NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Registration Form

514

1. NAME OF PROPERTY

HISTORIC NAME: Butler Place Historic District
OTHER NAME/SITE NUMBER:

2. LOCATION

STREET & NUMBER: Roughly bounded by Luella Street, I.M. Terrell Way Circle North, 19th Street, and IH-35W
CITY OR TOWN: Fort Worth ☐ **VICINITY** ☐ **NOT FOR PUBLICATION**
STATE: Texas **CODE:** TX **COUNTY:** Tarrant **CODE:** 439 **ZIP CODE:** 76102

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☑ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☑ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☑ locally. (☐ See continuation sheet for additional comments.)

Mark Wolfe — State Historic Preservation Officer — 6/15/11
Signature of certifying official / Title **Date**

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official **Date**

State or Federal agency / bureau or Tribal Government

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that the property is:

☑ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register
☐ See continuation sheet.
☐ other, explain
☐ See continuation sheet.

Signature of the Keeper — Date of Action

Edson K. Beall — 8.4.11

5. CLASSIFICATION

OWNERSHIP OF PROPERTY

	private
x	public - Local
	public - State
	public - Federal

CATEGORY OF PROPERTY

	building(s)
x	district
	site
	structure
	object

NUMBER OF RESOURCES WITHIN PROPERTY

contributing	noncontributing	
22	0	**buildings**
0	0	**sites**
3	0	**structures**
0	0	**objects**
25	0	**total**

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: multiple dwelling

CURRENT FUNCTIONS: DOMESTIC: multiple dwelling
EDUCATION: library

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19th AND EARLY 20th-CENTURY REVIVALS: Colonial Revival
MODERN MOVEMENT: Moderne

MATERIALS:

FOUNDATION	CONCRETE
WALLS	BRICK, WOOD
ROOF	ASPHALT
OTHER	

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-10)

NARRATIVE DESCRIPTION

Butler Place Historic District includes twenty-two brick buildings and three brick structures built in 1939-40 as an African-American housing project, and it is situated on twenty acres just east of downtown Fort Worth, framed by three major roadways—Highway 287, Interstate Highway 35W, and Interstate Highway 30. The design of Butler Place was guided by economy and utility, and the resulting buildings were a stripped or minimal Colonial Revival style. Among the twenty-one residential buildings at Butler Place are three property types: six-plex, eight-plex and ten-plex designs. Although modifications have occurred to individual buildings, these changes have affected neither the buildings' ability to convey their historical significance as a federal housing project nor their architectural significance. Additionally, the physical layout of the complexes has not changed, with the exception of the demolition of two buildings for Interstate Highway 35W. The buildings and complex remain an important element of east Fort Worth and continue to function as an affordable housing option for the area.

Introduction

Between 1939 and 1940, a 20-acre plot in Fort Worth was transformed from a blighted area containing substandard housing into Butler Place, a public housing project designed to accommodate 250 African-American families as well as a library and administrative facilities. Situated just east of downtown Fort Worth, the larger area in which Butler Place is located is framed by three major roadways—Highway 287, Interstate Highway 35W, and Interstate Highway 30 (Map 1). Crump, Luella, Water, and East 19th streets, however, comprise the original boundaries of the housing project area. I. M. Terrell High School, built in 1909, is prominently perched on a hill east of Butler Place, with athletic fields and small wooded areas dividing the two.

The contemporary Butler Place housing community refers to an area that encompasses some fifty buildings and structures. This includes twenty-two brick buildings and three brick structures built in 1939–40 as part of the original housing project for African American residents (Map 2, Table 1). The remaining facilities were built sometime in the 1950s and are not situated within the proposed historic district.

The original 20-acre area developed for Butler Place was the site of 158 privately owned buildings containing 220 dwelling units in the Chambers Hill area (Map 3). Many of these buildings were in poor repair, lacked sanitary facilities (such as toilets), and were generally overcrowded even though vacancies existed. Compounded by the effects of the Great Depression, residents of the area were provided with few opportunities for appropriate and affordable housing. This prompted the City of Fort Worth and various local organizations and agencies to seek federal assistance for the construction of Butler Place and other housing projects in the city.[1] In 1938, Fort Worth was successful in securing funding through the U.S. Housing Authority, with the Fort Worth Housing Authority acting as the local agent.

Plans for Butler Place were drawn shortly after the completion of Cedar Springs Place in Dallas, the first public housing project in the state, built in 1936–37. Like Cedar Springs Place, the design of Butler Place was guided by economy and utility, and the resulting buildings were a stripped or minimal Colonial Revival style. Plans and specifications for Butler

[1] J.B. Collier, Application for Inclusion of City of Fort Worth in Plans of the Housing Division of the Federal Emergency Administration of Public Works, Submitted to Mr. A. H. Clas, Director of Housing, Public Works Administration, June 1, 1935; Housing Authority of the City of Fort Worth, *Public Housing of Fort Worth, 1939-1940* (1940).

Place were prepared by Wiley G. Clarkson, chief architect, and a number of associate architects including Wyatt C. Hedrick, Hubert Crane, Joseph Pelich, Preston Geren, and Elmer G. Withers Architectural Company. C.O. Chromaster served as the supervising architect. A number of these architects achieved statewide significance during their professional careers. The El Paso firm of J. E. Morgan & Sons served as the contractor. The firm of Morrison and Carter Landscape Architects and the nationally recognized firm of Hare and Hare provided landscape plans. At no time in Fort Worth's history had such a talented group been brought together to address not only a civic issue but also a socioeconomic problem.

General Description of the District

Butler Place is located within a triangular-shaped section of land framed by three major highways. The proposed historic district is defined by Luella Street to the north, Chambers Street to the east, East 19th Street to the south, and Interstate Highway 35W frontage road to the west (Map 4). These boundaries reflect the original development, with the exception of the area lost to the construction of the freeway, which resulted in the demolition of several of the original multifamily residential buildings. The topography is generally hilly with a decrease in grade along the eastern boundary of the proposed district.

The Butler Place Historic District contains twenty-five contributing resources. Twenty-one are residential buildings, one is a library/administration building, and the remaining three are structures for utilities or equipment storage. The buildings were all constructed in the same manner and of the same materials: face brick and hollow tile walls, concrete foundations, and composition shingle or tar and gravel roofs. Accordingly, the buildings present a uniform character with variation achieved in the length of the structures (number of units) and roof design. The design of the twenty-five buildings and structures is typical of public housing complexes built during the late 1930s, which emphasized functionality, simplicity, and flexible planning. At Butler Place, the buildings feature minimized or stripped Colonial Revival-styled details—symmetrical elevations, accentuated front entries, double hung windows, and side-gabled roofs with minimal overhangs—as this style was quite popular for middle- class domestic architecture during this period.

The layout of the complex follows a U-shaped pattern of development (Map 3). The U on the south end of Stephenson Street at 19th Street no longer exists. Only the bottom of the U is extant; the sides were demolished during construction of the freeway ramps for Interstate Highway 35W. The U-shaped layout of the buildings produces a quadrant for each set of buildings. This creates a sense of scale and intimacy, much like a small neighborhood for each quadrant. Landscaping consists of live oak trees and some deciduous trees. Live oak trees line the interior of the U or courtyard in some areas. In other areas, a single large tree is located in the courtyard. Green spaces and lawns create front and rear yards between the residential facilities and former administration building. Narrow sidewalks create a grid system between buildings, green spaces, and parking areas. Parking is furnished along Stephenson Street and small parking areas are available to the side or rear of the residential facilities.

The complex retains a high degree of integrity. Although modifications have occurred to individual buildings, these changes have affected neither the buildings' ability to convey their historical significance as a federal housing project nor their architectural significance. Additionally, the physical layout of the complexes has not changed, with the exception of the demolition of two buildings for Interstate Highway 35W. The buildings and complex remain an important element of east Fort Worth and continue to function as an affordable housing option for the area.

Description of Property Types within the District

Among the twenty-one residential buildings of brick veneer within this district are three property types: six-plex, eight-plex and ten-plex designs. The majority of the buildings are eight-plex and ten-plex structures. Every residential building has multiple formal front openings, each characterized by unusual decorative porch supports of cast-concrete with a flat concrete canopy; these porch supports are not typical to the stripped Colonial Revival style, and are an expression of modernism—likely a nod to the affinity for the "zig-zag moderne" style. The back entries have concrete canopies supported by brick columns. The rear also contains a small storage unit next to the back door. The windows are single pane, double-hung, metal units with metal screens. There are two sizes of double-hung windows, with the smaller windows at the bathrooms. Doors are flat metal with metal frame screen doors in front. Curved bricks accent the window and door frames. To break up the planes of red brick veneer, dark brown and black brick are used to create contrasting horizontal bands between windows and doors—again an expression of the more streamlined Moderne styles. These horizontal bands wrap the corners of the buildings on the first floor. On the second floor, this brick pattern extends across the full plane of the buildings. Another distinguishing feature is an angled header course of bricks at the roofline that is similar to a dentil frieze, typical to the more traditional interpretations of the Colonial Revival style.

The library/administration building and the three utility/storage structures are similar to the residential facilities in design, evoking the same general striated brick pattern and angled header course.

Eight-Plex Residential Units

The eight-plex building plan is two stories with a composition side-gabled roof and a two-story extension on each end. These extensions have flat, tar-and-gravel roofs and are offset from the plane of the main section of the building. The building materials are as described above. The front façade window and door pattern varies from the extensions to the main section. On the extension, the first floor has a central doorway with a decorative cast-concrete porch flanked by two single-pane, double-hung metal windows. Second-floor windows are symmetrically placed above first-floor windows. The first floor of the main part of the building has a window, a cast-concrete canopy entrance with decorative supports, and two entry doors. Next to these are three windows, another entry with two doors, and a window. Second-floor windows are placed symmetrically above the first-floor windows. At each end of the two-story extensions is an entry door with the decorative cast-concrete porch supports, a flat, cast concrete canopy, a metal door for a storage area, and a single, double-hung window. On the second floor, a window is placed directly above the first-floor window.

On the rear elevation of the building, the window pattern is not as symmetrical or consistent as the front façade. Beginning at the long face of the extension, there is a door with a brick column and a flat, cast-concrete canopy entrance. Set in the brick column perpendicular to the front entrance door is a door to a shallow storage area. A window is next to the door, followed by a smaller window unit. The second floor has two paired windows followed by a single smaller window. The paired windows sit above the door and the larger first-floor window; the single small window is above a first-floor window of the same size. On the main portion of the rear of the structure are two single and one double rear entries. Each entry has a brick column and flat, cast-concrete canopy. A single large window is located adjacent to each brick column. At the second floor, a single, larger window is located above each brick column. Two smaller windows punctuate the intermittent spaces between the larger windows on the second floor. The second-floor window locations are not symmetrical with the first floor windows.

Ten-Plex Residential Units

The ten-plexes differ from the eight-plexes in that the main building is larger to accommodate the extra apartments in the middle of the structure. The first floor of the front façade has the following door and window pattern: window, two entry doors, three windows, two entry doors, three windows, two entry doors, and window. The second floor has the following window pattern, with the windows placed symmetrically above the first-floor windows: window, three windows, three windows, and one window. The first floor of the rear façade is the same as the eight-plex, with the brick canopy support replacing the decorative support. The pattern is as follows: single-door entry, window, two-door entry, window, two-door entry, window, two-door entry window, and single-door entry. The second floor window pattern is as follows: window, two smaller windows, window, window, two smaller windows, window, window, two smaller windows, window, two smaller windows, and window. Some of these windows are not symmetrically placed above the first-floor windows.

Six-Plex Residential Units

The only two six-plex structures are located on the U that has the administration building/library at its apex. The six-plexes differ in that the extensions are single-story with side-gabled roofs instead of two-story, flat-roofed. The gable end of the roof has a window and metal vent. The front façade of each extension has an entry with decorative cast-concrete supports and flat canopy. There are windows on each side of the entry. The façade on the main part of the building has the same decorative cast-concrete supports and flat, cast-concrete canopy as the other residential buildings. The following is the front façade window and door pattern on the first floor: window, two entry doors, three windows, two entry doors, and window. The second floor has the windows placed symmetrically above the first-floor windows. The rear façade of the main building has the brick column supports like the other buildings. The door and window pattern for the first floor of the rear façade is as follows: single entry door, window, storage door, window, two entry doors, window, and single entry door. On the rear side of the extension, a canopy extends from the gabled roof. A brick column and a plain metal pole support the corners of the canopy. The single entry is followed by a window and a smaller window.

Administration/Library Building

The administration/library building sits at the apex of the U that has the two six-plex units. Because of the topography of the site, the building is two stories as it faces the U and one story at the rear (adjacent to Interstate Highway 35W). The library has a T-shaped footprint. It is constructed of the same brick as the other buildings and exhibits many of the same features, including the striated brick pattern near the windows. The roof is side-gabled with attic vents. A metal cupola with vents sits at the center of the roof. The top of the T forms the east or front façade. The window and door pattern on the first floor of this façade is two small, single-pane windows, a metal door, and then two small, single-pane windows. The second floor has five double-hung windows symmetrically placed above the first-floor windows and door. The base of two stairways is visible on each end of this façade. These stairways allow access to the north and south sides of the building.

The north façade of the building has a small single-pane window on the first floor and two larger single pane, double-hung, windows on the second floor followed by a smaller window. A concrete stairway with brick balustrades sits below these windows. The stairway has a cast-concrete cap and provides access to an entrance at the center of the north façade of the library. The stairway intersects with a solid brick wall with cast-concrete cap that extends north of the building. The entry on the north façade is characterized by an extension of the gabled roof, creating a porch overhang supported by

metal poles. The overhang shelters a flat metal door. On the other side of the entrance (proceeding west along the elevation) are two small double-hung windows and two larger double-hung windows. An ADA-compliant ramp extends from the doorway under these windows.

The west (rear) façade of the building has two double-hung windows on each side of a metal door. The door on this façade has a cast-concrete decorative pediment and surround. Four barrel-shaped tiles punctuate the wall at the apex of the gable (above the doorway) creating an ornamental vent. It is important to note that this entrance was more visible prior to the construction of the now adjacent interstate highway.

At the western end of the south façade, the one-story extension has two double-hung windows and a smaller window. The two-story façade, or the top portion of the T footprint, is the same as the two-story block of the north façade, including the presence of a brick and concrete stairway.

Small Utility/Storage Structures (Labeled a, b, and c on Map)

There are three small storage/utility units on the property. These are located on Stephenson Street. They are of the same red brick with a flat roof and metal vent, and have a single metal door. The buildings also have the same striated brick pattern and angled brick coursing as a frieze just below the metal coping for the roof.

Alterations

Overall, the buildings and structures within the proposed historic district retain a high degree of integrity of setting, location, design, materials, workmanship, feeling, and association. Although modifications have occurred, they have impacted neither the buildings' ability to convey their historic significance as a federal housing project nor their architectural significance as examples of a 1930s-era public housing development. Alterations have been restricted primarily to the interiors and include primarily modernizations such as minor improvements to bathrooms and kitchens. Exterior modifications include the replacement of the original shingle roofing with composition, the addition of air conditioning units on top of entry porches, removal of some of the decorative cast-concrete supports, and the addition of handicapped access ramps. Several buildings were demolished between Interstate Highway 35W and Stephenson Street, near 19th Street, for the construction of the highway.

Table 1

ARCHITECTURAL RESOURCES WITHIN THE BUTLER PLACE HISTORIC DISTRICT*

Building	# Physical Addresses
1	1801 Stephenson Street (former Administration Building and Library)
2	1808, 1855, 1857, 1859, 1861, 1865, 1900 Stephenson Street
3	1815, 1817, 1819, 1821, 1823, 1825 Stephenson Street
4	1813, 1811, 1809, 1807, 1805, 1803 Stephenson Street
5	1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757 Stephenson Street
6	1708, 1731, 1733, 1735, 1737, 1739, 1741 Stephenson Street
7	1729, 1727, 1725, 1723, 1721, 1719, 1717, 1715 Stephenson Street
8	1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657 Stephenson Street
9	1608, 1631, 1633, 1635, 1637, 1639, 1641, 1616 Stephenson Street
10	1629, 1627, 1625, 1623, 1621, 1619, 1617, 1615 Stephenson Street
11	1218, 1216, 1214, 1212, 1210, 1208, 1206, 1204, 1202, 1601 Luella Street
12	1220, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616 Stephenson Street
13	1632, 1630, 1628, 1626, 1624, 1622, 1620, 1618 Stephenson Street
14	1609, 1634, 1636, 1638, 1640, 1642, 1644, 1617 Stephenson Street
15	1660, 1658, 1656, 1654, 1652, 1650, 1648, 1646 Stephenson Street
16	1662, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716 Stephenson Street
17	1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1709 Stephenson Street
18	1715, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1725 Stephenson Street
19	1801, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1825 Stephenson Street
20	1901, 1816, 1818, 1820, 1822, 1824, 1826, 1828 Stephenson Street
21	1820, 1900, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1115 Stephenson Street
22	1909, 1101, 1103, 1105, 1107, 1109, 1111, 1113 East 19th Street
23	Structure a
24	Structure b
25	Structure c

* All resources listed are considered contributing to the proposed district. Addresses are organized as they occur, from the end unit to end unit. See Map 2 for a pictorial distribution of addresses for the proposed district.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

Property:

x **A** is associated with events that have made a significant contribution to the broad patterns of our history.
B is associated with the lives of persons significant in our past.
x **C** embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D has yielded, or is likely to yield information important in prehistory or history.

CRITERIA CONSIDERATIONS

Property is:

A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or has achieved significance within the past 50 years.

AREAS OF SIGNIFICANCE: ARCHITECTURE; SOCIAL HISTORY; POLITICS/GOVERNMENT
PERIOD OF SIGNIFICANCE: 1938–1961
SIGNIFICANT DATES: 1940
SIGNIFICANT PERSON: N/A
CULTURAL AFFILIATION: N/A
ARCHITECT / BUILDER: Wiley G. Clarkson, Chief Architect; C.O. Chromaster, Supervising Architect; Joseph R. Pelich, Hubert H. Crane, Preston M. Geren, Wyatt C. Hedrick, and the Elmer G. Withers Architectural Company, Associate Architects; Hare & Hare, Morrison & Carter, Landscape Architects; J.E. Morgan & Sons (El Paso), Contractor; Henry Pfannkuche, Construction Adviser

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-11 through 8-34)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-35 through 9-37)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A
_ preliminary determination of individual listing (36 CFR 67) has been requested.
_ previously listed in the National Register
_ previously determined eligible by the National Register
_ designated a National Historic Landmark
_ recorded by Historic American Buildings Survey #
_ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:
x State historic preservation office (Texas Historical Commission, Austin, Travis County, Texas)
_ Other state agency
_ Federal agency
x Local government
_ University
x Other -- Specify Repository: Fort Worth Public Library, Fort Worth, Tarrant County, Texas

STATEMENT OF SIGNIFICANCE

The Butler Place Historic District is nominated to the National Register at the local level of significance under Criterion A in the areas of Politics/Government, and Social History for its association with federal construction programs designed to improve housing conditions for the poor as the country was recovering from the Great Depression. Similar to other 1930s-era public projects, Butler Place was also part of federal construction programs intended to reduce unemployment. This was particularly important for the building trades, which were particularly devastated by the decline in the nation's economy. The district is also nominated under Criterion C as an example of the stripped or minimal Colonial Revival style, as applied to public housing. A group of locally prominent architects—Wiley G. Clarkson, Elmer G. Withers, Wyatt C. Hedrick, Joseph Pelich, Preston Geren, Hubert H. Crane, and C. O. Chromaster—designed the project, along with the nationally recognized landscape architecture firm of Hare & Hare. Several of these architects are well-known for their long and distinguished careers throughout the state of Texas. Butler Place remains an excellent example of early-twentieth century principles in community planning and the design of affordable housing for the public good.

The Growth of Fort Worth through the early 20th Century

The city of Fort Worth began with the formation of a U.S. Army fort in 1849 to support new settlement to the region. The military camp was situated on a bluff overlooking the merging West Fork and Cedar Fork of the Trinity River, and it was deactivated in 1853 as troops were moved farther westward with the expanding frontier. Settlers in the area were typical of those in other settlements along the frontier, farming to survive. John Peter Smith opened the first school in 1854, and in 1856 Fort Worth became the county seat. Additional settlers, attracted by the new county government, then began to move to the area, increasing the town's population to 450.[2]

After devastating effects of the Civil War on its population, Fort Worth rebounded by becoming a trail town. Texans realized the value of the herds of longhorns that roamed South Texas and began to drive them north to the cattle markets in Missouri and Kansas. As the last Texas stop on the Eastern Trail before connecting to the Chisholm Trail in Oklahoma, Fort Worth was transformed into a bustling frontier town with a red light district that had earned it a tawdry reputation as "Hell's Half Acre." Despite a series of regulatory laws that were passed in 1876, the city—packed with saloons, gambling halls, and brothels—lived up to its reputation until the turn of the century. Nonetheless, change began in Fort Worth in 1873 when the city was incorporated, the police and fire departments were formed, the first Tarrant County courthouse was completed, and the Texas & Pacific Railway Company laid tracks near the city. The population quickly grew to 3,000, and Fort Worth began to see its future as a railroad city. Unfortunately, due to an international financial crisis in 1873, tracks did not actually reach the city until 1876.

Fort Worth continued to enjoy its growth, development, and prosperity through the turn of the century. The population, which stood at nearly 6,600 in early 1880, grew to over 23,000 in 1890. A new manufactured gas plant was built, electric street lamps were installed throughout the center of the city, and an electric streetcar linked downtown with developing neighborhoods to the north and south. By the end of the decade, five railroads crossed the city and Fort Worth became a major shipping point for cotton. Its reputation as "Hell's Half Acre" was proudly replaced with "Queen of the Prairies."

[2] Oliver Knight, *Fort Worth, Outpost on the Trinity* (Norman: University of Oklahoma Press, 1953).

Between 1900 and 1910, Fort Worth's population grew to 73,312, and the city expanded both north and south. City government was reorganized in 1906 into a system involving boards and commissions. A city park board was created in 1907. In 1909, the city retained George Kessler, an authority on city planning, to draft a master plan for park development. That same year, the Fort Worth Chamber of Commerce was organized as a result of an outgrowth of the Board of Trade established in 1889.[3] Other city improvements were planned in 1925 as Fort Worth adopted the city manager form of government. These improvements included the extension of services to outlying districts and road improvements. These projects were followed in 1927 by an ambitious five-year, ten-point program outlined by the chamber of commerce for $100 million in improvements in the city's infrastructure.[4]

By the late 1920s Fort Worth, the town once called the "Queen of the Prairies," had become a metropolis on the edge of the prairie. The cattle industry and the burgeoning oil industry were significant contributors to Fort Worth's economy. A number of oil companies opened offices and refineries in the city that helped spur population growth from 106,482 in 1920 to 163,477 in 1930.[5] The city's population, however, was not completely shielded from the increasingly severe economic conditions of the period, even though the cattle and oil industries afforded Fort Worth some level of protection from the Depression and projects initiated through the chamber of commerce's five-year program helped provide some jobs immediately following the stock market crash. Despite these efforts, employment in Fort Worth began to decline, and by the early 1930s, the harsh realities of the Depression were apparent.[6] This was particularly evident in the condition of housing in the city.

Fort Worth Housing Problems during the Great Depression

From 1930 to 1939, the number of families living in Fort Worth grew from 43,000 families to 53,000.[7] During the same period, only 5,300 new dwellings were constructed, while another 1,100 were demolished. This yielded a net increase of 4,200 dwellings.[8] Private development failed to construct a sufficient amount of housing to meet the increasing population needs. Rents, as a result, increased. At the same time, the city conservatively estimated that 16 percent of Fort Worth's population resided in areas that were in dire need of improved housing. Homes in blighted areas often lacked such basics as running water, interior water closet and bathing facilities, and proper heating and ventilation.[9] The buildings were in varied levels of disrepair and were rarely of sufficient size to accommodate all of its occupants. Crime, including juvenile delinquency, public intoxication, and non-payment of rent, was also higher in these areas.[10]

In 1935, the Fort Worth Chamber of Commerce petitioned the Public Works Administration, a New Deal-era federal relief agency, to construct low-rent housing in the Chambers Hill district of Fort Worth.[11] The Chambers Hill district (also

---

[3] *Tarrant County Historic Resources Survey* 1984.
[4] Carol Roark, *Fort Worth's Legendary Landmarks* (Fort Worth: Texas Christian University Press, 1995), viii–ix.
[5] Ibid.
[6] Judith Singer Cohen, *Cowtown Moderne: Art Deco Architecture of Fort Worth* (College Station: Texas A&M University Press, 1986).
[7] Housing Authority of the City of Fort Worth, *Public Housing of Fort Worth, 1939-1940*, 10.
[8] Ibid.
[9] Ibid., 16.
[10] Ibid., 13; also A.L. Porterfield, *Sociological Support for Location of the Negro Low-Cost Housing Community in Chambers Hill* (Fort Worth: Texas Christian University Survey Report, no date), 2.
[11] Collier, op. cit.

known as Old Irish Town) was located on the east side of Fort Worth, not far from downtown. It was considered one of the more blighted areas of the city. The area had also recently transitioned from a mixed population of Whites and African Americans to a largely African American population according to a 1931 *Survey of Schools in Fort Worth* conducted by Teachers College, Columbia University, New York.[12] This population change caused the local school district to reevaluate the designation of "White" and "Colored" schools in the area.[13]

A Texas Christian University (TCU) Sociology Department study of the Chambers Hill area described the economic conditions as dire, noting that:

(1) almost none of the patrons of the area owned their own homes;
(2) school attendance was declining;
(3) prostitution was more evident than elsewhere in the city; and
(4) a greater percentage of African American families in low income groups existed in the Chambers Hill area than any other African American district.[14]

Included in the Chamber of Commerce's 1935 request were letters from the Fort Worth public schools and City of Fort Worth Public Recreation Board supporting the proposed "slum clearance project." The letter from the Public Recreation Board noted, "We have made an investigation of the housing conditions of the poorer class and find that there are many locations where such a project would be very helpful to local communities; this is especially true of the colored groups.... With a local colored population of 25,000 people, we heartily approve a project for their betterment."[15]

The Chamber of Commerce's 1935 petition failed. Not until 1938 would the city successfully secure funding for the construction of affordable housing in the Chambers Hill area. In the intervening time, the City of Fort Worth, through first the Chamber of Commerce and later the Fort Worth Public Housing Authority (FWHA), conducted economic studies and compiled real estate data in the hopes of persuading the federal government to fund this and other public housing projects. Eleanor Roosevelt, who visited Fort Worth several times during her husband's presidency, was even given a tour of the Chambers Hill area. She was reportedly "impressed with the terrible living conditions in the location and seemed intensely interested in this slum clearance project."[16]

Planning and Construction of Butler Place

The FWHA, created January 1938, was charged by the city council with obtaining the data necessary to illustrate the need for low-rent housing in Fort Worth and making application to the U.S. Housing Authority (USHA). Appointed by the

---

[12] Porterfield, 1, 2.
[13] Ibid., 2.
[14] Ibid. The Texas Christian University study was based upon several sources, including housing conditions questionnaires distributed by seniors of Chambers Hill High School (a segregated African American school); spots maps of adult arrests, juvenile delinquency, relief, prostitution, forcible detainers, and venereal disease as indices of blight areas in Fort Worth; economic data; and the 1931 Survey of Schools of Fort Worth. The study of the economic condition of African Americans in multiple districts of the city concluded that Chambers Hill was the poorest of those examined.
[15] F.M. Fillingim, President, Fort Worth Public Recreation Board, letter to A.H. Clas, Director of Housing, Public Works Administration (June 1, 1935), 1.
[16] J. Bostick letter to the Honorable Jerome C. Martin, Councilman, City of Fort Worth (November 23, 1937), 2.

mayor, FWHA was composed of five commissioners: B. C. Reich, Jr. (Chairman); Frank B. Edelbrock (Vice Chairman); Mabel G. Bennett; Dr. Charles H. McCollum, Jr., and John W. Oglesby, who was succeeded by R. J. Newton in May 1938. Using the housing surveys conducted by the TCU Sociology Department, FWHA forwarded a new application to Washington on June 4, 1938.[17] In its report, FWHA reported that 4,000 African-American families and 1,800 white families earning less than $1,000 per year were residing in unsanitary and unsafe dwellings in the city of Fort Worth. The Chambers Hill area was again suggested as the site of an African American housing project. A second site—located in the heart of downtown, only one block from the Tarrant County Courthouse—was proposed for a similar housing project for white residents, which later became Ripley Arnold. The city calculated that the total city and school taxes assessed in 1937 for the white project area amounted to $3,895; less than half ($1,355) of this figure was collected. Similarly, for the Chambers Hill area, only $828 of $2,795 assessed taxes were collected. According to FWHA, these figures demonstrated that the proposed sites were so decayed and blighted that very limited taxes were being collected from the owners.[18]

Both the downtown and Chambers Hill projects were funded on August 1, 1938, with the signing of a loan contract between USHA and FWHA. According to the contract, USHA was to provide $2,231,000 to FWHA for erecting a 252-dwelling unit project for white families (Ripley Arnold) and a 250-dwelling unit project for African American families (Butler Place). Approximately $243,000 in bonds was to be sold by FWHA to supplement USHA funding. An additional annual contribution would be provided by USHA for maintenance of low rents in both projects.[19]

The construction of both housing projects was of great value from an employment and city tax perspective. FWHA reports indicate that between 100 and 600 men would be employed during the construction phase of the project. Approximately $263,626 in salaries and wages were paid by December 29, 1939.[20] These reports also suggest that while the housing authority was exempt from taxes, increases in surrounding property values compensated for loss in taxes for the property occupied by the housing development itself. Specifically, the authority noted that the "consequent removal of the cancer from the landscape which existed prior to its purchase by the Authority will cause and increase in valuations of surrounding property so that there will be no net loss in tax revenue."[21]

As part of the Chamber of Commerce's attempts in 1935 to secure federal housing assistance, real estate appraiser John Bostick & Company was asked to secure options for the purchase of 51.8 acres of property in the Chambers Hill area, including the parcels that would become Butler Place. When the Public Works Administration did not fund the Chamber of Commerce's request for a housing project, the parcels were not purchased.[22] FWHA appears subsequently to have revalidated the selection of the Chambers Hill area for the African American housing project. Through the TCU investigation, FWHA determined that the Chambers Hill area was in need of immediate relief and a number of families dislocated by the proposed project would qualify as prospective tenants.[23]

Site selection, according to an FWHA report, was based upon several factors: proximity to parks, schools, sources of employment, transportation facilities, and shopping centers; cost of land improvements; value of property for future

[17] Porterfield, op.cit.
[18] Housing Authority of the City of Fort Worth, *Public Housing of Fort Worth, 1939-1940*, 15.
[19] Ibid., 7.
[20] Ibid., 19.
[21] Ibid., 15.
[22] Bostick, op. cit.
[23] Porterfield, op. cit.

commercial or residential use; cost of constructing new dwellings and landscaping; and availability of utilities. Police records and other spot maps were constructed and superimposed over maps showing the land with the lowest value of improvements. The superimposed maps indicated that the areas with the lowest value of improvement experienced a greater rate of crime. These data and the location of I.M. Terrell High School (then designated for the use of African-Americans) appear to have been the primary factors used in the selection of the area bound by Crump, Luella, East 19th, and Water streets. Bostick was again employed to negotiate the purchase of the Chambers Hill site. Between November 1938 and May 1939, 91 parcels of land were acquired on behalf of FWHA at a cost of $126,536. An additional amount was paid to the city and county for delinquent property taxes. Within the project area, there were 158 buildings containing 220 dwelling units (Map 3). Of these, only 17 were owned by their occupants.[24]

The clearing of the site for Butler Place began on April 17, 1939, and was completed by July 24, 1939. Plans for 31 buildings had been under development since December of 1938. A consortium of architects prepared the drawings under the direction of Wiley G. Clarkson, a well-known Fort Worth architect. Associate architects included Joseph R. Pelich, Hubert H. Crane, Preston M. Green, Wyatt C. Hedrick, and the Elmer G. Withers Architectural Company. Architect C. O. Chromaster, chief designer in Clarkson's office, supervised construction. FWHA received bids for the construction of the project on May 3, 1939, and awarded J. E. Morgan and Sons of El Paso, Texas, a contract for $741,888. Work started less than a month later on July 7 and was substantially complete by August 1940. Other project contractors included Morrison and Carter Landscape Architects and its consultants, Hare and Hare. Representing the U.S. Housing Authority, Henry C. Pfannkuche served as construction adviser.[25]

Post-Construction

The resulting buildings included a library/administration facility and enough units to accommodate 250 families. An 800-square-foot social room was provided in the library/administration facility, as was an African-American branch of the public library. According to the FWHA report, the library was "...something long been needed in the City."[26] Individual units ranged from one to three bedrooms with a living area, kitchen, bath, and private entrance. The kitchens contained a cooking stove, hot water heater, electric or gas refrigeration, and two-compartment sink. At its opening, rents ranged for $15.50 to $16.75 per month. Reporting on the first open house for Butler Place, a *Fort Worth Star-Telegram* article noted that "inspection of typical dwelling units Friday revealed that they were planned with an eye to attractiveness, convenience, ventilation, sanitation, and economy."[27]

From 1940, when construction was completed, through the present, Butler Place has provided qualifying families of East Fort Worth with a low-cost housing option. During its 67-year history, the facility has been desegregated, several of the multifamily dwellings have been demolished for the construction of the North-South Freeway, and additional buildings have been added north and east of the 1939–40 development. The new buildings resembled but did not duplicate the design of the original buildings, creating a visually cohesive housing environment between the proposed historic district and more recent construction.

---

[24] Housing Authority of the City of Fort Worth, *Public Housing of Fort Worth, 1939-1940.*
[25] Ibid.
[26] Ibid., 19.
[27] "Program, Open House Set for Negro Housing Project," *Fort Worth Morning Telegram*, n.d., Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbook.

African-American Community Participation in the Development of Butler Place

Representatives of twenty black civic and social organizations selected the name "Butler Place" in honor of Henry H. Butler, who was born in 1850 or 1851 in Fauquier County, Virginia, on the plantation of George Sullivan, and who became one of the first African-American educators in the city of Fort Worth. Butler served in the Union Army during the Civil War and settled in Fort Worth after the war's end. In 1875, Butler began teaching at the Allen Chapel, A.M.E. Church, as public schools for black students had not yet been established, and he was elected a third grade teacher in the public school system on September 25, 1882. He served as a teacher in different Fort Worth schools before he became the assistant to I.M Terrell, Principal and Superintendent of Colored Schools, in 1890. In addition to being a member of the first black fraternal organization in Fort Worth, Butler initiated the city's first Emancipation Celebration and Thanksgiving Celebration for the black community. He died in Fort Worth in 1939, aged 88 or 89 years old.[28]

Leading up to the opening of the housing development in 1940, prominent members of Fort Worth's African-American community, including Phil Register, the editor of the Fort Worth *Eagle Eye* newspaper; pastors of black churches, including the Reverend Lowell P. Mitchell of the New Mount Gilead Baptist Church and the Reverend J.W. Washington of the Shiloh Baptist Church; and Marguerite Pennybacker Anderson, a Fort Worth social worker who was appointed the management supervisor of Butler Place upon its opening, discussed and debated the need for more low-income housing opportunities in the city.[29] In local meetings and in the pages of the *Eagle Eye*—as well as in a second black newspaper, the Fort Worth *Mind*—the city's African-American residents were encouraged to apply for rental units at Butler Place and leave their older, dilapidated rental housing behind them. Rumors swirled in neighborhoods throughout town, and the *Mind* and the *Eagle Eye* provided editorial content and articles to assuage the fears of potential applicants to Butler Place. On May 27, 1940, *Eagle Eye* editor Phil Register encouraged low-income individuals and families to apply:

> The filing of applications to live in the Butler Place Housing Project has not been as great as was expected on the part of our group. Some attribute the lack of applications to the many detrimental rumors that are being circulated by unscrupulous landlords where Negroes now live in the various "shot gun" houses and duplex apartments. These men have spread the rumors that to live in the Butler Place Housing unit it will be like living in a penal institution of some sort because of the various iron clad restrictions that the tenants will be subjected to. They have said that the tenants will have to be in at certain 'curfew' hours; that the utility facilities will be off at certain times; that visits and even relatives will be prohibited; that spying watchman [*sic*] or "peeping toms" will be used to pry into your private affairs.
>
> Let it be known here and now that all of the rumors are lies of the barest nature to keep Negroes in the substandard houses that they now live in at rents two and three dollars higher than the rents they will be

[28] Butler Place opening ceremony program. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.

[29] Marguerite Pennybacker Anderson, once appointed to the position of Management Supervisor of Butler Place, thus was the first black woman to be appointed to such an administrative position in the history of the U.S. Housing Authority. Born in Fort Worth, she graduated with a major in sociology from Fisk University in 1926 and received her Master's degree from Columbia University in 1928. See "First Negro Woman To Be Appointed to Position of Mgr." Fort Worth *Mind*, September 21, 1940. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.

> charged in the housing unit… In order to have your application readily checked and investigated and to facilitate quick and promt filing [*sic*] of the units at Butler Place, your application should be filed at once. For small or large families with children, the park area's recreational facilities, nearness of the schools and environment in general is conducive to the proper rearing of children at a far less expense than the average individual can dream of, compared to rents in other places, will make those who are fortunate enough to get apartments there, believe that they have truly found a 'Heaven on Earth.' So disregard all rumors, and file your application now for one of the luxurious apartments.[30]

In July 1940, Register increased the number of articles on Butler Place, as applications remained low and project completion neared. On July 11, he exhorted, "This emancipation Housing Project should mean as much from a living quarters standpoint to the Negro as emancipation of bondage meant to the Negroes from a freedom standpoint."[31] On July 18, Register interviewed Homer A. Hunter, Secretary and Executive Director of the Fort Worth Housing Authority, who said, "[W]e have recognized the disastrous effect of poor housing on the health, morals, and welfare of all citizens in this city, and Butler Place is one of the first demonstrations of how Fort Worth replaces its hovels with sanitary, healthful living quarters for low-income families who cannot find decent homes for the rent they have to pay… Any story of there being a 'curfew' hour is not true. These homes, as previously stated, are built for the citizens of Fort Worth and are to be used as such by the occupants. Every tenant will have the same privileges of a home that he has in any part of the city. It is to be the home of the tenant, and the Authority has no time to be ringing 'Curfew.' It is the home of the tenant and the Authority has no desire to inspect his home for any reason."[32]

Just two days before the opening the *Eagle Eye* reported that seventy-one applicants out of 108 had been found eligible to rent an apartment in Butler Place, out of 250 available units.[33] On Saturday, July 21, 1940, Butler Place was opened for public inspection between one and six o'clock. The opening ceremony for Butler Place began at 4:45 P.M., with Phil Register acting as Master of Ceremonies. Frank Jones' Band played a concert, and a male choir provided song. The Reverend S.R. Prince gave the invocation, and the Reverend I.S.H. Curry gave the benediction.[34] In his opening remarks, the Race Relations Adviser for the U.S Housing Authority's Region VI, A. Maceo Smith, declared:

> This is a very, very important occasion. On June 19, the colored people of Fort Worth celebrated Emancipation Day. On the Fourth of July, they joined with other citizens of this United States in celebrating another anniversary of freedom. Now we are celebrating a third kind of emancipation day. These buildings

---

[30] Phil Register, Editor. "Housing Applications—An Editorial," *Fort Worth Eagle Eye* (May 27, 1940). Clipped article in scrapbook. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.

[31] "$2,028,000 Negro Project." *Eagle Eye*, July 11, 1940. Clipped article in scrapbook. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.

[32] "Housing Official Interviewed by Editor; Regulations Discussed." Fort Worth *Eagle Eye*, July 18, 1940. Clipped article in scrapbook. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.

[33] "Negroes Plan to Celebrate Housing Work," Fort Worth *Eagle Eye*, July 19, 1940. Clipped article in scrapbook. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.

[34] Butler Place opening ceremony program. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.

> on Chambers Hill represent freedom from shacks, shambles, and slums, emancipation from the greed of landlords who have held their tenants in the bondage of squalor. This afternoon we celebrate another declaration of independence.[35]

The Fort Worth *Mind* reported on the ceremony in its next edition, providing comments from black residents who viewed the apartment complex for the first time that day.[36] The owner of Hollywood Cleaners, Mr. Edward Lee, told the reporter: "Butler Place is a great asset to the community and especially to our racial group." The Reverend J.W. Washington of the Shiloh Baptist Church said, "It's a very fine thing and I hope to see the day when all sub-standard dwellings will be removed with the newer, better, and more sanitary type of housing." The executive secretary of the McDonald Branch YMCA, G.B. Winston, said that he found Butler Place to be "an inviting place and a pretty nice thing. Unquestionably a step forward." The Reverend L.B. Adams, president of the Fort Worth Negro Chamber of Commerce, stated, "It's the greatest improvement in housing facilities for Negroes and being the great race that it is, I feel Negroes should take advantage of its opportunities." Insurance agent Robert Barnes told the reporter, "It's a wonderful thing and the finest and most needed thing Fort Worth ever had." Some in attendance on the opening day, however, remained skeptical of the potential of Butler Place for the African-American community. Lenora Coates Terry, a secretary, was quoted in the *Mind* article as follows: "Of course it's a fine thing, but it won't help those for whom it's intended because they can secure sub-standard dwellings for $8 or $10, and they can't secure a Butler Place unit for that." C.A. Venable, district manager for the Universal Life Insurance Company, began his criticism with a slight qualification, stating: "One could not say anything against a humanitarian effort; however, the restrictions on salary scale and the number of rooms one can obtain are going to handicap the renting of these units. Undoubtedly, certain changes will have to be made before the project will be successful."[37] When the first families moved in to Butler Place apartments, rents ranged from $10.65 to $11.30 per month, and kitchens contained ice boxes and ranges for cooking. Utilities were priced at $4.85 to $5.45 per month. In contrast, white residents would pay $12.40 to $13.05, plus those utility charges, for apartments in the white complex constructed at the same time in Fort Worth. Whether white or black, applicants for their respective housing projects would be given preference if they had lived in dwellings that had been cleared on the two sites prior to construction; Mexican residents of these areas would be able to apply for housing at the white project.[38]

"Butler Place is an answer to the prayers of our fathers," said the Revered Lowell P. Mitchell of the New Mount Gilead Baptist Church, "ushering in a new era of living conditions among our people.... [It] should be welcomed to Fort Worth by every member of our group. It will give many a taste of heaven while here on earth." The Reverend H.A. Carr, minister of the A.M.E., said, "Butler Place is wonderful. Water heaters, radiator heat, plumbing work, utility bills and everything's furnished. I wouldn't mind living here myself."[39]

---

[35] "Negro Housing Project Is Called 'New Emancipation.'" *Fort Worth Morning Telegram*, July 22, 1940. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.
[36] "What the People Say about the Housing Project." Fort Worth *Mind*, September 21, 1940. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.
[37] Ibid.
[38] "Housing Board Okehs Rent Scale." Fort Worth Press. May 15, 1940. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.
[39] "What the People Say about the Housing Project." Fort Worth *Mind*, September 21, 1940. Fort Worth Public Library and Archives, Fort Worth Housing Authority, Series IV, Scrapbooks and Newspapers, Subseries A, Scrapbooks 1939-1971, Box 1.

Butler Place within the National Context of Public Housing

Cities, as urban centers, are prone by their very nature to contain areas that are in disrepair and whose inhabitants live in substandard conditions. These conditions are often created by several factors including, but not limited to, low wages and unemployment, lack of private investment (through discrimination or poor economic viability), overcrowding, poor city planning, and limited city services. As discussed in the following paragraphs, federal and city governments, civic organizations, and concerned citizens have endeavored to improve blighted housing situations through much of our nation's history. The following discussion is intended to provide the reader with an understanding of how Fort Worth's 1935 and 1937 proposals for public housing in the Chambers Hill area fit into the national public housing context.

Though it was not until the 1930s that the federal government began subsidizing housing for its lower income citizens, reformers had expressed concern over the rising number of slums and the plight of the poor since the latter half of the nineteenth century when the immigrant population soared in response to increasing industrialization. Early reformers linked industrialization to rapid overpopulation of urban areas, noting the consequential disease, poverty, delinquency, and violence that seemed to accompany a burgeoning economic system dependent upon large numbers of poorly paid laborers. Leading the way in legal reform measures was New York City, which passed a tenement house law in 1867. By the turn of the twentieth century, Boston, Chicago, and Philadelphia had enacted similar legislation to establish basic standards for improving the health and safety of tenement residents. Though these laws were a step forward, they had little real impact. In addition to being difficult to enforce, property owners resisted implementing improvements—and when they did, they often raised the rent. As a result, the conditions that plagued the cities' poorer inhabitants went unabated, though it caught the attention of reformers who made sure that the plight of the poor received public attention.[40]

One of the earliest, and most scathing, exposes on slum conditions was the 1890 publication, *How the Other Half Lives,* by Jacob Riis. Complete with illustrations, Riis left no doubt that the living conditions of the poor were a dire situation in need of improvement.[41] Although focused on the slum neighborhoods of Manhattan, Riis's book had a significant impact on the American population at large. Nevertheless, even with increased public awareness, new efforts at housing reform were not easily accomplished. Activists for New York City, where public attention was specifically focused because of Riis's work, had a difficult time getting a new tenement law passed. Lawrence Veiller, leader of the Charity Organization Society of the City of New York, founded the Tenement House Committee in 1899, but had to hold an exhibition detailing the dismal conditions of tenement dwellers before he could solicit enough public support for the New York state legislature to pass a new Tenement House Act in 1901. This act sought to improve conditions in tenement houses by regulating, among other things, access to lighting, ventilation, and flushable toilets (one water closet for every two families). The act also outlawed the popular dumbbell tenement—a housing design named for its general shape in which a narrow airshaft ran down the middle of the building. Originally designed in 1879 to provide more light and ventilation for inhabitants of multiple story tenement houses, the dumbbell design actually did little to improve access to either one;

---

[40] J.L. Robinson, P. Bobeczko, P. Lusignan, and J. Shrimpton, *Public Housing in the United States, 1933-1949: A Historic Context* (Washington, D.C.: U.S. Department of Housing and Urban Development and U.S. Department of the Interior, National Park Service, 1999), volume II, 3–4.

[41] Ibid., 5; also E.L. Armstrong, *History of Public Works in the United States, 1776-1976* (Chicago: American Public Works Association, 1976), 525.

moreover, it proved to be hazardous. The airshaft allowed fire to spread more rapidly throughout the entire building, and it frequently became a place where trash collected, producing filth and foul odors.[42]

With the nation's attention drawn to slum conditions, the federal government cautiously considered its obligation to the nation's poor. The first order of business, however, was to conduct a study of the problem. In 1892, Congress provided funds for the Commissioner of Labor to examine the situation, but after submitting a report, no action was taken to alleviate the problems that were noted. Ten years later, President Theodore Roosevelt arranged for the President's Homes Commission to consider the housing problem in Washington, D.C. Alarmed at the current state of affairs, the commission argued that it would be impossible for municipalities to improve the situation on their own; thus, it recommended that the federal government purchase and condemn slum properties, as well as provide loans to property owners for urban neighborhood improvements. This exceptional plea for federal intervention, unusual for the time, was ignored; therefore, cities and states were left to deal with the decay of slums on their own.[43]

The federal government's policy of avoiding direct intervention in housing matters shifted significantly with the advent of World War I—though it was still not until the 1930s that the nation's poorer citizens actually benefited from federal intervention. As the nation prepared for a war unlike anything previously encountered, industrial production rose dramatically, and large numbers of workers were pulled to shipyards and sites where ammunition was produced. The rapid growth in population at select locations placed an impossible burden on the extant communities where wartime industrial production was taking place. The situation was not unlike the massive influx of immigrants to urban centers where slums had quickly developed. Faced with a severe housing shortage, Congress approved two wartime housing agencies in 1918—the U.S. Shipping Board Emergency Fleet Corporation and the U.S. Housing Corporation—to make loans and construct housing for the many workers at shipyards and arsenal plants. Between the two agencies, nearly 14,000 houses and 7,800 apartments were constructed for defense workers and their families.[44]

With the end of World War I, the federal government quickly reverted to its former position and extricated itself from housing matters. Reformers of the 1920s lobbied diligently for federal intervention, but with pleas that took a new turn. No longer satisfied with simply providing housing that was adequate, the strong push now was to provide low-income citizens with affordable housing that was specifically designed for their overall well-being. Having merged the ideals associated with Ebenezer Howard's Garden City Movement with the social activism that took root in the Progressive Movement of the early 1900s, reformers of this period attacked the ever-present housing problem with a new fervor. Prominent housing reform activists included Edith Elmer Wood and Mary Kingsbury Simkhovitch, who helped form the National Public Housing Conference (NPHC)[45] in 1931, and members of the Regional Planning Association of America (RPAA), an organization created in the 1920s that included Catherine Bauer and Lewis Mumford. The RPAA, in particular, was highly influenced by the Garden City Movement and other residential community plans coming out of Europe.[46]

---

[42] Robinson, et al, vol. II, 5; Armstrong, 525; Ruth Limmer and Andrew S. Dolkart, "The Tenement as History and Housing," accessed on May 15, 2007, at: http://www.thirteen.org/tenement/eagle.html; and Andrew S. Dolkart, "The 1901 Tenement House Act," Lower East Side Tenement Museum, accessed on May 15, 2007, at: http://www.tenement.org/features_dolkart2.html.
[43] Robinson *et al*, vol. II, 5–6.
[44] Ibid., 6–7.
[45] Later to become the National Housing Conference.
[46] Robinson *et al*, vol. II, 7–8.

The Garden City Movement had originated in England in the late 1890s and was the inspired vision of Ebenezer Howard, a British stenographer. Concerned that overcrowded, highly industrialized towns were a health hazard, Howard's community plan provided spacious living arrangements in a rural setting. The garden city called for residential housing (that could accommodate up to 32,000 individuals) arranged around a core of industrial/commercial buildings. The entire community was surrounded by a greenbelt. As originally conceived, each garden city was to be self-sufficient and self-contained. Members of the community would work and shop at the industries and stores located within their own community. Spacious living arrangements and the surrounding greenery were to add both aesthetic and healthier elements to the environment. Open space and light were believed at that time to be particularly beneficial to human health and thus were strongly emphasized in Howard's design.[47]

Howard's ideas were published in a book titled, *To-Morrow: A Peaceful Path to Real Reform*, in 1898. His concept spread to Europe where architects, including Le Corbusier, Ernst May, Walter Gropius, and J. J. P. Oud, were developing radically new design styles that complemented the goals of the Garden City Movement. The sleek and simple look of the International architectural style that emerged during this time created an open atmosphere of light and air, which was well suited to the garden city design concept. In addition, the materials commonly used for this style were more economical than those associated with other architectural styles—an advantage that would benefit public housing in the U.S.[48]

The new planned communities and International style of architecture gained recognition in the U.S., in part, through the publications of Catherine Bauer. Bauer had toured Europe and was highly impressed with the solutions she saw to overcrowding. Convinced that large, well-planned residential communities were the key to solving America's housing problem, the RPAA increased efforts to make such communities available to lower-income citizens. The organization formed the City Housing Corporation and proceeded to build two residential communities based on garden city concepts—Sunnyside Gardens, Queens, New York, established in 1924, and Radburn, New Jersey, constructed in 1928. Although both were successful alternatives to overcrowded slums, the cost of developing such communities was prohibitively high, and thus, accommodations for low-income families were not provided to the extent that members of the RPAA had hoped.[49]

Other attempts to improve housing conditions after World War I were sought through state legislation and wealthy individuals. In 1919, a Massachusetts housing commission, established by the state legislature, constructed 12 houses that were offered to wage earners at cost. New York offered several tax incentives and granted the Metropolitan Life Insurance Company the right to invest in housing, provided that rents were kept low. Philanthropic efforts included that of John D. Rockefeller, Jr., who built New York's first development for African Americans in 1928. For the most part, however, attempts to provide housing for lower-income families befell the same fate as that experienced by the RPAA. In spite of good intentions, it was nearly impossible to construct decent housing for minimal rents, thereby leaving those most in need without.[50]

---

[47] Armstrong, 526; Kate Singleton and Tom Niederauer and Associates, "Cedar Springs Place, Dallas County, Texas," National Register of Historic Places nomination (1991).
[48] Armstrong, 526; Singleton and Niederauer; Robinson *et al*, vol. II, 8–9.
[49] Robinson *et al*, vol. II, 9–10.
[50] Ibid., 10–11.

Although organizations and individual reformers had fought determinedly for federal assistance with low-income housing, the government was just as reluctant to step in during the 1920s as it had been in the past. Public support for intervention was often lacking on the basis that such activity seemed dangerously close to socialism. The federal government's reluctance to intervene was a policy lauded by the private housing industry that jealously guarded against actions that might impact profits. Overall, the industry had refused to participate in efforts to improve housing conditions or provide affordable housing for the poor because it was not in its best interest. Even the increased attempts of prominent activists, architects, planners, and writers of the 1920s ultimately failed to produce much change, in part, because of the post-World War I construction boom that reached a record high of 937,000 housing units in 1925. The boom was not to last, though. Before the stock market crash of 1929, the housing industry was already in decline. The subsequent depression threatened to sound the death knell unless the federal government did something to provide viable work for builders, laborers, craftsmen, and tradesmen. Thus, the time was finally ripe for the federal government to step in, and in so doing, it accomplished two objectives—keeping a number of Americans employed while providing affordable housing for low income citizens.[51]

Early steps in this direction focused on generating public support and forcing the private housing industry to relent in its strong opposition. Two organizations were established to help support the endeavor. The National Public Housing Conference, established in 1931, focused on public awareness and lobbying efforts. The Conference on Home Building and Home Ownership created by President Herbert Hoover in 1930 was, in part, a fact-finding organization to examine various housing issues across the nation.[52]

The election of Franklin D. Roosevelt in 1933 ushered in a national recovery program, dubbed the New Deal, which focused on providing jobs for thousands of unemployed Americans. In addition, however, it proved to be a platform for getting the public housing movement off the ground. Recognizing that construction of public housing could provide jobs to the unemployed, the NPHC, with the assistance of New York Senator Robert F. Wagner, moved to have public works legislation include the construction of low-income housing. In June 1933, when Congress passed the National Industrial Recovery Act (NIRA), $3.3 billion was allocated to the Federal Emergency Administration of Public Works, renamed the Public Works Administration [PWA] in 1939. The PWA was headed by Secretary of the Interior Harold L. Ickes, who formed a Housing Division to proceed with plans to clear slums and construct housing units for low-income citizens.[53]

Initially, the PWA tried to lure housing corporations into building residences for low-income Americans by offering reduced interest loans to those willing to limit their profits on such an endeavor. Certain qualifications, however, had to be met. The housing project was to be built outside of congested areas, and part of the site had to remain free of buildings in order to provide an open space for sufficient light and air, as well as room for recreational activities.[54] Out of 533 applicants, only seven proposed projects were approved for funding. These projects included an unnamed project in Altavista, Virginia; an unnamed project in Euclid, Ohio; Hillside Homes in the Bronx, New York; the Carl Mackley Houses in Philadelphia, Pennsylvania; Boulevard Gardens in Queens, New York; Boyland [or Boylan] in Raleigh, North Carolina; and Neighborhood Gardens in St. Louis, Missouri.[55]

---

[51] Ibid.; Armstrong, 527; and Dolkart.
[52] Armstrong, 527.
[53] Robinson *et al*, vol. II, 12–13.
[54] Robinson *et al*, vol. II, 13; Armstrong, 527.
[55] Robinson *et al*, vol. II, 13–14; Armstrong, 527–528.

This first round of PWA housing successfully implemented some of the objectives set forth by social reformers. The facilities were well designed and used quality materials. The architects for Hillside Homes, for example, were Clarence Stein and Henry Wright, members of the RPAA and the same architects who had designed the earlier planned community, Radburn, in New Jersey. Neighborhood Gardens in St. Louis and the Carl Mackley Houses in Philadelphia also demonstrated how the International architectural style was suited to a housing program aimed to provide aesthetically pleasing buildings and open spaces. Residents at Neighborhood Gardens, Hillside Homes, and the Carl Mackley Houses could also enjoy certain amenities such as iceboxes, laundry facilities, playgrounds, clubrooms, nurseries, and swimming pools, for example.[56]

Although successful in presenting well-built residential communities, the early PWA housing projects failed in one important criterion. The cost of building such complexes forced owners to charge rents that were beyond the affordable range of low-income citizens, therefore once again negating one of the primary reasons for building such housing complexes. In addition, none of the projects provided housing for African Americans, and being built on vacant lands, none replaced existing slums, as was the intent of the PWA.[57]

Recognizing the inherent problems with the limited-dividend program, Harold Ickes restructured PWA operations in 1934 to directly finance and develop low-income housing communities. As part of the reorganization, the PWA Housing Division was subdivided into the Branch of Initiation, to assess housing needs across the nation; Branch of Land Acquisition, for acquiring land and supervising site development; Branch of Plans and Specifications, for developing a set of plans for local architects to use; and the Branch of Construction and Management, for overseeing slum removal, construction, and tenant services administration.[58]

With the Branch of Plans and Specifications providing standardized plans, all PWA direct-built houses maintained a certain similarity. As described, they were

> organized on a site, around large open spaces and recreational areas, as part of a larger and deliberate plan.... Typical city blocks were often combined to form superblocks as a way to organize the larger neighborhood, and a clear hierarchy between primary roads and pedestrian thoroughfares were an integral part of the site plan. The buildings usually took the form of several-story walk-up apartments and row houses. They were most often constructed of brick, simply designed and generally well built, and contained modern conveniences in both kitchens...and bathrooms. These public housing projects frequently had a non-residential component, including community centers, management offices, recreation and community rooms, nursery schools, and garages.[59]

To the casual observer, though, they may have looked different since local architects could use the style of their choice. Housing complexes, for example, could exhibit modern, colonial, Spanish, or other architectural styles.[60] However,

---

[56] Robinson *et al*, vol. II, 14–16; Armstrong, 528.
[57] Robinson *et al*, vol. II, 17–19; Armstrong, 529.
[58] Robinson *et al*, vol. II, 18–23.
[59] Robinson *et al*, vol. II, 21.
[60] Ibid.

functionalism and economy took precedence over the aesthetics; consequently, many housing projects were more austere in design, with minimal or no ornamentation.

Only fifty-two PWA direct-built housing complexes were constructed, and most, by far, were located east of the Mississippi River—in Alabama, Connecticut, Florida, Georgia, Illinois, Indiana, Kentucky, Massachusetts, Michigan, New Jersey, New York, Ohio, Pennsylvania, South Carolina, Tennessee, Washington, D.C., and Wisconsin. Minnesota, Nebraska, Oklahoma, and Texas were the only states west of the Mississippi in which direct-built housing communities were established. In addition, five complexes were constructed in U.S. territories—two in Puerto Rico and three in the Virgin Islands. The direct-built housing projects ranged in size from the 30-unit Bassin Triangle built in St. Croix, Virgin Islands, to the 1,622-unit Williamsburg in New York City.[61]

The PWA direct-built program provided employment for a large number of individuals during the Depression, while improving housing conditions for nearly 22,000 families. The program, however, was soon to lose an important legal battle. Although the NIRA provided the PWA with the right to exercise eminent domain, this right was challenged in Kentucky in 1935. The federal court case, *United States v. Certain Lands in the City of Louisville*, determined that the PWA could not "condemn and destroy properties."[62] This decision meant that the PWA had to build subsequent public housing communities on vacant land or where clear title to property was easily obtained. About the same time, though, a court case in New York determined that the state could maintain its right to clear slums and invoke eminent domain in the public's interest. The decisions handed down in these two cases signaled a shift in which states and municipal governments played a more prominent role in public housing.[63]

Approximately the same time that the PWA was losing its right to invoke eminent domain for slum clearance, the Housing Division was also specifically targeted for cutbacks in the federal budget. Since the PWA's primary focus was to provide work opportunities, the Housing Division's allotment of funds was reduced in 1935 when it was realized that housing construction lagged behind other New Deal agencies in generating jobs for the unemployed. As a result, Baker Homes in Lackawanna, New York, constructed in 1937–38, became the last project funded under Housing Division appropriations.[64]

While the PWA Housing Division relinquished control and faced cutbacks, public housing advocates were still pressing for a permanent federal housing program. Two new organizations, the National Association of Housing Officials (NAHO) and the Labor Housing Conference, helped develop legislation for Senator Robert Wagner and Congressman Henry Ellenbogen to introduce to the Senate and House of Representatives in 1935. When neither bill passed, the American Federation of Labor (AFL) began campaigning for the construction of moderate- and low-income family housing—built, of course, with union labor—through federal subsidies.[65]

Although the public housing movement now had the backing of a major organization, the AFL, efforts to pass legislation still failed. Senator Wagner, tried again to introduce a housing bill in 1935, but in spite of the support he had garnered, it

[61] Robinson *et al*, vol. I, Appendix III.
[62] Robinson *et al*, vol. II, 30.
[63] Ibid., 31–30; Armstrong, 529.
[64] Robinson *et al*, vol. II, 30–31.
[65] Ibid., 32–33; Armstrong 531.

proved no match for powerful organizations such as the National Association of Real Estate Boards, the National Association of Retail Lumber Dealers, the U.S. Building and Loan League, and the U.S. Chamber of Commerce, all of which vehemently opposed public housing. In 1936, Senator Wagner finally met with success in passing his bill through the Senate, but Congressman Ellenbogen's bill failed in the House. Thus, it was not until 1937, when President Roosevelt pronounced housing as one of the nation's worst problems in his State of the Union address, that political support for a permanent public housing program increased.[66]

After Roosevelt's State of the Union address, Senator Wagner once again introduced a housing bill. This time, however, his cosponsor was Congressman Steagall. Although there was still opposition to public housing, the Wagner-Steagall Bill passed in the Senate on August 6 and in the House of Representatives on September 1 of 1937, making the United States Housing Act of 1937 a reality. Congress provided funding, however, for only a three-year period. The program initially operated under the Department of the Interior's newly created United States Housing Authority (USHA), under the supervision of Nathan Straus, but the building and management of low-income housing communities was the responsibility of each local public housing authority (PHA). PHAs could finance up to 90 percent of the cost for public housing or slum clearance through USHA with 60 years to repay. The local community was to finance the remainder. In essence, USHA was responsible for most of the financing and additionally provided design guidelines, technical assistance, building prototypes, and project oversight. The local housing authorities determined the location of housing complexes, tenant distribution, design styles, and acquired the land.[67]

USHA-financed housing projects were established throughout a number of states, though they were concentrated in states east of the Mississippi River. The 370 housing projects that were funded under USHA provided accommodations for approximately 120,000 families. The complexes ranged in size from 28 units (at Twin Falls, Idaho) to 3,148 units (at Queensbridge, New York City). In addition to providing housing, concerted efforts were made to provide residents with social, educational, and recreational activities. Local housing authorities began organizing dance classes, card clubs, or Bible study classes. Some also published newsletters, provided a nursery school, or supported a choir.[68] By the time the housing program's three-year mandatory period had expired, New Deal programs had fallen into disfavor and Congress refused to extend funding for the construction of low- income public housing. With the military build-up taking precedence over other national concerns, construction of low-income housing projects was temporarily halted while the president determined whether or not their completion was warranted. Those already slated for construction in the same areas where military defense operations were to take place were quickly diverted to defense housing.

From a statewide perspective, Fort Worth was one of eight cities in Texas to receive USHA-funded low cost housing projects between 1937 and 1940; the other Texas cities were Austin, Brownsville, Corpus Christi, Dallas, El Paso, Houston, and San Antonio. Prior to this time, Dallas's Cedar Springs Place, completed in 1937, was the only PWA direct-built housing project constructed in the state of Texas.[69]

---

[66] Robinson *et al*, vol. II, 34–36.
[67] Ibid., 36–38, 40, 45; Armstrong 531–532.
[68] Robinson *et al*, vol. II, 40, 43.
[69] Robinson *et al*, Appendix IV; Singleton and Niederauer.

Architectural Significance of Butler Place

The Butler Place Public Housing Project was one of fifty-two Public Works Administration low-income housing projects built in the United States.[70] The complex is significant for the manner in which its architectural design and site organization expressed the social ideals and planning standards of the period, in compliance with strict federal Public Housing Administration guidelines. These guidelines stated that projects with "elaborate or expensive design" would not receive federal funding and must be constructed well enough to last for 60 years, the length of the government's mortgage.[71]

Modernist design principles stressed form and function, rejected superfluous ornamentation, and incorporated a philosophy of social change. Consequently, these principles were employed in some of the first federally funded public housing projects such as the Carl Mackley Houses in Philadelphia in 1935, and Cedar Springs Place in Dallas, which was constructed in 1937. Wiley G. Clarkson and associate architects also applied these modernist ideals at the Butler Place and Ripley Arnold housing projects in Fort Worth in1939. Their organization to provide an open atmosphere of light and air also found inspiration in the Garden City Movement. According to Judith Johnson's *The Art of Architecture: Modernism in Memphis 1890–1980,* these design principles were based upon the theory that a housing project is not merely a collection of dwelling units, but that it provides the basis for a way of life for its inhabitants within the planned framework of a neighborhood.[72] The creation of such an environment took into consideration a number of factors, including privacy, pedestrian and vehicular traffic flow, provisions for utilities, common or shared green spaces, sun and air circulation, and recreational opportunities. Consequently, the prototypical site plan that developed intermixed open space and buildings to achieve the "light and air" concept, resulting in a formal plan that would provide solutions to both technical problems and social issues.[73]

At Butler Place, the brick veneer buildings were designed in a stripped or minimalist adaptation of the Colonial Revival style, which was popular for domestic architecture in the United States in the early twentieth century. The Colonial Revival style—an adaptation of the English colonial architecture of the eighteenth century—had its origins in the Philadelphia Centennial of 1876, when interest in the nation's colonial heritage was at a peak. What emerged from the early experimental designs were symmetrical styles that mirrored original colonial forms, as well as asymmetrical forms to which "colonial" details were added. The Colonial Revival style was the dominant residential style for the first half of the twentieth century; houses built in this style during the 1930s—including Butler Place—were simplified, with fewer fine details, owing to the economic depression gripping the nation at that time.[74]

In Fort Worth, Colonial Revival and other revival styles were employed in the design of a number of residences across the city during the 1920s and 1930s.[75] The style was quite popular and could be adapted to a variety of home sizes. As suggested above, it could be also simplified to reduce cost, which was necessary in the declining residential market of the

---

[70] Singleton and Niederauer.
[71] Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, Massachusetts: MIT Press, 1981), 229; also Judith Johnson, "The Art of Architecture: Modernism in Memphis, 1890-1980," *Memphis Heritage, Inc.* (n.d.), accessed on February 2, 2007 at: http://www.memphisheritage.org/MHIHost/INDEX/html.
[72] Johnson.
[73] Ibid.
[74] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 325–326.
[75] Roark, op. cit., viii.

1930s. At Butler Place, elements of the Colonial Revival style can be found in the side-gabled roof with minimal overhang, accentuated front entrance, double-hung windows, and symmetrical design of the front façade of the residential buildings.[76]

Project Architects, Landscape Architects, and Contractor

At no time in Fort Worth's history had such a talented group of architects been brought together to address not only a civic issue but also a socioeconomic problem. Butler Place architects Wiley G. Clarkson, C. O. Chromaster, Wyatt C. Hedrick, Preston Geren, Joseph R. Pelich, Hubert H. Crane, and Elmer G. Withers shaped the architectural face of Fort Worth and Texas from the mid-1900s to the 1960s. Several of these individuals had worked together prior to Butler Place and would collaborate again on later projects. These architects truly represented the elite of those practicing their profession in Fort Worth. The participation of the nationally known landscape architectural firm Hare and Hare in this and other Fort Worth projects is also notable.

Wiley G. Clarkson

Wiley G. Clarkson, one of the Associated Housing Architects, was a Texas native. Born in Corsicana in 1885, Clarkson was educated at the University of Texas, Armour Institute of Technology in Chicago, and the Art Institute of Chicago. After completing his education, he returned to Corsicana and established an architectural practice from 1908 to 1912. In 1912, he moved to Fort Worth and collaborated with A. W. Gaines prior to opening his own practice there.

During the 1920s and 1930s, Clarkson designed a number of Fort Worth buildings. His firm became one of the two largest and most prolific architectural firms in Fort Worth. Clarkson's early designs tended toward revivalist designs of Beaux Arts, Classical, Gothic, and Italianate. With the stunning Zig Zag Moderne-styled Sinclair Building built in 1929, Clarkson began his Art Deco and Moderne phases. Other examples of Clarkson's work in this idiom include the Masonic Temple (1930–1931), the U.S. Courthouse (with associate architect Paul Cret, 1933), the Municipal Airport Administration Building (1936), the McCrory Store remodel (1937), the Tarrant County Building and Loan Association (1938), and the City-County (now John Peter Smith) Hospital (1938–1939) (Singleton and Niederauer 1992:15). Among Clarkson's other notable commissions are the National Register-listed Woolworth Building (1925), Masonic Home and School of Texas (1925), Cook Children's Hospital (1928), Methodist Hospital (1930), Texas Christian University Library (1925–1927), Fort Worth's first Sanger Brothers Department Store (1925–1927), First United Methodist Church (1930–1931), the YMCA (1925–1927), and several residences in the exclusive Ryan Place and River Crest areas of Fort Worth.[77]

In the 1940s, Clarkson was associated with Joseph Pelich, Preston Geren, and Joe Rady in projects for the U.S. Army Corps of Engineers. In Texas, this work included Liberator Village in Fort Worth, the Army-Air Force Hospital in Temple, Harmon Army Hospital in Longview, and military housing at McGregor. He remodeled the second Sanger Brothers Department Store in Fort Worth into the largest and finest United Service Organization (USO) facility in the country (1943). One of Clarkson's last projects, the early 1950s design of the Fort Worth Art Center (now the Modern Art Museum of Fort Worth), was in association with George King, Hubert Bayer, and Gordon Chadwick. Clarkson was a

[76] McAlester, 321–322.
[77] Roark, 124, 128, 133, 146.

charter member of the Texas Society of Architects and the Fort Worth chapter of the American Institute of Architects (AIA). Wiley Clarkson died on May 5, 1952.[78]

Charles O. Chromaster

Charles O. Chromaster was born in Chicago in 1891 and, like Wiley G. Clarkson, attended the Art Institute of Chicago. He came to Fort Worth in 1922 to work in Clarkson's office as chief designer. Chromaster understood Clarkson's design philosophy of restrained ornamentation and classical balance.[79] From 1922 to 1939, Chromaster, with Clarkson, contributed to the design of numerous public and private buildings: Butler Place (1939), the W. E. Cook Children's Hospital (1928), and North Side Senior High School (1937).[80]

After 1939, Chromaster opened his own architectural firm. From the 1940s through the 1950s, he was the home building editor for Dallas-based *Holland's, The Magazine of the South*.[81] He was the architect for several religious and educational buildings: Children's Classroom Building for Oak Cliff Presbyterian Church (1954), the West Shore Presbyterian Church (1954), Chapel and Administration Building of Central Methodist Church, and John Knox Presbyterian Church (1951).[82] Chromaster was a charter member of the Texas Society of Architects and was president in 1940. He was a charter member of the Fort Worth chapter of the AIA and served as president in 1949.[83]

Wyatt C. Hedrick

Wyatt C. Hedrick was born in Virginia and moved to Texas in 1913 at the age of 25 to work for an engineering firm in Dallas. After owning his own construction company in Fort Worth between 1914 and 1921, Hedrick became a partner in the architectural firm established by Marshall R. Sanguinet and Carl G. Staats headquartered in Fort Worth. Sanguinet and Staats was one of the largest and most prominent architectural firms in the state of Texas during the first quarter of the 1900s.

In 1925, Hedrick started his own architectural firm with offices in Dallas, Fort Worth, and Houston. A year later, however, his former partners, Sanguinet and Staats, retired, and Hedrick bought the remaining interest in their firm. His company was very active from the 1920s through the 1950s and was once considered the third largest in the country. Most of Hedrick's well-known works are located in the Houston, Fort Worth, and Dallas areas and are both classically based and in the modern style. Examples of his work in Fort Worth listed on the National Register of Historic Places and/or designated as Recorded Texas Historic Landmarks include the U. S. Post Office (1933), the Electric Building (1929), the YMCA Building (1929), the remodeled Criminal Justice Building (1951), the Texas and Pacific Warehouse (1931), the Sanger Building (1929), the Commerce Building (1930), the Smith-Swinney Motor Company (1927), the Amon Carter-Riverside High School (1936), and the Broadway Baptist Church (1952).[84]

---

[78] Singleton and Niederauer, 15–16.
[79] Cohen, op. cit., 19.
[80] Roark, 124, 206.
[81] Cohen, 17.
[82] Roark, 117, 142; "Ground Breaking Set March 11 for John Knox Church," *Dallas Morning News* (March 3, 1951), Section IV, 2.
[83] Cohen, 19; "Architects Discuss State Convention," *Dallas Morning News* (September 13, 1940), Section 1, 7.
[84] Victoria Clow, Marsha Prior, and Kate Singleton, "Fidelity Union Life Building, Dallas, Dallas County, Texas," Federal Tax Credit Application Part I, submitted to the National Park Service and the Texas Historical Commission (2004), 9.

Preston M. Geren, Sr.

Preston M. Geren, Sr., was born in Sherman, Texas, in 1891 and received a degree in architectural engineering from Texas A&M College (later University) in 1912. Geren served as supervising architect for Texas A&M where he oversaw the construction of "Old Main." In 1914, Geren became a partner in the firm of Giesecke and Geren. This firm operated in Austin until 1916. During World War I, Geren served in the U.S. Army Corps of Engineers and took part in battles in France, including the battle of the Argonne Forest. He was wounded in this battle and received the Purple Heart and *la Croix de Guerre*. At the end of the war, he returned to Austin and served as the chief engineer at the contracting firm of J.F. Johnson until 1921.[85] Geren then became a professor and head of the Department of Architecture and Engineering at Oklahoma State University. He moved to Fort Worth in 1923 and from then until 1934, Geren was chief engineer for Sanguinet, Staats and Hedrick (later Wyatt C. Hedrick, Inc.). While at this firm, he worked on several significant buildings including the Fort Worth Club, the Texas and Pacific Railway Terminal, the Fair Building, and the Electric Building.[86]

In 1934, Geren formed his own firm, and in 1949, his son, Preston M. Geren, Jr., joined him. In the 35 years that followed, Geren's firm designed a number of buildings in Fort Worth and around Texas. He was responsible for the design of the Bank of Commerce, Continental National Bank, Fort Worth National Bank, First National Bank (1961), and Riverside State Bank. The First National Bank commission was with the nationally known architectural firm of Skidmore, Owings, & Merrill of New York.[87] Geren designed the Travis Avenue Baptist Church and the First Presbyterian Church. His school and education facility commissions consisted of a number of area elementary, junior high, and high schools as well as several buildings at the University of Texas at Arlington and Austin, Southwestern Baptist Seminary, North Texas State University (now University of North Texas), Texas Wesleyan College, the University of Dallas, Texas Women's University, and Texas Christian University.

With Joseph R. Pelich, Geren designed the Greater Southwest International Airport. One of his last designs was the Fort Worth City Hall with New York architect Edward D. Stone.[88] Geren concluded his career as the associate architect to Louis Kahn for the Kimbell Art Museum. Geren died September 21, 1969.[89]

Joseph Roman Pelich

Joseph Roman Pelich was born in Prague, Austria, in 1894 and came to Cleveland, Ohio, with his parents in 1899. He attended Cornell University where he received a degree in architecture. He received architectural awards from the Beaux Arts Society (1916), the Charles Goodwin Sands Memorial (1915), and the Clifton Beckwith Brown Memorial (1916). As a graduate student, Pelich attended the Sorbonne in Paris. On his return to the United States, Pelich worked in Cleveland for the Frank B. Mead and the Hubbell & Benes architectural firms. In 1917, as the United States entered World War I, Pelich joined the U.S. Army Air Corps. He went to Canada for the Royal Flying Corps and was then assigned to Fort

[85] "Rites Scheduled for Architect," *Dallas Morning News* (September 23, 1969), Section D, 5.
[86] Cohen, 21.
[87] "Bank Concept Matches Needed," *Dallas Morning News* (May 21, 1961), Section 5, 4.
[88] "Construction to Start on City Hall Jan. 2," *Dallas Morning News* (December 12, 1968), Section A, 8.
[89] Cohen, 17; "Rites Scheduled for Architect," *Dallas Morning News* (September 23, 1969), Section D, 5.

Worth for training under Vernon Castle. When Castle was killed in a training exercise, Pelich was appointed chief flying instructor at the three army air fields located in Fort Worth. After his discharge from the service in 1919, Pelich opened his architectural firm in Fort Worth.

Pelich designed the original Casa Manana Theater in 1936 for Billy Rose's Fort Worth Frontier Fiesta, which was Rose's answer to the Texas Centennial that had been awarded to Fort Worth rival, Dallas. Casa Manana had a revolving stage that moved out across the lagoon, a feature that was copied for the current theater. Pelich designed houses in the prestigious Fort Worth neighborhoods of Arlington Heights, Berkley, Mistletoe, Westover Hills, and River Crest, and he designed the Weatherford, Texas, home of famed portrait artist Douglas Chandor, now known as "Chandor Gardens." For his residential designs, Pelich used a variety of historicist styles such as Colonial and Spanish Revival, Tudor, Norman French, and Italian Renaissance.

He also used historicist styles for his educational commissions of the Alice E. Carlson Elementary School (addition, 1934), Oaklawn Elementary School (1935), Carroll Peak Elementary School (1938), and Polytechnic High School (1938). Pelich used the Moderne style on public buildings such as the Fort Worth Public Library (1938) built with PWA funds, KFJZ Broadcasting Building, and the Ponton Clinic Building.
Pelich also designed, in partnership with Clarkson, Geren, and Rady, the McCloskey Army Hospital (1942). Among his other large design projects in the 1950s are the Daniel-Meyer Coliseum at Texas Christian University, Eastern Hills Senior High School, St. Joseph's Hospital, WBAP Television Station, William Edrington Scott Theater, and Greater Southwest International Airport (with Preston Geren, Sr.). Pelich considered the airport his most important achievement.

Pelich was a charter member of the Texas Society of Architects and was the first president of the Fort Worth chapter of the AIA. In 1967, the Texas State Historical Survey Committee (now the Texas Historical Commission) awarded Pelich the Texas Restoration Award for his work on the restoration of President Dwight D. Eisenhower's birthplace in Denison, Texas. Pelich was the first architect to receive this award. He died in Fort Worth on July 19, 1968.[90]

Hubert Hammond Crane

Hubert Hammond Crane was born in Louisville, Kentucky, in 1893 and attended the University of Louisville. He served in World War I, and at the end of the war, he stayed in France until 1921. On returning to the United States, Crane settled in Dallas to work for architect David R. Williams. In 1922, Crane started his own firm in Dallas. He moved his practice to Fort Worth in 1929, at the beginning of the Depression.

Crane's background and experience in European architecture served him well with Fort Worth clients. He designed some of the finest historicist styled residences in Fort Worth, especially in the exclusive enclaves of Westover Hills and River Crest, and in Ridglea, Monticello, and Crestwood. Crane designed three schools for Fort Worth: an addition to the Circle Park Elementary School (1935), the South Hi-Mount Elementary School (1936), and an addition to Washington Heights Elementary School (1936).

In a departure from his historicist styles, Crane designed the International style-influenced Dr Pepper Bottling Plant in 1938. When it was constructed, the Dr. Pepper building was the largest monolith concrete structure in Fort Worth. After

[90] "Last Rites Slated for J.R. Pelich," *Dallas Morning News* (July 21, 1968), Section A, 34.

contributing to the design of Butler Place and Ripley Arnold, Crane continued to work for the government, designing military and civilian housing projects during World War II in both Texas and Oklahoma. After the war, Crane went back to private practice in Fort Worth.[91]

Crane was a charter member of the Texas Society of Architects, later serving as its director from 1949 to 1951 and from 1957 to 1959. Similarly, he was a charter member of the Fort Worth chapter of the AIA; he was president in 1953. In the 1940s and 1950s, he worked to improve architectural education programs and encouraged high school and college students to enter the profession. He began the national Architect in Training Program (1957) and the local Craftsman Award. Before his death in August 1959, Crane was elected Fellow of the American Institute of Architects for his many achievements.[92]

Elmer G. Withers

Elmer G. Withers was born in Caddo Peak, Texas, in 1881. There are no records showing that he received a formal architectural education. Withers may have been an apprentice to a firm or studied architecture through correspondence courses. He apparently worked on the Stonewall County Courthouse in Rayner, Texas, around 1891. In 1909, Withers designed the Swisher County Courthouse in Tulia, Texas. In 1910, he moved to Fort Worth and established his architecture practice. Withers traveled to small and medium-sized towns across the state in search of work. From this effort, he built a successful business, participating in the design of numerous county courthouses. Between 1910 and 1913, he designed courthouses in Jones (1910), Foard (with the McDonald Brothers [1910]), Armstrong (1912), Stonewall (1912), Marion (1912), and Roberts (1913) counties.[93]

In 1928, Withers established the Elmer G. Withers Architectural Company, Incorporated. It was under this firm's auspices that he designed several important buildings in Fort Worth from the late 1920s through the 1930s. The stunning Blackstone Hotel (1929, in association with Mauran, Russell and Crowell of St. Louis), the Firestone Service Garage (1929), and numerous other commercial buildings carried his design.[94]

Withers was well versed in the historicist styles of the time such as Spanish and Italian Renaissance, and Classical Revival. However, in the 1930s, his work shifted toward the Art Deco and Moderne styles. He employed these styles for four county courthouses—Young (Withers and Thompson 1931), Menard (Withers and Thompson 1931), Upshur (1935), and Ector (1938) counties—and in two Fort Worth public buildings—Fort Worth City Hall (with Wyatt C. Hedrick, 1938) and the Will Rogers Memorial Center coliseum, tower, and auditorium (with Wyatt C. Hedrick, 1936). Withers died in 1938 while working on the Butler Place housing project.[95]

---

[91] Judith Singer Cohen, "Crane, Hubert Hammond," *Handbook of Texas Online*, accessed on Februrary 11, 2007 at: http://www.tsha.utexas.edu/handbook/online/articles/CC/fcrss.html.
[92] Cohen, *Cowtown Moderne*, 20.
[93] Christopher Long, "Withers, Elmer George," *Handbook of Texas Online*, accessed on February 11, 2007 at: http://www.tsha.utexas.edu/handbook/online/articles/WW/fwirl.html.
[94] Roark, 150.
[95] Long, Roark, 218.

Hare and Hare, Landscape Architects

The Kansas City-based firm of Hare and Hare represents the nationally known father-son team of Sidney Hare and his son S. Herbert Hare, a partnership that began in 1910. Early in his career, from 1885–96, Sid Hare was a surveyor, draftsman, and photographer in the Kansas City Engineer's Office. While there, he had the opportunity to work with George Kessler, who was designing Kansas City's parks and boulevard system. Kessler would later become one of the most prominent and influential city planners and landscape designers of the twentieth century. Sid Hare established his own firm in1902, and his early projects included Cunningham Park in Joplin, Missouri (1907), and Waterway Park and the Parkwood subdivision in Kansas City, Kansas (1907). He had worked in six states on more than 20 projects by the time his son Herbert joined the firm. Herbert Hare, educated at Harvard, was one of the first six students in the United States to prepare for the relatively new profession of landscape architecture.[96]

During World War I, much of the firm's private work ended, with the exception of the cemetery design business handled mainly by Sid Hare. Herbert Hare spent the war years designing military installations, including Camp Funston at Fort Riley, Kansas (1917), five camps and cantonments in the South, and projects for the U.S. Housing Corporation.

In the years following World War I, Hare and Hare obtained a national reputation. The firm had projects such as cemeteries, college campuses, subdivisions, parks, and military camps in 28 states. Hare and Hare continued to design projects in Kansas City, collaborating with prominent Kansas City architect Edward Buehler Delk and developer J.C. Nichols. It was in cooperation with Nichols and George Kessler that Hare and Hare had the opportunity to design the nation's first planned industrial community in Longview, Washington. Following the death of Kessler in 1923, Hare and Hare completed a number of Kessler's remaining commissions.[97]
In the early 1920s, Herbert took particular interest in, and worked to secure, city and park planning projects across the country in cities like Fort Worth, Dallas, Houston, and Oklahoma City. The City of Fort Worth first hired Hare and Hare to guide the development of the city park department and plan a park system. The firm was later hired by the board of education to work with the park department to improve the public school grounds. Subsequently, Hare and Hare became the consulting planners and landscape designers for Park Hill Addition, developed by William Bryce, mayor of Fort Worth from 1927 to 1933 and president of the Fairmount Land Company. Hare and Hare collaborated with the Fort Worth firm of Morrison and Carter in the design of Butler Place in 1938, and Sid Hare died during that year.[98]

Despite the loss of Sid Hare, the firm continued. During World War II, the firm's commissions were almost exclusively related to federally subsidized projects, which included military housing. After the war and throughout the 1950s, Hare and Hare resumed its private sector projects—in 33 states, Canada, and Costa Rica— working on numerous campus plans (Texas Christian University, Fort Worth [1945–1955]; Southern Methodist University, Dallas [1947]; University of Kentucky, Lexington [1957]; Kansas State University, Manhattan [1951]); subdivisions in Missouri, Texas, Georgia, and Kansas; and the grounds for the Harry S. Truman Library in Independence, Missouri (1956) and the Linda Hall Library,

---

[96] "Guide to Hare and Hare Company Records (KC0206)," Western Historical Manuscript Collection, University of Missouri-Kansas City (updated September 1, 2006), accessed on February 20, 2007 at: http://www.umkc.edu/whmckc/COLLECTIONS/IKC0206.htm.
[97] Cydney Millstein, "History of the Landscape Architecture Firm of Hare and Hare," Western Historical Manuscript Collection, University of Missouri-Kansas City (2005), accessed on February 10, 2007 at: http://www.umkc.edu/whmckc/Hare/hare%20history.htm.
[98] Kate Singleton, "Shaw House, Tarrant County, Texas," National Register of Historic Places nomination (1993), Section 8, 4.

Kansas City, Missouri (1957). The firm also became involved in planning and zoning studies. Herbert Hare died in 1960, soon after completing plans for Lake Jacomo, near Kansas City, Missouri. The firm continues today as Ochsner, Hare and Hare.[99]

Morrison and Carter, Landscape Architects

Raymond Morrison and Eugene Hudson Carter partnered in 1939 under the firm name of Morrison and Carter. During their brief partnership, Morrison and Carter contributed to landscape plans for Butler Place. In 1939, the 27-year-old Carter was one of the few landscape architects in north central Texas. He participated in Works Progress Administration (WPA) public projects, including several Fort Worth public schools. After Morrison left the partnership, Carter partnered with longtime friend John Burgess, creating the landscape architecture and civil engineering firm of Carter & Burgess. The firm grew to national prominence and thrives today. Following his work with Carter, Morrison became Fort Worth's first city forester, and he played an important role in the establishment of the Fort Worth Botanic Garden.[100]

J.E. Morgan & Sons, Contractor

J.E. Morgan & Sons was the contractor responsible for construction of Butler Place. As the name suggests, the firm was a family business owned by Joseph E. Morgan and his four sons—William D., Bernard C., J. Francis, and Leo P. Morgan—and based in El Paso. From the 1930s through World War II, the firm was responsible for a number of public construction projects, including one of the largest housing developments in the Southwest, the Van Horne Park development project at Fort Bliss Army Base, funded by the Wherry Act. The firm built various buildings at Harlingen and Kirkland Air Force bases, Camp Swift, the University of Texas at El Paso, the University of Texas at Austin, and the Kern Place reservoir, which, at the time of its completion, was the largest unsupported concrete dome ever built.[101]

Summary

Butler Place public housing project was one of fifty-two low-income housing projects built by the Public Works Administration throughout the United States. In 1939-40, a 20-acre section of the Chambers Hill neighborhood in Fort Worth was selected for a public housing project designed to accommodate 250 African American families and provide a library and administrative facilities. Today, twenty-five buildings and structures associated with the original housing complex remain, retaining a high degree of architectural integrity and continuing to function as public housing. The complex is significant for the architectural design and planning principles that defined the social ideals and planning standards of the New Deal era. The buildings within the Butler Place district are excellent examples of the popular Classical Revival style of domestic architecture, applied in a stripped or minimalist manner typical of public housing constructed during this period. Wiley G. Clarkson and the other professionals chosen to design Butler Place represented some of the most talented architects and planners of their time, their careers now recognized throughout the state of Texas. At no time in Fort Worth's history had such a talented group of designers been brought together to address the important

---

[99] Millstein.
[100] "History: Eugene Hudson Carter," Carter & Burgess, Inc., website, accessed on February 14, 2007, at: http://www.c-b.com/aboutUs/history/carter.asp.
[101] J.E. Morgan & Sons Construction Photographs, 1894-1956 (PH 020), C.L. Sonnichsen Special Collections Department, University of Texas at El Paso Library, accessed on February 14, 2007, at: http://libraryweb.utep.edu/special/findingaids/morgansons.cfm.

civic and socioeconomic issues facing the city. Butler Place is locally representative of the best of architectural design and community planning as envisioned by the Public Works Administration, and it is therefore nominated to the National Register of Historic Places, at the local level of significance, under Criteria A and C for Architecture, Politics/Government, and Social History.

BIBLIOGRAPHY

Armstrong, E. L.. *History of Public Works in the Unites States, 1776–1976.* Chicago: American Public Works Association, 1976.

Carter & Burgess, Inc. History. Eugene Hudson Carter. 2007. http://www.c-b.com/aboutUs/history/carter.asp?v=8 [accessed February 14, 2007].

Clow, Victoria, Marsha Prior, and Kate Singleton. "Fidelity Union Life Building, Dallas County, Texas." Part 1 Federal Tax Credit Application submitted to the Texas Historical Commission and National Park Service, October 2004.

Cohen, Judith Singer. *Cowtown Moderne: Art Deco Architecture of Fort Worth.* College Station, Texas: Texas A&M University Press, 1986.

Cohen, Judith Singer. *Handbook of Texas Online*, s.v. "CRANE, HUBERT HAMMOND." n.d. http://www.tsha.utexas.edu/handbook/online/articles/CC/ fcrss.html [accessed February 11, 2007].

Cohen, Judith Singer. "Wiley G. Clarkson." *Texas Architect* November–December 1989.

Dolkart, Andrew S. "The 1901 Tenement House Act." Lower East Side Tenement Museum, n.d. http://www.tenement.org/features_dolkart2.html. [accessed May 15, 2007].

Hitchock, Henry-Russell. *Architecture: the Nineteenth and Twentieth Century*. New Haven: Yale University Press, 1978.

Hoffmeyer, Michael C. "Fort Worth Architecture: A History and Guide (1873–1933)." Master's thesis, University of Texas at Arlington, 1980.

Johnson, Judith. "The Art of Architecture: Modernism in Memphis 1890–1980." *Memphis Heritage, Inc.*, n.d. http://www.memphisheritage.org/MHIHost/ INDEX.html [accessed February 2, 2007].

Knight, Oliver. *Fort Worth, Outpost on the Trinity*. Norman, Oklahoma: University of Oklahoma Press, 1953.

Limmer Ruth, and Andrew Dolkart. "The Tenement as History and Housing." n.d. http://www.thirteen.org/tenement/eagle.html [accessed May 15, 2007].

Long, Christopher. *Handbook of Texas Online*, s.v. "CLARKSON, WILEY G." n.d.a. http://www.tsha.utexas.edu/handbook/online/articles/CC/fclrg.html [accessed February 2, 2007].

_____. *Handbook of Texas Online*, s.v. "WITHERS, ELMER GEORGE." n.d.b. http://www.tsha.utexas.edu/handbook/online/articles/WW/fwirl.html [accessed February 11, 2007].

McAlester, Virginia and Lee. *A Field Guide to American Houses.* Alfred A. Knopf, New York, 1984.

_____. *America's Historic Neighborhoods and Museum Houses.* Alfred A. Knopf, New York, 1994.

Millstein, Cydney. *History of the Landscape Architecture Firm of Hare and Hare.* Western Historical Manuscript Collection-Kansas City, University of Missouri, 2005. Accessed February 10, 2007, at: http://www.umkc.edu/whmckc/Hare/hare%20history.htm.

National Housing Conference (NHC). "NHC's History...How a United Voice Made the Difference." Accessed 13 January 2000, at: http://www.nhc.org.history.html.

Roark, Carol. *Fort Worth's Legendary Landmarks*. Fort Worth, Texas: Texas Christian University Press, 1995.

_____. *Tarrant County Historic Resources Survey: Fort Worth Southside*. Updated and revised edition. Fort Worth, Texas: Historic Preservation Council for Tarrant County, 1991.

Robinson, J., L. Bobeczko, P. Lusignan, and J. Shrimpton. *Public Housing in the United States, 1933–1949, A Historic Context*. Volume II. Prepared for the U.S. Department of Housing and Urban Development; U.S. Department of the Interior, National Park Service; and the National Register of Historic Places, 1999.

Singleton, Kate. "Electric Building, Tarrant County, Texas." National Register of Historic Places Nomination, 1994.

_____. "Shaw House, Tarrant County, Texas." National Register of Historic Places Nomination, 1993.

Singleton, Kate, and Tom Niederauer and Associates. "Cedar Springs Place, Dallas County, Texas." National Register of Historic Places Nomination, 1991.

_____. "Sinclair Building, Tarrant County, Texas." Recorded Texas Historic Landmark Application, 1992. *Tarrant County Historic Resources Survey*. Fort Worth, Texas: Historic Preservation Council for Tarrant County, various dates.

University of Texas at El Paso Library. J.E. Morgan & Sons Construction Photographs, 1894–1956. PH 020, C.L. Sonnichsen Special Collections Department. The University of Texas at El Paso Library. 2000. http://libraryweb.utep.edu/ special/findingaids/morgansons.cfm [accessed February 14, 2007].

Western Historical Manuscript Collection-Kansas City, University of Missouri. Guide to Hare and Hare Company Records (KC0206) (updated: September 1, 2006). Accessed February 20, 2007 ,at: http://www.umkc.edu/whmckc/COLLECTIONS/IKC0206.htm.

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge and London: MIT Press, 1981.

Newspaper Articles

"A Worthwhile Project," *Fort Worth Mind* (September 7, 1935) page 8.

"Architects Discuss State Convention," *Dallas Morning News* (September 13, 1940), Section 1, page 7.

"Bank Concept Matches Need," *Dallas Morning News* (May 21, 1961), Section 5, page 4.

"Church Founded in 1888 Moving to New Location," *Dallas Morning News* (December 5, 1950), Section 1, page 12.

"Construction to Start on City Hall Jan. 2," *Dallas Morning News* (December 12, 1968), Section A, page 8.

"Ground Breaking Set March 11 for John Knox Church," *Dallas Morning News* (March 3, 1951), Section IV, page 2.

"Death Takes Clarkson, Prominent Architect," *Fort Worth Star-Telegram* (May 6, 1952).

"Last Rites Slated for J. R. Pelich," *Dallas Morning News* (July 21, 1968), Section A, page 34.

"Program, Open House Set for Negro Housing Project," *Fort Worth Star-Telegram*, n.d.

"Rites Scheduled for Architect," *Dallas Morning News* (September 23, 1969) Section D, page 5.

Reports and Correspondences on File at the Fort Worth Public Housing Authority

Bostick, J. Letter to the Honorable Jerome C. Martin, Councilman, City of Fort Worth, Texas (November 23, 1937).

Collier, J.B. (President, Chamber of Commerce). Application for inclusion of city of Fort Worth in plans of the Housing Division of the Federal Emergency Administration of Public Works. Submitted to Mr. A. H. Clas, Director of Housing, Public Works Administration, June 1, 1935.

Fillingim, F. M. (President, Public Recreation Board). Letter to Mr. A. H. Clas, Director of Housing, Public Works Administration, dated June 1, 1935.

Housing Authority of the City of Fort Worth. Report, *Public Housing of Fort Worth, 1939–1940.*

Porterfield, A. L. *Sociological Support for Location the Negro Low-Cost Housing Community in Chambers Hill.* Texas Christian University Survey Report, n.d.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 20 acres

UTM REFERENCES

	Zone	Easting	Northing
A.	14	657490	3624620
B.	14	657458	3624922
C.	14	657653	3624928
D.	14	657705	3624857
E.	14	657772	3264661
F.	14	657757	3624628

VERBAL BOUNDARY DESCRIPTION: (see continuation sheet 10-38)

BOUNDARY JUSTIFICATION: (see continuation sheet 10-38)

11. FORM PREPARED BY (with assistance from Rachel Leibowitz, THC; see p. 39 for additional contributors)

NAME / TITLE: Marsha Prior, Senior Historian; Victoria Clow, Architectural Historian (primary authors)

ORGANIZATION: Geo-Marine, Inc. **DATE:** January 31, 2007

STREET & NUMBER: 2201 Avenue K, Suite A2 **TELEPHONE:** (972) 423-5480

CITY OR TOWN: Plano **STATE:** Texas **ZIP CODE:** 75074

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-39 through Map-44)

PHOTOGRAPHS (see continuation sheet Photo-45 through Photo-46)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: City of Fort Worth (Honorable Mike Moncrief, Mayor)

STREET & NUMBER: 1000 Throckmorton Street **TELEPHONE:** (817) 392-6118

CITY OR TOWN: Fort Worth **STATE:** Texas **ZIP CODE:** 76102

10. GEOGRAPHICAL DATA

Verbal Boundary Description

The historic district is defined by Luella Street to the north, I.M Terrell Way Circle N. (formerly Chambers Street) to the east, East 19th Street to the south, and the right-of-way of the northbound North-South Freeway frontage road to the west (see Figure 4). The legal property description is as follows: Rouse Addition and Saint John Addition, Blocks 151, 152, 153, and 154 (see Figure 5).

Boundary Justification

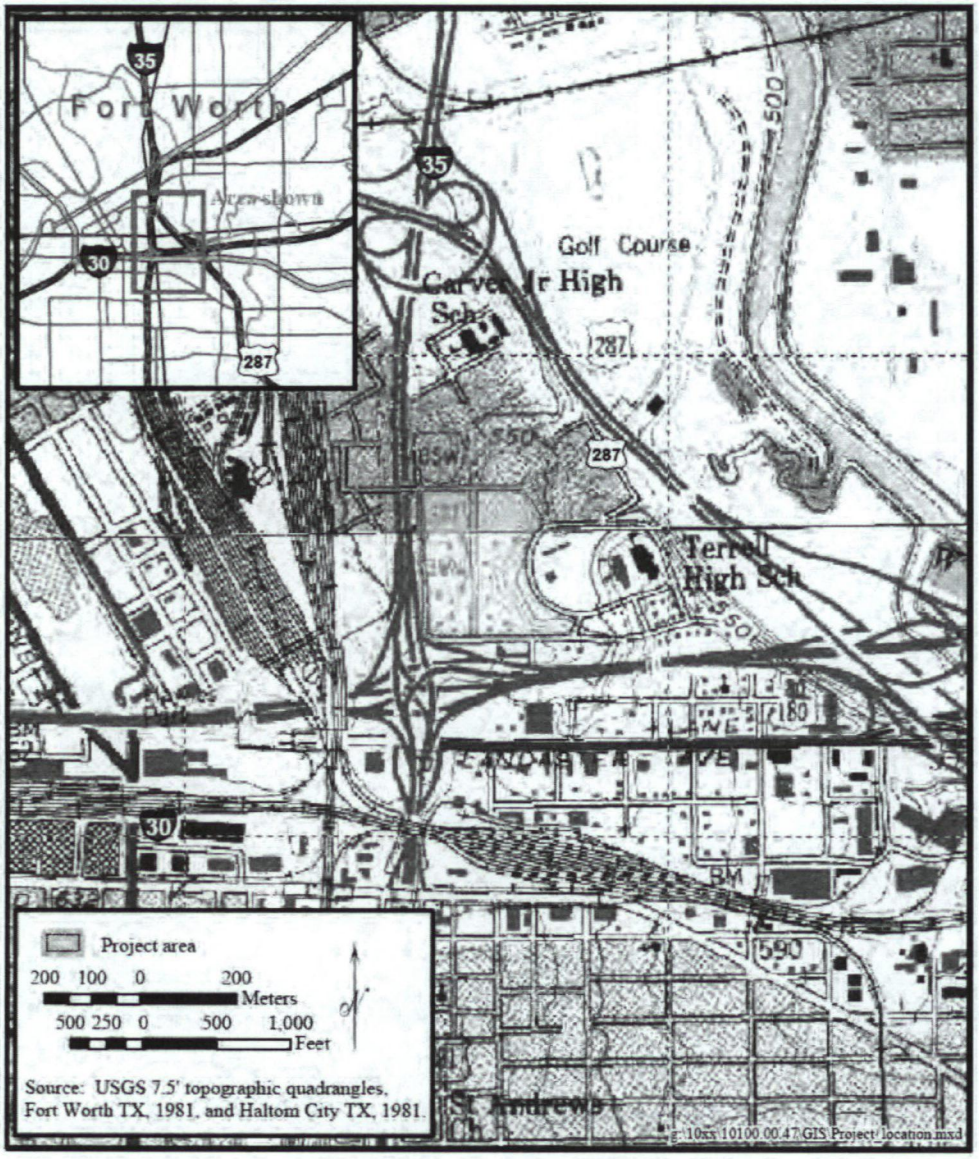
The Butler Place Historic District encompasses the historic portion of the Butler Place Housing Project, which was originally defined by Crump, Luella, Water, and East 19th streets (see Figure 2).

11. FORM PREPARED BY

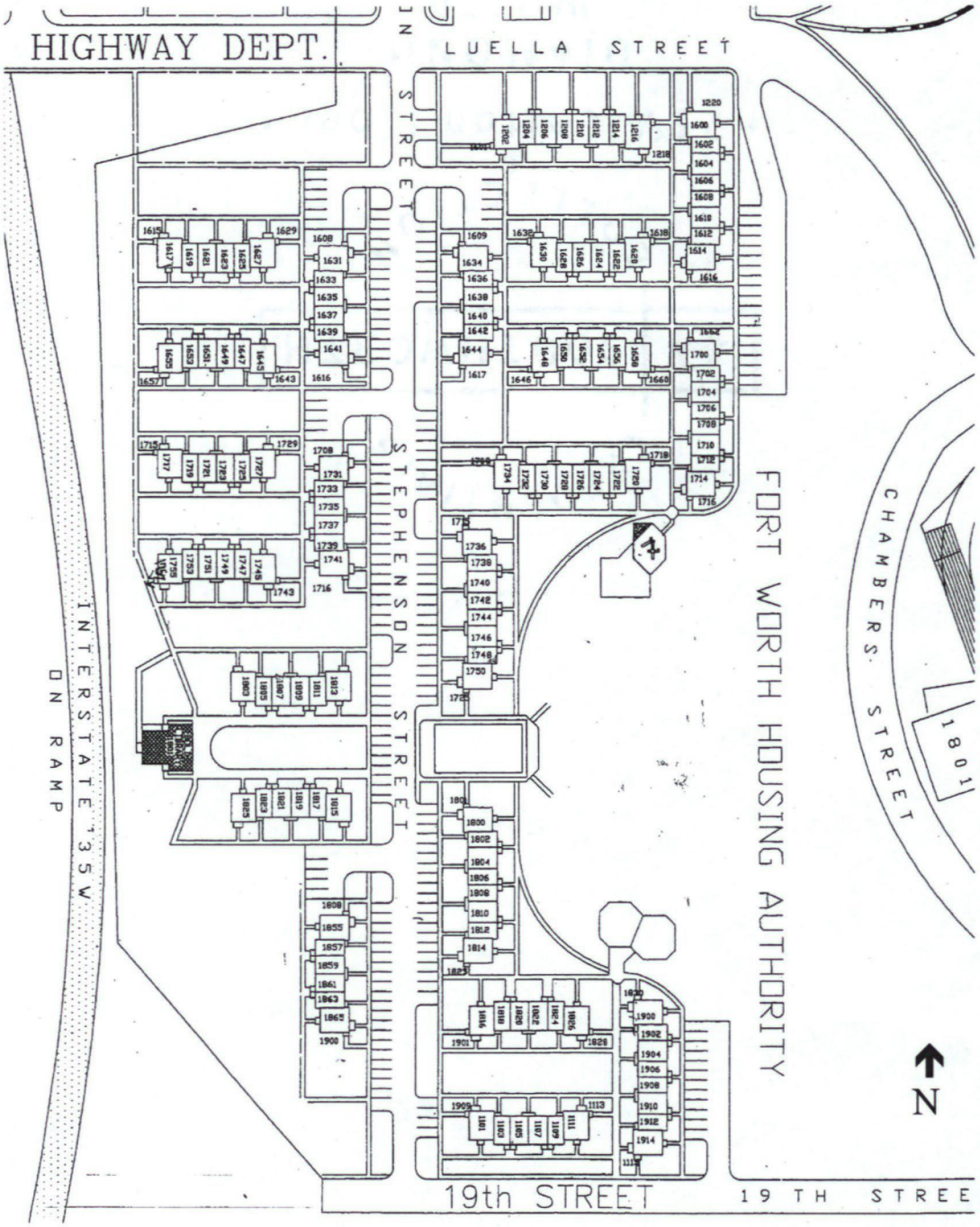
Nomination Contributors

Victoria Clow (consulting Architectural Historian) and Joseph Murphey (Historic Architect, U.S. Army Corps of Engineers, Fort Worth District) served as the primary researchers on the project, collecting data from the Fort Worth Housing Authority records and correspondences. Victoria Clow and Kate Singleton (consulting Architectural Historian) prepared the architectural description section of this nomination. Ms. Clow and Ms. Singleton contributed to the local context and architectural significance. Marsha Prior (Senior Historian, Geo-Marine, Inc.) was responsible for the national historic context and provided editorial advice.

Map 1. Location of Butler Place in Fort Worth, Texas.



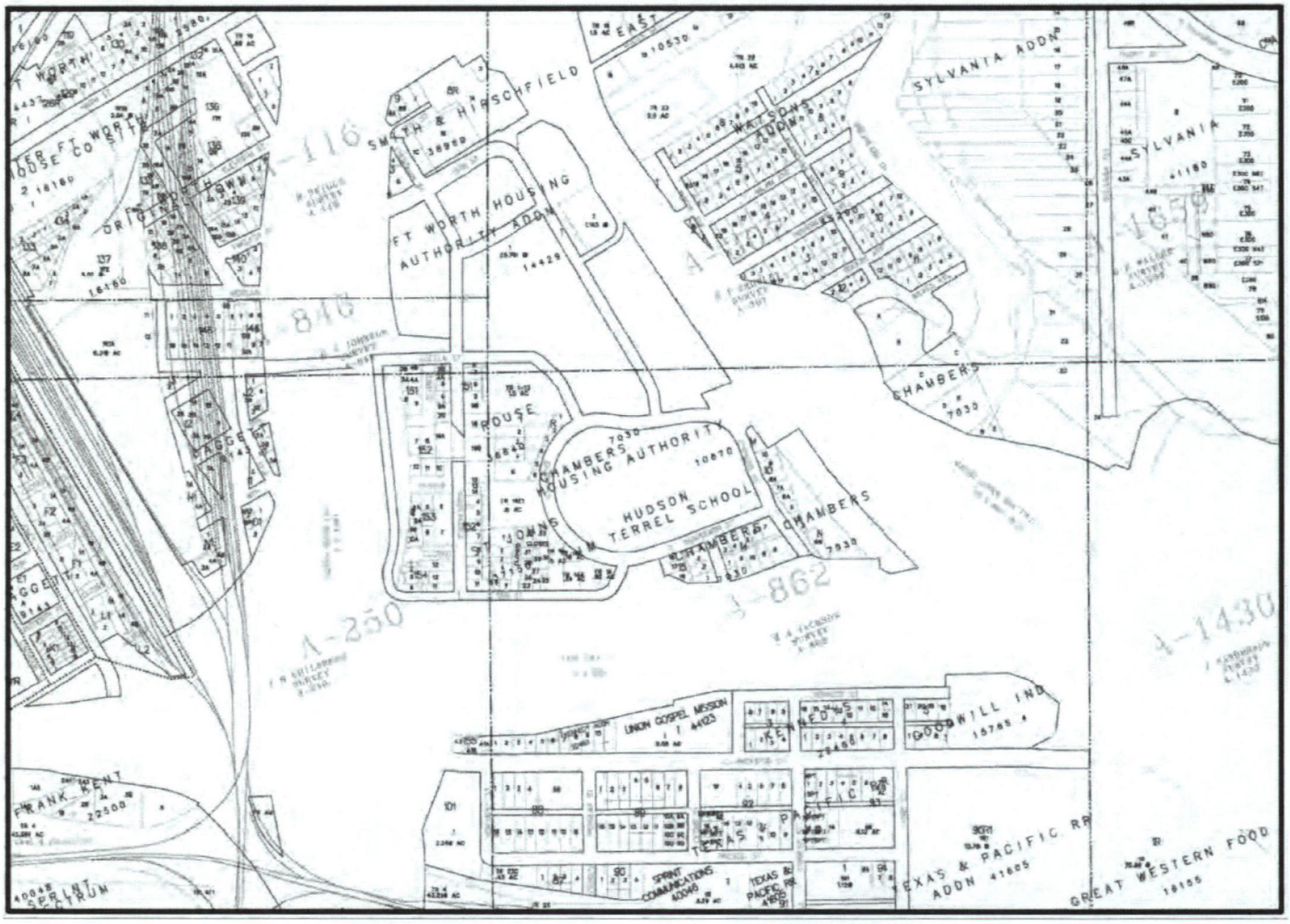
Map 2. Layout of Butler Place showing individual unit addresses. No scale.
(Source: Fort Worth Housing Authority, Butler Place Office 2007)



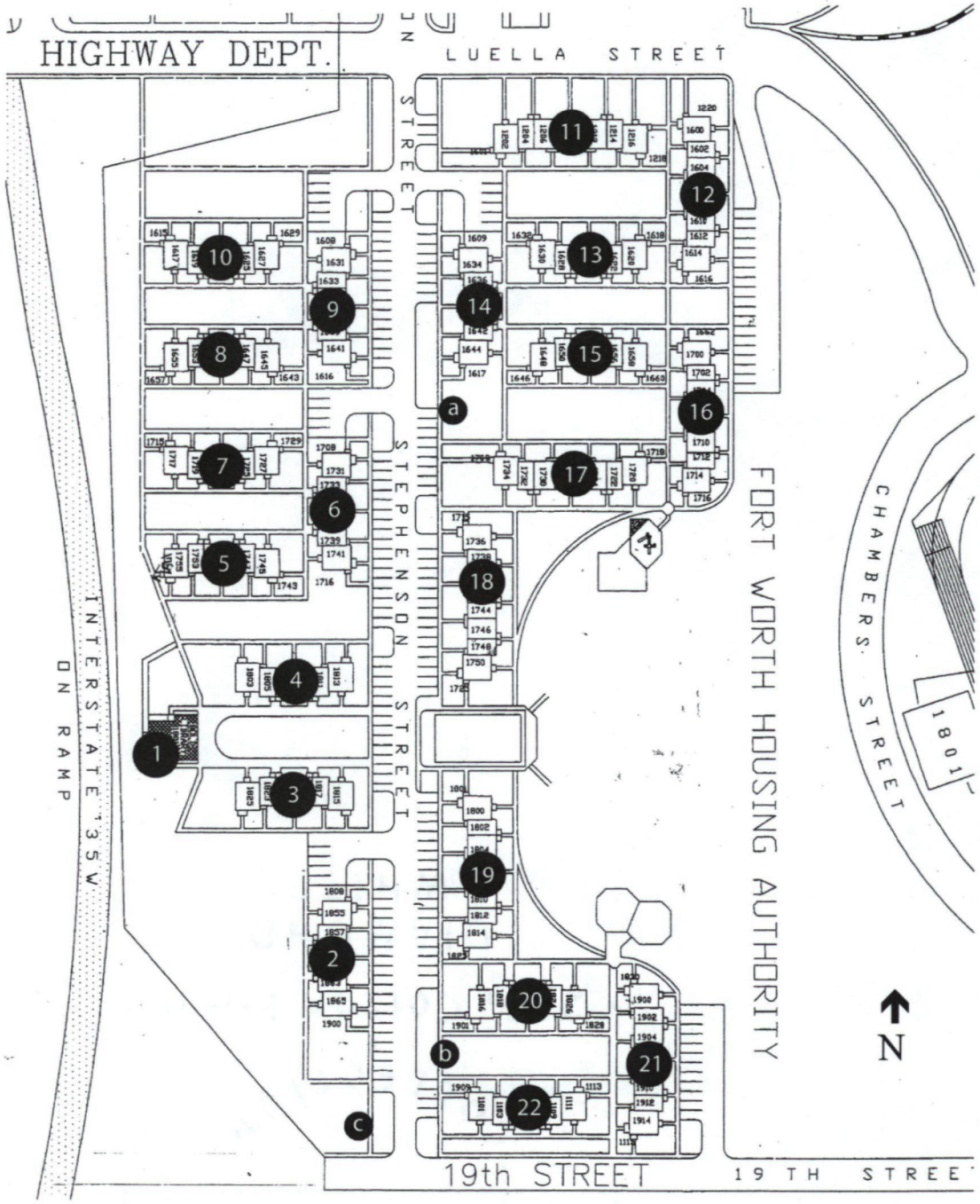
Map 3. Original private property acquired for the construction of Butler Place.

Map 4. Boundary of the nominated Butler Place Historic District.

Map 5. Legal property map for Butler, Place, Fort Worth, Texas (source: Tarrant Appraisal District, 2002).



Map 6. Layout of Butler Place with Map ID numbers. No scale.
(Source: Fort Worth Housing Authority, Butler Place Office 2007; amended by THC staff)



PHOTOGRAPH LOG

Butler Place Historic District
Fort Worth, Tarrant County, Texas
Victoria Clow, Photographer
February 2007
Digital images on file with the Texas Historical Commission
Printed by Texas Historical Commission staff on HP Premium Plus photo paper with HP Vivera inks

Photo 1
Building 16, west elevation
Camera facing northeast

Photo 2
Building 16
End Unit (1716), southwest oblique
Camera facing northeast

Photo 3
Building 6
Brick pattern (units 1741, 1739), west side
Camera facing northeast

Photo 4
Building 16
Angled header course detail

Photo 5
Building 4
Rear entries (north side)
Camera facing southwest

Photo 6
Building 3
Rear entries (south side)
Camera facing northeast

Photo 7
Building 12
Rear Façade (west side)
Camera facing southeast

Photo 8
Building 12
Unit 1600, west elevation
Camera facing east

Photo 9
Building 1 (former Administration Building and Library)
Southeast oblique
Camera facing northwest

Photo 10
Building 1
South elevation
Camera facing north

Photo 11
Building 1
Detail, south side
Camera facing northeast

Photo 12
Building 1
West entrance
Camera facing east

Photo 13
Building 1
North elevation
Camera facing south

Photo 14
Building 2
East elevation
Camera facing southeast

Photo 15
Building 3
Rear elevation (south side)
Camera facing north

Photo 16
Structure C at corner of 19th Street and Stephenson
Northwest oblique
Camera facing southeast

Photo 17
Structure B, between Buildings 20 and 22
East elevation
Camera facing west

Photo 18
Building 22
South elevation
Camera facing northeast

Photo 19
East side of Stephenson Street from 19th Street intersection
Camera facing northeast

Photo 20
Building 1 (former Administration Building and Library) and area where buildings were demolished for Interstate 35
South elevation
Camera facing northwest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Butler Place Historic District

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Tarrant

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000514

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

√ ACCEPT ___RETURN ___REJECT 8.4.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Butler Place
Fort Worth, Tarrant Co. TX
photo 2


1641

Butler Place
Fort Worth, Tarrant Co. TX
photo 3

Butler Place
Fort Worth
Tarrant Co. TX
photo 4

Butler Place
Fort Worth, Tarrant Co. TX
photo 5

Butler Place
Fort Worth, Tarrant Co. TX
photo 6

Butler Place
Fort Worth, Tarrant Co. TX
photo 7


1600
1600

Butler Place
Fort Worth, Tarrant Co. TX
photo 8

Butler Place
Fort Worth, Tarrant Co. TX
photo 9

Butler Place
Fort Worth, Tarrant Co. TX
photo 10

Butler Place
Fort Worth, Tarrant Co. TX
photo 11


1801

Butler Place
Fort Worth, Tarrant Co. TX
photo 12

Butler Place
Fort Worth, Tarrant Co. TX
photo 13

Butler Place
Fort Worth, Tarrant Co. TX
Photo 14

Butler Place
Fort Worth, Tarrant Co. TX
photo 15

Butler Place
Fort Worth, Tarrant Co. TX
photo 16

Butler Place
Fort Worth, Tarrant Co. TX
Photo 17

Butler Place
Fort Worth, Tarrant Co. TX
photo 18

Butler Place
Fort Worth, Tarrant Co. TX
photo 19

Butler Place
Fort Worth, Tarrant Co. TX
photo 20

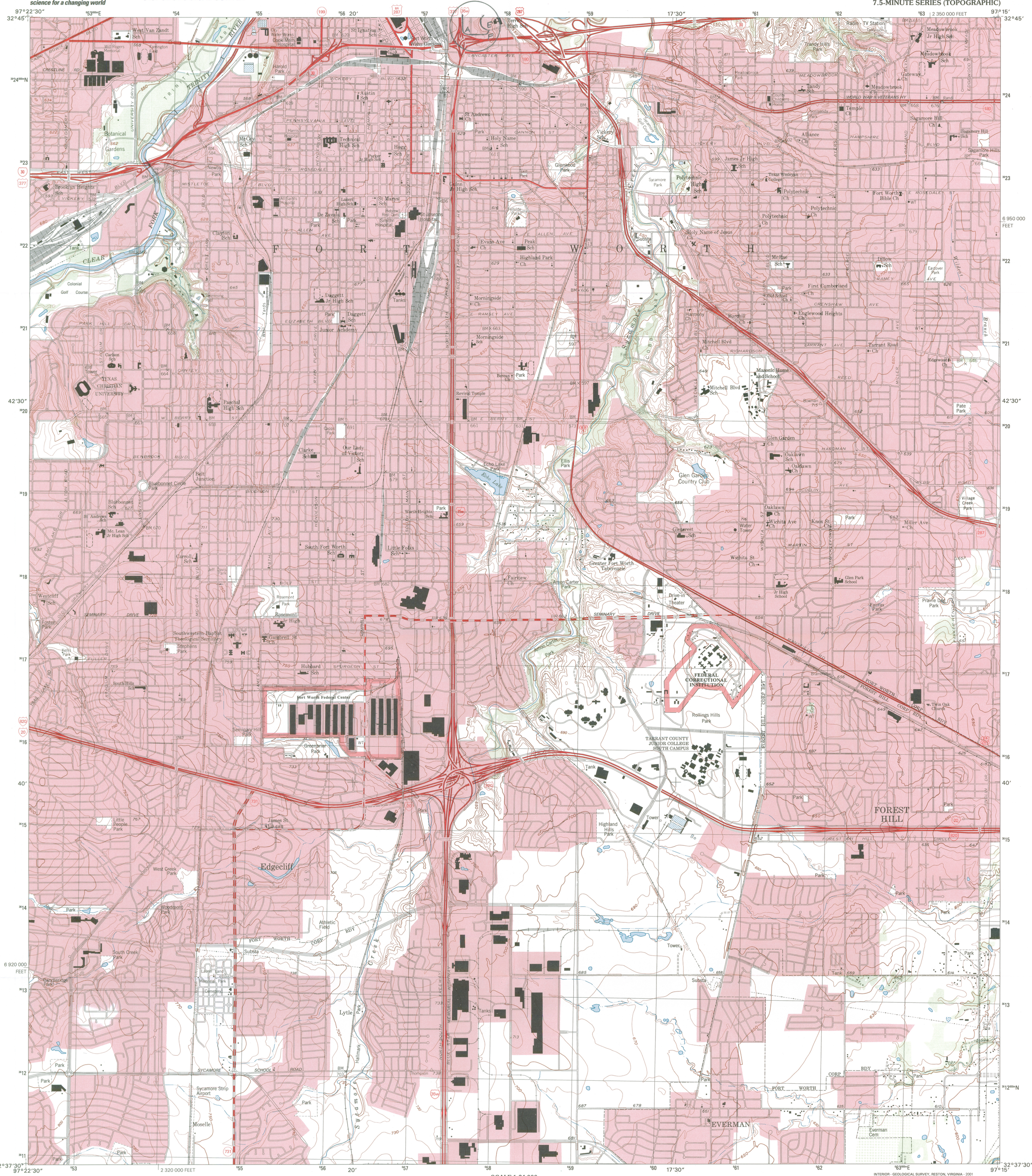
MAP 2 of 2
BUTLER PLACE HISTORIC DISTRICT, FORT WORTH
TARRANT CO.
TEXAS

ZONE 14
A. 657490 E 3624620 N
E. 657772 E 3624661 N
F. 657757 E 3624628 N

USGS
science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

FORT WORTH QUADRANGLE
TEXAS-TARRANT CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey

Topography compiled 1952. Planimetry derived from imagery taken 1995 and other sources. Survey control current as of 1955. Boundaries current as of 2000

North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 14
10 000-foot ticks: Texas Coordinate system of 1983 (north central zone)

North American Datum of 1927 (NAD27) is shown by dashed corner ticks
The values of the shift between NAD 83 and NAD 27 are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Houses of worship, schools, and other labeled buildings verified 1955

20% TOTAL RECOVERED FIBER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

TEXAS

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Lake Worth
2 Haltom City
3 Hurst
4 Benbrook
5 Kennedale
6 Primrose
7 Burleson
8 Mansfield

ADJOINING 7.5' QUADRANGLE NAMES

3297-424

ROAD CLASSIFICATION

Primary highway hard surface
Secondary highway hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

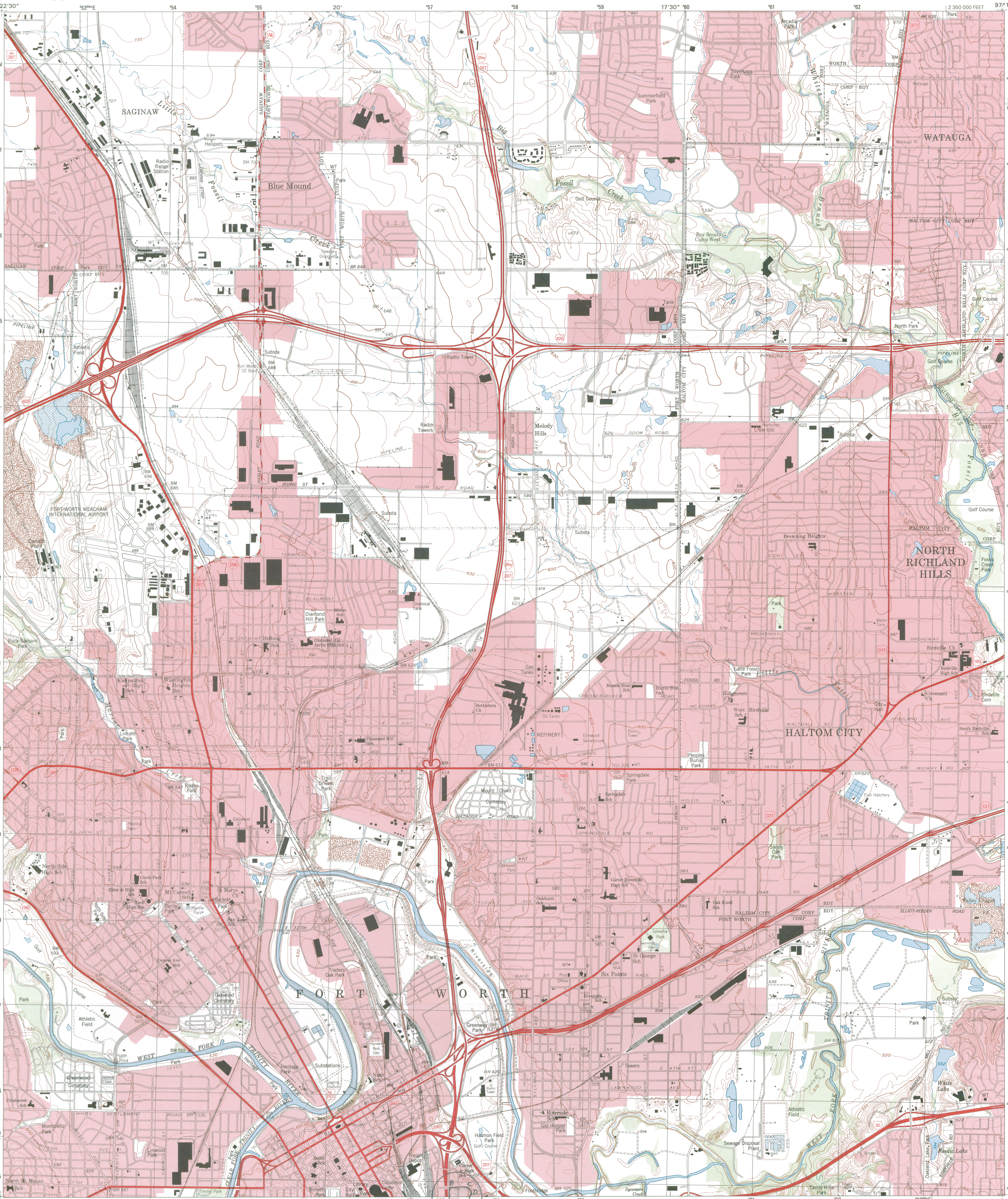
ISBN 0-607-93643-8
9 780607 936438

FORT WORTH, TX
1995

NIMA 6549 III NE-SERIES V882

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

HALTOM CITY QUADRANGLE
TEXAS-TARRANT CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



32°52'30" 97°22'30" · 97°15' 32°52'30" · 32°45' 97°22'30" · 97°15' 32°45'

2 350 000 FEET · 7 000 000 FEET · 2 320 000 FEET · 6 960 000 FEET

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 2001

Produced by the United States Geological Survey

Topography compiled 1952. Planimetry derived from imagery taken 1995 and other sources. Survey control current as of 1955. Boundaries current as of 2000

North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 14
10 000-foot ticks: Texas Coordinate System of 1983 (north central zone)

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks
The values of the shift between NAD 83 and NAD 27 are obtainable from National Geodetic Survey NADCON software

Areas covered by dashed light-blue pattern are subject to controlled inundation

Houses of worship, schools, and other labeled buildings verified 1955

GN · MN · 0°55' 16 MILS · 5½° 99 MILS

UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

KILOMETERS 1 .5 0 1 2
METERS 1000 0 1000 2000
MILES 1 .5 0 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

20% TOTAL RECOVERED FIBER

TEXAS

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Avondale
2 Keller
3 Colleyville
4 Lake Worth
5 Hurst
6 Benbrook
7 Fort Worth
8 Kennedale

ADJOINING 7.5' QUADRANGLE NAMES

3297-431

ROAD CLASSIFICATION

Primary highway hard surface .... · Light-duty road, hard or improved surface ......
Secondary highway hard surface .... · Unimproved road ......
Interstate Route · U.S. Route · State Route

HALTOM CITY, TX
1995
NIMA 6549 IV SE-SERIES V882

ISBN 0-607-93644-4

MAP 1 of 2
BUTLER PLACE HISTORIC DISTRICT
FORT WORTH. TARRANT CO. TEXAS

ZONE 14
B. 657458E
3624922N
C. 657653E
3624928N
D. 657705E
3624857N

TEXAS HISTORICAL COMMISSION

real places telling real stories

TO: Linda McClelland
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: Butler Place Historic District, Fort Worth, Tarrant County, Texas

DATE: June 15, 2011

- The following materials regarding Butler Place Historic District are submitted:

X	Original National Register of Historic Places form
	_ Resubmitted nomination
	Multiple Property Documentation form
	_ Resubmitted form
X	Photographs printed from digital files
X	Gold CD with TIFF photograph files
	Photographs printed from negatives
X	USGS map
	Correspondence
	Other:

COMMENTS:

___ SHPO requests substantive review (cover letter from SHPO attached)

___ The enclosed owner objections (do__) (do not__) constitute a majority of property owners

___ Other: