



# CHAPTER 13

# HISTORIC PRESERVATION

Historic preservation is a conversation with our past about our future. It provides us with opportunities to ask, “What is important in Fort Worth’s history?” and “What parts of our past should be preserved for the benefit of future generations?” Through historic preservation, we look at history in different ways, ask different questions of the past, and learn new things about our history and ourselves. As a result, historic preservation is an important way for us to transmit our understanding of the past to future generations – through the identification, protection, and enhancement of buildings, places, and objects of historical and cultural significance

This chapter presents an overview of historic preservation in Fort Worth and outlines key goals and policies that are characteristic of a broad Historic Preservation Program that serve to sustain a sense of place for residents, visitors and future generations.

**50,000+**

BUILDINGS SURVEYED  
IN TARRANT COUNTY  
IN 1980S

**6,190**

HISTORICALLY  
DESIGNATED  
PROPERTIES

**\$1:\$4-\$5**

FEDERAL & STATE  
INCENTIVES/PRIVATE  
INVESTMENT RATIO

**28**

HSTE VERIFICATION  
APPLICATIONS  
CONSIDERED IN 2019

**96%**

HSTE VERIFICATION  
APPLICATIONS  
APPROVED IN 2019

**884**

ADMINISTRATIVE  
REVIEWS  
UNDERTAKEN BY  
STAFF IN 2019

**93%**

PROJECTS APPROVED  
THROUGH  
ADMINISTRATIVE  
REVIEW IN 2019

**53**

COA APPLICATIONS  
CONSIDERED BUT  
HCLC IN 2019

**64%**

COA APPLICATIONS  
APPROVED IN 2019

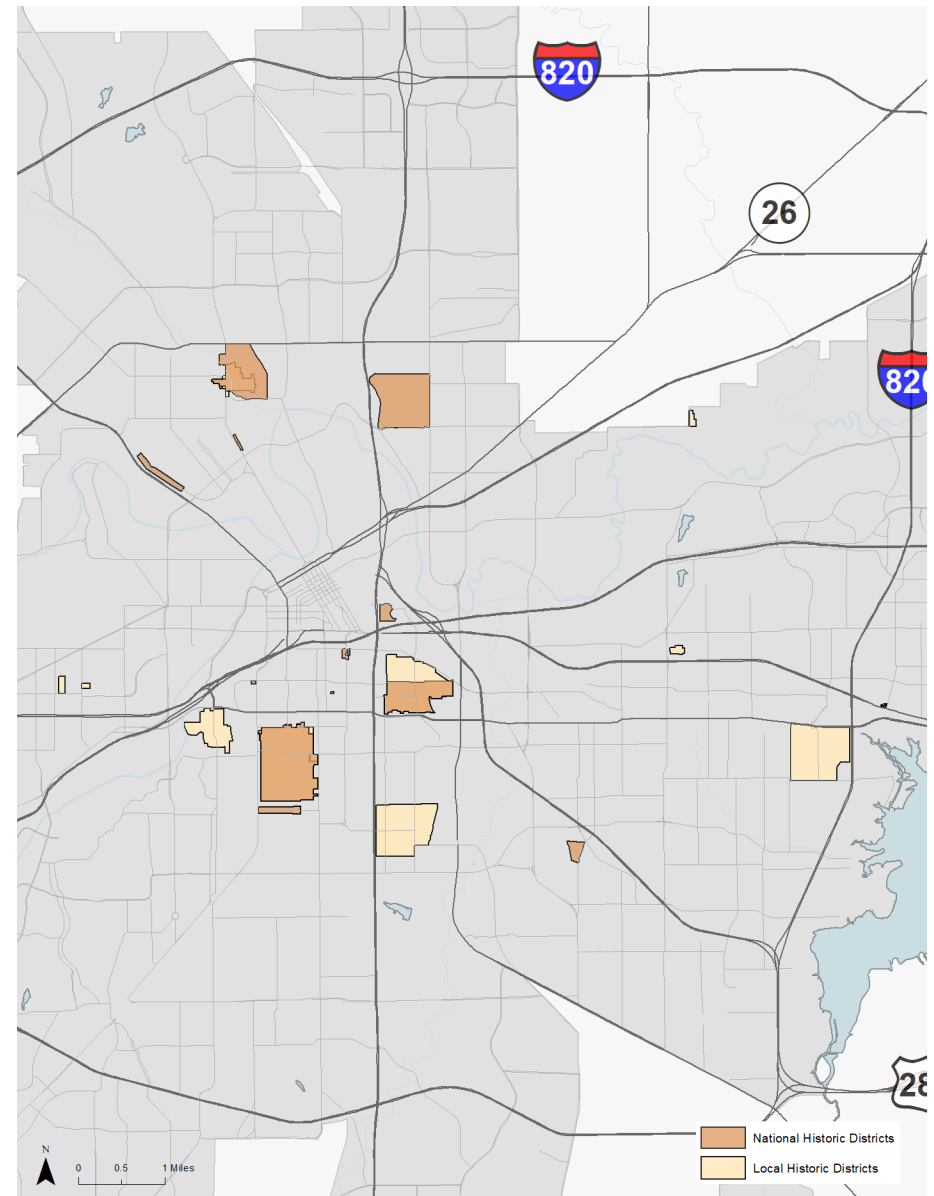
COA = Certificate of Appropriateness HCLC = Historic and Cultural Landmark Commission

Designated Properties  
Receiving HSTE



■ Designated Properties City-Wide  
■ Properties Receiving HSTE

## HISTORIC DISTRICTS



Source: City of Fort Worth, Development Services Department, 2021.

## TANGIBLE AND INTANGIBLE VALUES

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Fort Worth's history is composed of many facets, and historic preservation helps tell the story of Fort Worth. Sometimes historic preservation involves celebrating events, people, places, and ideas that we are proud of; other times it involves recognizing moments in our history that can be painful or uncomfortable to remember. The Fort Worth community has experienced a heightened awareness of historic preservation through culturally/socially

## HISTORIC PRESERVATION AND THE PUBLIC INTEREST

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Fort Worth is a city of great neighborhoods with a remarkable collection of historic resources, many of which are defined by the city's pioneer heritage, cattle drives, stockyards, railroads, oil industry, and aviation. It is acknowledged as a matter of public policy that the identification, protection, enhancement, and perpetuation of Fort Worth's cultural resources is necessary to safeguard and promote the economic, cultural, educational, and general welfare of the public.

Safeguarding this public interest requires a historic preservation program that seeks to identify and maintain a system for the survey and inventory of local historic properties, encourages the protection and perpetuation of Fort Worth's cultural resources, and creatively explores the opportunities presented by cultural resources. This is achieved by the designation of cultural resources, encouraging sustainable growth, conserving cultural resources, promoting investment in compatible new development, providing incentives for preservation, and celebrating Fort Worth's cultural heritage.

sensitive issues that have remained largely inconspicuous for decades. The city's built and natural environment represents a unique confluence of time and place that has shaped the identity of generations of citizens, collectively and individually, and has produced cultural resources that exist as the visual and tangible evidence of its identity.

## MANAGEMENT OF HISTORIC RESOURCES

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A major challenge to the historic fabric across the nation is the dramatic changes being experienced by cities in the post-industrial economy. Established population centers, often rich in cultural heritage, have been, and continue to be subject to growth pressures in areas that are going through radical transformation as their economic bases evolve, their populations shift and their values or attitudes towards historic places change. Fort Worth has experienced considerable change over the past decade, evidence of that change is inevitable.

Preservation planning is the foundation for good land use decisions and strengthening the role of historic preservation in economic development initiatives, environmental stewardship, infrastructure development and city planning for example, increases the opportunity for safeguarding its sense of place while enabling Fort Worth to continue attracting new residents and businesses to meet the needs of the 21st century.

While preserving the past in accordance with recognized treatments is a core objective when it comes to historic resources, the process of preservation is also concerned with "managing change" in a way that sustains those qualities that make Fort Worth distinct for the benefit of present and future generations. Preservation planning can facilitate the management of change by establishing historic contexts and setting out the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources.

## THE HISTORIC PRESERVATION PLAN

The most recent city-wide historic preservation plan undertaken to support the Historic Preservation Program in Fort Worth was completed in 2003. The plan included the following goals and strategies:

- Maintain a Historic Resources Survey that is current, accurate, accessible, comprehensive and cost-effective.
- Amend the Historic Preservation Ordinance to achieve a broad set of objectives.
- Enhance the preservation incentive program.
- Increase interdepartmental consideration of policies to minimize conflict with historic preservation.
- Develop education and awareness initiatives.

## HISTORIC PRESERVATION ORDINANCE

The Historic Preservation Ordinance is the regulatory instrument that gives effect to the city's Historic Preservation Program. The Ordinance contains the basic building blocks for the administration of the local historic preservation program, including the designation process for three types of designation: Highly Significant Endangered (HSE), Historic and Cultural Landmark (HC), and Demolition Delay (DD). The ordinance also contains the processes for receiving the Historic Site Tax Exemption and for acquiring a Certificate of Appropriateness for demolition, relocation or exterior changes to property.

The 2003 Preservation Plan recommended that certain aspects of the ordinance effective at the time be clarified and expanded. Consistent with the purpose of historic preservation and the importance of public participation, the Fort Worth community supported amendments to the Historic Preservation Ordinance, including the City's criteria for designation, clarifications involving changes to designation, historic district amendments, creating or amending historic design guidelines, contributing properties, level of review, and waivers from design guidelines. The community also expressed a desire for greater efficiencies in the design review process for certain types of changes to historic properties and for sustaining the full benefits of the Historic Site Tax Exemption Program.

In 2018, the Fort Worth City Council adopted the amended ordinance, which incorporated clarity and efficiencies into the administration of the Historic Preservation Program. The ordinance update process accomplished one of the key milestones identified in the Preservation Plan: Updating the ordinance to facilitate a strengthened and more efficient preservation program closely aligned with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

### "TOOLBOX" FOR HISTORIC PRESERVATION

**1. IDENTIFICATION & DOCUMENTATION:** Identify potential historic resources and evaluate their relative significance informs land use decisions and is essential in raising community awareness about the places that are important to protect.

**2. PROTECTION:** Various options for a property owner to request the protection of their property may involve understanding the type of protection that is most appropriate for the property and becoming familiar with the opportunities that a historic property might offer in relation to future change.

**3. PRESERVATION PLANNING:** Preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence.

**4. PRESERVATION GUIDELINES & TECHNICAL RESOURCES:** In relation to the treatment of historic properties, an array of resources are available to assist decision-makers undertake planning and appropriate intervention to historic properties.

**5. INCENTIVES:** Incentives may take various forms and include development incentives such as relaxation of regulations to achieve better historic preservation outcomes or financial incentives that serve to encourage the protection and treatment of historic properties.

**6. EDUCATION & AWARENESS:** Making educational resources widely accessible and celebrating success stories through awards programs, promoting case studies and sharing best practices brings an ongoing aspect to these type of preservation tools.

**7. POLICIES & REGULATIONS**

Tools for preservation may include inventories, protection, incentives, regulations, standards, guidelines, best practices, education and awareness strategies, and planning policies. In historic preservation, planning tools may take the form of a master plan, comprehensive plan, strategic plan, or a preservation plan. Preservation objectives are achieved more readily in a program that is also equipped with significant incentives.

## IDENTIFICATION AND DOCUMENTATION OF HISTORIC RESOURCES

During the period 1981-88, the Tarrant County Historic Resources Survey documented historic resources across Tarrant County. This survey considered buildings and other cultural resources that fell into two broad categories:

1. **Individual Landmarks** - Those resources, which were individually significant and appeared to meet the criteria for listing in the National Register of Historic Places or the Texas Historical Commission's guidelines for Recorded Texas Historic Landmarks or those that contributed in some way to a complete picture of the physical development of Fort Worth; and
2. **Historic Districts** - Those resources, which did not stand out individually, but that collectively or in groups contributed to the distinctive character of the survey area and therefore might be worthy of conservation.

In 2007, the City commissioned Lopez Garcia to undertake reconnaissance surveys for four historic districts. These surveys share similar characteristics with the Tarrant County Historic Resource Survey in its format, emphasis on buildings, and consideration of National Register criteria.

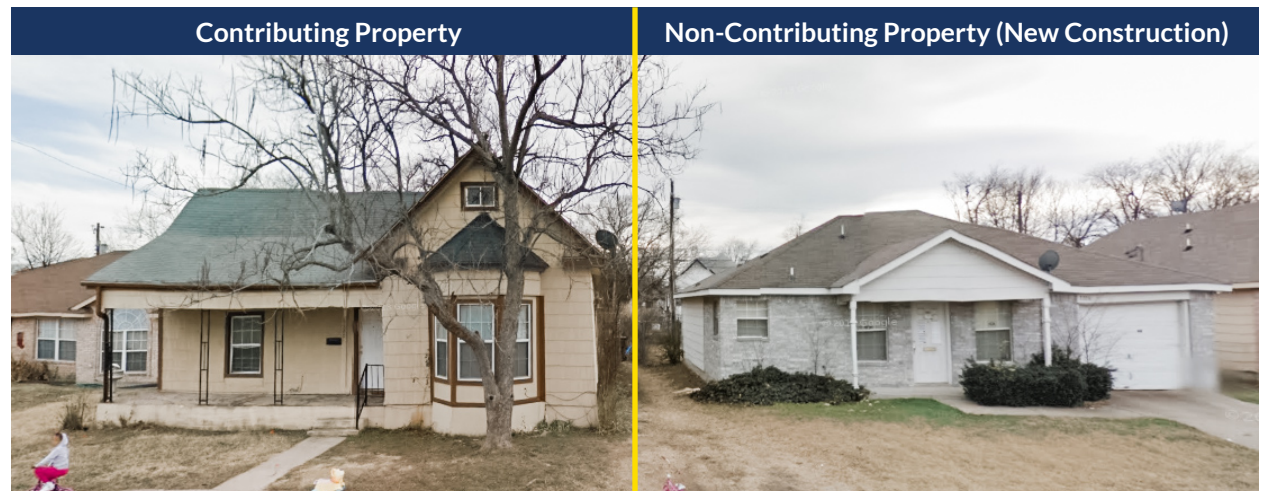
In 2019, Phase 1 of a multi-year update to the City of Fort Worth portion of the 1988 historic resource survey commenced, with the first phase consisting of the development of a Historic Context Statement, which will inform future phases of the survey update.

## PROPERTIES WITHIN HISTORIC DISTRICTS

Within historic districts, there are several categories of properties that may fall under the Historic and Cultural Landmark designation as follows:



A property that has been individually designated for its significance and integrity.



The contributing structure on the left contributes to the integrity, character, and significance of a historic district. The non-contributing new construction on the right detracts from or does not add to the integrity, character, and significance of the district.

## DESIGNATING HISTORIC RESOURCES

Historical designations are official recognitions of historic resources. Designation may help qualify property owners for grant funding or tax incentives; give property owners priority access to technical assistance from the Texas Historical Commission; guide visitors to places of historical interest; identify properties in Texas that deserve protection; and recognize properties of local, state, and national significance.

### *Federal Designation*

Contrary to popular belief, neither National Historic Landmarks nor National Register designations affect what private owners can do with their property or come with any obligation to open it to the public. However, both do offer protections - in the form of additional requirements in the event that federal government work is likely to impact a historic place or if a property owner applies for federal tax credits.

### *State Designation*

In many cases, a state listing triggers regulatory protection from state government actions or governs whether a property owner is eligible for tax benefits and incentives.

### *Municipal Designation*

Communities may choose to request greater protection for their historic resources by adopting a preservation ordinance. The ordinance creates a process by which properties may be designated as individual landmarks or historic districts.

Local ordinances have two significant strengths:

- They are tailored to the local community, and
- They offer the most protection for privately owned buildings due to review requirements.

## HISTORIC RESOURCES DESIGNATIONS

The City of Fort Worth's designated historic resources fall within three categories.

### 1. HIGHLY SIGNIFICANT ENDANGERED (HSE)

Properties designated as HSE are recognized as some of the most important historic structures and sites in Fort Worth. They have also been deemed as some of the most endangered due to prolonged vacancy or a threat of demolition. They must embody at least three of the eight criteria for designation, retain sufficient integrity, and have documented evidence of endangerment.

### 2. HISTORIC AND CULTURAL LANDMARK (HC)

The Historic and Cultural Landmark (HC) designation can be applied to individual properties and districts. HC designated properties are important to the history and culture of Fort Worth. To be designated HC, a property must meet two of the eight designation criteria as well as the criteria for integrity.

### 3. DEMOLITION DELAY

Demolition Delay properties have been identified as resources that meet at least one of the eight designation criteria. Under the Demolition Delay designation, the HCLC may delay the structure's demolition for up to 180 days in order to pursue alternatives.

## PRESERVATION PLANNING

A major challenge to the historic fabric across the nation is the dramatic changes being experienced by cities in the post-industrial economy. Established population centers, often rich in cultural heritage, have been, and continue to be subject to growth pressures in areas that are going through radical transformation as their economic bases evolve, their populations shift and their values or attitudes towards historic places change. Fort Worth has experienced considerable change over the past decade, evidence of that change is shown in relation to the rate of growth experienced by other cities across the nation where its rank as the 15th largest city in 2017 advanced to become the 13th largest city by 2019.

Preservation planning is the foundation for good land use decisions and strengthening the role of historic preservation in economic development initiatives, environmental stewardship, infrastructure development and city planning for example, increases the opportunity for safeguarding its sense of place while enabling Fort Worth to continue attracting new residents and businesses to meet the needs of the 21st century. While preserving the past in accordance with recognized treatments is a core objective when it comes to historic resources, the process of preservation is also concerned with “managing change” in a way that sustains those qualities that make Fort Worth distinct for the benefit of present and future generations. Preservation planning can facilitate the management of change by establishing historic contexts and setting out the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources.

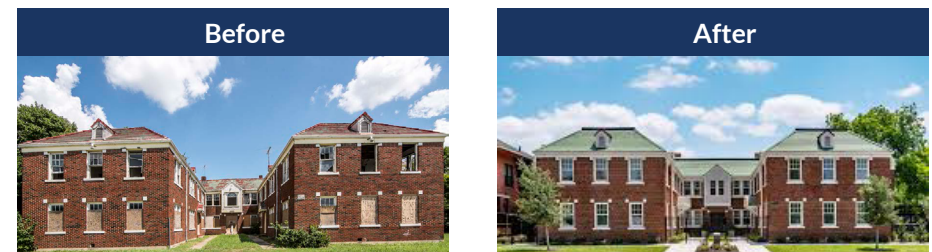
The most recent preservation plan undertaken to support the Historic Preservation Program in Fort Worth was completed in 2003 and included goals and strategies to maintain a Historic Resources Survey that was current, accurate, accessible, comprehensive and cost-effective; amending the Historic Preservation Ordinance to achieve a broad set of objectives; enhancing the preservation incentive program; increasing interdepartmental consideration of policies to minimize conflict with historic preservation; and developing education and awareness initiatives.

## HISTORIC SITE TAX EXEMPTION PROGRAM (HSTE)

The historic site tax exemption is used as a tool to promote owner investment in a historic property.

A property that is individually designated by City Council as a Historic and Cultural Landmark or has been determined to be a contributing property within a Historic and Cultural Landmark District may be eligible for an exemption to the municipal portion of their property taxes. The Tarrant Appraisal District must authorize exemptions for historic properties deemed eligible for the exemption and will determine the amount of the exemption. Local tax exemptions for historic properties are authorized by Title 1, Section 11.24 of the Texas Tax Code.

The Historic Site Tax Exemption (HSTE) involves a two-part process that requires approval by staff before the project is started, and final verification by the Landmarks Commission and the City Council upon completion of the project. The Tax Exemption is effective January 1 of the year following City Council verification. The Tax Exemption freezes the assessed valuations of the land and improvements at the pre-rehabilitation values for the purpose of assessing city taxes. The exemption period is ten (10) years. Application to the Tarrant Appraisal District must be made each year of the exemption.



The Hamilton Apartments (2837 Hemphill Street) - This property has a Highly Significant/Endangered designation and leveraged the HSTE to help make the rehabilitation project financially feasible.

Source: City of Fort Worth, Development Services Department, 2021.

## EDUCATION & AWARENESS

Increasing public awareness of historic preservation in the community requires a multi-pronged approach because historic preservation is inherently multi-disciplinary and people interact with it in different ways. The important aspect of education and awareness is to enable people to make a connection with a significant place.

In addition to disseminating information about the Historic Preservation Program through public speaking engagements and the development of brochures about the importance of a particular historic district, the City's historic preservation staff has partnered with industry specialists to offer the theory and practice of window repair with a hands-on training involving a series of workshops aimed at retaining sound early or original windows. These windows are often key character-defining features of historic properties and they are commonly made with much higher quality material than that which is available today. Well-maintained historic windows can last much longer than newer replacement windows and they are often easier to repair.



Historic wood windows are considered to be one of the important distinguishing characteristics of historic buildings. The repair and protection of historic wood windows, as shown in the photos above, not only preserves an irreplaceable resource but are also cost-effective to the homeowner and environmentally responsible.

Source: City of Fort Worth, Development Services Department, 2021.

## STANDARDS & GUIDELINES FOR HISTORIC RESOURCES

The Secretary of the Interior's Standards for the Treatment of Historic Properties are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Standards offer common sense historic preservation principles that promote historic preservation best practices. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

## BEST PRACTICES

In association with the Standards, the City's historic preservation staff often refers to technical information available from the National Parks Service's Technical Preservation Services, including Preservation Briefs that address a wide range of technical matters from New Exterior Additions to Making Historic Properties Accessible.

### Existing Structure



### Compatible Additions





### MOST ENDANGERED PLACES LIST

The annual Most Endangered Places list is a program of Historic Fort Worth, Inc., and a marketing and educational tool that highlights historic resources threatened by a variety of circumstances – extremely deferred maintenance, no local landmark designation, and lack of awareness of economic incentives to rehab historic buildings. The List is released each year in May, during National Preservation Month.

2015



Meisner-Brown Funeral Home (1937): With one month left before its demolition, HFW developed an e-blast about the building and an owner of a restoration firm saw it, purchased the building, and rehabilitated it.

2016



Three Sisters Bridge: These railroad bridges are tangible links with the extensive railroad activity in Fort Worth during the early twentieth century, and are good examples of an earlier engineering technology.

2017



Texas & Pacific Warehouse Building (1931): A chronically endangered, under-utilized property on the southern edge of downtown, the T&P Warehouse boasts over 600,000 sq. ft. of space that is zoned for a variety of commercial and residential uses.

2018



Fort Worth Public Market (1930): Once for the center for truck-farming in Tarrant County and surrounding counties, the FW Public Market has sat vacant for decades and is an excellent opportunity for an adaptive reuse project.

2019



Wood Windows: Retaining and repairing historic windows is cost-efficient over the long term and the addition of storm windows can offer comparable energy-efficiency if the windows are properly weatherized to eliminate air leakage.

No Most Endangered Places list released in 2020 due to COVID-19.

*Source: City of Fort Worth, Development Services Department, 2021.*

## DEMOLITION DELAY PROPERTIES

In 1995, the City established the Demolition Delay (DD) designation, which identified properties that were of sufficient merit to warrant future consideration for designation. The effect of the designation meant that the Historic and Cultural Landmarks Commission could not deny an application for a Certificate of Appropriateness to demolish a DD property, rather it could only delay the issuance of the COA for a period of up to 180 days. The purpose of the delay was to afford an opportunity to explore alternatives to demolition.

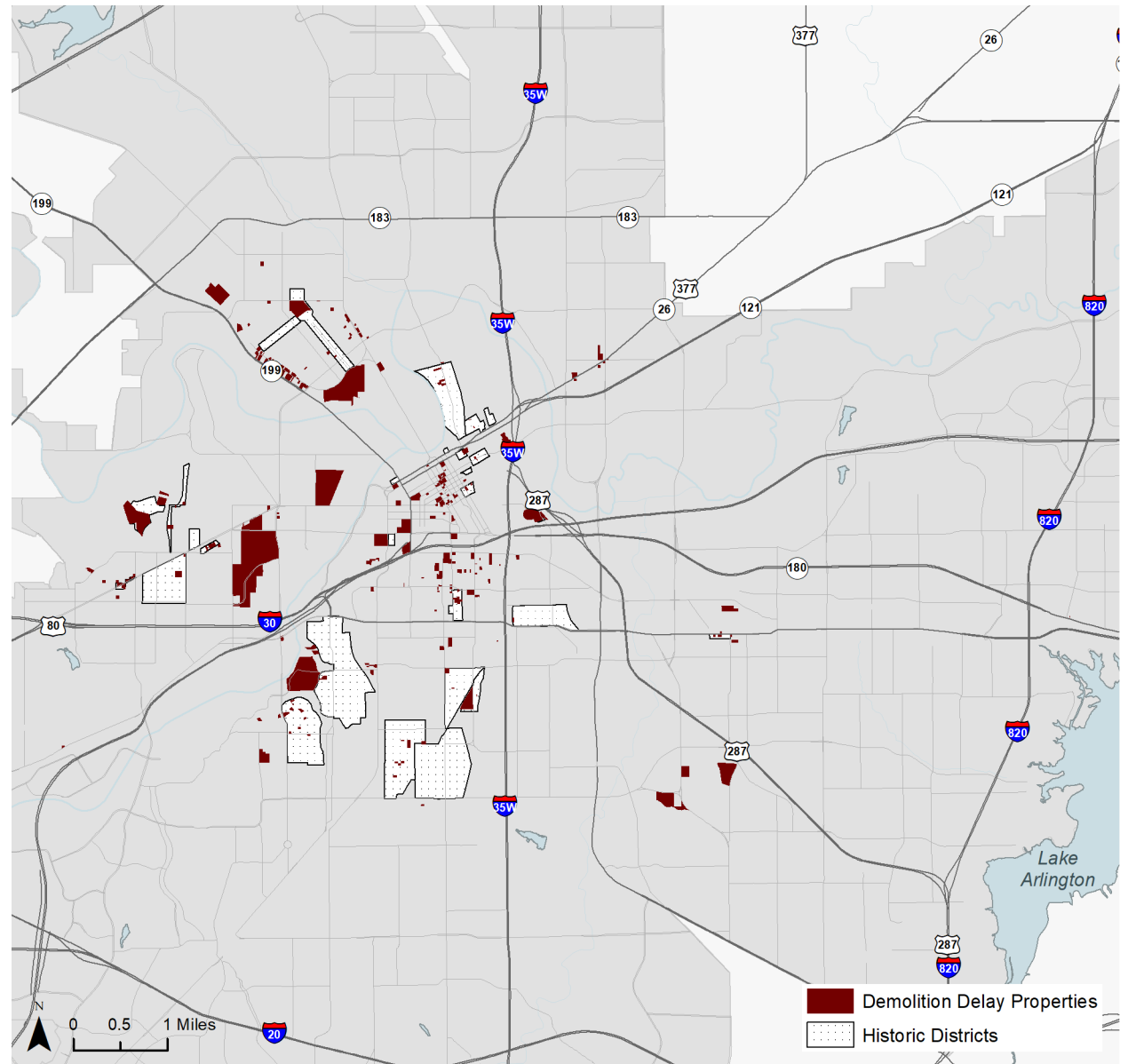
# 208

Properties with a Demolition Delay Designation



Grand Avenue National Historic District has several demolition delay designations, but no local historic district designations.

Source: City of Fort Worth, Development Services Department, 2021.



### VACANT/UNDER-UTILIZED HISTORIC PROPERTIES

Incentives and local protection can be used to encourage the reuse of historic properties. The most effective incentives work to encourage rehabilitation while at the same time discouraging abandonment. In historic preservation, often the most effective protection is conveyed at the local level.



A chronically endangered, under-utilized property on the southern edge of downtown, the T&P Warehouse boasts over 600,000 sq. ft. of space that is zoned for a variety of commercial and residential uses. This property serves as an important link between downtown and the Near Southside district.



The Fort Worth Public Market originally served as a market space for local farmers, vendors, and businesses. Since 1941, it has accommodated many uses, evidence of the adaptability of historic properties. With towers at three corners, tall arched windows, tile roof, and its dramatic entrance tower with ornate recessed entry trimmed with terra cotta are character-defining features of the landmark property.

The Public Market is listed on the National Register of Historic Places (federal) and is a Recorded Texas Historic Landmark (state).



In 1912, the Fort Worth Power Plant became the first major source of electricity in the city. The design represents the Beaux-Arts style of architecture that was popular from the 1890s to the Great Depression. The style marries classic Greek and Roman design elements with heavy masonry and elaborate ornamentation and detailing.

In the early 2000s, it was considered that the power plant would be incorporated into the development of the property.

## THE ECONOMIC IMPACT OF HISTORIC PRESERVATION IN TEXAS

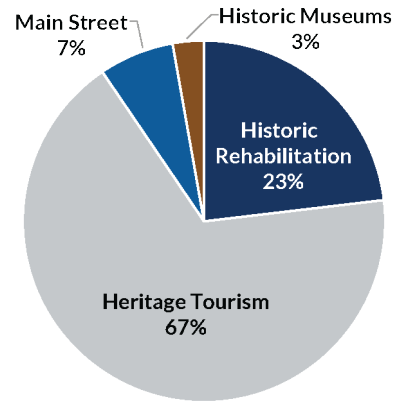
In 2015, the City of Fort Worth participated in a statewide initiative to document the economic impacts of historic preservation throughout Texas. The study examined property values, historic museums, building rehabilitation, and heritage tourism and concluded that historic preservation makes sound economic sense.

The study notes that, on average, property located within locally designated historic districts appreciates in value at higher rates than property not located within local historic districts.

## PRIVATE ANNUAL HISTORIC PRESERVATION EXPENDITURES

**\$3.34 B**

Total Annual Texas Historic Preservation Expenditures in 2013



## CUMULATIVE FEDERAL TAX CREDIT REHABILITATION IN TEXAS

**\$1:\$4-\$5**

Federal & State Incentives compared to Private Investment Ratio

RESULTING IN

**\$1.78 B**

Private-Sector Rehabilitation in 2013

**\$2.4 B**

Texas GDP in 2013

**35,000+**

In-State Jobs Created in 2013

Job Sector	Jobs in 2015
Construction	14,266
Manufacturing	3,754
Retail Trade	3,016
Services	12,645
Other Sectors	2,065

Source: Economic Impact of Historic Preservation in Texas - Update 2015 - Technical Analysis, 2015.

A historic resource can be a tangible symbol of Fort Worth’s interest in honoring its heritage, valuing its character and sense of place, getting the most out of prior investments in infrastructure and development, and encouraging growth in already-developed areas.

Rehabilitating historic properties can be a critical part of promoting energy efficiency by preserving the energy already represented by existing buildings. A new, green, energy-efficient office building that includes as much as 40 percent recycled materials would nevertheless take approximately 65 years to recover the energy lost in demolishing a comparable existing building. Adapting old buildings—particularly those that are vacant—reduces the need for construction of new buildings and the consumption of land, energy, materials, and financial resources that they require.

As Fort Worth seeks to increase its environmentally sustainable investments and protect its historic resources, the advancement of Tools for Preservation will be central to this objective. The value in establishing and maintaining effective tools has already been demonstrated — not only in relation to environmental benefits, but also in relation to broader economic, cultural, and land use goals.



Consider on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy. Solar panels should be installed on the rear of a property in an inconspicuous manner.

Source: City of Fort Worth, Development Services Department, 2021.

## HISTORIC COMMERCIAL STOREFRONT BUILDING ENERGY-EFFICIENCY DIAGRAM

This diagram illustrates a general strategy for energy conservation on a historic commercial building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.



- |  |   |  |
|--|---|--|
| <b>A</b> Attic<br>•Insulate internally   | <b>D</b> Roof Material<br>• Retain & repair   | <b>G</b> Transom/Clerestory Windows<br>•Retain operable clerestory window to circulate air                             |
| <b>B</b> Awnings<br>•Use operable awnings to control solar access and heat gain                  | <b>E</b> Solar Panels<br>•Set back from primary facade to minimize visibility from street | <b>H</b> Windows<br>•Maintain original windows<br>•Weather-strip and caulk<br>•Add storm windows (preferably interior) |
| <b>C</b> Doors<br>•Maintain original doors<br>•Weather-strip<br>•Consider interior air lock area | <b>F</b> Display Windows<br>•Maintain original windows<br>•Weather-strip                  | <b>I</b> Wind Turbines<br>•Set back from primary facade to minimize visibility from street                             |

The most sustainable building is one that already exists. Before implementing any energy conservation measures to enhance the sustainability of a historic building, the existing energy-efficient characteristics of the building should be assessed. Historic building construction methods and materials often maximized natural sources of heating, lighting and ventilation to respond to local climatic conditions. The key to a successful rehabilitation project is to identify and understand any lost original and existing energy-efficient aspects of the historic building, as well as to identify and understand its character-defining features to ensure they are preserved.

The City of Fort Worth employed the following goals, policies, and strategies to support best practice historic resource management for the benefit of its residents, visitors, and future generations in a way that acknowledges the economic, environmental, and cultural benefits while safeguarding its sense of place that distinguishes it from other places.

## GOALS

- 1 Calibrate resources to achieve the goal.**
- 2 Improve historic preservation tools to ensure that they are effective in advancing their public interest purpose.**
- 3 Consolidate redundancy and eliminate conflicts between design guidelines, with the Secretary of the Interior’s Standards for the Treatment of Historic Properties as the baseline condition.**
- 4 Develop and maintain an Incentive Program that provides both incentives and disincentives that are effective in advancing historic preservation.**

## POLICIES

### *Citywide Historic Preservation*

- As a matter of public policy, the identification, protection, enhancement, and perpetuation of landmarks or districts of historical, cultural, architectural, or archeological significance are necessary to safeguard and promote the economic, cultural, education, and general welfare of the public.

### *Education and Awareness*

- Advance local, regional, and national outreach education and awareness opportunities.
- Implement interdepartmental coordination supported by education and awareness.
- Increase liaison efforts and develop education and awareness opportunities that build capacity of Neighborhood Associations.
- Increase liaison efforts and develop discipline-specific education and awareness opportunities for the real estate industry, as well as for designers, contractors, builders, and suppliers.

### *Stewardship*

- Encourage appropriate property investments and reuse of federal historic properties.
- Develop “stewardship” vs “ownership” opportunities for private property owners.

### *Historic Resources Surveys*

- Establish sustainable City commitment to update the 1988 Tarrant County Historic Resource Survey.
- Increase accessibility of Local Inventories.
- Encourage National Register Listing and the use of state and federal tax credits.

### *Managing Change to Historic Resources*

- Require that practical alternatives be demonstrated at the same level of consideration as preferred approaches where demolition, relocation, or inappropriate alteration are involved.
- Require creative and commensurate mitigation for all adverse effects that are more than minor, including making financial contributions to the Historic Preservation Program.
- Require that applicants proposing additions or new construction provide the type of existing and proposed drawings, streetscapes, contextual plans, photos, and renderings that enable an assessment of the degree to which the proposed work reflects designing in context.
- Document issues arising from the existing Building Code, Energy Code, and Minimum Building Standard that result in adverse effects on historic properties and utilize information to resolve conflicts.

### *Investment in Cultural Infrastructure*

- Advance historic preservation objectives by utilizing funds to leverage private partnerships.
- Develop appropriate new incentives to support historic preservation in Fort Worth.

### STRATEGIES

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#### ***Education and Awareness***

- Develop an overview of the historic preservation program and promote education and awareness opportunities for public property owners.
- Develop ‘hot button’ education and awareness opportunities for private property owners.
- Document exemplary case studies and develop education and awareness opportunities for decision-makers.

#### ***Stewardship***

- Document underutilized federal historic properties and encourage priority use policies with owners.
- Update Administrative Regulation A-10 and develop citywide education and awareness initiative for managers involved with city-owned historic resources.
- Document underutilized school facilities and develop exemplary case studies of school reuse projects as part of an initiative to strengthen stewardship opportunities for Fort Worth ISD.

#### ***Value of Historic Preservation***

- Collect data and develop an annual report focusing on the economic benefits of historic preservation activities in Fort Worth.
- Document case studies that exemplify the cultural and environmental value of historic preservation activities in Fort Worth.
- Seek opportunities to highlight case studies that demonstrate how historic preservation activities support affordable housing objectives.
- Document case studies that distinguish Fort Worth’s sense of place from other places.

#### ***Managing Change to Historic Resources***

- Document best practices evidenced by as-built rehabilitation projects in Fort Worth.

#### ***Investment in Cultural Infrastructure***

- Seek opportunities to generate funds that could be used to establish local incentives for historic resources.
- Seek opportunities to adjust the criteria for eligibility in a way that would make financial incentives more widely accessible and equitable.