi-level, stucco/brick building
R-105	1963-1968	910 Collier St	Commerce	Office	Good	Split-level, brick building
R-108	1970-1979	1692 W 10 th St	Architecture	Office	Good	Multi-level, glass/concrete building
R-110	1963-1968	101 Energy Way	Architecture	Office	Good	Multi-level, glass/concrete building
R-111	1970-1979	1023 W Bluff St	Architecture	Office	Good	Two-story, stucco building
R-112	1970-1979	1000 W Bluff St	Commerce	Commercial	Good	Single-story, cinderblock/stucco building
R-115	1963-1968	801 W Weatherford St	Commerce	Commercial	Good	Single-story, brick building
R-118	1970-1979	600 W 3 rd St	Architecture	Office	Good	4-story, glass/concrete building
R-121	1970-1979	600 W 6 th St	Architecture	Office	Good	4-story, glass/concrete building
R-125	1970-1979	500 Throckmorton St	Commerce; Architecture	Commercial	Good	Multi-level, brick/concrete building
R-129	1963-1968	819 Taylor St	Architecture	Office	Good	Multi-level, concrete/glass building
R-130	1970-1979	500 Throckmorton St #2002	Architecture	Apartments	Good	Multi-level, concrete/glass building
R-131	1970-1979	310 Throckmorton St	Architecture	Commercial	Good	Multi-level, concrete/glass building
R-132	1970-1979	100 Throckmorton St	Architecture	Office	Good	Multi-level, concrete/glass building
R-135	1979-1981	200 Main St	Commerce/Architecture	Hotel	Good	Multi-level, concrete/glass building
R-136	1979-1981	201 Main St Ste 1160	Architecture	Office	Good	Multi-level, glass building
R-137	1979-1981	100 E Weatherford St	Architecture; Government/Politics	Office	Good	Multi-level, brick building
R-166	1970-1979	1301 Northpark Dr	Commerce	Commercial	Good	Two-story, concrete building
R-194	1970-1979	2700 N Nichols St	Commerce	Commercial	Good	Single-story, stucco building
R-205	1979-1981	2806 Lulu St	Commerce	Commercial	Good	Single-story, stucco building
R-215	1979-1981	2350 Cold Springs Rd	Commerce	Office	Good	Two-story, stucco building



Resource ID	Year Built	Address	Area of Significance	Property Use	Condition	Description
R-218	1970-1979	700 N University Dr	Commerce	Commercial	Good	Single-story, corrugated metal building
R-225	1963-1968	1308 Rockwood Ln	Commerce	Commercial	Good	Single-story, corrugated metal building
R-231	1963-1968	1308 Rockwood Ln	Commerce	Commercial	Good	Single-story, wood/glass building
R-232	1970-1979	1523 Jacksboro Hwy	Commerce	Commercial	Good	Single-story, brick building
R-243	1963-1968	1000 Calvert St	Government/ Politics	Office	Good	Single-story, brick building
R-245	1968-1970	937 Woodward St	Commerce	Commercial	Fair	Single-story, corrugated metal building

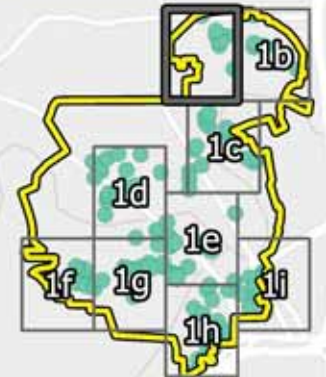
Table 3: Miscellaneous Resources within Study Area

Resource ID	Year Built	Address	Area of Significance	Property Use	Condition	Description
R-72	1970-1979	2728 W 5 th St	Social History	Church	Good	Single-story, concrete building
R-89	1969	1800 W Fwy	Social History	Church/School	Good	Multi-story, brick building
R-96	1971	1530 Rio Grande Ave	Social History	Library	Good	Multi-level, brick building
R-241	1979-1981	801 Calvert St	Social History	Recreational	Good	Single-story, brick building
R-246	1980	100 W Bluff St	Architecture	Recreational	Good	Concrete structure, park
R-247	N/A	12 th St and Samuels Ave	Social History; Black Ethnic Heritage	Landscape	Poor	Site of Fred Rouse lynching

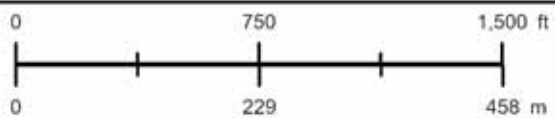


Figure 1a
Above Ground Resources

-  Study Area
-  Resource Location



County: Tarrant
 State: Texas
 Date map created: 10/18/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017



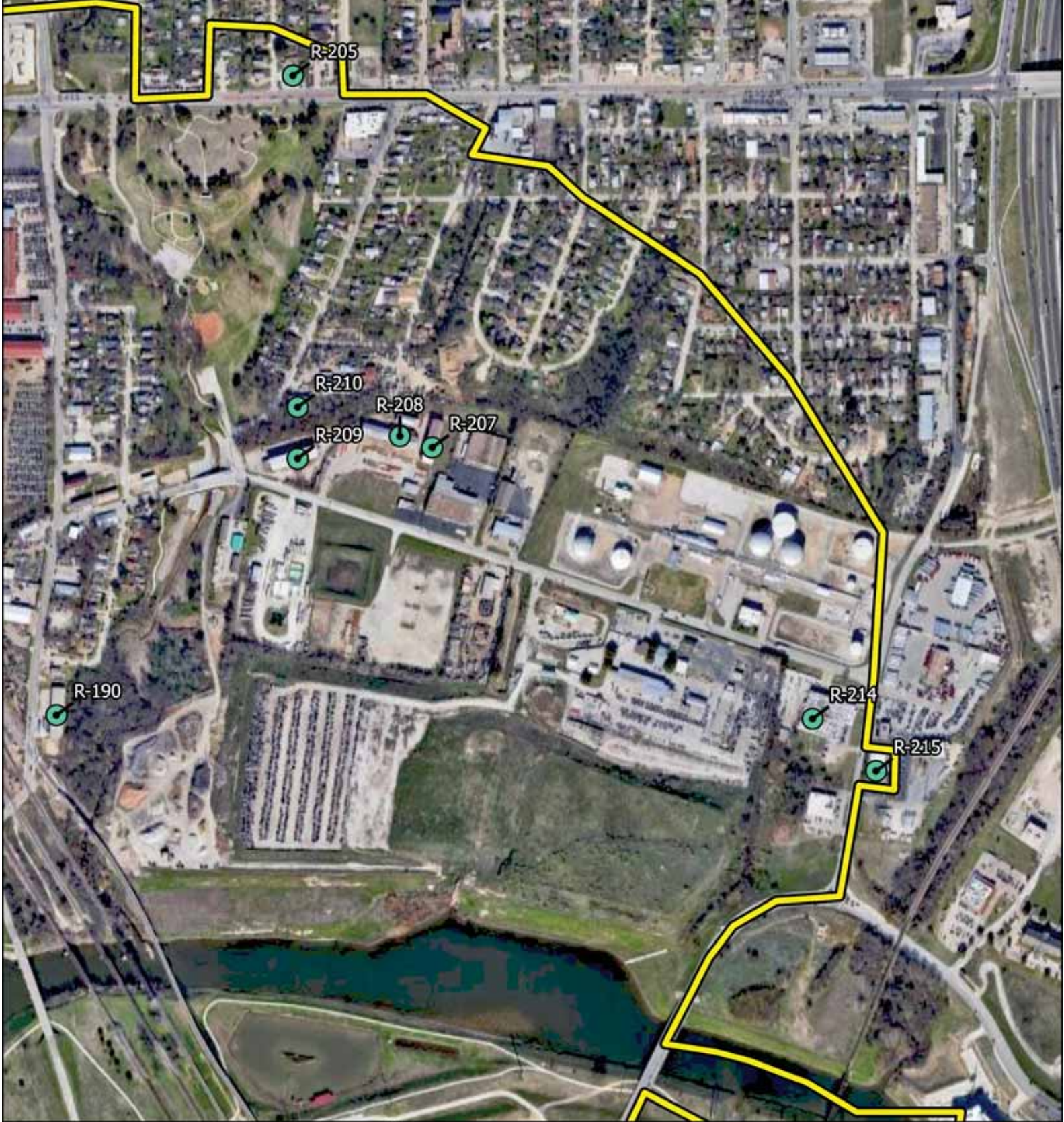


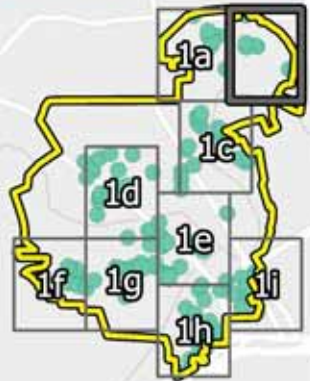
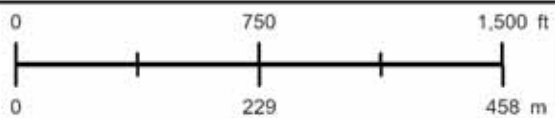


Figure 1b
Above Ground Resources

-  Study Area
-  Resource Location

County: Tarrant
 State: Texas
 Date map created: 10/18/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017



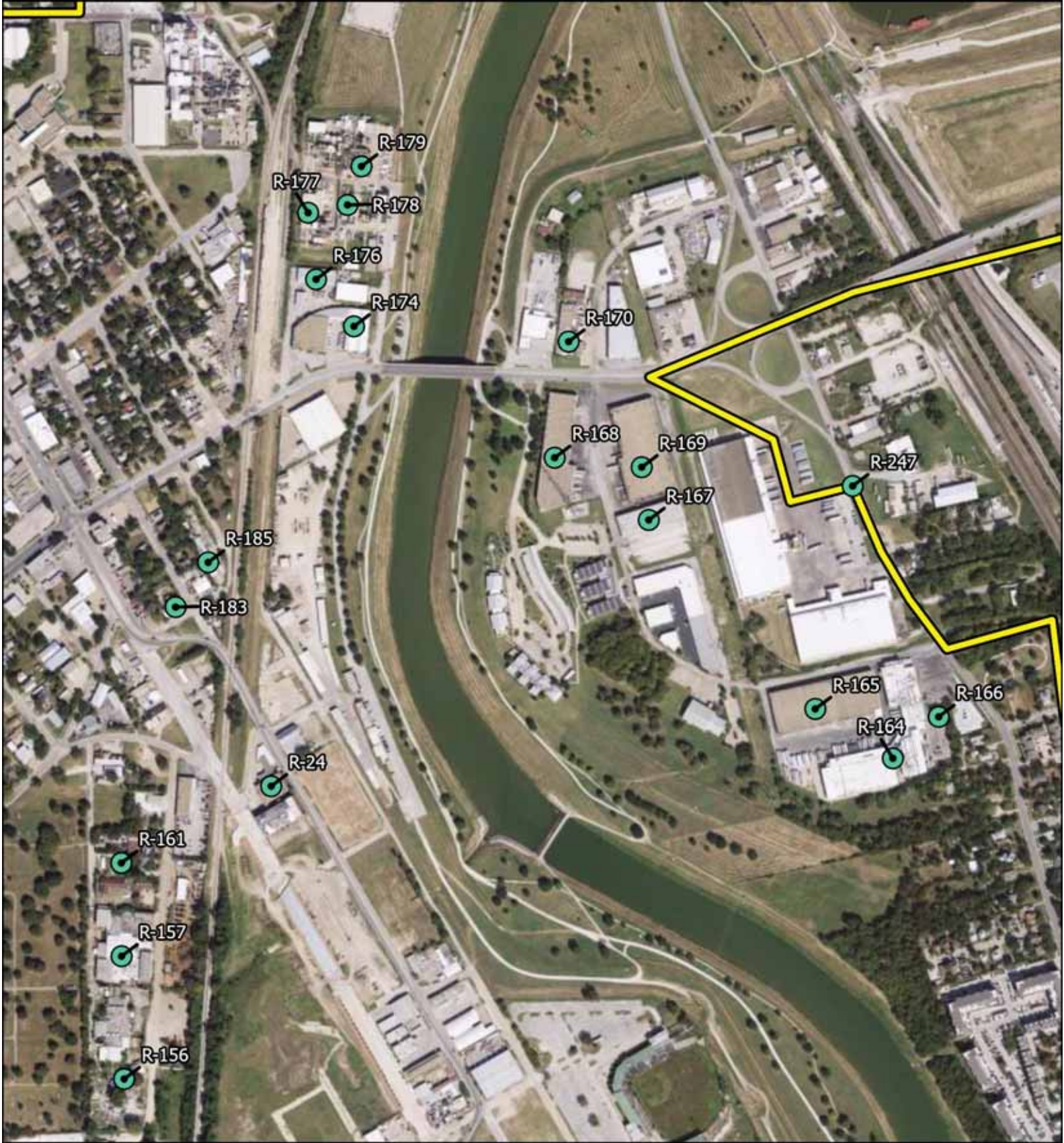


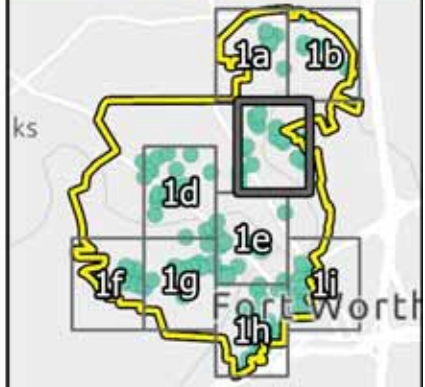
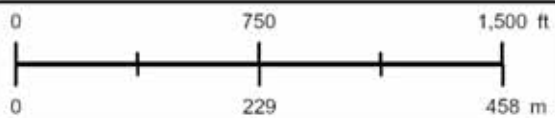


Figure 1c
Above Ground Resources

-  Study Area
-  Resource Location

County: Tarrant
 State: Texas
 Date map created: 11/28/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017



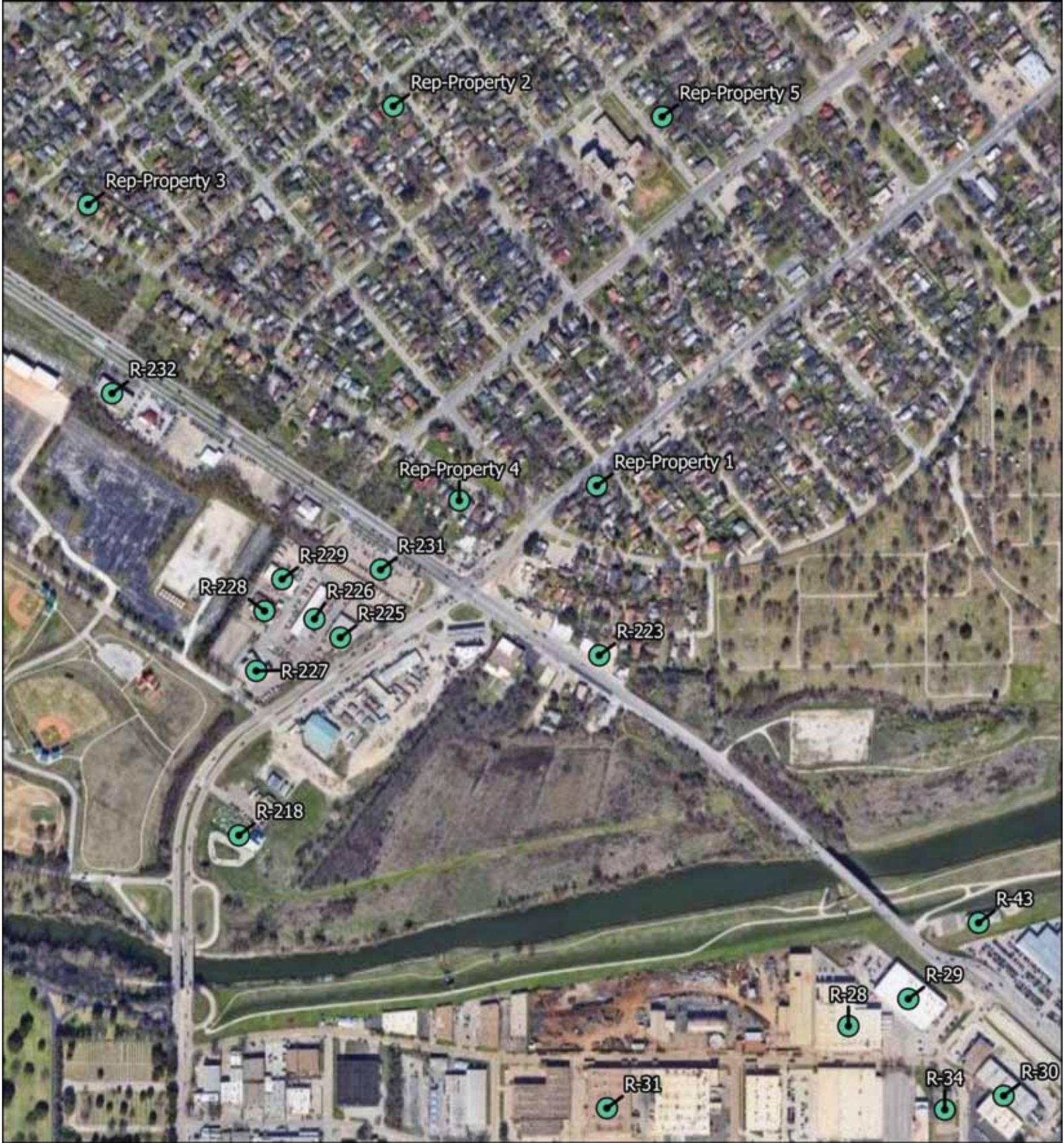




Figure 1d
Above Ground Resources

-  Study Area
-  Resource Location

County: Tarrant
 State: Texas
 Date map created: 10/19/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017

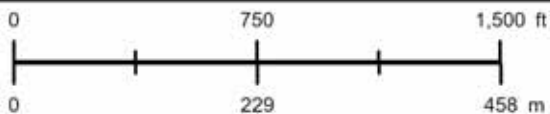






Figure 1e
Above Ground Resources

-  Study Area
-  Resource Location

County: Tarrant
 State: Texas
 Date map created: 10/18/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017

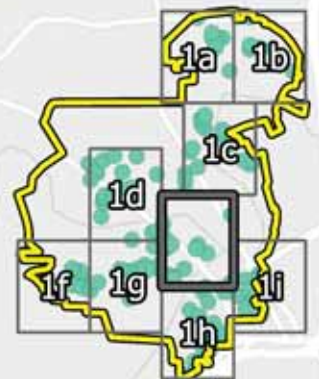
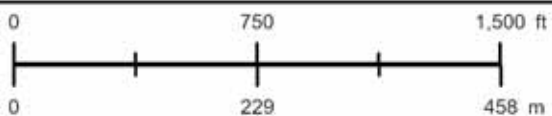


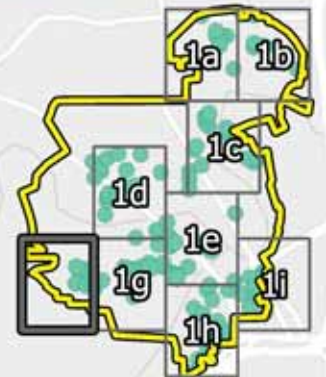
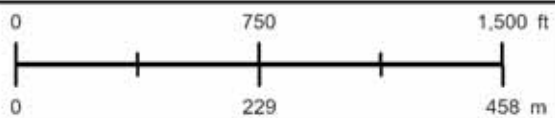




Figure 1f
Above Ground Resources

-  Study Area
-  Resource Location

County: Tarrant
 State: Texas
 Date map created: 10/18/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017



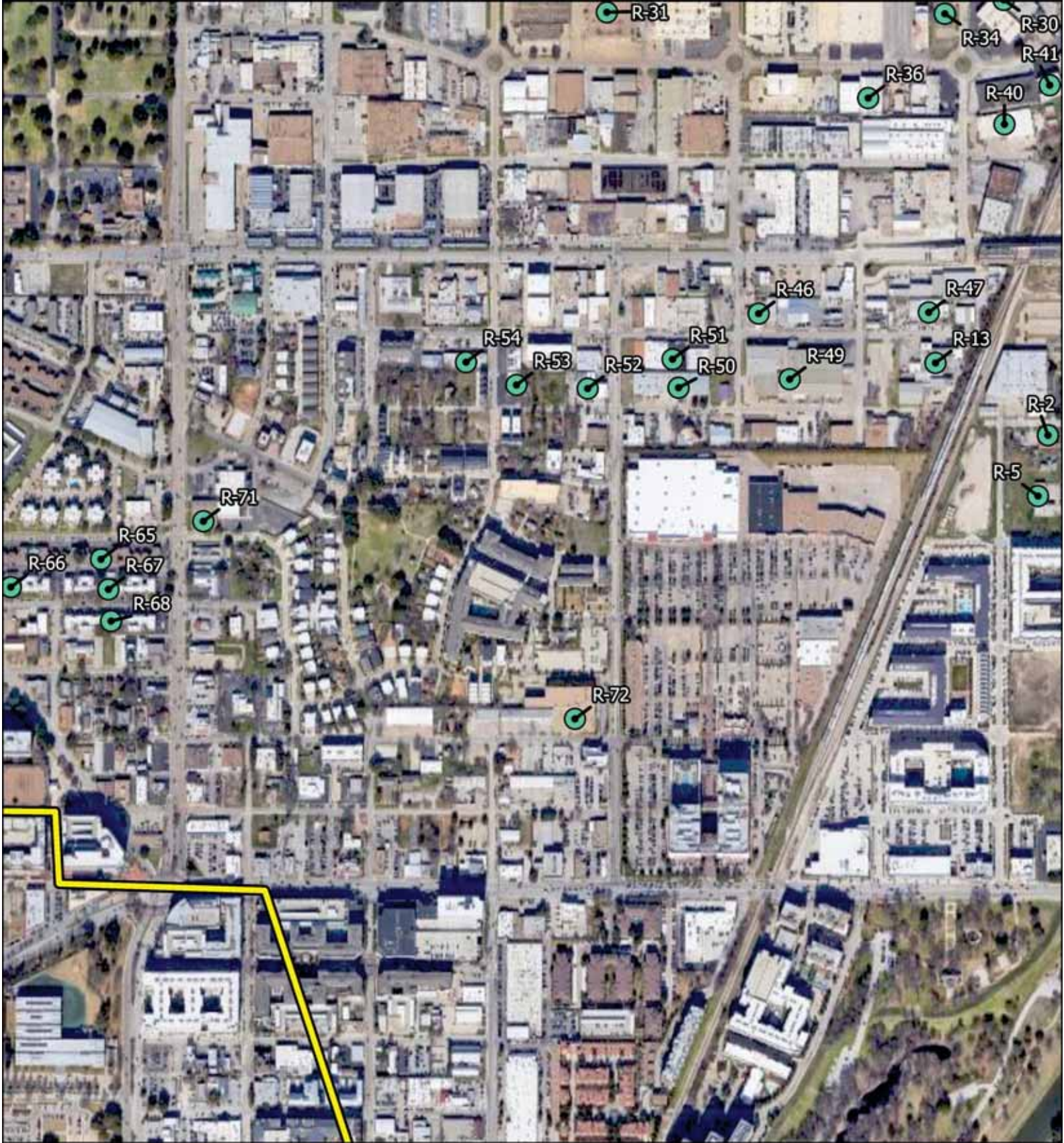


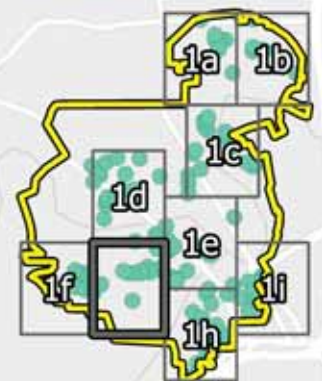
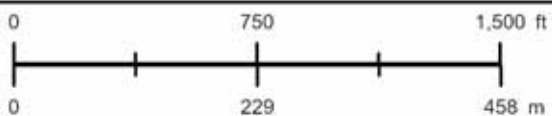


Figure 1g
Above Ground Resources

-  Study Area
-  Resource Location

County: Tarrant
 State: Texas
 Date map created: 10/18/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017



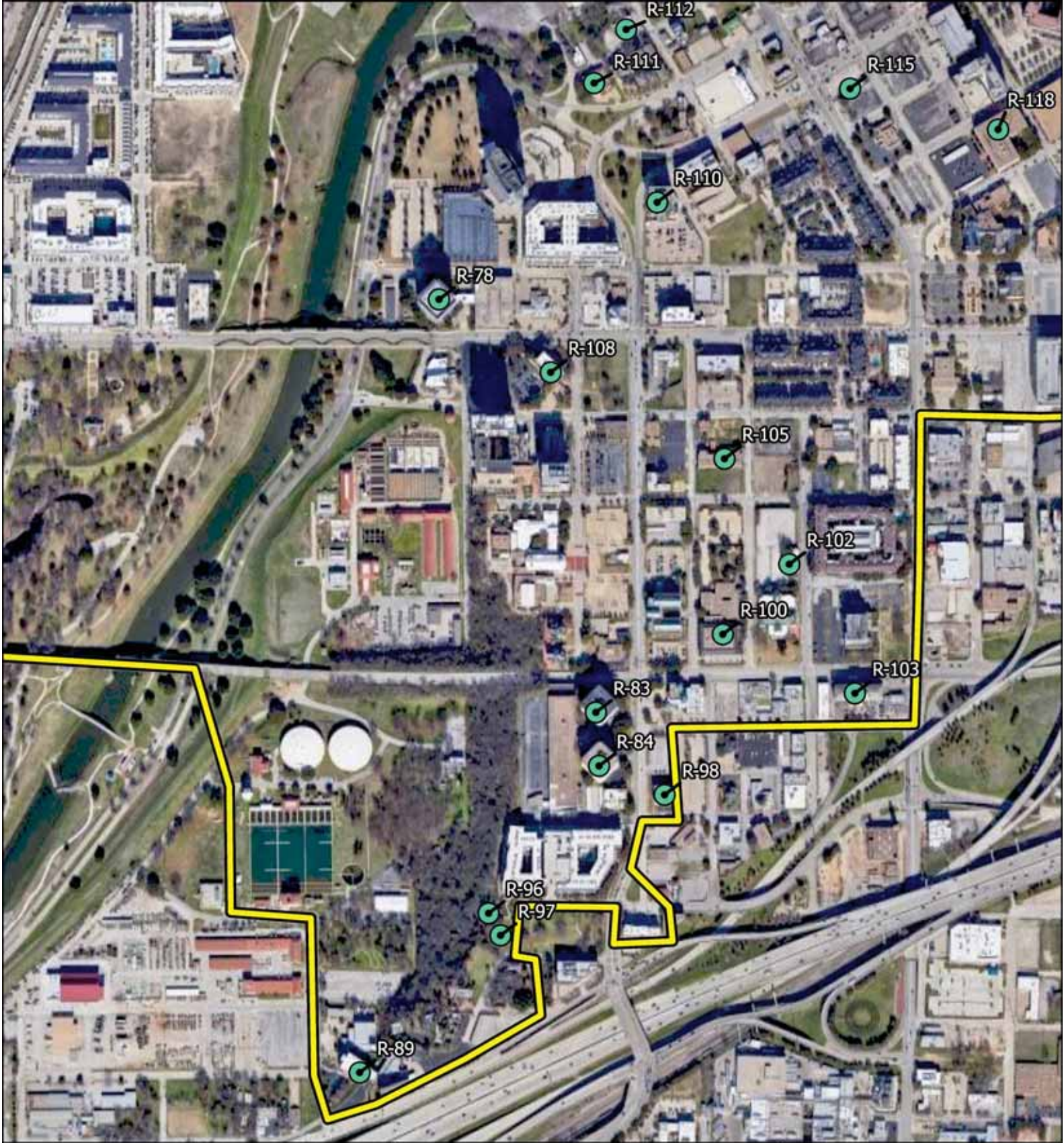


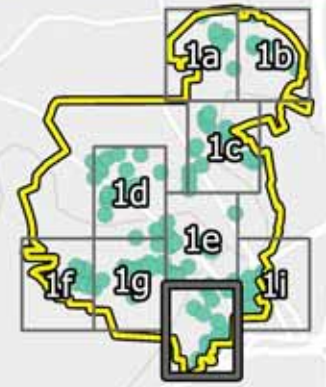
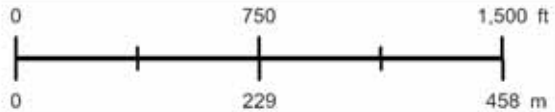


Figure 1h
Above Ground Resources

-  Study Area
-  Resource Location



County: Tarrant
 State: Texas
 Date map created: 10/18/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017



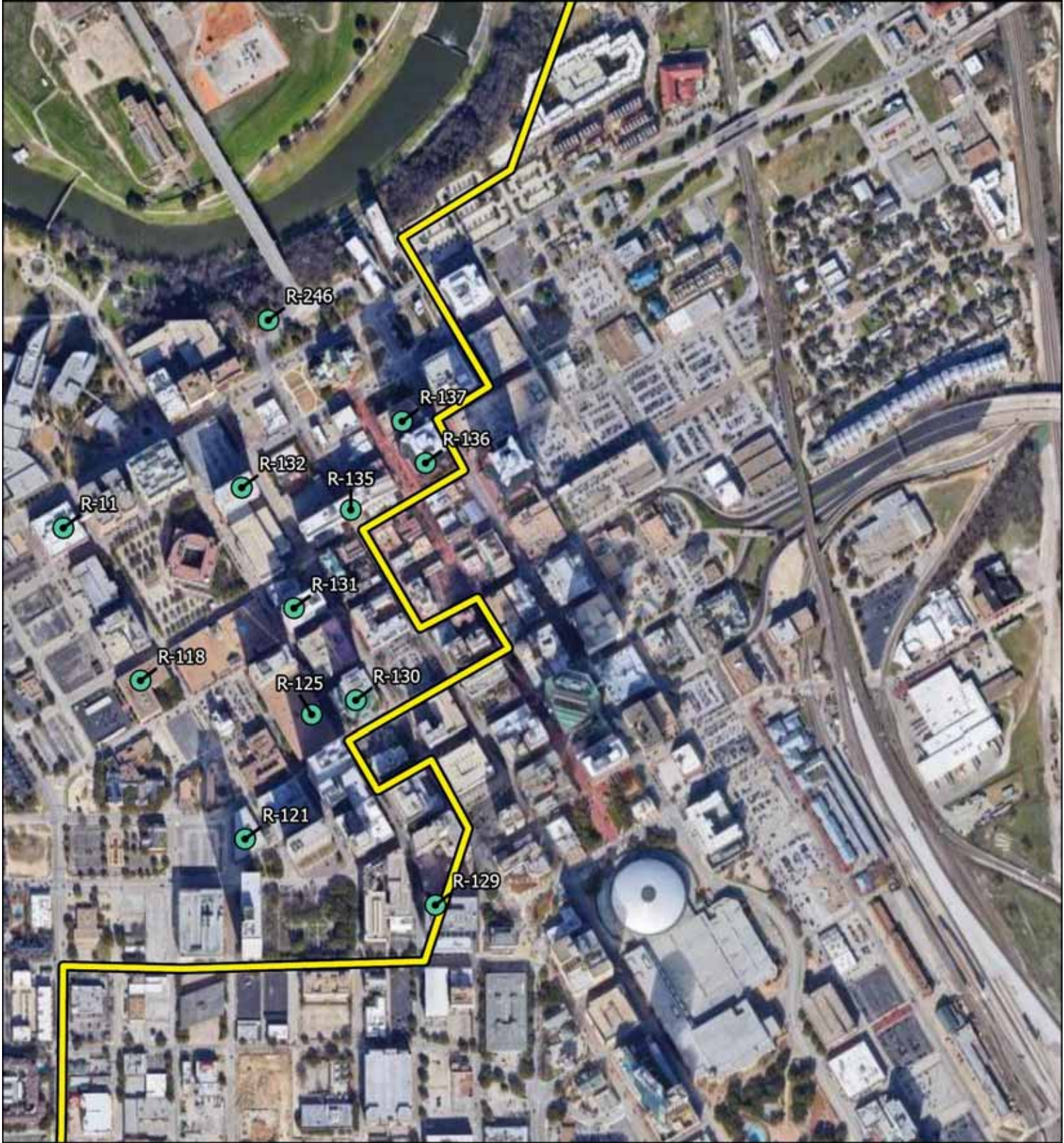




Figure 1i
Above Ground Resources

-  Study Area
-  Resource Location

County: Tarrant
 State: Texas
 Date map created: 10/18/2023
 Source: Streetmap; ESRI
 IES Project Ref: 04.350.017

