

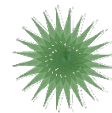
Tarrant County Historic Preservation Plan



Prepared for
Tarrant County Commissioners Court
and
Tarrant County Office of Historic Preservation and Archives
Fort Worth, Tarrant County, Texas
January 2021

Tarrant County Historic Preservation Plan

Prepared by



COX | McLAIN
Environmental Consulting

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Executive Summary

The Tarrant County Historic Preservation Plan is unprecedented in Texas. This ground-breaking document has relied on the diligence and hard work of public servants and preservation advocates across Tarrant County – especially Tarrant County Historic Preservation and Archives Officer Dawn Youngblood, PhD, who conceived of the plan and guided its production from beginning to end, and the Tarrant County Commissioners Court, which sponsored the plan. The groundwork for the project can be traced back to 2004, when the Tarrant County Commissioners Court elected to participate in the Certified Local Government (CLG) program of the Texas Historical Commission (THC). This program enabled the County to expand public support for, and participation in, historic preservation in one of the nation’s fastest growing metropolitan areas.

Beginning in 2018, the Tarrant County Commissioners Court approved the Tarrant County Historic Preservation and Archives Officer to seek CLG grant funding from the THC to complete this plan, the first such countywide preservation plan in Texas. The THC awarded grant funding in May 2019. After a public bidding process, the contract award went to a team composed of Austin-based historic preservation planning firm HHM & Associates, Inc. (HHM) and subconsultant Cox|McLain Environmental Consulting, Inc. (CMEC). The scope of the project began in August 2019, first focusing on gathering data from prior surveys and examples of existing preservation policies and ordinances countywide. Through the fall of 2019 and winter of 2020, consulting work included public outreach and involvement, engagement with County and municipal staff, coordination with multiple preservation groups, and others with a demonstrated interest in historic preservation. Three draft plans followed, and comments from Tarrant County, the THC, and public stakeholders were reviewed and incorporated. The preservation plan herein presents the results of this ambitious effort. Key goals of this final plan are listed below, and the timeline and estimated costs associated with these goals are presented in figure i. The total cost of implementation is approximately \$1.36 million, spread over 10 fiscal years (FY 2022–2031).

- **Goal 1: Update the Countywide Historic Resources Survey**
 - Phase 1. Database Development and GIS Mapping of Prior Survey Data (FY 2022)
 - Phase 2. Thematic Historic Context Statements for Unincorporated Tarrant County (FY 2023)
 - Phase 3. Windshield Survey of Unincorporated Tarrant County (FY 2024)
 - Phase 4. Reconnaissance Survey of Unincorporated Tarrant County (FY 2025)
 - Phase 5. Windshield-Level Survey of Selected Municipalities in Tarrant County (FY 2026, potentially recurring through FY 2028)
 - Phase 6. Reconnaissance-Level Survey of Selected Municipalities in Tarrant County (FY 2029, potentially recurring through FY 2031)
- **Goal 2: Promote Economic Benefits and Incentives**
- **Goal 3: Increase Number of Historic Designations**
- **Goal 4: Enhance Public Policies Encouraging Preservation**
- **Goal 5: Relationship Building and Working with Municipalities**
- **Goal 6: Continue Public Outreach and Involvement Efforts**
- **Goal 7: Create a Record of the Prehistory and Archaeology of Tarrant County**

Figure i. Estimated implementation timeline and budget for goals and objectives in the Tarrant County Historic Preservation Plan. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5			Phase 6		
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
GOAL 1: UPDATE COUNTYWIDE HISTORIC RESOURCES SURVEY										
Fund and contract Countywide survey efforts	*	*	*	*	*	*	*	*	*	*
Continually lay groundwork for future survey	*	*	*	*	*	*	*	*	*	*
Develop geo-database of prior surveys	\$35K									
Complete thematic historic context statement		\$35K								
Enhance County survey management capacity		*	*	*	*	*	*	*	*	*
Windshield survey of unincorporated areas			\$35K							
Reconnaissance survey of unincorporated areas				\$35K						
Windshield survey of selected municipalities					\$35K	\$35K	\$35K			
Reconnaissance survey of selected municipalities								\$35K	\$35K	\$35K
GOAL 2: PROMOTE ECONOMIC BENEFITS AND INCENTIVES										
Inform public officials and decision makers		*	*	*	*	*	*	*	*	*
Encourage local-level rehabilitation tax abatement				*						
Foster working relationships					*	*	*			
Encourage Main Street Program					*	*	*			
Promote "Shop Historic" initiative								*	*	*
Develop Heritage Tourism Plan								*	\$80K	*
GOAL 3: INCREASE NUMBER OF HISTORIC DESIGNATIONS										
Maintain consolidated NRHP inventory					*	*	*	*	*	*
Identify eligible NHLs								*	*	*
Identify RTHLs and Historic Texas Cemeteries					*	*	*	*	*	*
Encourage local designations					*	*	*	*	*	*
Select and prioritize properties for designation					*	*	*	*	*	*
Obtain permission from property owners						*	*	*	*	*
Prepare documentation for designation								\$25K	\$25K	\$25K
Promote and celebrate historic designations								*	*	*
Continually update designation priorities								*	*	*
GOAL 4: ENHANCE PUBLIC POLICIES ENCOURAGING PRESERVATION										
Continue to request CLG grants	*	*	*	*	*	*	*	*	*	*
Expand County Historic Preservation Office	0	0	\$40K	\$100K	\$100K	\$100K	\$100K	\$100K	\$100K	\$70K
Implement County HPO fee system	*	*	*	*	*	*	*	*	*	*
Develop interlocal agreements				*	*	*	*			
Offer review of existing municipal programs				*	*	*	*	*	*	*
Review and update Tarrant Co. Tax Exemption					*	*	*			
Establish County grant program using HOT funds								*	*	*
GOAL 5: ONGOING RELATIONSHIP BUILDING AND WORKING WITH MUNICIPALITIES										
Support relationship-building skills				\$1.5K	\$1.5K	\$1.5K	\$1.5K	\$1.5K	\$1.5K	\$1.5K
Refine intergovernmental communication				*	*	*	*	*	*	*
Encourage CLG participation for municipalities				*	*	*	*	*	*	*
Promote greater cooperation					*	*	*			
Monitor local demolition permitting										\$35K
Share information with municipalities	*	*	*	*	*	*	*	*	*	*
Plan workshop/meeting for municipalities				*						
Host workshop/meeting for municipalities					*					
Contact participants and invitees regularly					*	*	*	*	*	*
Consider hosting annual gatherings								*	*	*
GOAL 6: CONTINUE PUBLIC OUTREACH AND INVOLVEMENT EFFORTS										
Maintain and expand contact database	*	*	*	*	*	*	*	*	*	*
Communicate regularly with stakeholders	*	*	*	*	*	*	*	*	*	*
Plan event for Tarrant Co. 175th anniversary			*							
Target under-told history					*	*	*	*	*	*
Expand online and social media presence	*	*	*	*	*	*	*	*	*	*
Engage in public hearings					*	*	*	*	*	*
Host workshops and training sessions					*	*	*	*	*	*
Support CLG's Section 106 responsibilities	*	*	*	*	*	*	*	*	*	*
Assist with markers and interpretive signage					*	*	*	*	*	*
Plan event for Tarrant Co. 180th anniversary								*		
GOAL 7: CREATE RECORD OF PREHISTORY AND ARCHAEOLOGY OF TARRANT COUNTY										
Develop summary of known archaeology				*						
Assess archaeological potential of county				*						
Prepare handout				*						
TOTAL COSTS										
Total cost per FY	\$35K	\$35K	\$75K	\$136.5K	\$136.5K	\$136.5K	\$136.5K	\$261.5K	\$241.5K	\$166.5K

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- Historic Resources Surveys
- State Antiquities Landmarks
- Texas Heritage Trails Places of Interest
- Family Land Heritage Properties

Appendix C: Previously Identified Historic Resources

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- How do I contact the Tarrant County Historic Preservation Office and CLG?
- How do I determine if a property is already designated as historic?
- How can I learn about municipal preservation policies in Tarrant County?
- How do I seek appropriate historic designation for a property?
- How do I take advantage of preservation tax incentives?
- Where can I find information about the economic benefits of preservation?
- Where can I find technical information and guidance about how to appropriately rehabilitate a historic property?
- Where can I find information about the sustainability of historic preservation?
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Acknowledgements

The completion of this plan has relied on the efforts and contributions of many, and the authors wish to extend their sincere appreciation for their assistance through the duration of the project.

Tarrant County Judge B. Glen Whitley and Commissioner Roy Charles Brooks (Precinct 1), Commissioner Devan Allen (Precinct 2), Commissioner Gary Fickes (Precinct 3), and Commissioner J. D. Johnson (Precinct 4) are to be commended for sponsoring the project. They allocated the necessary funds at the local level and agreed to move forward with the CLG grant application to undertake the preparation of the plan. Their support for, and sponsorship of, the project further demonstrates the County's continued commitment to historic preservation, a pledge that spans an extended period of time. Not only have the Judge and Commissioners Court worked to encourage preservation by their participation as a County CLG, they have maintained the majestic Tarrant County Courthouse. This opulent historic edifice remains one of the state's finest and best-preserved public buildings. Its continued use and dominance as a focal point within downtown Fort Worth—and indeed the entire county—attest to the Commissioners Court's sense of pride in, and celebration of, the county's rich heritage. Moreover, the creation of the Tarrant County Archives in 1976 ensures that future generations of Tarrant County residents, researchers, and historians will have access to important documents that can shed light on the county's rich and layered past. Not to be overlooked are the many county government employees, including support staff of the Commissioners Court, who assisted with public outreach efforts and provided venues and logistics support for public outreach meetings.

Within their roles as state coordinators of the CLG program of the THC, Madeline Clites and her successors Lorelei Willett provided valuable assistance throughout the project. Ms. Clites helped during the early stages of the project and worked closely with the Tarrant County CLG program. After Ms. Willett became the state CLG coordinator, she, too, worked closely with the Tarrant County Historic Preservation and Archives Officer and provided support and guidance to ensure that the project met National Park Service standards. Maria Mougridis within the CLG program also provided invaluable support during the project.

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Lastly, the authors extend special thanks to Dawn Youngblood, PhD, for her vision and persistence to make this Historic Preservation Plan come to life. As the Tarrant County Historic Preservation and Archives Officer, she recognized the need for this innovative project and worked with numerous parties to obtain the necessary support at the county level, led efforts to secure the grant, and provided much oversight, guidance, and direction. The authors of the report are grateful for her many contributions.

Acronyms

The following are acronyms that are commonly used throughout the document.

ACHP	Advisory Council on Historic Preservation
CHC	County Historical Commission
CLG	Certified Local Government
CMEC	Cox McLain Environmental Consulting, Inc.
CVB	Convention and Visitors Bureau
DBE	Disadvantaged Business Enterprise
DFW	Dallas Fort Worth
DOE	Determination of Eligibility
DOI	Department of the Interior
FLHP	Family Land Heritage Property
FY	Fiscal Year
HFW	Historic Fort Worth, Inc.
HHM	HHM & Associates, Inc.
HOT	Hotel Occupancy Tax
HPALM	Hybrid Potential Archeological Liability Maps
HPCTC	Historic Preservation Council of Tarrant County
HPO	Historic Preservation Officer
HTC	Historic Texas Cemetery
HUD	(US Department of) Housing and Urban Development
NEPA	National Environmental Policy Act
NHL	National Historic Landmark
NHPA	National Historic Preservation Act
NPI	National Preservation Institute
NPS	National Park Service
NRHP	National Register of Historic Places
NTHP	National Trust for Historic Preservation
RFP	Request for Proposal
RTHL	Recorded Texas Historic Landmark
SAL	State Antiquities Landmark
SHPO	State Historic Preservation Officer
SOI	Secretary of the Interior (<i>Secretary of the Interior's Professional Qualification Standards</i>)
TAD	Tarrant Appraisal District
TARL	Texas Archeological Research Laboratory
TCM	Texas Centennial Marker
THC	Texas Historical Commission

THSC	Texas Health and Safety Code
THT	Texas Heritage Trail
TMSP	Texas Main Street Program
TPTF	Texas Preservation Trust Fund
TxDOT	Texas Department of Transportation
USACE	US Army Corps of Engineers

Key Terms and Definitions

The following are among the most commonly used terms for a variety of preservation-related activities. Each term is briefly defined, and readers can get more information by accessing the website location listed in the applicable endnote or, when using an electronic copy, by clicking the embedded link for terms that are underlined and in blue text. To access the embedded link, place the mouse or cursor over the phrase and click the left mouse button. This action will open a web browser and go to the identified website that provides more detailed information. Please note that these links are subject to change. If the link or website location does not work, open a web browser such as Google Chrome, Internet Explorer, or Apple Safari and use a search engine such as Google, Bing, or Yahoo, and then enter the phrase to generate a list of websites. Please note that terms in italics are listed and defined in this section.

[Advisory Council on Historic Preservation](#)¹ – an independent federal agency that promotes the preservation, enhancement, and productive use of our nation’s historic resources, and advises the president and congress on national historic preservation policy

[Building](#)² – an edifice that is created principally to shelter any type of human activity, such as a house, barn, church, hotel, or similar construction

[Certificate of Appropriateness](#)³ – a step undertaken at the local-government level that allows commissions and boards to review and approve proposed changes to historic buildings; such a review is only authorized by local law and ordinances

[Certified Historic Building](#)⁴ – a term used in the *Federal Historic Preservation Tax Incentives Program* that refers to a building that is listed in the *National Register of Historic Places*, either individually or as a *Contributing* resource within a historic district

[Certified Local Government](#)⁵ – a program established by the *National Park Service* and overseen at the state level by the *Texas Historical Commission* to help local governments promote historic preservation within their jurisdiction

[Chapter 26](#)⁶ of the Parks and Wildlife Code of Texas State Statutes – a state law that is similar to *Section 4(f)* of the Federal Transportation Act that requires state agencies and political subdivisions within the state to consider how their actions may affect public lands that include historic properties, park and recreation lands, scientific areas, wildlife and waterfowl refuges

[Contributing](#)⁷ – a feature that adds to or enhances a sense of the past within an associated historic property or historic district

[County Historical Commission](#)⁸ – a group, established by state law, that oversees a variety of history- and preservation-related activities and serves as a liaison between the *Texas Historical Commission* at the state-level and the county-level government and residents at the local level

[Cultural Landscape](#)⁹ – a geographic area that includes a cohesive grouping of both natural and man-made features that constitutes a distinct and integrated unit, such as a park, ranch, farm, or groupings of such places

[Cultural Resource](#)¹⁰ – a term commonly used in preservation-related compliance procedures (e.g., Section 106) that includes both historic resources and archaeological sites

[Design Standards and Guidelines](#)¹¹ – recommendations that inform property owners and occupants of buildings of appropriate design methods, materials, and approaches that are consistent with, or compatible to, the overall physical and architectural character of a place, city, downtown, or neighborhood

[Family Land Heritage](#)¹² – a program operating within the Texas Department of Agriculture that honors families who have owned and operated a continuous agricultural operation for at least 100 years

[Federal Tax Credits](#)¹³ – a federal tax credit that is worth 20 percent of the eligible rehabilitation costs for buildings that are listed in the *National Register of Historic Places*; the *Texas Historical Commission* oversees the program in Texas

[Historic Context](#)¹⁴ – a narrative that examines the broad historical themes, patterns, and events within a geographic area that influenced the physical manmade environment and is related specifically to defined *Property Types*

[Historic District](#)¹⁵ – a cohesive grouping of historic buildings, structures, sites, and objects within a well-defined area that is distinct from its surroundings

Historic Integrity – see *Seven Aspects of Integrity*

Historic Resource – a building, structure, site, or object that is at least 50 years old

[Historic Resources Survey](#)¹⁶ – the process of identifying, documenting, and assessing historic resources within a defined area

Historical Markers – a common term for *State Historical Markers*

[Keeper of the National Register](#)¹⁷ – the official at the *National Park Service* who certifies that a property meets established standards to be listed officially in the *National Register of Historic Places*

[National Historic Preservation Act \(NHPA\)](#)¹⁸ – federal legislation that was enacted in 1966 to establish the *National Register of Historic Places* and oversee the nation's historic preservation programs

[National Park Service](#)¹⁹ – the federal agency tasked to supervise and help implement the nation's preservation programs and work with *State Historic Preservation Offices*

[National Register Criteria](#)²⁰ – the four attributes used to assess the quality of significance for inclusion in the *National Register of Historic Places* that considers association with historical events, trends, and patterns (Criterion A); significant individuals of the past (Criterion B); physical attributes or design qualities (Criterion C); or information potential (Criterion D)

National Register – a common term that is short for *National Register of Historic Places*

[National Register Nomination](#)²¹ – a form that presents the necessary documentation to have a historic place listed in the *National Register of Historic Places*; the nomination form adheres to the standards stipulated in the *NHPA*

[National Register of Historic Places \(NRHP\)](#)²² – the official list of historic buildings, structures, sites, objects, and districts that are worthy of preservation; the NRHP is maintained by the *National Park Service*

[Noncontributing](#)²³ – a feature that detracts from or diminishes a sense of the past within an associated historic property or historic district; it can either be a non-historic resource or a historic resource so severely altered that it no longer retains its *Historic Integrity*

[Object](#)²⁴ – a construction that is primarily artistic in nature or is relatively small in scale and simply constructed; although it may be, by nature or design, movable or a feature that is associated with a specific setting or environment, such as a sculpture, fountain, or marker

Parcel – a tract or plot of land

Polygon – a term used to describe groupings of parcels

[Preservation](#)²⁵ – within the context of the treatment of historic properties, one of the four guiding principles that focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time

[Property Types](#)²⁶ – the physical representation of the themes, trends, and patterns identified in a historic context, usually grouped by their shared physical characteristics, associative qualities, and geographic location/distribution

[Reconstruction](#)²⁷ – one of the four guiding principles of the treatment of historic properties that recreates vanished or non-surviving portions of a property for interpretive purposes

[Rehabilitation](#)²⁸ – one of the four guiding principles of the treatment of historic properties that acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's *Historic Integrity* and character

[Restoration](#)²⁹ – one of the four guiding principles of the treatment of historic properties that depicts a property at a particular period of time in its history, while removing evidence of other periods.

[Secretary of the Interior's Standards for the Treatment of Historic Properties](#)³⁰ – a *National Park Service* publication, commonly referred to as "The Standards," that defines the core principles for historic preservation; they are used by *SHPOs* and many local preservation programs to promote the continued use and viability of historic properties while protecting their important salient features

[Section 106](#)³¹ – a provision of the *National Historic Preservation Act* that requires any federally funded, licensed, or permitted project to consider impact to properties that are listed in, or are eligible for, inclusion in the *NRHP* and to seek comments from the public

[Section 4\(f\)](#)³² – a provision of the Transportation Act of 1966 that requires projects that receive funding from or require approval from a governmental agency affiliated with the US Department of Transportation consider and avoid or minimize impacts to historic properties, park and recreation lands, and wildlife and waterfowl refuges before a project begins; in Texas, projects undertaken or approved by the Texas Department of Transportation typically trigger compliance with the Section 4(f) process

[Seven Aspects of Integrity](#)³³ – the qualities that enable a historic place to convey its significance through its location, setting, design, materials, workmanship, feeling, and association

Site³⁴ – the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure

State Antiquities Landmark³⁵ – a designation authorized by state law that gives legal protection to cultural resources (historic buildings and archaeological sites) on non-federal public lands

State Board of Review³⁶ – a group of professionals and experts in history, architecture, and archaeology and related fields who review *National Register nominations* to ensure that the forms provide sufficient documentation to meet the *National Register Criteria* and integrity standards; the SBR meets three to four times per year

State Historic Preservation Officer/State Historic Preservation Office (SHPO)³⁷ – the individual and associated staff that oversee the implementation of provisions of the *National Historic Preservation Act* at the state level; in Texas, the Executive Director and staff of the *Texas Historical Commission* fulfill these roles

State Historical Markers³⁸ – a program that the *Texas Historical Commission* administers to commemorate important places, individuals, events, trends, and other subjects throughout Texas

State Historic Tax Credits³⁹ – a state law enacted in 2015 that allows 25 percent of the eligible rehabilitation costs for buildings that are listed in the *National Register of Historic Places*; the *Texas Historical Commission* oversees the program

Structure⁴⁰ – similar to a building but distinguished by its functional construction that is usually made for purposes other than creating human shelter such as a bridge, dam, levee, railroad, or gazebo

Texas Historical Commission⁴¹ – the state agency that administers and oversees a variety of programs to celebrate the state's history and to promote a better understanding and appreciation of the past; the THC is the leading proponent of historic preservation at the state level

Undertaking⁴² – a term used in the *National Historic Preservation Act* to describe a federally funded, licensed, or permitted project that is subject to review and comment in accordance with provisions stated in *Section 106* of the Act

NOTES

¹ <https://www.achp.gov/>

² <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

³ <https://www.nps.gov/tps/education/workingonthepast/toolbox6.htm>

⁴ https://www.nps.gov/tps/tax-incentives/incentives/application_1.htm

⁵ <https://www.nps.gov/clg/>

⁶ <https://statutes.capitol.texas.gov/Docs/PW/htm/PW.26.htm#26.001>

⁷ <https://www.thc.texas.gov/nrhp-faq#contributing>

⁸ <https://www.thc.texas.gov/preserve/projects-and-programs/county-historical-commission-outreach/what-are-county-historical>

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¹⁰ <https://www.npi.org/what-are-cultural-resources>

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- 12 <https://www.texasagriculture.gov/NewsEvents/FamilyLandHeritage.aspx>
- 13 <https://www.thc.texas.gov/federal-rehabilitation-tax-credit-program>
- 14 https://www.nps.gov/nr/publications/guidance/NR_workshop_3-11-09/White_paper_on_historic_context_4-09.doc
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- 16 <https://www.thc.texas.gov/preserve/projects-and-programs/historic-resources-survey/what-historic-resources-survey>
- 17 <https://www.nps.gov/subjects/nationalregister/what-is-the-national-register.htm>
- 18 <https://www.nps.gov/history/local-law/nhpa1966.htm>
- 19 <https://www.nps.gov/index.htm>
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- 22 <https://www.nps.gov/subjects/nationalregister/what-is-the-national-register.htm>
- 23 <https://www.thc.texas.gov/nrhp-faq#noncontributing>
- 24 <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>
- 25 <https://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm>
- 26 <https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf>
- 27 <https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>
- 28 <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>
- 29 <https://www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm>
- 30 <https://www.nps.gov/tps/standards.htm>
- 31 <https://www.thc.texas.gov/project-review/national-historic-preservation-act/section-106-review-process>
- 32 https://www.environment.fhwa.dot.gov/env_topics/4f_tutorial/overview.aspx
- 33 https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf
- 34 <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>
- 35 <https://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks>
- 36 <https://www.thc.texas.gov/sbrmeeting>
- 37 <https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm>
- 38 <https://www.thc.texas.gov/preserve/projects-and-programs/state-historical-markers>
- 39 <https://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit>
- 40 <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>
- 41 <https://www.thc.texas.gov/>
- 42 <https://www.achp.gov/digital-library-section-106-landing/section-106-applicant-toolkit>

1. Introduction

Historic preservation has been a long-standing tradition and a vital part of Texas’s rich and proud history for almost 150 years. Its origins can be traced back to the late nineteenth century, when Adina De Zavala—a granddaughter of Lorenzo De Zavala, a prominent figure in Texas’s independence—led a group of women in San Antonio to preserve important historic places in the city. She and Clara Driscoll later worked together to save the Alamo from demolition.¹ Today, the Alamo stands as an iconic landmark and reminder of the importance of preservation.

As we have come to understand over time, every community boasts its own unique story and history, with important local landmarks that represent physical and tangible links to the past. While these properties may not reach the level of significance of the Alamo, they nonetheless may stir strong sentiments in, and possess importance to, the residents of their respective communities. Tarrant County and its many municipalities and communities are no exception. Past efforts of so many people have saved many pivotal symbols of the past, including the Tarrant County Courthouse, Fort Worth Stockyards, and the Old Bedford School as selected examples. These efforts also recognized other less well-known and modest properties that are important at the local level. Examples include the Allen Chapel AME Church in Fort Worth, Wallace-Hall House in Mansfield, and the Grapevine Commercial Historic District in Grapevine, to name just a few. These resources reflect just a fraction of the diversity of properties in the county that illustrate architectural trends, broad historical themes, and the cultural legacy of individuals and groups that influenced the development of Tarrant County.

Despite these successes, the number of designated historic properties in Tarrant County is underrepresented when compared to other counties in Texas with major population concentrations, such as Dallas, Harris, Bexar, and Travis (see table 1-1). With Tarrant County’s rapid growth and development, the need to save these irreplaceable links to the past becomes paramount. The decision by the County Judge and Commissioners Court to proceed with a countywide preservation plan not only is to be commended as part of its continued commitment to preserve important local landmarks, but also because it establishes Tarrant County as a state leader in historic preservation by undertaking an unprecedented countywide plan in the state.

Table 1-1. National Register of Historic Places (NRHP) and National Historic Landmark (NHL) listings by most populated counties in Texas.

County	Major Urban Center	NRHP Listings	NHL Listings
Bexar	San Antonio	159	9
Dallas	Dallas	145	3
Harris	Houston	290	4
Tarrant	Fort Worth and Arlington	118	0
Travis	Austin	201	2

This countywide preservation plan will guide efforts to identify, designate, preserve, and celebrate significant historic properties. To this end, the plan provides useful information, tools, and strategies to enable elected officials, public servants, private property owners, non-profit groups, and civic and business leaders, among others, to work together, and build on a foundation of trust that will foster a greater sense of cooperation and goodwill among a broad segment of the population. The plan is written to create a positive and proactive approach and hopes to inform and inspire all parties. Furthermore, it is intended to help dispel many of the misconceptions that the general public may hold about historic preservation. Historic preservation advocates are sometimes thought to be anti-growth and anti-

development; however, such sentiments are not accurate. Rather, the historic preservation movement encourages managed development in a thoughtful and deliberate manner that considers the benefits and merits of saving historic properties. The vast public and private investments in commercial and residential rehabilitation, for example, attest to the economic benefits of historic preservation. A growing awareness and recognition of heritage tourism further demonstrates the ability of historic preservation to stimulate and revitalize local economies. Such efforts can only be successful if they are inclusive and foster the ability of multiple parties to work together toward common and shared goals. The many successes of historic preservation efforts in Tarrant County demonstrate the ability of preservation advocates and development proponents to work together in a meaningful, cooperative, and mutually beneficial manner. This preservation plan aims to show how these parties—despite differing backgrounds, interests, and priorities—have much in common and can collaborate in a constructive and positive way, building upon shared values and goals.

While the plan is ambitious in scope, it is intentionally designed to be changed, modified, and updated as conditions change. Indeed, this preservation plan, as with any plan, should be considered a dynamic document that functions like a roadmap, offering multiple routes to a defined destination. Furthermore, as with any plan, it reflects the values and concerns at the time it was created. While it attempts to anticipate what the future may hold, the plan is limited to the kinds of issues that preservation advocates are dealing with as the plan was prepared. Much remains to unfold over time, and the plan should be subject to revision, renewed interpretation, and periodic updates.

As much as anything, this plan builds upon previous efforts and hopes to guide and direct readers to heed and learn from the many lessons—both successes and failures—from the past.

LEGACY OF PRESERVATION SUCCESSES IN TARRANT COUNTY

This document builds on the accomplishments of the historic preservation movement in Tarrant County, which has been active and successful for decades. Both the public and private sectors in Tarrant County have long and successful records of undertaking a variety of historic preservation-related projects. Among the leaders is the Tarrant County Commissioners Court, which has supported preservation for decades by overseeing the Tarrant County Historical Commission; establishing the Tarrant County Archives to collect, retain, and maintain important historical records, materials, and documents; and participating in the CLG program at a county level. Furthermore, the County Judge and Commissioners Court also have kept the historic character and integrity of the Tarrant County Courthouse intact, and it remains as one of the grandest and most architecturally significant county courthouses in the entire state. Collectively, efforts of such a broad base of groups and interests have positioned Tarrant County as a statewide leader in historic preservation. Among the successful actions undertaken thus far include:

- Identifying, designating, and reusing historic properties that reflect the rich and robust history of the county and its many communities
- Informing citizens of all generations of the county's unique and proud past
- Continuing to encourage economic growth, development, and expansion through reinvestments in historic downtowns and revitalized neighborhoods

Other preservation-related successes in Tarrant County include the multiple municipalities with their own historic preservation programs, many which have participated in state-sponsored preservation programs. The cities of Arlington, Fort Worth, Grapevine, and Mansfield, for example, are active in the THC's CLG Program, while Grapevine is an active participant in the Texas Main Street Program, an effort by the National Historic Trust for Preservation and the THC to revitalize historic downtowns. In addition, the Historic Preservation Council of Tarrant County (HPCTC), a local non-profit, had the vision and foresight

to undertake a multi-year, multi-phase historic resources survey of the county from 1982 to 1991. The multi-volume set of survey reports are available at the Tarrant County Archives, from Historic Fort Worth, Inc. (HFW), or from other state and local repositories. These reports contain an invaluable collection of data that may aid historians, preservationists, and others who want to learn more about the county's rich history and architectural heritage. Finally, those in the private sector, including innumerable individual property owners, businesses, religious groups, organizations, architects, developers, and bankers, comprise a particularly significant component in the county's preservation movement. Many of these private interests have been proactive in preservation over an extended period of time, undertaking a variety of projects of varying scale and complexity. Their efforts celebrate the past and enable future generations opportunities to experience, enjoy, and appreciate the county's rich history and architecture. Additionally, members in the private sector have used fiscally sound and prudent methods to undertake these projects, leveraging preservation to foster civic pride, improve local quality of life, and restore a sense of place that is unique to each locale.

For the most part, these efforts have been undertaken largely on an independent basis, often operating with a minimal amount of contact and coordination with others. This preservation plan hopes to foster greater cooperation and coordination among these parties and provide a framework that will enable this diverse and broad range of groups and individuals to work together in a stronger, more unified, and efficient manner. This preservation plan clearly recognizes that each community will need programs that best suit their particular needs and situations, and that they also share many of the same issues and can learn from the successes of others.

With Tarrant County's booming population distributed across the many distinct municipalities, plus unincorporated lands increasingly subject to new development, the state of historic preservation and the types of policies in place to promote historic preservation vary considerably. Each municipality oversees a myriad of programs and departments that address the unique character and needs of their respective community; many have no preservation-related policies in place. This plan develops a framework to encourage greater cooperation among those who will work toward advancing historic preservation in their communities. Still, these programs rely on many shared federal and state laws and regulations that provide the foundation for preservation efforts and thus typically have much in common.

PURPOSE OF THE COUNTYWIDE HISTORIC PRESERVATION PLAN

The purpose of this countywide historic preservation plan is to recognize the cultural resources that tell the story of Tarrant County's history—whether buildings, structures, objects, or landscapes—and to encourage the preservation and management of these historic resources in a setting of rapid population growth and economic expansion.² The challenges are great but manageable, particularly through coordination, cooperation, and adaptation. The plan intends to serve as a guide rather than providing definitive answers for its readers and users.

Tarrant County was founded in December 1849 and encompasses roughly 898 square miles of north Central Texas prairie and oak dominant cross-timbers. Water access is provided not only by the West Fork and the Clear Fork of the Trinity River but also by underground aquifers and springs.³ Since the county's founding, the military, agriculture, and agribusiness have played central roles in the county's economy and development. By 1854, the town of Fort Worth emerged as the county seat, having earlier developed around the old army post at "Camp Worth."⁴ After the development of the cattle trails then the arrival of the railroad in the 1870s, agricultural processing, meat packing, and commerce boomed, as did Fort Worth's population (fig. 1-1). In the early twentieth century, the growing national highway network supplemented Fort Worth's many rail links, with both the Bankhead Highway and the Meridian Highway

traversing the growing county seat.⁵ Rapid construction of agricultural processing plants, commercial districts, and residential neighborhoods ensued. Fort Worth grew into the county's largest metropolis (fig. 1-2). Smaller towns also thrived, with productive farmland and ranch land in the surrounding rural areas (fig. 1-3). Development of the interstate highway system from the 1950s to the 1960s amplified these trends, encouraging the growth of sprawling suburban neighborhoods within the Fort Worth and Arlington city limits (fig. 1-4), as well as new suburban bedroom communities. Today, Tarrant County encompasses 41 municipalities. According to US Census data, Tarrant County's population exceeds two million, with the City of Fort Worth accounting for about 43 percent of the county's population and approximately 39 percent of the county's land area, and the City of Arlington accounting for about 11 percent of the county's land area and approximately 19 percent of its population.⁶



Figure 1-1. (Above) Bird's-eye view map of Fort Worth, 1886, showing the winding Trinity River, railroad networks, a growing downtown surrounding the Courthouse Square, neighborhoods platted along an orthogonal street grid, and open prairie land beyond. Source: *The Portal to Texas History, Tarrant County Archives.*



Figure 1-2. (Left) Photograph of downtown Fort Worth around 1930. Source: *The Portal to Texas History, Tarrant County Archives.*



Figure 1-3. (Left) Aerial photograph showing remaining agricultural land around Hurst as late as 1950. Source: The Portal to Texas History, Tarrant County Archives.

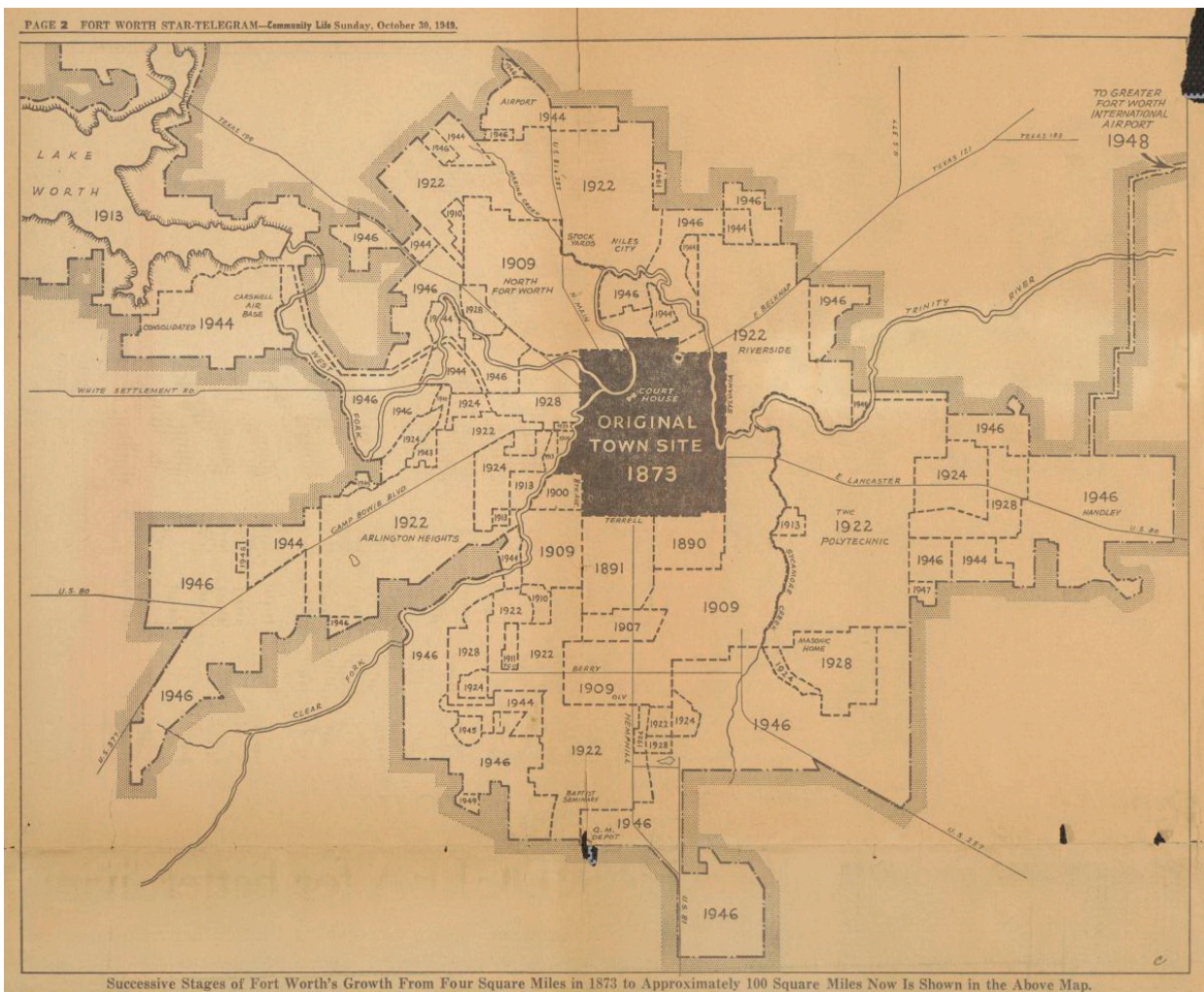


Figure 1-4. Map from 1949 showing the growth of Fort Worth. "Successive stages of Fort Worth's growth from four square miles in 1873 to approximately 100 square miles," [map], (Fort Worth: n.p., 1949). Source: The Portal to Texas History, Tarrant County Archives.

The resulting land-use patterns often leave pockets of historic resources amid a fragmented network of land-use laws and policies. Tarrant County differs from other major urban counties in Texas. For example, Bexar, Dallas, and Harris Counties are dominated by a single municipality so that municipal approaches to historic preservation efforts offer far more comprehensive coverage. To date, no comprehensive land-use plan for Tarrant County has been developed. Although previous regional mobility plans and floodplain management plans exist, none discuss impacts on historic resources. Additionally, this document is believed to be the first comprehensive countywide preservation plan in Texas and marks a significant advance in preservation planning in Texas. The need for such a plan is underscored by the impact trends of sprawl has had on Tarrant County and other urbanized counties in Texas in recent years, resulting in the loss of so many historic properties and associated landscapes. To be successful, this preservation plan seeks to bring together the county government, municipalities, and citizen stakeholders to find areas of consensus regarding the protection of their shared heritage. The process of developing this preservation plan has been to:

- Solicit and gather public input
- Develop a series of goals and objectives that provide direction both in the near and long-term future
- Provide action items to achieve desired goals and objectives

VISION AND GUIDING PRINCIPLES

The process of preservation planning entails distilling broad and abstract values into a detailed and clear action plan. Additionally, the process requires building consensus among diverse stakeholders with competing priorities. When wading through the complex process of preservation planning, a clear and concise vision is essential to ensure that priorities, goals, and action items harmonize with stakeholders' shared values. Otherwise, the plan's recommendations may alienate stakeholders. Without a clear and cohesive vision, the plan risks sitting on a shelf.

Envisioning this Tarrant County Historic Preservation Plan began with reflecting upon vision statements and goals found in other planning documents, especially *Preservation Connection: Texas' Statewide Historic Preservation Plan*, published by the Texas Historical Commission in 2010 and updated in 2016.⁷ The vision and values expressed in *Preservation Connection* then were analyzed in comparison to the values statements gathered through public outreach for this project (compiled in Appendix B). One vision statement from *Preservation Connection* especially resonated with the values heard from Tarrant County's public stakeholders:

"We learn the diverse stories of Texas everyday through living, working and playing in historic places."

This statement communicates the integral connections between diversity, shared values, and historic places (fig. 1-5). Diverse historic places are the connective tissue that teach us about shared values. This core principle guides recommendations throughout this historic preservation plan. In other words, experiencing diverse historic places enhances shared values. Those shared values rise above appreciation for history and preservation to include broad overarching principles that make our governments and communities function – principles like respect for the hard work and ingenuity of our forbearers, appreciation of the thrift inherent in reuse, and awareness that learning about others' perspectives helps foster cooperation as we build a shared future.

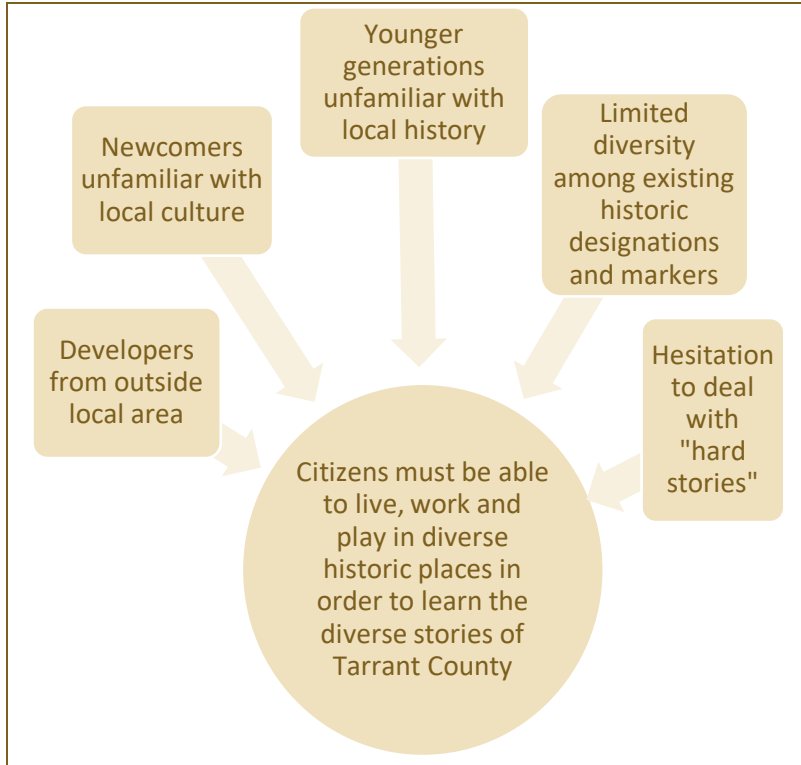


Figure 1-5. Array of values statements gathered during public input, connected to vision statement from the Texas Historical Commission’s “Preservation Connection: Texas’ Statewide Historic Preservation Plan.”

We must strive to move from the status quo of preservation in Tarrant County toward the Texas Historical Commission’s vision of a community that “learn[s] the diverse stories of Texas everyday through living, working and playing in historic places.” Let us begin with small, realistic, practical steps, trusting that over time they will build the foundation for more visionary change (fig. 1-6).

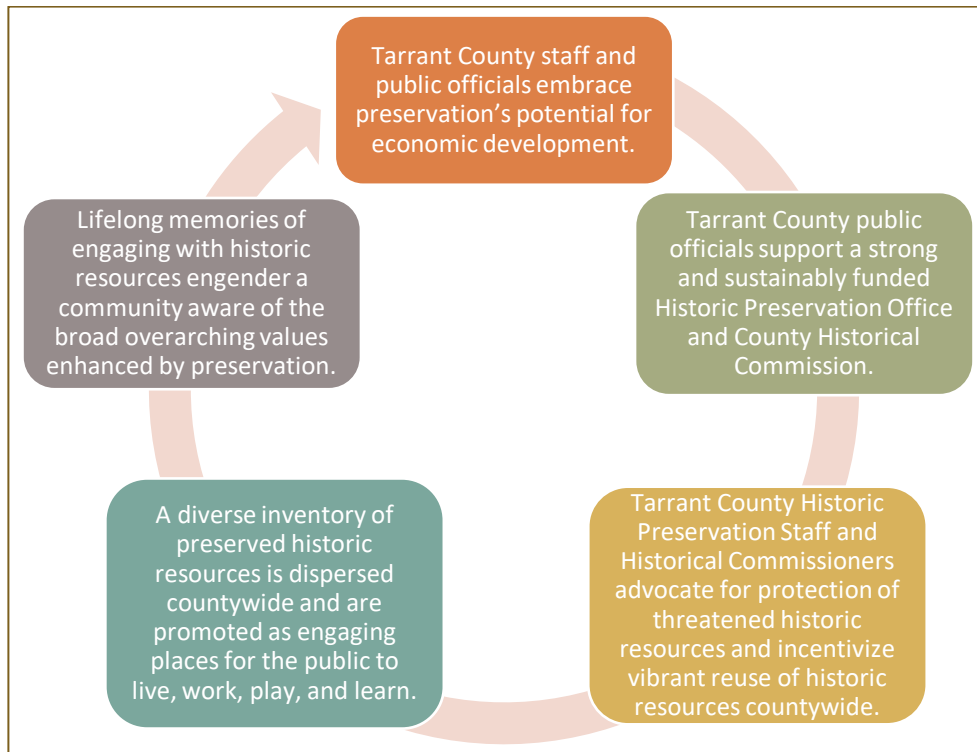


Figure 1-6. Vision for this Tarrant County Historic Preservation Plan.

KEY ASPECTS OF THE PRESERVATION PLAN

This preservation plan targets a broad audience and is intended to help both the public and private sectors understand, promote, and implement steps to advance the local historic preservation movement. It also includes an overview of the preservation activities and programs already in place in Tarrant County that extend to both incorporated and unincorporated areas. It lists historic properties that have already been identified and evaluated, and in some cases, honored with some type of historic designation. The plan also provides a detailed historic resources survey plan that proposes a multi-year, multi-phase approach to identify, document, and evaluate historic resources throughout the county. This survey offers a systematic method of creating a baseline set of data to aid in overall planning objectives. The plan highlights many of the economic benefits that incentivize preservation through tax credits. This approach can augment the minimal amounts of grant monies that are available to the public and private sectors. Indeed, such incentives are intended to place the motivation of preservation primarily onto individuals, businesses, and others in the private sector. Finally, the plan includes guidance for readers to undertake a variety of preservation-related actions on their own by reviewing a series of toolkits (Appendix D) designed to give readers and users access to critical source materials and information.

Precedents for this Preservation Plan

Since this countywide plan is unprecedented in the State of Texas, the authors of this plan looked to other counties outside the state for guidance and inspiration. Washington State's "King County Strategic Preservation Plan" proved to be a particularly useful guide.⁸ As noted by the Tarrant County Historic Preservation Officer who suggested that this document be reviewed, King County is similar to Tarrant County in several ways. Both are among the fastest-growing counties in the nation and include a major metropolitan city (Seattle, Washington and Fort Worth, Texas) as well as multiple municipalities and large expanses of land outside incorporated city limits. One major difference between King and Tarrant Counties, however, is the existence of land-use controls at the county level in the State of Washington. The State of Texas prohibits such a provision and limits such powers to incorporated municipalities. Despite this major difference, the King County preservation plan provides many approaches that could be adapted to fit the needs of Tarrant County.

NOTES

¹ Sophia Dembling, "The Woman Who Made Sure We Remembered The Alamo," *National Trust for Historic Preservation*, Dec. 15, 2015, accessed Mar. 30, 2020, <https://savingplaces.org/stories/the-woman-who-made-sure-we-remembered-the-alamo>; L. Robert Ables, "Adina Email de Zavala," June 15, 2010 and updated Jan. 19, 2017, accessed March 30, 2020, <https://tshaonline.org/handbook/online/articles/fzafg>.

² This preservation plan does not deal explicitly with archeological sites due to the complexity of issues involved with this class of historic resources. However, that does not mean that the issue of archeological resources is not of equal importance or significance as any non-archeological resources; they should be identified, evaluated, documented, and preserved, as well.

³ W. Kellon Hightower, "Tarrant County," *Handbook of Texas Online*, June 15, 2010 and modified May 6, 2019, accessed Feb. 19, 2020, <https://tshaonline.org/handbook/online/articles/hct01>; Gunnar Brune, *Springs of Texas*, (College Station, Texas: Texas A&M University Press, 2002); Dennis Ressel, *Soil survey of Tarrant County Texas*, US Department of Agriculture, Soil Conservation Service, ([Washington D.C.?], 1981).

⁴ Dawn Youngblood, *Fort Worth: Images of America*, (Charleston, South Carolina: Arcadia Press, 2019).

⁵ Hardy-Heck-Moore, Inc. [HHM], “The Development of Highways in Texas: A Historic Context of the Bankhead Highway and Other Named Highways” (Prepared for the Texas Historical Commission, June 2014), 31. Available online through the THC, <http://www.thc.texas.gov/preserve/projects-and-programs/historic-texas-highways/bankhead-highway/bankhead-highway-survey>; HHM, “The Meridian Highway in Texas” (Prepared for the Texas Historical Commission, May 2016), 4. Available online through the THC, <http://www.thc.texas.gov/meridian-highway-survey>.

⁶ “Quick Facts: Tarrant County, Texas,” US Census Bureau, accessed February 20, 2020, <https://www.census.gov/quickfacts/tarrantcountytexas>; “Quick Facts: Fort Worth City, Texas,” US Census Bureau, accessed February 20, 2020, <https://www.census.gov/quickfacts/fact/table/fortworthcitytexas/POP060210>; “Quick Facts: Arlington City, Texas,” US Census Bureau, accessed September 1, 2020, <https://www.census.gov/quickfacts/fact/table/arlingtoncitytexas,tarrantcountytexas/LND110210>.

⁷ Texas Statewide Preservation Plan, Texas Historical Commission, accessed Feb. 20, 2020, <https://www.thc.texas.gov/preserve/projects-and-programs/texas-statewide-preservation-plan>.

⁸ The King County Historic Preservation Strategic Plan is available at: <https://aqua.kingcounty.gov/dnrp/library/dnrp-directors-office/historic-preservation/strategic-plan/final-hpp-strategic-plan.pdf>.

2. Preservation Programs and the Present State of Preservation in Tarrant County

With a booming population distributed across 41 distinct municipalities, plus unincorporated land in the county that is increasingly attractive to developers, the overall preservation movement in Tarrant County faces pressures and challenges on multiple fronts. Deciding which properties are important and worthy of saving relies on designation efforts undertaken at the federal, state, and local levels. The following discussion identifies the primary programs already in place guiding existing preservation activities in the county. This chapter also includes a few other programs that are not yet active in Tarrant County but could be considered and implemented in the future. Understanding these programs will help decision makers (both in the public and private sectors) learn how to identify and acknowledge the irreplaceable historic properties worthy of preservation in Tarrant County’s urban, suburban, and rural settings.

Table 2-1 below summarizes activity in national, state, and local programs devoted to historic preservation and summarizes in Tarrant County.

Table 2-1. Summary of previously identified historic resources in municipalities in Tarrant County.¹

Designation Level	Historic Property Type	No. Resources
Local	Local landmarks	710
State	Historic Resources Surveys	2,506 ²
	State Antiquities Landmarks	6
	Recorded Texas Historic Landmarks	79
	THC Subject Markers	277
	Historic Texas Cemeteries	21
National	NRHP-eligible properties	119
	NRHP-eligible districts	6
	NRHP-listed properties	68
	NRHP-listed districts	52

PRESERVATION PROGRAMS

FEDERAL-LEVEL PRESERVATION PROGRAMS

Many of the preservation programs and policies currently in place nationwide are implemented through federal governmental agencies. These agencies typically partner with state agencies to streamline workflow and gain local perspectives. As may be expected, each of these federal initiatives relies on an independent set of requirements and criteria and entails varying degrees of involvement from local governments and the general public. The following are the primary and best-known federal programs and policies that promote the preservation of historic resources, encourage public participation and involvement, and support economic and financial benefits that incentivize historic preservation. The

¹ Numbers as of December 2020. Other markers and commemorative properties may exist in the county which do not confer any regulatory designation. For example, communities may have installed granite markers similar to the State’s 1936 Centennial markers that were not part of the State’s program. This category of ad hoc markers was not mapped or quantified as part of this plan.

² Note that this number includes only resources from prior surveys that have been mapped in the THC Historic Sites Atlas. Review of prior survey reports indicates that some surveyed resources are missing from the Atlas, but the number of missing resources is not known at this point. All prior survey data will be updated under Phase 1, so that this number can be accurately updated in future versions of the Historic Preservation Plan.

National Park Service (NPS) within the Department of the Interior (DOI) is the leading federal agency overseeing and supporting most federal preservation-related programs. Additional directives are associated with environmental regulations, such as the National Environmental Policy Act (NEPA) and the Transportation Act of 1966. The text for most summaries is taken verbatim from websites of the identified programs, and relevant hyperlinks and corresponding endnotes with full URLs enable readers to explore each program or policy in greater detail.

National Historic Landmarks

The [National Park Service](#)¹ within the Department of the Interior oversees the [National Historic Landmarks](#)² (NHL) program. NHLs are buildings, sites, districts, structures, and objects that have been determined by the Secretary of the Interior to be nationally significant in American history and culture. Many of the most renowned historic properties in the nation are NHLs. Mount Vernon, Pearl Harbor, the Apollo Mission Control Center, Alcatraz, and Martin Luther King’s Birthplace are just a few examples of the many types of NHLs that illustrate important contributions to the nation’s historical development.

NHL designation automatically lists a property in the [National Register of Historic Places](#)³ (NRHP, or National Register), which imposes no restrictions on a property owner’s rights (see discussion of the NRHP in the next summary for more details). As such, property owners are free to make whatever changes they wish as long as no federal funding, licensing, or permits are involved. If such federal involvement is applicable, NHL properties receive special considerations and levels of review. Federal law states that any federally funded, licensed, or permitted project with the potential to directly or adversely affect an NHL property “shall, to the maximum extent possible, undertake such planning and actions as may be necessary to minimize harm to such landmark, and shall afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on the undertaking.”⁴ To date, Tarrant County has no properties that are designated as an NHL.

Additional Information about the NHL Program

For more information, visit the following website:

<https://www.nps.gov/subjects/nationalhistoriclandmarks/index.htm>

FEDERAL/STATE COOPERATIVE PROGRAMS

As mentioned in the preceding summary, federal agencies work cooperatively with state governments to administer multiple historic preservation programs; most involve the National Park Service. The [Texas Historical Commission](#)⁵ (THC) is the state agency responsible for the vast majority of the historic designation programs in Texas that partner with the federal government. Federal designations are honorific and do not change a property’s zoning or associated land-use regulations. In fact, federal designation gives property owners and developers the option to access federal tax incentives for rehabilitation, which triggers cooperative federal/state review of alterations to the property. In addition, federal law requires that federal agencies prioritize use and protection of historic resources — following processes set forth under the National Historic Preservation Act (NHPA), which delegate review and consultation authority to state agencies like the THC. Federal designations help the THC facilitate that process.

National Register of Historic Places

The [National Register of Historic Places \(NRHP\) program](#)⁶ was established after passage of the NHPA in 1966. Whereas the NHL program is geared toward resources of transcendent importance to the nation, the National Register includes historic, archaeological, and cultural resources that are significant at a national, state, and local level. The majority of the properties listed in the National Register are significant at a local level, such as the Ralph S. and Julia B. Man House in Mansfield (fig. 2-1).



Figure 2-1. The Ralph S. and Julia B. Man House is a well-crafted, mid-nineteenth-century residence that was listed in the National Register of Historic Places in 2003. The property is a well-preserved example of a house that was popular in much of Tarrant County at that time; however, it is only one of few extant examples from that era to survive the county’s subsequent growth and development. The original log cabin remains beneath the cladding to the left of the main entry. Source: City of Mansfield.

Although its name suggests that it is an exclusively federal initiative, the National Register program is largely undertaken at the state level, and the opportunities such designation affords are felt most profoundly at the local level. The National Park Service maintains the National Register, which is defined as the nation’s official list of properties that are worthy of preservation. The park service also assures that all nomination documentation meets federally defined standards, and each state implements the program in close coordination with the NPS. This collaborative structure gives each state the flexibility to run the program that best suits its needs and priorities; it also recognizes that each state will better understand its own history and the resources that reflect its unique past. States designate their own State Historic Preservation Officer (SHPO) to run the program.

In Texas, the Executive Director of the THC is the State Historic Preservation Officer, and in that role is the individual who administers the [Texas National Register program](#)⁷ and who oversees a professional staff that implements policies. In addition, the NRHP serves as the foundation for most historic preservation-related activities under federal programs as well as those of the state.

National Register designation imposes no restrictions on property owners’ rights at the local level. Those receiving grant assistance or federal tax credits for rehabilitation projects, however, must adhere to certain standards (discussed below). With a National Register of Historic Places designation, the property receives extra consideration before any federal projects (such as highway construction) are undertaken. The criteria used to evaluate properties for listing in the National Register also provide the basis for public involvement in any federally funded, licensed, or permitted project through the Section 106 Process (see discussion later in this section). Basic information about National Register listing is provided below in table 2-2. To date, Tarrant County has 118 listings in the NRHP, according to the Texas Historic Sites Atlas, which is the Texas Historical Commission’s online database of known prior designations. (For a complete listing, see Appendix B.)

Table 2-2. National Register listing impacts at a glance.

Listing a property in the National Register DOES:	National Register listing DOES NOT:
Provide prestigious recognition to significant properties.	Restrict in any way a private property owner’s ability to alter, manage, or dispose of a property.
Encourage the preservation of historic properties.	Require that properties be maintained, repaired, or restored.

Table 2-2. National Register listing impacts at a glance.

Listing a property in the National Register DOES:	National Register listing DOES NOT:
Provide information about historic properties for local and statewide planning purposes.	Allow the individual listing of private property over an owner's objection.
Help promote tourism and economic development.	Allow the listing of historic districts over a majority of property owners' objection(s).
Provide basic eligibility for financial incentives, including federal tax credits for the rehabilitation of historic buildings.	Require public access to private property.
Entitle owners to purchase an official plaque for public display.	Require a plaque.

Additional Information about the NRHP Program

For more information, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/national-register-historic-places>

FEDERAL/STATE PRESERVATION TAX CREDITS

Since federal and state laws have limited jurisdiction over private development, tax incentives are the most powerful federal and state tools affecting historic preservation in Tarrant County. The federal government provides a 20-percent income tax credit for preservation of historic buildings, and the Texas state government provides an additional 25-percent tax credit (see table 2-3 below.) The THC administers both programs, but federal tax credits also are reviewed by the National Park Service. National Register eligibility serves as the basis for eligibility for both federal and state tax credits, and both credits require qualifying projects to comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Texas Historical Commission's summary of the federal and state tax credit programs is provided below for reference.⁸ Additional information is provided in Chapter 4: Economic Benefits and Incentives, as well as the Toolkits section in Appendix D.

Table 2-3. Federal/state preservation tax credits at a glance.

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

³ Federal and State programs use the same definition for Qualified Rehabilitation Expenditures.

Table 2-3. Federal/state preservation tax credits at a glance.

	Federal Historic Preservation Tax Incentives Program	Texas Historic Preservation Tax Credit Program
	with THC's recommendation	
Financial oversight:	Credit managed by IRS	Credit managed by Texas Comptroller
Application deadline:	Must apply before project completion	Projects completed between September 1, 2013 and January 1, 2015 may apply after project completion; all others must apply before project completion

Section 106 of the National Historic Preservation Act (Section 106 Process)

Besides establishing the National Register of Historic Places, the NHPA outlines the primary historic preservation regulations at the federal level. This law imposes no jurisdiction over private land use that does not use federal funds, permits, or licensing. However, the NHPA does have the power to regulate treatment of federally owned properties, as well as projects or “undertakings” that entail federal funding, permitting, or licensing. The core of these regulations lies in Section 106 of the NHPA, which stipulates that the public be afforded the opportunity to provide comments. Note that Section 106 applies to all historic properties eligible for listing in the National Register, not only those properties already officially listed (see Appendix B). An overview of Section 106 is provided in Appendix D.

Unlike the NHL and NRHP programs, which lead to the designation of historic properties, Section 106 describes a process that regularly occurs throughout the state for federally funded or approved projects. The process involves parties at multiple levels of government as well as the public and federally recognized tribes, but the THC coordinates the [Section 106 Review Process](#)⁹ at the state level in accordance with federal law (see fig. 2-2 for a local example).

Additional Information about the Section 106 Process

For more information, visit the following website:

<https://www.achp.gov/digital-library-section-106-landing/citizens-guide-section-106-review>



Figure 2-2. The North Tarrant Express/IH-35W project reconstructed a 10.2-mile segment of IH 35 from downtown Fort Worth to US 287. Since the project made use of federal monies, it was subject to the Section 106 Process and included consultations with the public about impacts to historic properties. The procedure ensured that the public was able to provide feedback in the planning and design of the roadway project. Highway projects undertaken in cooperation with the Texas Department of Transportation regularly trigger the Section 106 Process. Source: North Tarrant Express/I-35W.

Certified Local Government Program

The [Certified Local Government](#)¹⁰ (CLG) Program is a partnership of local, state, and federal governments to empower local communities to better protect historic resources by identifying local priorities, meeting recognized historic preservation standards, and providing access to financial and technical services to further the identification, evaluation, designation and protection of buildings, sites, districts, structures,

and objects. The THC administers the CLG program at the state level, and the National Park Service is the responsible federal agency. Local governments that participate in the CLG Program—counties or municipalities—act in a more autonomous manner and are less reliant on the THC as they implement their own preservation programs.

Among the benefits of becoming a CLG include 1) access to technical assistance from CLG Program Staff, 2) ability to work with an expanded network of local preservation commissioners and historic preservation officers from around the state, 3) ability to attend workshops and other trainings specific to local preservation challenges, and 4) receiving financial assistance from the annual CLG Grant Program. To date, Tarrant County and four of its municipalities—Fort Worth, Arlington, Grapevine, and Mansfield—participate in the CLG program.

Additional Information about the CLG Program

For more information, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government>

STATE-LEVEL PROGRAMS

The [Texas Historical Commission](#)¹¹ is the state agency responsible for the vast majority of the historic designation programs undertaken at the state level. (The only other state agency with a related initiative is the Family Land Heritage Program within the Texas Department of Agriculture.) Most of these designations are purely voluntary, with the property owner typically initiating the process and applying for designation. Property owners or applicants bear costs associated with the preparation and submittal of applications, although some designations can be funded with grant monies (as further discussed in Chapter 4 of this report). These state-sponsored programs enjoy a high degree of recognition and awareness within the general public and are important tools to help the public learn, understand, and save places of historical and architectural significance in communities throughout the state.

State Historical Marker Program

Texas's State Historical Marker program is arguably the most visible and best-known initiative of the THC because the placement of markers enables the public to identify and experience historic places of interest and effectively interprets history for a broad segment of the population. The THC administers the program at the state level but works closely with each of the county historical commissions to prepare and submit [marker applications](#)¹² to the THC. The program traces its roots to the mid-nineteenth century, when the state erected various kinds of markers to note important places in Texas's struggle for independence. Other initiatives were undertaken in subsequent years, including the so-called "Zivley markers" that the Texas Chapter of the Daughters of the American Revolution oversaw in the 1910s to note the path of the Camino Real (or Old San Antonio Road) from the Spanish Colonial period and the commemoration of important places in Texas history for the state's centennial celebration in 1936. The current marker program began in 1962 and has gone on to place more than 16,000 markers throughout Texas. This total includes five different types of markers, each of which is described below.

Additional Information about the State Historical Marker Program

For more information, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/state-historical-markers>

RECORDED TEXAS HISTORIC LANDMARKS

The THC awards [Recorded Texas Historic Landmarks](#)¹³ (RTHL) designation to buildings at least 50 years old that are judged worthy of preservation for their architectural and historical associations. An RTHL is a legal designation and comes with a measure of protection; it is one of the highest honors the state can bestow on a historic resource. Purchase and display of a historical marker is a required component of the RTHL

designation process. Owners of RTHL-designated buildings must give the THC 60 days advance notice before any alterations are made to the exterior of the building. Unsympathetic changes to these properties may result in removal of the designation and historical marker. To nominate a property for RTHL designation, the owner's consent is required. To date, Tarrant County has 90 resources that are designated as RTHLs. The Masonic Temple in Fort Worth is one such example (fig. 2-3). For a complete listing, see Appendix B.



Figure 2-3. The Masonic Temple of Fort Worth was designated as an RTHL in 1984; it subsequently was listed in the NRHP in 2017. This impressive building is a prominent feature in the downtown area of Fort Worth. Source: Texas Historical Commission, Tarrant County Archives.

Additional Information about RTHLs

For more information, visit the following website:
<http://www.thc.texas.gov/RTHL>.

SUBJECT MARKERS

Although they are physically similar to RTHL plaques, subject markers (SMs) are educational in nature and reveal aspects of local history important to a community or region that are not necessarily significant due to their physical qualities and attributes. In fact, SMs sometimes tell the story of a property or community that no longer exists. These markers acknowledge subjects such as schools, communities, businesses, events, and individuals. Subject markers are placed at sites that have such historical associations but impose no legal restriction on the use of the property or site, although the THC must be notified if the marker is ever to be relocated. To date, Tarrant County has 277 Subject Markers, according to the Texas Historic Sites Atlas. For a complete listing, see Appendix B.

Additional Information about State Subject Markers

For more information, visit the following website:
<https://www.thc.texas.gov/preserve/projects-and-programs/state-historical-markers/apply-historical-marker>

HISTORIC TEXAS CEMETERY MARKERS

Cemeteries and burial grounds are among the most sacred places in our state, and the THC oversees a program that is designed to identify, acknowledge, and promote their continued preservation. [Historic Texas Cemetery](#)¹⁴ (HTC) markers recognize the historical significance of a cemetery and, with the use of interpretive plaques, provide background on associated communities, families, events, and customs (see fig. 2-4 for a local example). The THC requires that HTC markers be placed at the cemetery, but since cemeteries are protected under other existing laws, placement of a marker establishes no restrictions on

the property. To date, Tarrant County has 19 properties that are designated as HTCs, according to the Texas Historic Sites Atlas. For a complete listing, see Appendix B.



Figure 2-4. The Calloway Cemetery in Arlington became a designated HTC in 2009. Burial grounds like this are a noteworthy cultural feature on the county's landscape and remain a tangible link to the past. HTC designation is an important tool that can help raise public awareness and generate interest and support to ensure continued maintenance of this and other cemeteries. Source: Texas Historical Commission, Tarrant County Archives.

Additional Information about Historic Texas Cemetery Markers

For more information, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/cemetery-preservation/historic-texas-cemetery-designation>

TEXAS CENTENNIAL MAKERS

To commemorate the 100th anniversary of Texas's independence from Mexico, state officials and local groups and individuals embarked on an ambitious campaign in 1936 to place [Texas Centennial Makers](#)¹⁵ (TCMs) in nearly every Texas county to celebrate this important moment in the state's history and to acknowledge other pivotal subjects and themes of the past. The markers also provided an innovative way to interpret history and inform the public about important events, trends, and people of the past. The effort led to the placement of about 1,100 exposition buildings, memorial museums, statues, and granite and bronze markers and monuments around the state. The THC monitors the centennial markers and coordinates their repair or relocation when necessary. To date, Tarrant County has one TCM, as noted in Appendix B.

Additional Information about Texas Centennial and Sesquicentennial Markers

In 1936, the State of Texas installed a series of granite markers to commemorate the state's centennial. These markers now are historic age. For more information about Texas Centennial Markers, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/state-historical-markers/1936-texas-centennial-markers>.

Sesquicentennial markers, on the other hand, are commemorative metal markers placed around the state in 1986. These markers have not yet gained 50 years of age, and therefore they are not considered historic.

Historic Highways

The Texas Legislature enacted a bill in 2009 to designate historic highways in Texas and assigned the THC the responsibility of establishing the [Texas Historic Roads and Highways Program](#).¹⁶ The first major project that the THC undertook focused on the historic Bankhead Highway, an east–west, coast-to-coast roadway established in 1916. The study examined the history and evolution of the state highway network, concentrating on the Bankhead Highway, which largely follows present-day segments of Interstate Highway (IH) 20 and IH 30 through Texas. A historic resources survey identified 219 roadside-related

properties along the historic route in Tarrant County, which include gas stations, tourist courts, hotels, bridges, and other related historic properties. A second study examined the Meridian Highway, a major north–south roadway that extended from Winnipeg, Canada to Mexico. It, too, passed through Texas and can be described as following segments of present-day IH 35W and IH 35. The study identified 150 historic roadside resources in Tarrant County along the route.

What makes these THC-sponsored studies particularly relevant to Tarrant County is that the primary routes of both highways, which predated the establishment of a state highway department, intersected in downtown Fort Worth. As such, Tarrant County is the only county in Texas to be on the primary routes of both the Bankhead and Meridian Highways. To date, Tarrant County has 369 documented roadside-related historic resources on two of the state’s oldest and most significant historic highways. (See link below and Appendix C.) The El Dorado Motel on Camp Bowie Boulevard is an example of one such resource on the Bankhead Highway (see fig. 2-5).

Additional Information about Texas’s Historic Highways

For more information, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/historic-texas-highways>



Figure 2-5. The Bankhead Highway and the development of the state highway network led to the establishment of many types of businesses that catered to motorists traveling on these roadways. The El Dorado Motel on the west side of Fort Worth is an example of this trend. It was documented for the Bankhead Highway survey project. Source: Texas Historical Commission, Tarrant County Archives.

Historic Resources Survey Program

The identification and documentation of historic buildings, structures, sites, objects, and districts has been a cornerstone of historic preservation for decades. Indeed, the completion of a countywide historic resources survey of Tarrant County is a significant part of this preservation plan (see Chapter 5). Through its [Historic Resources Survey](#)¹⁷ program, the THC has been gathering information on historic resources for almost a half century. The agency has undertaken such efforts with its own staff and worked with local governments, neighborhood associations, and preservation advocacy groups at the local level to build an impressive collection of information about historic properties throughout the state. A list of all properties that have been surveyed and incorporated into the THC’s database are presented in Appendix C. The following paragraphs highlight the most important historic resources survey efforts in Tarrant County, although they are by no means the only ones.

During the 1970s and into the 1980s, the THC staff conducted historic resources surveys that largely targeted the most prominent architectural landmarks throughout the state. Since the staff relied on large-format 4-inch by 5-inch cameras to photo-document resources, the survey process was arduous and time consuming. As such, the number of resources documented during the early years of the program was

limited. Based on the information from the Texas Historic Sites Atlas, 117 properties were documented during this period, all of which were in Fort Worth.

In the late 1970s and early 1980s, the THC shifted its policies and began awarding NPS-funded matching grants to governmental entities and nonprofit groups to conduct historic resources surveys. The Historic Preservation Council for Tarrant County (HPCTC) was among the early grant recipients to take advantage of this innovation, and in 1982, the group launched a survey of Tarrant County, the first such systematic countywide effort in Texas; the project continued through 1991.

The multi-phased countywide historic resources survey created by the HPCTC using state and federal funds is available in an amalgamated digital searchable format that can be viewed only through the Tarrant County Archives (<http://www.tarrantcounty.com/en/tarrant-county-archives/holdings/named-collections/h/historic-preservation-council-for-tarrant-county.html> – see also Appendix C). The original multi-volume work identified 1,832 historic resources and provided recommendations for listing in the National Register on an individual basis as well as by associated historical themes. The reports also identified cohesive groupings of historic properties with the potential to be listed in the National Register as well as conservation districts that warranted special consideration by local governments. The results of the HPCTC-sponsored surveys have been a valuable source of information for preservation planning and designation efforts and have raised public awareness of important historic properties in urban, suburban, and rural locations. Physical copies of the separate reports can also be viewed at the Tarrant County Archives, the THC Library in Austin, at Historic Fort Worth Inc., as well as at various public libraries within Tarrant County.

The following is a list of paper copies of the survey reports available at the Tarrant County Archives and presented in chronological order by date of copyright/final publication. Please note that the earliest phases were updated, as noted in the list:

- *Tarrant County Historic Resources Survey: Phase III Fort Worth's Southside*, 1986
- *Tarrant County Historic Resources Survey: Fort Worth Near North Side and West Side and Westover Hills*, 1988
- *Tarrant County Historic Resources Survey: Fort Worth Upper North, Northeast, East, Far South, and Far West*, 1989
- *Tarrant County Historic Resources Survey: Selected Tarrant County Communities*, 1990
- *Tarrant County Historic Resources Survey: Fort Worth Central Business District*, 1991, original version 1982

The City of Arlington used grant monies from the THC to conduct a separate comprehensive citywide survey in 1987 that identified and evaluated 561 pre-1940 historic resources. In 2007, the City sponsored a survey update with a CLG grant that not only documented previously identified historic resources, but also assessed large numbers of pre-1960 properties that had reached the recommended 50-year age threshold and can now be considered historic, based on NPS and THC standards and guidelines. The postwar era in Arlington represented a period of major growth and development, and the built environment from that era reflects a particularly significant trend in local history. Copies of both reports are available at the City of Arlington and the THC. The City of Arlington has an electronic copy of the 2007 survey update available at https://www.arlingtontx.gov/city_hall/departments/office_of_strategic_initiatives/landmark_preservation_commission. The survey identified 691 individual resources and 199 suburban neighborhoods.

With a CLG grant, the City of Mansfield sponsored a historic resources survey update in 1998 that identified a total of 614 buildings and structures. Although the city limits of Mansfield extend into Tarrant, Ellis, and Johnson Counties, the oldest part of the community lies in Tarrant County. The survey report provides address locations only and does not indicate the applicable county. Copies are available at the City of Mansfield and the THC. The City of Mansfield has an electronic copy of the 1998 survey available at <https://www.mansfieldtexas.gov/DocumentCenter/View/2247/Planning---Historic-Resources-Survey-Update-1998?bidId=>.

Additional Information about Texas's Historic Resources Survey Program

For more information, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/historic-resources-survey>

State Antiquities Landmarks

The THC also oversees the implementation of the Antiquities Code of Texas, a state-based initiative that was enacted in 1969. This important piece of state legislation authorizes the THC to designate [State Antiquities Landmarks](#)¹⁸ (SAL), buildings or sites that receive legal protection under state law. The Code defines all cultural resources on non-federal public lands in the State of Texas as eligible to be designated as State Antiquities Landmarks. Historic buildings and other aboveground historic resources must be listed in the National Register of Historic Places before they can be designated as an SAL, but archaeological sites do not have the same prerequisite.

SAL designation does not mean that sites or buildings cannot be altered or destroyed. The land-owning agency must consult with the THC about any such proposed actions through the permit process, and the THC will determine whether the work will be allowed. Information on buildings designated as SALs is available to the public through the Texas Historic Sites Atlas. However, information about designated archaeological sites is not available to the public to protect the sites from vandalism and destruction. To date, Tarrant County has six historic buildings, including the Tarrant County Courthouse (fig. 2-6), that have been designated as SALs, according to the Texas Historic Sites Atlas. For a complete listing, see Appendix B.



Figure 2-6. The Tarrant County Courthouse is a building that has been designated a State Antiquities Landmark (SAL). As required by state legislation, the building is also listed in the NRHP. Tarrant County government officials work with THC staff on architectural changes to the building. Source: HHM & Associates, Inc.

Additional Information about State Antiquities Landmarks

For more information, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks>

Texas Main Street Program

The THC was among the first state agencies in the nation to participate in the Main Street program, an initiative that the National Trust for Historic Preservation established in the early 1980s to revitalize historic downtowns. The mission of the [Texas Main Street Program](#)¹⁹ (TMSP) is “to provide technical expertise, resources and support for Texas communities in the preservation and revitalization of historic downtowns and commercial neighborhood districts in accord with the National Main Street Four Point Approach® of organization, economic vitality, design, and promotion.”

The 89 official Main Street communities in Texas extend across the state and include cities with a population less than 2,000 to more than 300,000. Cumulatively, designated Texas Main Street communities have reported significant reinvestment into their historic downtowns. Based on TMSP data, the amount of overall reported reinvestment exceeds \$4.4 billion. Of that amount, about half has been from private investment in Texas’s Main Street districts. Additionally, Main Street cities have added more than 41,000 jobs and 10,300 small businesses to the Texas economy. To date, the only community in Tarrant County that is participating in the TMSP is the City of Grapevine (fig. 2-7).

Additional Information about the Texas Main Street Program

For more information, visit the following website:

<https://www.thc.texas.gov/preserve/projects-and-programs/texas-main-street>



Figure 2-7. The City of Grapevine and the Grapevine Heritage Foundation helped bring new life and activity to the city’s historic downtown area by participating in the Texas Main Street Program. Since 1984, the initiative has been an effective and powerful force supporting the revitalization of the cohesive grouping of historic commercial buildings in this rapidly growing community. The Main Street program’s success has shown how effective historic preservation can be as a catalyst of economic development in local settings. Source: Texas Historical Commission and the Portal to Texas History.

Texas Heritage Trails

The [Texas Heritage Trails](#)²⁰ (THT) program is the THC’s highest-profile and best-known heritage tourism advocacy program. The initiative traces its beginning to the administration of Governor John Connally, who sought to capitalize on the growing number of automobile tourists traveling within or through the state for the HemisFair Celebration in San Antonio in 1968. The program relied on a multi-disciplinary approach that capitalized on the combined efforts and contributions of a wide array of professionals – bringing together tourism industries, various state agencies, business promoters, and the Texas Highway Department (now the Texas Department of Transportation [TxDOT]). The effort led to the establishment of 10 heritage trails, each of which celebrated particular aspects of Texas’s unique history, culture, and landscape on a regional basis. The placement of signage along the state highway network has elevated the program’s awareness and visibility for both instate and intrastate travelers.

Tarrant County falls within the [Texas Lakes Trail Region](#),²¹ which encompasses 31 counties in north central Texas (fig. 2-8). The trail highlights a diverse collection of places that reflect some of the most important themes, patterns, events, groups, and individuals that have played vital roles in regional history. Established themes within the Texas Lakes Trail Region include:

- 1936 Texas Centennial
- African American Heritage
- Agriculture
- Aviation
- Butterfield Overland Trail
- Great Western Trail
- Historic Downtowns
- Historic Houses
- Railroads
- World War II

To date, the Texas Lakes Trail Region lists 45 locations in Tarrant County as places of interest, according to the Texas Heritage Trail Program. For a complete listing, see Appendix B.

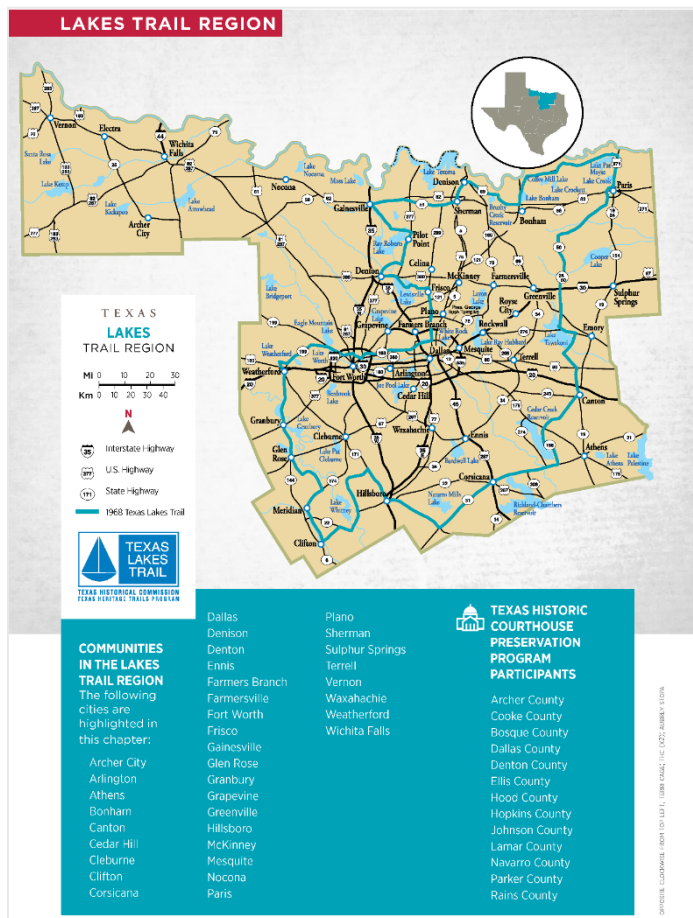


Figure 2-8. The Texas Lakes Trail Region published this map to encourage heritage tourism in north-central Texas. This guide shows places of interest throughout the region. Tarrant County boasts several important destinations, which has boosted the local economy. Source: Texas Heritage Travel Guide, published by the Texas Historical Commission.

Additional Information about Texas Heritage Trails
 For more information, visit the following website:
<https://www.thc.texas.gov/preserve/projects-and-programs/texas-heritage-trails>

Family Land Heritage Properties

Operating under the auspices of the Texas Department of Agriculture, the [Family Land Heritage Program](#)²² honors families who have owned and maintained an agricultural operation continuously for 100 years or more. Every year, the Texas Department of Agriculture hosts a ceremony at the Texas State Capitol to celebrate and commemorate the families who have passed down their proud Texas legacy from generation to generation. Owners of Family Land Heritage Properties (FLHP) have no restrictions placed on their land or their property rights, nor does it require any public access or right of entry into the property. FLHP designation is purely honorary and allows recipients to receive a certificate, be recognized at a ceremony in Austin, and enables them to purchase signage noting the property's inclusion in the Family Land Heritage Program. To date, Tarrant County has four FLHP properties, according to the Texas Department of Agriculture. For a complete listing, see Appendix B.

Additional Information about the Family Land Heritage Program

For more information, visit the following website:

<https://www.texasagriculture.gov/NewsEvents/FamilyLandHeritage.aspx>

LOCAL-LEVEL PROGRAMS

Tarrant County contains 41 municipalities that are incorporated under state law (see table 2-4) and have the power to impose land-use restrictions, including zoning properties as “historic,” as defined by each applicable municipality. The level of land-use controls and restriction varies considerably, and depends mostly on the size and density of population. Larger communities, such as Fort Worth and Arlington, have significant planning and development issues that rely on city staff as well as special boards and commissions with appointed officials to provide guidance to local government officials including mayors and council members/representatives who have ultimate authority and decision-making powers.

Several municipalities in Tarrant County lack any kind of preservation-related ordinances or oversight of historic properties. A few, however, have robust and active preservation programs that have helped property owners work to save and preserve historic properties in accordance with locally developed regulations and ordinances (see table 2-4). Appendix E contains an assessment of every municipality in Tarrant County and provides a synopsis of their respective preservation programs or lack thereof. Table 2-4 below provides a quick snapshot of those communities that have some type of historic preservation program in place.

Table 2-4. Municipalities within Tarrant County and current historic preservation program status.

City	Ordinance	Tax Benefits or Grants	Penalties	HP Staff or Appointed Board or Commission
Arlington	Yes	No	No	Yes
Azle	No	No	No	No
Bedford	No	No	No	No
Benbrook	No	No	No	No
Blue Mound	No	No	No	No
Burleson	No	No	No	No
Colleyville	No	No	No	Yes
Crowley	No	No	No	No
Dalworthington Gardens	No	No	No	Yes
Edgecliff Village	No	No	No	No
Everman	No	No	No	No
Eules	No	No	No	Yes
Flower Mound	Yes ²³	No	No	No
Forest Hill	No	No	No	Yes

Table 2-4. Municipalities within Tarrant County and current historic preservation program status.

City	Ordinance	Tax Benefits or Grants	Penalties	HP Staff or Appointed Board or Commission
Fort Worth	Yes	Yes	Yes	Yes
Grand Prairie	No	No	No	No
Grapevine	Yes	Yes	Yes	Yes
Haltom City	No	No	No	No
Haslet	No	No	No	No
Hurst	Yes	No	No	Yes
Keller	No	No	No	No
Kennedale	Yes	No	No	Yes
Lake Worth	Yes	Yes	No	Yes
Lakeside	No	No	No	No
Mansfield	Yes	Yes	No	Yes
North Richland Hills	No	No	No	No
Pantego	No	No	No	No
Pelican Bay	No	No	No	No
Reno	Vague	No	No	No
Richland Hills	No	No	No	No
River Oaks	No	No	No	No
Roanoke	No	No	No	No
Saginaw	No	No	No	No
Sansom Park	No	No	No	No
Southlake	No	No	No	No
Trophy Club	Yes	No	Yes	No
Watauga	No	No	No	No
Westlake	No	No	No	Yes
Westover Hills	No	No	No	No
Westworth Village	No	No	No	No
White Settlement	No	No	No	No

CURRENT HISTORIC DESIGNATIONS

The following (table 2-5) provides a breakdown of existing historic designations within each of the municipalities. This does not include all properties listed in Historic Resource Surveys.

Table 2-5. Communities within Tarrant County with properties having historic designations.

City	NRHP		State Markers		Local	
	Individual	District	RTHL	HTC	Individual	District
Arlington	5	2	5	3	15	
Bedford	1					
Colleyville			1	6		
Fort Worth	95		68		428	14
Grapevine	1	3	4		216	2
Haltom City				2		
Hurst				1		
Mansfield	6		1	2	40	
Pantego				1		
Saginaw				1		
Westworth Village				2		
Westover Hills	1					

NOTES

¹ <https://www.nps.gov/index.htm>.

² <https://www.nps.gov/orgs/1582/index.htm>.

³ <https://www.nps.gov/subjects/nationalregister/index.htm>.

⁴ “36 CFR § 65.2 - Effects of designation,” *Cornell Law School: Legal Information Institute*, accessed Sept. 10, 2020, <https://www.law.cornell.edu/cfr/text/36/65.2>.

⁵ <https://www.thc.texas.gov/>.

⁶ <https://www.nps.gov/subjects/nationalregister/index.htm>.

⁷ <https://www.thc.texas.gov/preserve/projects-and-programs/national-register-historic-places/about-national-register-historic>.

⁸ Information pulled directly from “Comparison of Federal and State Historic Tax Credit Programs,” Texas Historical Commission, accessed Feb. 20, 2020, <https://www.thc.texas.gov/public/upload/publications/tax-credits-comparison-7242017.pdf>.

⁹ <https://www.thc.texas.gov/project-review/national-historic-preservation-act/section-106-review-process>.

¹⁰ <https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government>.

¹¹ <https://www.thc.texas.gov/>.

¹² <https://www.thc.texas.gov/preserve/toolkits/how-apply-historical-marker>.

¹³ <https://www.thc.texas.gov/preserve/projects-and-programs/recorded-texas-historic-landmarks>.

¹⁴ <https://www.thc.texas.gov/preserve/projects-and-programs/cemetery-preservation/historic-texas-cemetery-designation>.

¹⁵ <https://www.thc.texas.gov/preserve/projects-and-programs/state-historical-markers/1936-texas-centennial-markers>.

¹⁶ <https://www.thc.texas.gov/preserve/projects-and-programs/historic-texas-highways>.

¹⁷ <https://www.thc.texas.gov/preserve/projects-and-programs/historic-resources-survey>.

¹⁸ <https://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks>.

¹⁹ <https://www.thc.texas.gov/preserve/projects-and-programs/texas-main-street>.

²⁰ <https://www.thc.texas.gov/preserve/projects-and-programs/texas-heritage-trails>.

²¹ <https://texaslakestrail.com/>.

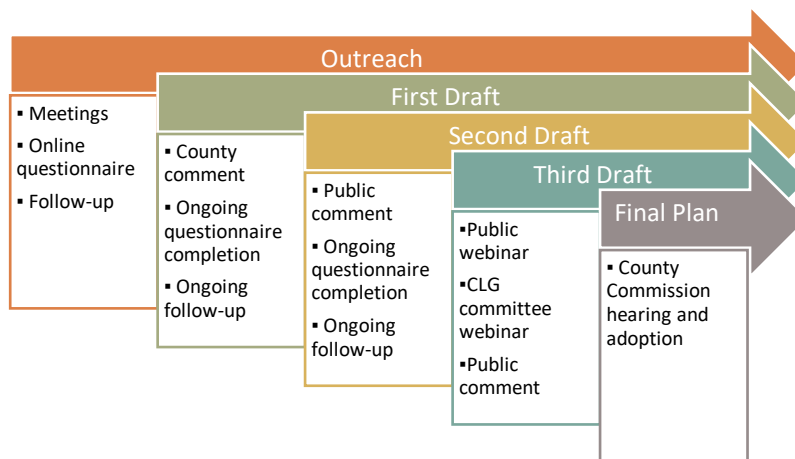
²² <https://www.texasagriculture.gov/NewsEvents/FamilyLandHeritage.aspx>.

²³ Listed as a conservation district.

3. Public Input and Feedback

Public input has been an important component in the development of this preservation plan, and the authors have provided multiple opportunities for the public to review, comment, and provide feedback on the ideas, recommendations, and information presented in the plan. This input has come from a variety of efforts and initiatives. In particular, the Tarrant County Historic Preservation Office maintains a list of stakeholders of individuals, groups, organizations, and other parties in the county with an interest in historic preservation. The list, which presently includes 973 contacts, serves as an extremely useful tool to support public engagement, involvement, and education.

Between November 2019 and February 2020, the HHM team worked cooperatively with county government staff to solicit input regarding the challenges and opportunities facing historic preservation in Tarrant County. Public outreach efforts included an online questionnaire, interactive problem-solving workshops, and follow-up communication with stakeholders. As the historic preservation plan project progressed, public stakeholders were engaged again to provide comments on the second and third drafts. This final plan will be presented to County Commissioners for final input and adoption.



INITIAL ROUND OF PUBLIC INPUT

One of the preliminary steps of the project was a series of public meetings to introduce the idea of the preservation plan along with its purpose and overarching goals. The meetings also provided an opportunity to reach out to the residents of Tarrant County and learn more about what historic preservation means to them, what challenges the movement faces in Tarrant County, and what steps could be undertaken to promote preservation-related activities throughout the county. The meetings were open to the public and were held in each of the four county precincts. Typically, they were held in a sub-county courthouse in part because of County sponsorship of the project but also because these spaces provided low-cost venues. Both workday and evening events were held to provide multiple opportunities for potential attendees with busy schedules to participate.

In advance of the meetings, the consultants prepared a press release announcing locations, dates, and times for each of the meetings. Selected dates and times are presented in table 3-1 below.

Table 3-1. Selected dates and times for public meetings.

Date	Time	Location
November 6, 2019	12:30 – 2:00 PM	Precinct 1, 6551 Granbury Road, Fort Worth, Texas 76133
November 6, 2019	3:00 – 4:30 PM	Precinct 3, 645 Grapevine Highway, Hurst, Texas 76054
November 6, 2019	6:00 – 7:30 PM	Lone Star Room, 5th Floor, Tarrant County Plaza Building, 200 Taylor Street, Fort Worth, Texas 76196-0226
November 7, 2019	10:00 – 11:30 AM	Precinct 2, 1100 East Broad, Mansfield, Texas 76010
November 7, 2019	3:00 – 4:30 PM	Precinct 4, 6651 Lake Worth Boulevard, Lake Worth, Texas 76135

At the meetings, attendees were asked to note their participation by providing information on a sign-in sheet, and this information was added to update the stakeholders list. A PowerPoint presentation provided an overview of the project and the many challenges that the local preservation movement faces in one of the nation’s fastest growing metropolitan areas. Information from the public meetings provided valuable feedback that helped the authors prepare the preservation plan and identify specific topics and issues of concern (see Appendix H).

In February 2020, the consulting team followed up on the public meetings with small group teleconferences with key preservation stakeholders in Tarrant County. These individuals included Jerre Tracy from Historic Fort Worth, Inc. (HFW), Murray Miller from the City of Fort Worth Historic Preservation Office, Sarah Stubblefield from the City of Arlington Historic Preservation Office, Art Wright from the City of Mansfield Historic Preservation Office, and David Klempin from the City of Grapevine Historic Preservation Office. Key discussion items with Historic Fort Worth included public relations strategies for preservation advocacy efforts, as well as possible opportunities for HFW and the Tarrant County CLG to reciprocally enhance each other’s preservation advocacy efforts. Discussions with municipal historic preservation officers focused on the possibility of working together to develop an interlocal agreement sharing preservation administration responsibilities with the Tarrant County CLG. Consensus among the group landed upon the goal of working collaboratively to fund future countywide survey on an interlocal basis, as well as continuing discussions to explore the longer-term possibility of an interlocal agreement with smaller municipalities that would integrate preservation ordinances and designation of landmarks and historic districts. (A sample interlocal agreement is presented as Appendix I.)

In addition, a questionnaire (see Appendix H) for later distribution enabled those with a demonstrated interest in preservation who were not able to attend the meetings—or those attendees who were reluctant to express their views at the meetings—opportunities to have their voices heard in the development of the plan.

SECOND ROUND OF PUBLIC INPUT

Following a review of preliminary drafts of the preservation plan by the Tarrant County Historic Preservation Office and members of the County CLG committee, the draft preservation plan was made available to the public for comment. Initially, the work program included a second round of public meetings following the same procedures established for the first set of meetings. However, the outbreak of the COVID-19 pandemic in the spring of 2020 and compliance with social-distancing protocols from state and local governments led to the cancellation of these meetings. Instead, the authors of the preservation plan contacted individuals and groups listed in the Historic Preservation Office’s contact database via email and asked for the participation through an online video platform and web-based questionnaire to prioritize goals and manage expectations. Information received was taken into consideration for the preparation of the final report.

4. Goals and Objectives

In support of broad, countywide preservation efforts, the following recommendations are offered to help preservation advocates, public officials, and those in the private sector to undertake a coordinated and strategic effort to identify, save, and preserve irreplaceable historic properties throughout Tarrant County. These recommendations are based on preservation-related issues that local governments typically encounter on a regular basis and further refine these issues to meet the needs of preservation efforts in Tarrant County. While developing these goals and objectives, the authors relied on input provided throughout the duration of the project from the public, HPO, and CLG Committee.

The structure of this section includes three major components that present the information and the organization of data, as cited below:

GOALS: a clearly defined and attainable end or result

OBJECTIVES: approaches that support and work toward attaining a strategic goal

- Action Items – the tactical activities undertaken toward a specific objective

Please note that the presentation and sequencing of the goals and objectives that appear in the following pages do not necessarily imply that certain topics are more important than others. These goals and objectives are not easily arranged into a prioritized or hierarchical order. Some goals and objectives are to be sustained over an extended period, while others have clearly defined limits. Public involvement, for example, should always occur. In contrast, it is generally better that the designation of historic properties occurs after the completion of a historic resources survey because the recommendations of the survey provide crucial information to assist with evaluations, assessments, and comparative analyses.

Collectively, these components support an integrated and coordinated effort to provide guidance to both public and private sectors, offering strategies for all parties to work together in a positive and constructive manner with explicit and achievable ends. A navigational guide to this section is provided in table 4-1 below.

Table 4-1. Guide for navigating this section. Note that the “Goal” column provides a hyperlink to the relevant section.

Goal	Page No.
Goal 1: Update the Countywide Historic Resources Survey	Page 4-2
Goal 2: Promote Economic Benefits and Incentives	Page 4-7
Goal 3: Increase the Number of Historic Designations	Page 4-13
Goal 4: Enhance Public Policies Encouraging Preservation	Page 4-19
Goal 5: Relationship Building and Working with Municipalities	Page 4-24
Goal 6: Continue Public Outreach and Involvement Efforts	Page 4-31
Goal 7: Create a Record of the Prehistory and Archaeology of Tarrant County	Page 4-39

GOAL 1: UPDATE THE COUNTYWIDE HISTORIC RESOURCES SURVEY

A historic resources survey is the foundation for preservation planning. The countywide survey conducted from 1982 to 1991, for example, has proven to be invaluable for preservationists and planners and has helped government officials, individuals, businesses, developers, and preservationists make more informed decisions regarding the fate of historic properties. The importance of historic resources surveys cannot be overstated, and as the THC notes on its website:

To preserve historic and cultural resources, we must first know they exist. . . . Published inventories of such sites can be indispensable in raising a community's awareness of its cultural heritage and in its planning efforts. . . . Moreover, the information and photographs generated by a survey create an irreplaceable record of the present state of that heritage.¹

Since a historic resources survey captures only a moment in time, it should therefore be updated on a regular basis. Preservation is a dynamic process and is subject to constant change. Property owners are always making improvements and modifications to their buildings to suit their ever-changing needs. In addition, the passage of time means that every year, new sets of properties will meet the recommended 50-year threshold to be considered “historic.” Historic resources surveys now consider the significance of “mid-century” postwar construction that greatly changed the American landscape. Another important trend associated with historic resources surveys and a growing topic of interest within the preservation community is cultural landscapes and historic rural landscapes.

Cultural Landscapes and Rural Historic Landscapes

Cultural landscapes and rural historic landscapes are not always easy to recognize as they require surveyors take a more holistic approach, identifying and documenting historic land use and vegetation patterns rather than just buildings, structures, and objects. When recording a cultural landscape, a surveyor must consider all of the buildings on the property and also understand the spatial and functional relationships among the various buildings and with the surrounding lands. Consider, for example, a historic ranch. While the house may be the most architecturally noteworthy building on the property and may be the focal point of such an agricultural-based operation, it also represents just one part of an interdependent complex that includes other improvements and associated lands. Although it may be the residence of the owner/operator, a ranching operation, for example, could not exist without the pens, loading chutes, barns, sheds, windmills, fencing, or other manmade structures on the property. Moreover, water sources and pastures for livestock to graze are fundamental to the success of such an agricultural complex. Documenting such details within cultural landscapes is an important component of future historic resources surveys in Tarrant County, especially in rural settings in both municipalities and unincorporated areas. In addition, these places are increasingly threatened by new development as Tarrant County continues to grow and expand. All too often and with an ironic twist, historic farms and ranches are razed to make way for new suburban developments that may invoke the land's rich history by incorporating the historic name in marketing literature. However, the new residential development typically will remove any physical links or vestiges of the past to make way for small residential lots, new schools, and shopping centers. The first step in preserving important cultural landscapes is by identifying them through historic resources surveys.

Additional guidance is provided within *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*, at <https://www.nps.gov/subjects/nationalregister/upload/NRB30-Complete.pdf>.

The following objectives and associated actions are designed to guide county officials and others as they undertake a series of invaluable historic resources surveys countywide. These will both update and augment previous historic resources surveys; providing an even more effective tool to aid the County's future preservation planning efforts.

OBJECTIVE: UPDATE HISTORIC RESOURCES SURVEY AS RECOMMENDED IN CHAPTER 5

The historic resources survey sponsored by the Historic Preservation Council of Tarrant County represents a landmark achievement within the preservation community of Texas. The results have been an invaluable tool for preservation advocates since the first report was completed in 1982. Many of the identified properties have been saved and continue to serve their respective communities; others, regrettably, have been lost. With the passage of time, the survey needs to

be updated to assess changes to these previously identified properties and to add new resources that have reached the age threshold to be considered “historic.”

Connecting Goal #1 with the Survey Plan in Chapter 5

In support of this initiative and as a fundamental component of this preservation plan, the authors prepared a detailed historic resources survey plan that includes historic map analysis and county appraisal district information to identify locations of historic resources throughout the county. Chapter 5 of this preservation plan represents the culmination of that analysis. This chapter describes how surveys can be conducted in manageable increments, taking advantage of monies available through the CLG program and consistent with THC priorities, responses to new growth and development, and property owner permission.

Recommended actions to achieve this objective include the following:

- Fund and contract countywide survey efforts
 - Apply for CLG grants for survey from the THC on an annual basis, as detailed below and in the Action Plan in Chapter 6
 - Seek allocation of matching funds for CLG grants from Tarrant County on an annual basis, as detailed below and in the Action Plan in Chapter 6
 - Seek and hire professional consultants who meet and/or exceed the [Secretary of the Interior’s Professional Qualification Standards](#)² relevant for each phase of the project

Finding Qualified Professionals

Finding and hiring qualified professionals helps insure the reliability of historic contexts and survey data. Professional consultants completing CLG-funded surveys should meet or exceed the *Secretary of the Interior’s Professional Qualification Standards* – as should County staff overseeing survey contracts. Requests for Proposals (RFPs) should include these qualifications as minimum requirements. Additionally, RFPs should request information about consultants’ familiarity with the history and architecture of Tarrant County and examples of successful completion of other historic resources surveys, especially those done to THC standards with CLG funding. Make sure that qualified consultants are aware of RFPs by posting them on county vendors lists and also emailing them to consultants that have completed approved CLG-funded projects in the past. Contact the [THC’s CLG coordinator](#) to obtain a list of these consultants.

- Continually lay groundwork for future survey projects – undertaken as multi-year, multi-phased effort, following the chronology detailed in the Action Plan in Chapter 6
 - Continually update the phasing plan for potential survey projects, using Chapter 5 (Survey Plan) and Chapter 6 (Action Plan) as a baseline
 - During the municipal survey phase, prioritize municipalities based on the methodology discussed in *Goal 5: Relationship Building and Working with Municipalities*, as well as in the Chapter 5 Survey Plan
 - Continually update associated cost estimates
 - Annually revisit and reassess priorities
 - Maintain periodic contact with community leaders and project sponsors
 - Confirm interest and support and assess likelihood for success
 - Follow intergovernmental agreements
- Fully geo-code the inventory of previously documented resources in the 1981–1992 Tarrant County survey, so that it is compatible with GIS
 - Apply for one CLG grant from the THC
 - Seek allocation of matching funds for the CLG grant from Tarrant County
 - Seek and hire professional consultants who meet and/or exceed the *Secretary of the Interior’s (SOI) Professional Qualification Standards* in the area of Architectural History and have experience using GIS-based data platforms for historic resources surveys
 - Ensure that the contracted scope of work follows the methodology for digitizing additional documentation recommended within the Survey Plan (Chapter 5)

- Integrate the results into a countywide survey database accessible for ongoing County staff management and planning
- Enhance County survey management capacity (as detailed in *Goal 4: Enhance Public Policies Encouraging Preservation*)
 - During the period of intense survey work, hire a part-time County Survey Coordinator as a seven-year project position under the Historic Preservation Officer
 - Ensure that the minimum qualifications for the position include meeting *SOI Standards* in the area of Architectural History, completion of a minimum of two years of historic resources survey work approved by a State Historic Preservation Office, and familiarity with GIS-based database platforms

The Essential Role of County Staff

Implementing the ambitious goals and objectives of this countywide historic preservation plan will require significant thought and time from the Tarrant County Historic Preservation Office staff. To facilitate implementation, this plan recommends hiring additional staff at key junctures in the implementation timeline. Without this essential step, implementation of the other goals and objectives of the plan may falter. The plan simply cannot be implemented without sufficient time and expertise from county Historic Preservation Office staff.

- Complete thematic historic context statements for unincorporated Tarrant County
 - Apply for one CLG grant from the THC
 - Seek allocation of matching funds for the CLG grant from Tarrant County
 - Seek and hire professional consultants who meet and/or exceed *SOI Professional Qualification Standards* in the area(s) of History or Architectural History and have experience completing thematic historic context statements for broad geographic areas
 - Follow the sample scope of work provided within the Survey Plan (Chapter 5)
 - Share the context with the public via the County website and archives
- Conduct a windshield-level survey of unincorporated areas of Tarrant County
 - Apply for recurring annual CLG grants from the THC according to the timeline in the Action Plan (Chapter 6)
 - Seek recurring annual allocations of matching funds for the CLG grants from Tarrant County according to the timeline in the Action Plan (Chapter 6)
 - Seek and hire professional consultants who meet and/or exceed *SOI Professional Qualification Standards* in the area of Architectural History and have experience completing large-scale rural surveys using GIS-compatible database technology
 - Follow the relevant sample scope of work for windshield-level survey provided within the Survey Plan (Chapter 5)
 - Integrate with the countywide survey database
 - Share with the public via the County website
- Conduct a reconnaissance-level survey of unincorporated areas of Tarrant County
 - Apply for recurring annual CLG grants from the THC according to the timeline in the Action Plan (Chapter 6)
 - Seek recurring annual allocations of matching funds for the CLG grants from Tarrant County according to the timeline in the Action Plan (Chapter 6)
 - Seek and hire professional consultants who meet and/or exceed *SOI Professional Qualification Standards* in Architectural History and have experience completing large-scale rural surveys using GIS-compatible database technology
 - Follow the relevant sample scope of work for reconnaissance-level survey provided within the Survey Plan (Chapter 5)
 - Integrate with the countywide survey database

- Share with the public via the County website
- Windshield-level survey of selected municipalities in Tarrant County
 - Apply for recurring annual CLG grants from the THC according to the timeline in the Action Plan (Chapter 6)
 - Seek recurring annual allocations of matching funds for the CLG grants from Tarrant County according to the timeline in the Action Plan (Chapter 6)
 - Seek and hire professional consultants who meet and/or exceed *SOI Professional Qualification Standards* in Architectural History and have experience completing large-scale rural surveys using GIS-compatible database technology
 - Follow the relevant sample scope of work for windshield-level survey provided within the Survey Plan (Chapter 5)
 - Integrate with the countywide survey database
 - Share with the public via the County website
- Reconnaissance-level survey of selected municipalities in Tarrant County
 - Apply for recurring annual CLG grants from the THC according to the timeline in the Action Plan (Chapter 6)
 - Seek recurring annual allocations of matching funds for the CLG grants from Tarrant County according to the timeline in the Action Plan (Chapter 6)
 - Seek and hire professional consultants who meet and/or exceed *SOI Professional Qualification Standards* in Architectural History and have experience completing large-scale rural surveys using GIS-compatible database technology
 - Follow the relevant sample scope of work for reconnaissance-level survey provided within the Survey Plan (Chapter 5)
 - Maintain the countywide survey database
 - Share with the public via the County website

OBJECTIVE: SHARE THEMATIC HISTORIC CONTEXT STATEMENTS AND SURVEY REPORTS

- Make survey reports available in digital format available to the public and private sectors by posting on the web pages of the Office of Historic Preservation and Archives, then inform interested parties including, but not limited to:
 - Local preservation offices
 - Preservation advocacy groups and organizations
 - Libraries at municipalities, colleges, and universities
 - City managers and/or municipal planning departments
 - The public through the THC's Historic Sites Atlas and/or the County GIS Department and, as applicable, local planning departments (e.g., post links on Tarrant County Historic Preservation Office website)

OBJECTIVE: MAINTAIN THE COUNTYWIDE SURVEY DATABASE

- A countywide database should be maintained, preferably through the County's GIS Department

Recommended actions to achieve this objective include the following:

- Base the countywide survey database on the THC's [Historic Resources Survey Forms](#)³ and build from there, but be sure to include location, date of construction, property type/form/style, recommendations, and photo(s)
- Consider adding tags for other useful fields to note such topics as under-told stories and potential heritage tourism themes

- Integrate previously gathered survey data and allow for new and future survey results to be added into the database
- Develop a system to maintain the integrity of the data and allow for updates and revisions to be made while ensuring a system to monitor and control changes
- Secure adequate funding from the county and participating municipalities or other project sponsors possibly under interlocal agreements to host and maintain the countywide inventory, working with the THC, as possible, to take advantage of the Texas Historic Sites Atlas to post data for public use

NOTES

¹ "Historic Resources Survey," Texas Historical Commission, n.d., accessed March 1, 2020, <https://www.thc.texas.gov/press/projects-and-programs/historic-resources-survey>.

² https://www.nps.gov/history/local-law/arch_stnds_9.htm.

³ Found at https://www.thc.texas.gov/about/forms#cat_292.

GOAL 2: PROMOTE ECONOMIC BENEFITS AND INCENTIVES

For decades, historic preservation has been widely accepted as an effective tool for economic development nationwide. In Texas, preservation’s economic impact was substantiated by the benchmark 2015 study “Economic Impact of Historic Preservation in Texas,” which documented more than \$4.6 billion in annual GDP and more than 79,000 jobs.¹ A result of this data-driven evidence that historic preservation efforts pay off economically as well as culturally was the successful passage of legislation implementing a 25-percent tax credit (see “Incentive 3” in table 4-2). For an individual property owner, though, preservation can sometimes seem expensive and daunting. Tax incentives and grants for preservation aim to reconcile preservation’s broad public benefits with the burdens encountered by private property owners (listed in table 4-2). Tarrant County joined this effort by creating a pioneering county-level Historical Site Tax Exemption – leading the way for county governments throughout Texas to provide tax incentives to promote preservation for residential purposes. This tax exemption may be combined with private grants as well as other local, state, and national tax incentives to leverage truly transformative economic development through historic preservation. As the leading voice for countywide preservation, the Tarrant County CLG has the opportunity to promote preservation’s economic development potential and publicize the other tax incentives that may be combined with the Tarrant County tax exemption.

This section provides guidance to inform and educate decision makers—in both the public and private sectors—of the many economic benefits and financial incentives available. These opportunities rely on grassroots owner-initiation. Thus, the key to success relies on making information available and guiding owners through the processes.

Table 4-2. Summary of economic incentives for historic preservation available in Tarrant County.

Incentive	Details
1. Tarrant County Historical Site Exemption	
Agency/organization(s)	County CLG and CHC
Amount	Exemption variable, at discretion of County Commissioners for up to 10 years
Eligibility requirements	RTHL or NRHP designation; rehabilitation cost \geq 50% of appraised value of the structure and land; after rehabilitation, \geq 66% of square footage used for housing; in the best interest of County based on vote of County Commissioners
Associated regulations	Completion of rehabilitation must be verified by CHC
Link for more information	https://www.tarrantcounty.com/content/dam/main/county/HistoricalSiteTaxExemption.pdf
2. Federal Rehabilitation Tax Credit	
Agency/organization(s)	THC and NPS
Amount	20% of qualified rehabilitation costs, as credit for future income tax liability (credit can be sold to investor if owner does not have sufficient tax liability)
Eligibility requirements	Eligible for NRHP or local CLG designation; designated within 60 months of project completion; income-producing use; rehabilitation cost \geq 100% of appraised value of structure only (excluding land)
Associated regulations	Work must meet <i>Secretary’s Standards for Rehabilitation</i> ; cannot alter for 60 months after receiving credit
Link for more information	https://www.nps.gov/tps/tax-incentives.htm
3. State Rehabilitation Tax Credit	
Agency/organization(s)	THC
Amount	25% of qualified rehabilitation costs, as credit for future franchise tax liability (credit can be sold to investor if owner does not have sufficient tax liability)
Eligibility requirements	Eligible for NRHP or local CLG designation; designated by time of project completion; income-producing or nonprofit use; rehabilitation cost \geq \$5,000
Associated regulations	Work must meet <i>Secretary’s Standards for Rehabilitation</i> ; cannot alter for 60 months after receiving credit
Link for more information	https://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit

Table 4-2. Summary of economic incentives for historic preservation available in Tarrant County.

Incentive	Details
4. Municipal Tax Abatement	
Agency/organization(s)	Municipal government
Amount	Varies per municipality (see Appendix E)
Eligibility requirements	Varies per municipality (see Appendix E)
Associated regulations	Varies per municipality (see Appendix E)
Link for more information	Varies per municipality (see Appendix E)
5. Texas Preservation Trust Fund	
Agency/organization(s)	THC
Amount	\$10,000-\$30,000 in matching funds (applicant must match grant funding)
Eligibility requirements	Eligible for NRHP or RTHL designation (formal designation not required); preference for properties used for "public benefit (such as open access and public use of the property)"
Associated regulations	Work must meet <i>Secretary's Standards for Rehabilitation</i> ; must grant THC easement to review all future work on property
Link for more information	https://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund-0
6. Anice Read Fund	
Agency/organization(s)	Texas Downtown Association
Amount	\$500-\$5,000, to be reimbursed after project completion
Eligibility requirements	Located in a downtown (historic designation or eligibility not required)
Associated regulations	Project begun or completed within 12 months of grant award
Link for more information	https://www.texasdowntown.org/anice-read-grants.html
7. National Trust for Historic Preservation	
Agency/organization(s)	National Trust for Historic Preservation
Amount	\$2,500-\$5,000 in matching funds (applicant must match grant funding)
Eligibility requirements	Applicant must be public agency or nonprofit organization; typically awarded for project planning (such as historic structures report completion) rather than brick-and-mortar work
Associated regulations	Varies per grant
Link for more information	https://savingplaces.org/grants
8. Texas Historical Foundation	
Agency/organization(s)	Texas Historical Foundation
Amount	\$1,000-\$5,000
Eligibility requirements	Applicant nonprofit with 501(c)(3) status
Associated regulations	Following <i>Secretary's Standards for Rehabilitation</i> "urged" but not regulated
Link for more information	https://texashistoricalfoundation.org/grant-application/

OBJECTIVE: INFORM DECISIONS MAKERS ABOUT ECONOMIC BENEFITS AND INCENTIVES

Numerous studies have demonstrated the power of preservation as an economic driver at the local, state, and national levels. These analyses arrived at this conclusion by examining the many market-driven financial incentives that are already in place, the success of capital investments in downtowns and neighborhoods, and how tourists can pump revenue into local governments and businesses. Prior to the publication of the 2015 *Economic Impact of Historic Preservation in Texas*, other economic analyses went unknown or were not broadly understood by elected officials, public servants, and even those in the financial communities, in part because earlier analyses used a nationwide scope, but real estate economies are distinctly local. The 2015 study, though—combined with the resulting legislation implementing the 25-percent state tax credit—provided highly relevant, localized data quickly adopted by the private real estate development community. According to the THC, "As of December 31, 2019, during the first four years of the tax credit program, the THC has certified 213 projects (including multiple phases of work at individual buildings), with \$1.492 billion in qualified rehabilitation costs."² Disseminating the information to elected officials, public servants, and the general public has proven slower, especially in communities without successful recent rehabilitation projects as examples, without recognition

that the community fabric may be historic. The Tarrant County CLG can help smaller municipalities realize that economic benefits and incentives for preservation apply to a broad pool of historic resources—including modest resources significant at the local level only, as well as midcentury resources—so that almost every community encompasses properties eligible to access historic preservation incentives.

Recommended actions to achieve this objective include the following:

- Maintain and update contacts list through the Office of Historic Preservation and Archives
 - Develop a periodic electronic newsletter sent via email, a blog, a Facebook page, or other means of communication distributed to contacts, including references to readily available materials, reports, and studies that show the economic benefits of preservation (fig. 4-1)
 - Develop and distribute a one-page FAQ sheet regarding economic benefits and incentives and distribute to public officials and support staff via email or social media (similar to what the [Texas Heritage Trails fact sheet](#)³ does for the Lakes Trail Region)
 - Post information about the proven success of the economic benefits of preservation on Tarrant County Historic Preservation Office website, including relevant hyperlinks from table 4-2 above

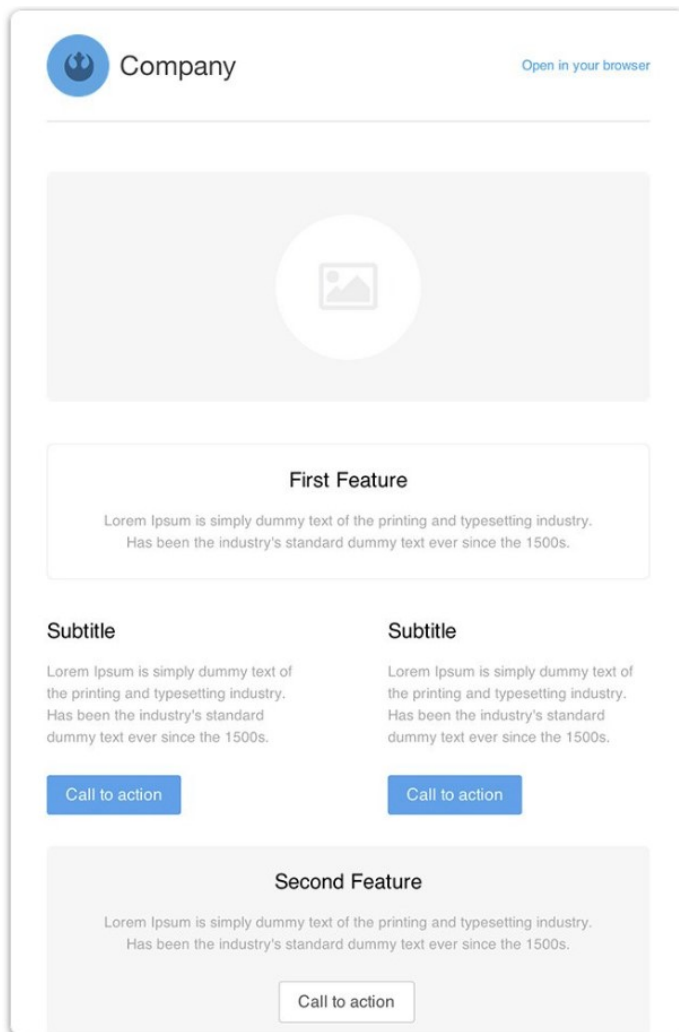


Figure 4-1. A variety of online platforms provide free, user-friendly templates for electronic newsletters, which can be distributed via email or posted on social media. The example shown above is provided by Cakemail. Other popular template platforms include Wix, Moosend, and MailChimp. Source: <https://www.cakemail.com/templates/>.

OBJECTIVE: ENCOURAGE MUNICIPALITIES TO IMPLEMENT LOCAL-LEVEL REHABILITATION TAX ABATEMENT

A local property tax abatement can be a powerful tool for helping property owners finance the maintenance and rehabilitation of historic buildings. Examples of tax abatement programs in Texas vary widely, from generous 100-percent property tax abatements for designated local landmarks to modest 5-year tax freezes for properties completing qualified rehabilitations. The Tarrant County CLG, along with the THC's CLG coordinator, can help staff at the municipalities within Tarrant County to understand the broad range of tax abatement programs available.

Additional Information about Local-Level Tax Abatement Programs

For more information, visit the following websites:

<https://fortworthtexas.gov/developmentservices/historic-preservation/tax-exemption/>

https://www.sanantonio.gov/portals/0/Files/HistoricPreservation/Tax_incentive_brochure-8-2010.pdf

https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/tax_incentives.aspx

Recommended actions to achieve this objective include the following:

- Work with the THC to develop a user-friendly website with a menu of tax abatement options
- Add a link to this website on the Tarrant County Historic Preservation Office website
- Serve as a liaison between different municipalities in Tarrant County, connecting them to one another to discuss pros and cons of different tax abatement programs

OBJECTIVE: FOSTER WORKING RELATIONSHIPS WITHIN THE BUSINESS COMMUNITY

By engaging with key segments of the business community—members of the banking, development, and real estate communities in particular—preservation advocates can advance their goals based on mutually beneficial tactics and fiscally sound principles.

Recommended actions to achieve this objective include the following:

- Identify and contact financial institutions, local real estate boards, and private developers to discuss the economic benefits of preservation. Those who respond as interested parties should be added to the Tarrant County Historic Preservation Office database
- Share information about the preservation plan, as well as statewide economic analyses that were completed in 1999 and 2015 (see Bibliography in Section 7)
- Invite individuals and organizations on the contacts list to attend preservation-related workshops and conferences including, but not limited to:
 - “Real Places” annual conference hosted by the THC
 - National Trust for Historic Preservation annual conference
 - Main Street Program workshops
 - Certified Local Government Program workshops

OBJECTIVE: ENCOURAGE PARTICIPATION IN THE MAIN STREET PROGRAM

Rehabilitating underused historic buildings is the first step toward leveraging preservation for economic development. The next steps entail keeping historic buildings vibrant by encouraging businesses to use historic buildings and urging patrons to shop in historic downtowns and districts. The Texas Main Street Program has supported the economic vitality of historic commercial areas for more than 40 years and continues to do so today. Together with the THC, the Tarrant County CLG can support and promote the main street program in municipalities countywide. At present, Grapevine is the only community within the 41 municipalities in Tarrant County that is participating in the Texas Main Street Program, but others could apply and enjoy its many economic benefits and reinvestments in historic downtowns.

Recommended actions to achieve this objective include the following:

- Help publicize events and efforts sponsored by the current Texas Main Street participant
- Analyze historic resources survey results to identify commercial clusters that are a good fit for the main street program
- Provide support and assistance with the application process to interested communities
- Add a link to the THC’s Main Street website to the Tarrant County Historic Preservation Office website
- Share information about the program with the public through electronic newsletters via email and social media

OBJECTIVE: PROMOTE A COUNTYWIDE “SHOP HISTORIC” INITIATIVE

Tarrant County’s 41 municipalities provide a wealth of underappreciated commercial nodes to be explored. Municipal CLG staff are responsible for promoting their own historic districts and attracting sales tax revenue within their own municipality. The Tarrant County CLG is in the unique position of being able to encourage citizens to explore neighboring municipalities to find new shopping, dining, and entertainment opportunities, many of which are housed in historic buildings.

Recommended actions to achieve this objective include the following:

- Work with the Tarrant CHC to develop a “Legacy Business” award and plaque for continuing operation in the same location for more than 50 years – regardless of whether the building is eligible for historic designation
- Publicize “Legacy Business” awards in electronic newsletters and social media
- Feature different downtown commercial nodes periodically in electronic newsletters and social media, encouraging readers to visit and “Shop Historic”
- Use the existing “#shophistoric” and “#shoplocal” hashtags on social media to post photos of vibrant historic businesses (fig. 4-2)
- Promote “Small Business Saturday”—the Saturday after Thanksgiving—via email newsletters and social media
- Acknowledge and publicize businesses that contribute to preservation efforts in the county

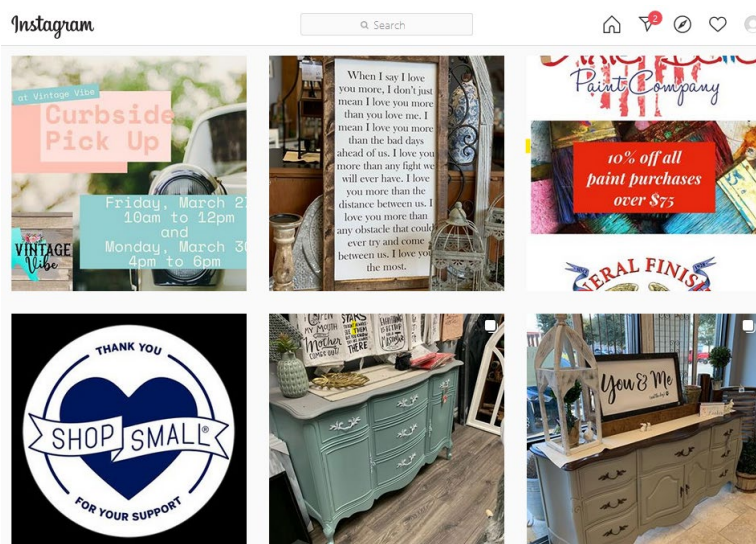


Figure 4-2. Example of recent posts using the “#shophistoricmansfield” hashtag on Instagram. Source: Instagram, accessed May 8, 2020, <https://www.instagram.com/explore/tags/shophistoricmansfieldtx/>.

OBJECTIVE: DEVELOP A HERITAGE TOURISM PLAN

The THC has been a strong and vocal proponent of heritage tourism and the many economic benefits it brings to the state and to communities of all sizes. In support of this initiative, the THC created a robust heritage tourism program that provides travelers with suggested tours, engaging and colorful stories, and places of interest. Numerous studies have shown that heritage tourism represents a significant and growing segment of the state's flourishing tourism industry. Among the materials the THC has developed include travel guides, maps, brochures, and mobile-device tours. Tarrant County should consider developing a heritage tourism plan to build upon the existing state-supported effort but one that specifically targets the unique places and historical sites within its boundaries. The development of such a plan could be a catalyst to encourage greater tourism that can pump new revenue into local economies and boost county and municipal coffers.

Recommended actions to achieve this objective include the following:

- Develop a heritage tourism plan based on THC guidelines available at the following link: <https://www.thc.texas.gov/public/upload/publications/heritage-tourism-guide.pdf>.
- Follow the core principles of heritage tourism
 - Preserve and protect resources
 - Focus on authenticity and quality
 - Make sites come alive with interpretation
 - Find the fit between community and tourism
 - Collaborate for sustainability
- Consider the following while developing a heritage tourism plan
 - Assess tourism potential
 - Identify attractions and places of interest
 - Assess marketing potentials and strategies
 - Develop a network of interested parties
 - Secure sufficient financial support and resources
 - Identify a target audience
 - Develop appropriate tourism products
 - Assess and implement appropriate media outreach strategies
 - Encourage greater participation
 - Adopt a broad and inclusive approach to a diverse market
- Identify places of interest by working with CLG committee members, CHC members, and the general public
- Suggest new locations to be added to the Lakes Trail Region within the Texas Heritage Trails Program

NOTES

¹ The University of Texas at Austin Center for Sustainable Development and Rutgers University Edward J. Bloustein School of Planning and Public Policy, "Economic Impact of Historic Preservation in Texas" (updated 2015), from the Texas Historical Commission, <https://www.thc.texas.gov/public/upload/publications/economic-impact-historic-preservation.pdf>.

² "Tax Credit Program Highlights: Certified Projects," Texas Historical Commission, accessed May 14, 2020, <https://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/tax-credit-program-highlights>.

³ <https://www.thc.texas.gov/public/upload/publications/Lakes Trail Region FactSheet.pdf>.

GOAL 3: INCREASE THE NUMBER OF HISTORIC DESIGNATIONS

An official historic designation is an honorific acknowledgement of the significance of a historic property, put in place through an official governmental process – sometimes with financial incentives or regulatory protections attached. This goal of encouraging property owners to seek historic designation intends to expand official historic designations in Tarrant County through various federal, state, and local programs (see table 4-3 below). This goal of expanding the list of historic properties worthy of saving will greatly support future preservation planning efforts. While such a step will provide a solid foundation for preservation advocates to save important properties that are threatened in the immediate and near future, it also will serve as an effective tool to target other historic and architectural landmarks that have yet to be identified or have not been formally designated as landmarks. Undertaking this goal will provide an opportunity to inform identified property owners of the many economic benefits, incentives, and advantages that historic designation affords, and will also encourage others to seek such status. In addition, this step will help to spur greater revitalization efforts in historic downtowns and neighborhoods by generating renewed interest in these places, bring more tourists, and instill a greater source of public pride in respective communities. As discussed in Chapter 2, types of historic designations available in Tarrant County include:

Table 4-3. Summary of federal, state, and local historic designation programs in Tarrant County.

Designation Type	Level	Process	Incentives	Regulations
National Register of Historic Places (NRHP)	Federal (NPS)	One to two years; coordination with the THC and NPS	For qualified rehabilitation of income-producing property, 20% federal tax credit plus 25% state tax credit	No land use regulations; use of tax credits triggers THC and NPS review for five years
National Historic Landmark (NHL)	Federal (NPS)	Only properties with the highest level of national significance qualify; several years to complete with NPS coordination	For qualified rehabilitation of income-producing property, 20% federal tax credit plus 25% state tax credit	No land use regulations, but ongoing NPS review of alterations to ensure still merits designation; use of tax credits triggers THC and NPS review for five years
Recorded Texas Historic Landmark (RTHL) or Historic Texas Cemetery (HTC)	State (THC)	Varies with each program; one to two years; requires coordination with and approval by CHC and THC	May be eligible for Tarrant Co. Historic Site Tax Exemption if rehabilitated as housing; requires County Commissioners' vote	No land use regulations, but advisory THC review of all exterior alterations required to ensure still merits designation
Local Landmark or Historic District	Municipal	Varies per municipality; typically requires owner consent and city council vote	Varies per municipality	Varies per municipality; sometimes can prevent demolition or inappropriate alteration

Each of these programs provide opportunities to recognize the importance of the buildings and historical associations at different levels. The amount of documentation required and the duration of the designation process vary among each of the programs.

In support of this goal, the following objectives and associated actions provide further guidance and strategies to increase the number of historic designations in Tarrant County. These steps will help those

in the public and private sectors to take full advantage of the many opportunities and potential financial benefits that are available to owners of historic-designated properties.

Reevaluating the Recent Past: Ongoing Understanding of Significance

Designation efforts continuously evolve, so that new property types and historic themes gain recognition as eligible for historic designation over time. The gathering of new information and reexamining events and trends from a more removed and objective point of view, and increased awareness of the past will highlight new patterns or expand our understanding of themes from recent history that have not yet been fully recognized or understood. Indeed, the effort to designate historic properties will be ongoing and a perpetual work in progress.

OBJECTIVE: IDENTIFY CANDIDATES FOR LISTING IN THE NATIONAL REGISTER

Recommended actions to achieve this objective include the following:

- Maintain a consolidated inventory of properties targeted for National Register of Historic Places (NRHP, or National Register) designation using the countywide survey database (prepared under *Goal 1: Update the Countywide historic Resources Survey*) to maintain and update a list of properties with potential to be listed
- Consider designated Recorded Texas Historic Landmarks (RTHLs) as possible candidates for National Register listing, but remember that RTHL designation is a different program with a separate set of requirements; nonetheless, RTHLs often represent well-known historic properties and may be strong candidates for National Register listing
- Review previous historic resources surveys for properties that were recommended for National Register listing
- Consider adding locally designated landmarks to the National Register as well
- Work with CLG programs (HPOs and landmark commissions) and other preservation-advocacy groups and organizations, e.g., Tarrant CHC, museums, to identify other properties that appear to be good candidates for National Register listing (for more discussion, refer to *Goal 5: Relationship Building and Working with Municipalities*)
- Keep in mind that other historic resources will be recommended for National Register listing as they are identified during ongoing resources surveys

OBJECTIVE: IDENTIFY PROPERTIES ELIGIBLE FOR NHL DESIGNATION

Recommended actions to achieve this objective include the following:

- Use the countywide survey database to keep track of all recommendations
- Flag properties already listed in the National Register that have national or state significance
 - Develop a database query that lists potential National Historic Landmark (NHL) properties based on the inventory that the Tarrant County Historic Preservation Office and CLG Committee provided earlier to the THC, which included the following:
 - Kimbell Art Museum
 - Will Rogers Center
 - Tarrant County Courthouse
 - Texas Hotel
 - Review NHL-eligibility criteria at the NPS website: <https://www.nps.gov/subjects/nationalhistoriclandmarks/eligibility.htm>
 - Consider relevance to established [NHL Themes](#)¹ such as the following:
 - American Aviation Heritage
 - Commerce and Industry
 - Painting and Sculpture
 - Protecting America: Cold War Defensive Sites
 - The Cattleman's Empire

- Transportation and Communication
- Travel and Communication
- Consider other properties with potential to meet NHL criteria, such as the Fort Worth Stockyards and the Fort Worth Museum District
- Present list to the THC and NPS for preliminary approval and initial feedback
- Coordinate with THC and NPS throughout the entire process

OBJECTIVE: IDENTIFY PROPERTIES ELIGIBLE FOR RTHL AND HISTORIC TEXAS CEMETERY DESIGNATION

Recommended actions to achieve this objective include the following:

- Share information obtained through historic resources surveys with the Tarrant CHC (learn more under *Goal 5: Relationship Building and Working with Municipalities*)

OBJECTIVE: ENCOURAGE LOCAL LANDMARK AND HISTORIC DISTRICT DESIGNATIONS

Recommended actions to achieve this objective include the following:

- Share information obtained through historic resources surveys with the appropriate city historic preservation office, city staff, and/or local landmarks commission (learn more in *Goal 5: Relationship Building and Working with Municipalities*)

OBJECTIVE: SELECT AND PRIORITIZE RESOURCES FOR DESIGNATION

Recommended actions to achieve this objective include the following:

- Determine which types of designation are the best fit for the Tarrant County CLG to pursue:
 - Focus on National Register nominations and Official Texas Historical Markers given limited County jurisdiction over local landmarks
 - Work with the CHC to follow through on state-level designations (like RTHL and HTC designations) since the CHC is the designated conduit to the THC for marker applications by state laws and regulations
 - Work with municipal staff for landmark and local historic district designation within their municipality
 - Focus County CLG efforts on federal designations (National Register and NHL) and state designations in unincorporated areas (fig. 4-3)
- Eliminate candidates that may no longer be eligible:
 - Confirm existing conditions with current photographic documentation since the building may have changed since it was last documented or photographed
 - Evaluate the Aspects of Integrity (Location, Setting, Design, Materials, Workmanship, Feeling, and Association) to ensure that the property retains the qualities necessary to convey significance under at least one of the [National Register Criteria](#)²
- Prioritize remaining candidates, taking into consideration criteria including but not limited to:
 - Oldest
 - Most rare
 - Most threatened
 - Most illustrative of underrepresented communities/groups in the county
 - Economies of scale – such as number of resources or acres designated
 - Resources that support community-based functions and other activities that serve the public
 - Visibility of project and potential to strengthen community support (see fig. 4-5 in *Goal 6: Continue Public Outreach and Involvement Efforts*)

- Work with the THC's National Register staff for a [Determination of Eligibility](#)³ (DOE) assessment to get important feedback on the probability that designation will be successful. Such a step will minimize the time, money, and effort pursuing a designation that is not likely to get approval. More information is available at <https://www.thc.texas.gov/NR-doe>.



Figure 4-3. The Fischer Historic District in rural Comal County includes a dispersed rural settlement clustered around the Fischer General Store and the old Fischer School House. Prepared under a CLG-funded grant, it includes a grouping of historic buildings in a setting that is experiencing rapid growth and development. The Comal County CLG program sought to pursue National Register designation because of the perceived threat of change and demolition due to suburban developments and an expanded road network. The designation has instilled renewed pride among the residents of Fischer who have celebrated the historic designation and are revitalizing their places of work and residences. It is the only historic district in rural Comal County. Source: THC.

OBJECTIVE: OBTAIN OWNER PERMISSION BEFORE SEEKING DESIGNATIONS

Owner permission is an important step in the designation process that also presents an opportunity to promote a cooperative working relationship between the County and the public. Imposing historic designation against the wishes of a property owner may be counterproductive and has the possibility of undermining longer-term strategic goals. For districts, the issue of property ownership is more complicated since obtaining 100-percent consensus is extremely difficult and rare. Ownership approval for districts varies for each program and any associated regulations and requirements. THC staff will be available to help Tarrant County evaluate owner support prior to initiating district designations.

Recommended actions to achieve this objective include the following:

- Confirm current owner information, which is available from the Tarrant Appraisal District (TAD), to identify and contact owners of properties being considered for designation
- Contact owners of properties being considered and inform them about the applicable program and the process; consider include the following items:
 - Before the NPS can consider National Register designation, the Texas State Board of Review must review and approve the nomination at a public meeting
 - Property owners may contact the THC at any point in the National Register nomination process to learn more about the designation; many questions may be answered at the following website: <https://www.thc.texas.gov/nrhp-faq>
 - Make clear what the designation does and does not mean; for example, National Register listing by itself does not impose federally mandated restrictions on what an owner can or cannot do. Furthermore, National Register listing does not require approval on any changes to the property or that the owners must make it open or accessible to the public. To learn more, see Chapter 2 for more information about the National Register Program
 - Consider integrating text from the THC's [National Register Program](#)⁴ that summarizes the lack of restrictions imposed and the opportunities for tax credits afforded with listing
- Share background information about designations posted on Tarrant County Historic Preservation Office website

- Conduct meetings or conference calls with selected property owners to answer questions
- Get written permission to proceed with designation and keep the permission as documentation
- Keep owners informed of any subsequent steps and timelines

OBJECTIVE: PREPARE REQUIRED DOCUMENTATION FOR FEDERAL DESIGNATION

Intent of National Register of Historic Places Listing

The intent of seeking National Register listing is to recognize and honor significant historic properties without placing restrictions on property owners. National Register listing also gives property owners access to state and federal rehabilitation tax credits – broadly recognized as one of the most powerful economic development tools in the nation. (See the NPS "Report on the Economic Impact of the Federal Historic Tax Credit" at <https://www.nps.gov/tps/tax-incentives/taxdocs/economic-impact-2017.pdf>.)

This step typically requires in-depth research and field documentation to learn about historical associations with a particular place or person(s), and to document the existing condition, physical characteristics, and architectural elements of the subject property. The level of documentation varies considerably and depends on the applicable program.

Recommended actions to achieve this objective include the following:

- Obtain the necessary forms and review applicable guidelines from the THC
- For National Register projects, prepare a [Determination of Eligibility packet](#)⁵ and submit to THC staff for approval. This step enables property owners/project sponsors to receive critical THC feedback on the likelihood of successful National Register designation; proceed only if THC recommends pursuing National Register designation
- Determine who will complete the nomination package
 - Provide technical assistance, information, and support to owners willing to fund designations on their own
 - Consider hiring qualified professionals, as needed (the THC offers guidance for [finding and hiring preservation consultants](#)⁶ and can provide information on those who have completed historic designation applications)
 - Consider applying for a grant and obtaining some type of financial assistance; the CLG program is the best and most local source of funding. This program has regularly funded the preparation of National Register nominations, and often gives higher priority and grants to fund projects involving historic districts, historically underrepresented communities and people, and/or resources under public ownership. Please note that securing a CLG grant will take additional time (likely at least one year)
 - Also consider using Texas Preservation Trust Fund (TPTF) grant funding, especially if CLG grant funds for the same fiscal year will be targeted toward survey
 - The Action Plan in Chapter 6 provides preliminary cost estimates, to be updated depending on the specific properties selected. An annual review of this plan is recommended in *Goal 4: Enhance Public Policies Encouraging Preservation*. As part of this annual review, the survey budget and Action Plan (Chapter 6) for reconnaissance-level survey should be updated to reflect windshield survey findings
- Work with appropriate reviewing entities, e.g., THC or local preservation program, and adhere to applicable rules, regulations, and procedures

OBJECTIVE: PROMOTE AND CELEBRATE HISTORIC DESIGNATIONS

The successful completion of the historic designation process provides an opportunity to let the public know about the property itself and increase public awareness of broader historic preservation efforts in the county.

Recommended actions to achieve this goal include the following:

- Celebrate and publicize prior designations
 - Create an online story map providing information about prior designations. For an example of such an effort, click on the following link to view a story map that the City of San Antonio developed to celebrate its 300th anniversary: <https://maps.bexar.org/300/>
- For each new completed designation, prepare a brief summary of the property and disseminate through traditional means and/or social media
 - Highlight the property’s history and physical attributes, e.g., architectural style and form
 - Note the economic benefits that become available to property owners, e.g., tax benefits, etc., after historic designation
 - Develop a brief summary of the property’s significance and the type and relevance of the historic designation
- Develop a schedule to issue press releases or social media posts on a regular basis, e.g., quarterly, annually, etc.

OBJECTIVE: CONTINUALLY UPDATE DESIGNATION PRIORITIES

The identification of historic resources and the designation of qualified properties will be an ongoing effort that requires patience, vigilance, and determination. Moreover, it can show the evolving nature of our understanding of the past and its complex texture and layering that reflect what we, as a culture, think is important at particular moments in time. For example, the initial wave of properties to be listed in the National Register included majestic architectural landmarks – often the homes, businesses, or places of worship of prominent and well-to-do citizens. While important, these buildings represent merely one aspect of the past. Acknowledging these gaps, the National Register Program has worked to recognize the contributions of previously unrecognized people and places that together make up an important part of the history and development of a city, neighborhood, or downtown. In addition, the passage of time ensures that new kinds of resources will continue to be regarded as “historic,” i.e., at least 50 years old, according to federal laws and regulations.

Recommended actions to achieve this objective include the following:

- During the annual review of this plan recommended in *Goal 4: Enhance Public Policies Encouraging Preservation*, follow the previously identified objectives in this goal and try to consider the inclusion of newly identified properties and resources that have just met the required or recommended age thresholds or have had their historic architectural character and integrity restored

NOTES

¹ <https://www.nps.gov/subjects/nationalhistoriclandmarks/full-list-of-theme-studies.htm>.

² https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

³ <https://www.thc.texas.gov/NR-doe>.

⁴ <https://www.thc.texas.gov/preserve/projects-and-programs/national-register-historic-places/about-national-register-historic>.

⁵ <https://www.thc.texas.gov/NR-doe>.

⁶ <https://www.thc.texas.gov/public/upload/publications/hiring-preservation-consultant.pdf>.

GOAL 4: ENHANCE PUBLIC POLICIES ENCOURAGING PRESERVATION

By developing this preservation plan, Tarrant County has assumed a lead role in historic preservation throughout the county. Most of the Tarrant County geographic area falls within the city limits and extraterritorial jurisdictions of the incorporated municipalities. State law gives municipal governments the authority to regulate the land use through zoning and ordinances, which are among the most common and most powerful tools to encourage historic preservation at the local level. County government, on the other hand, has much more limited power over land-use control, at least in the state of Texas. Lacking the authority to zone land, the County must adopt other measures to encourage preservation, especially in the unincorporated areas outside municipalities.

Tarrant County already has a tax exemption policy in place, which encourages and incentivizes the rehabilitation of historic buildings for residential purposes. However, the County also has an opportunity to broaden its own preservation program and proactively support and fund other preservation efforts countywide.

The following objectives and associated actions outline steps that will guide county and local governments as they consider, adopt, and implement more effective policies that encourage the preservation of historic resources throughout the county, in both incorporated and unincorporated areas.

OBJECTIVE: CONTINUE TO REQUEST CLG GRANTS TO FUND IMPLEMENTATION OF THIS PRESERVATION PLAN

By continuing to participate in the THC's CLG program, Tarrant County has the ability to apply for grants up to \$50,000, thus giving the County greater power to encourage and influence preservation countywide (fig. 4-4).

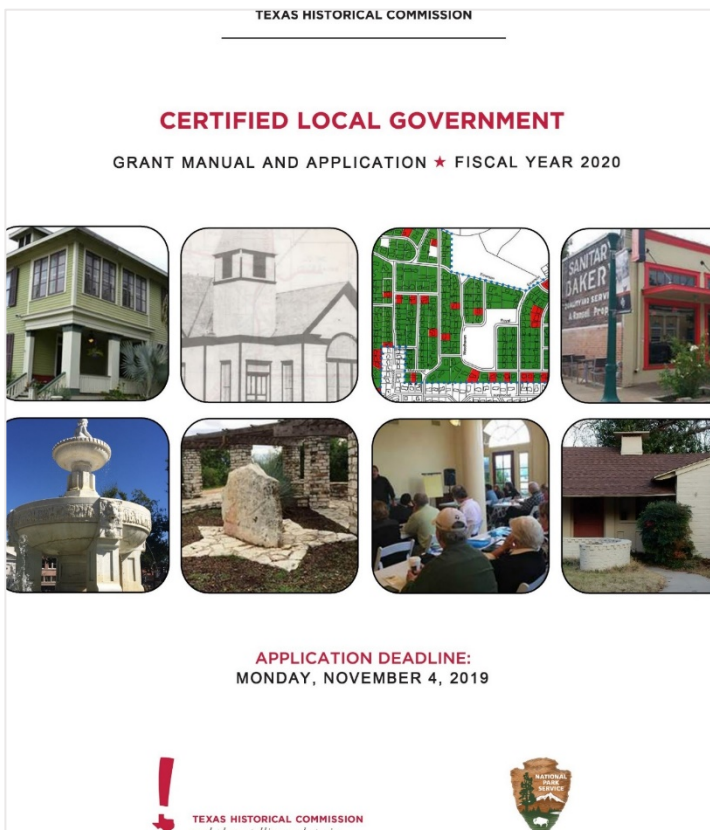


Figure 4-4. The THC's CLG grant initiative provides financial aid to support local governments with certified historic preservation programs. The THC publishes a booklet that provides information about the application process and a manual to serve as a guide to help implement CLG programs at a local level. Source: THC.

Recommended actions to achieve this objective include the following:

- Obtain support and funding from the Commissioners Court to continue the county's participation in the CLG program:
 - Apprise elected officials and support staff of past successes and benefits of continued involvement and participation
 - Publicize the County Commissioners' role as innovators and leaders in historic preservation at the county level and encourage their continued support and assistance
 - Bolster continued support by sharing economic benefits as described and reported by THC, NPS, Preservation Texas, NTHP, and other preservation-advocacy groups and organizations
- Use CLG funding to implement the goals and objectives described in this plan.

OBJECTIVE: EXPAND COUNTY HISTORIC PRESERVATION OFFICE

The County Commissioners Court has demonstrated its commitment to preservation by participating in the CLG program and appointing a Historic Preservation Officer (HPO) to oversee the program. By expanding the staff and tapping new funding sources, the County can enhance the HPO's ability to assist with public outreach and coordination efforts. Hiring two new employees will help achieve this objective.

The Essential Role of County Staff

Implementing the ambitious goals and objectives of this countywide historic preservation plan will require significant thought and time from the county historic preservation office staff. To facilitate implementation, this plan recommends hiring additional staff at key junctures in the implementation timeline. Without this essential step, implementation of the other goals and objectives of the plan may falter. The plan simply cannot be implemented without sufficient time and expertise from county historic preservation office staff.

Recommended actions to achieve this objective include the following:

- Hire a County Preservation Communications Specialist with experience in cultural history, anthropology, or a related field, assigned to oversee proactive public engagement efforts and promote diverse engagement — to be a seven-year full-time project position under the Historic Preservation Officer. Among the duties to be assigned for this position include the following:
 - Serve as County liaison with municipalities
 - Spearhead coordination efforts with public and local governments
 - Oversee social media and crowd sourcing for assistance in identifying historic resources and other historical places of interest
 - Oversee annual awards programs
 - Oversee coordination of County-sponsored preservation workshops and other related meetings
 - Oversee Tarrant County preservation stakeholders list
- During the period of intense survey work, hire a part-time County Survey Coordinator as a seven-year project position under the Historic Preservation Officer (also discussed under *Goal 1: Update the Countywide Historic Resources Survey*). Ensure that the minimum qualifications for the position include meeting the [Secretary of the Interior's Professional Qualification Standards](#)¹ in the area of Architectural History, completion of a minimum of two years of historic resources survey work approved by a State Historic Preservation Office, and familiarity with GIS-based database platforms. Among the duties to be assigned for this position include the following:
 - Oversee Tarrant County historic resources database

- Work with County GIS department to note locations of properties with historic designations
- Assist with CLG grant applications
- Help municipalities and the public work with qualified preservation professionals
- Review and comment on historic resources surveys
- Help prioritize resources for designation
- Support preparation of National Register nominations
- Elevate the job description and salary for the Historic Preservation Officer as necessary to reflect increased management responsibilities

OBJECTIVE: IMPLEMENT A FEE SYSTEM TO HELP FUND THE COUNTY HISTORIC PRESERVATION OFFICE

Funding preservation represents a significant challenge for Tarrant County officials. A fee-based system provides a sustainable and innovative option, allowing the County to expand the preservation program while minimizing the need to tap into general revenue funds.

Recommended actions to achieve this objective include the following:

- Research similar fee structures implemented by other municipalities and counties in Texas
- Coordinate with the County purchasing office about logistics for processing fees
- Implement fees for processing County tax exemption applications
- Offer internal fee-based consulting for preservation-related issues encountered by the County Housing, Parks, Facilities, Transportation, and Economic Development Departments
- Offer fee-based assistance to respond to correspondence related to Section 106 consultation, for both the County and municipal governments
- Implement a utility surcharge for disposal of materials from demolished historic buildings, to be directed to the County preservation office

OBJECTIVE: DEVELOP INTERLOCAL AGREEMENTS BETWEEN THE COUNTY AND MUNICIPALITIES

Over the years, individual municipalities have undertaken and implemented their own preservation programs with varying levels of coordination or cooperation with other local governments. This approach can be expensive, inefficient, and challenging, especially for municipalities with limited tax revenues. Tarrant County has the opportunity to assume a leadership role and help these entities work together in a more cost-effective manner. To do so, the County can sponsor projects through interlocal agreements and tap available CLG funding.

Recommended actions to achieve this objective include the following:

- Develop a customizable, interlocal agreement template (see Appendix I for sample) that meets THC CLG-mandated stipulations, and, at a minimum, includes:
 - Description of the work to be accomplished
 - Delineation of roles and responsibilities of all parties
 - A timeline with clearly defined limits
- Target municipalities in Tarrant County with existing CLG status and/or ongoing preservation programs
- Incentivize participation by offering to apply for CLG funding to undertake and/or sponsor projects within partnering municipalities, such as historic resources surveys, preparation of National Register nominations, preservation plans, or design guidelines
- Encourage other municipalities to apply for the CLG program through the THC:

- Inform localities of the availability of matching grant-in-aid monies and ability to work with THC professional staff for additional support and technical assistance, such as ordinance writing, architectural services, etc.
- Encourage municipalities to apply for CLG grants to help fund historic resources surveys, prepare National Register nominations, preservation plans, and other related activities
- Host an informational workshop for municipal staff to inform and gauge interest
 - Request THC presence
 - Invite municipal employees currently involved with CLG programs to join a panel to share insights into their experiences
 - Develop an action plan for subsequent follow-up efforts

OBJECTIVE: OFFER REVIEW OF EXISTING PROGRAMS, CODES, AND ORDINANCES TO MUNICIPALITIES

The field of preservation is continuing to evolve over time, and the periodic review of various preservation-based regulations among the municipal governments in Tarrant County affords the opportunity to refine these policies, promote transparency, encourage accountability, and foster greater public participation and involvement. The professional staff at the Tarrant County Historic Preservation Office may offer their expertise to share with municipalities in the County upon request.

Recommended actions to achieve this objective include the following:

- Publicize County staff's availability to help during outreach events with municipalities (as further described under *Goal 5: Relationship Building and Working with Municipalities*)
- Coordinate with appropriate staff at municipalities
- Contact the THC's CLG staff with questions
- Consult with Tarrant County legal staff to ensure consistency with other codes and ordinances
- Make sure local designation criteria accommodate under-told themes and property types
- Where possible, help municipalities apply for CLG assistance to hire a qualified preservation planner or consultant² to finalize the language of updated codes and ordinances

OBJECTIVE: REVIEW AND UPDATE THE TARRANT COUNTY HISTORIC SITE TAX EXEMPTION POLICY

To encourage historic preservation, Tarrant County provides tax exemption for historic properties within its jurisdiction. The policy encourages the rehabilitation and restoration of certain historic properties. Resources eligible include those buildings that are used primarily for housing. Further details are available on Tarrant County's website at: <https://www.tarrantcounty.com/en/administration/staff/economic-development-coordinator/incentive-programs.html>.

Recommended actions to achieve this objective include the following:

- Conduct an audit to evaluate how the current program is working
- Consider review and update of the existing program and policy to include the following:
 - Using the value of the building or structure only, rather than the combined value of the building and land
 - Clarifying square footage requirements (limited to historic-age footage)
 - Clarifying duration for low-income occupancy
 - Specifying a dollar threshold for certified disadvantaged business enterprise (DBE) participation
 - Establishing a fee for the application to support Tarrant County Historic Preservation Office funding

- Requiring that rehabilitation work meet the [Secretary of the Interior's Standards for Rehabilitation](#)³
- Consider creating a non-residential tax exemption

OBJECTIVE: USE HOTEL OCCUPANCY TAX FUNDS

In the State of Texas, a portion of funds from Hotel Occupancy Tax revenues are directed toward the arts and culture. Many cities in Texas use the Hotel Occupancy Tax to fund heritage tourism initiatives, including local preservation programs, provided that they enhance heritage tourism and cultural tourism.

Recommended actions to achieve this objective include the following:

- Research program requirements for similar grant programs around the state and nation
- Work with the Tarrant County's Grant Coordinator and Economic Development Officer and the THC's CLG staff to draft an ordinance implementing the grant program
- Gain approval from the County Commissioners Court
- Select and fund a small-scale pilot grant program that considers:
 - Including supervision to ensure implementation and appropriateness of the program
 - Determination of qualifications for applications
 - Ensuring transparency, fairness, and accountability throughout the entire process
 - Including post-completion analysis to assess cost effectiveness and continued viability
- Update the grant application and evaluation process as needed based on lessons learned from the pilot
- Routinely administer the program and update the application process as needed to meet the goals established in the Heritage Tourism Plan (discussed under *Goal 2: Promote Economic Benefits and Incentives*)

OBJECTIVE: REVIEW IMPLEMENTATION OF THIS HISTORIC PRESERVATION PLAN ANNUALLY

The preservation plan is a tool that requires ongoing implementation over the next 10 years. Many goals and objectives are interrelated and build upon one another. It is important to implement the goals in the logical order presented in the Action Plan in Chapter 5. If some steps are skipped or delayed, the plan should be adjusted accordingly.

Recommended actions to achieve this objective include the following:

- Add reviewing the plan to the agenda for a meeting of the Tarrant County CLG committee once annually
- Invite the THC's CLG Coordinator to participate in that CLG committee meeting
- Use the Action Plan in Chapter 6 as a checklist
- Adjust timelines for subsequent actions as needed
- Eliminate action items if necessary, keeping in mind that eliminating one action may have rippling effects, requiring elimination of a series of related actions as well

NOTES

¹ https://www.nps.gov/history/local-law/arch_stnds_9.htm.

² Meeting the Professional Qualification Standards, as stated in 36 CFR Part 61.

³ <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.

GOAL 5: RELATIONSHIP BUILDING AND WORKING WITH MUNICIPALITIES

Historic properties knit together a wide array of artforms and specialized industries, including architecture, engineering, landscape design, urban design, craftsmanship, the fine arts, history, economics, and politics. The complexity and depth of historic resources spark our appreciation and inspire reflection about the many interwoven forces that shaped our past. Because of this complexity, preserving historic properties requires cooperation among a broad team of disciplines and professions. The multi-disciplinary nature of historic preservation calls for ongoing relationship building. Tarrant County's broad perspective provides an opportunity to lead relationship-building efforts. Through the CLG program, the County can serve as a liaison between different municipalities and nonprofit organizations. The Tarrant County CLG can work with local governments to encourage communication and greater cooperation by hosting workshops, meetings, and other gatherings to share information, identify common goals, and develop action plans. The County also can help orchestrate communication between municipalities and nonprofits, helping both to understand preservation issues from a broad, countywide point of view.

An important part of relationship building and one of the primary goals of the preservation plan is the development of a program that encourages and engages the incorporated municipalities in a comprehensive, meaningful, and effective manner – laying the foundation for greater involvement in historic preservation. Tarrant County's status as a CLG provides a unique opportunity to facilitate and coordinate the efforts. Through outreach efforts, the Tarrant County Historic Preservation Office can serve as a foci for local preservation efforts so that the many governmental entities in Tarrant County may move forward together with a shared purpose and vision. This goal encourages representatives from the municipalities to meet, discuss common issues, and develop effective tactical and strategic steps to advance historic preservation within their respective communities and Tarrant County as a whole.

OBJECTIVE: SUPPORT OPPORTUNITIES TO LEARN RELATIONSHIP-BUILDING SKILLS

Many preservation professionals are called upon to work with governmental boards and commissions, mediate conflicts, and organize outreach efforts – yet few have received formal training and instruction in these areas. Providing resources for continuing education in these areas can help staff navigate these complicated and stressful responsibilities.

Recommended actions to achieve this objective include the following:

- Provide financial support for staff participation in conferences and workshops with sessions related to governmental relations, mediation, and public outreach
- Use the Tarrant County Historic Preservation webpage to share information about the importance of diversity and inclusion in preservation, such as:
 - “Inclusiveness Initiative,” Advisory Council on Historic Preservation, <https://www.achp.gov/initiatives/inclusiveness>
 - “Preservation & Inclusion,” The National Trust for Historic Preservation, <https://forum.savingplaces.org/learn/issues/inclusion>
 - “The Inclusive Historian’s Handbook,” <https://inclusivehistorian.com/>
 - “Diversity & Inclusion Resources,” Preservation 50: Commemorating 50 Years of the National Historic Preservation Act, <https://preservation50.org/diversityinclusion-resources/>
- Work with other County offices to develop a user-friendly “Inclusive Outreach and Public Engagement Guide”
- Regularly communicate with municipal staff in Community Engagement departments, Neighborhood Services departments, and Diversity and Inclusion offices

OBJECTIVE: REFINE INTERGOVERNMENTAL COMMUNICATION

The ability to discuss and share ideas will encourage greater participation in preservation and can help streamline the development of new or improved programs. Regular communication among various public servants and officials will help facilitate the implementation of preservation-related policies. Not only do such initiatives help expand and diversify the preservation movement, they also open the door to additional funding possibilities that can fulfill multiple and overlapping interests.

Recommended actions to achieve this objective include the following:

- Identify shared goals and objectives among varying departments
- Establish regular meetings with the County Economic Development Office
- Foster working relations with County and municipal planning departments
- Foster working relations with County and municipal parks departments
- Foster working relations with the Tarrant County Water District
- Foster working relations with municipal economic development offices
- Communicate regularly with municipal code enforcement offices
- Explore additional funding sources that can be used to rehabilitate historic buildings
- Provide technical support and assistance to help save historic properties on publicly owned lands that are under stewardship of such entities as the County, municipal governments, school districts, etc.
- Focus efforts on cultural landscapes on publicly owned lands, including parks and greenspaces

OBJECTIVE: ENCOURAGE EXPANDED CLG PARTICIPATION FOR MUNICIPALITIES

The CLG program was designed to channel federal monies to local governments and allow them to pursue and implement preservation policies that reflect their unique situations and needs. The County can provide critical assistance to encourage additional municipalities in Tarrant County to become participants in the CLG program, thus strengthening funding opportunities for historic preservation.

Recommended actions to achieve this objective include the following:

- Inform municipalities of available technical support from the THC
- Inform municipalities of grants to help fund a variety of projects, such as historic resources surveys, historic designations (National Register listings), and host workshops
- Assist with the CLG application process
- Assist with the necessary requirements for maintaining CLG status, such as survey and ordinance development

OBJECTIVE: PROMOTE GREATER COOPERATION WITH AND AMONG MUNICIPALITIES

The other goals identified within this plan all require broad cooperation for successful implementation. The chances of reaching these goals improve when multiple governmental entities work together and share information on a consistent and ongoing basis.

Recommended actions to achieve this objective include the following:

- Host an informational workshop and invite County government employees, Tarrant Appraisal District staff, and members of relevant municipal departments (such as planning) and city managers to share information and identify solutions to common preservation-related issues including:
 - Elements of the Tarrant County Preservation Plan
 - Benefits of participating in the CLG program
 - Historic resources surveys and inter-governmental agreements

- Preservation-based ordinances
- Oversight and public participations (commissions and boards)
- Design standards and guidelines
- Financial incentives (tax credits)
- Demolition processes
- Request THC staff to participate
- Develop an action plan

OBJECTIVE: MONITOR DEMOLITION PERMITTING EFFORTS WITHIN MUNICIPALITIES

Proactively assisting municipal governments helps build strong reciprocal relationships. Helping monitor demolition permits is one example of how the County CLG can provide such a support service. In many localities, the routine demolition permit process gives minimal or no consideration to historic preservation issues, and municipal staff have minimal capacity to monitor demolition of historic resources. However, sharing information about identified historic resources will enable decision makers to be better informed about the proposed demolition of any significant historic properties.

Recommended actions to achieve this objective include the following:

- Add regular communication with municipal departments that process and approve demolition and building permits to the duties of the Office of Historic Preservation and Archives Public Outreach Coordinator
- Seek CLG grant funding to develop an online tool that helps consolidate and track demolition permits countywide similar to what the City of Austin has implemented: <https://data.austintexas.gov/stories/s/Demolitions-in-Austin/i2tv-k59a/>
- Share information regarding identified historic resources and proposed demolition permits with municipalities and nonprofits
- Create a social network to share demolition notices and urge involvement for threatened historic properties, including both:
 - Buildings that already have historic designation
 - Buildings recommended for historic designation following the completion of historic resources survey

OBJECTIVE: SHARE INFORMATION WITH THE MUNICIPALITIES

Providing a means for the municipalities to share information will foster the exchange of ideas and will encourage communities to coordinate and work together in a more effective manner. This may be a task for the Office of Historic Preservation and Archives' Public Outreach Coordinator.

Recommended actions to achieve this objective include the following:

- Make the preservation plan available to the public
 - Post on Tarrant County Office of Historic Preservation and Archives website
 - Send electronic copies of the preservation plan, or email the link, with a letter regarding its value to public officials at municipalities, e.g., city managers
- Contact public officials, groups, individuals, organizations, and others with an interest in preservation within each of the municipalities via email and/or through social media
 - Direct them to Tarrant County Office of Historic Preservation and Archives website
 - Compile information for each municipality using the following from this preservation plan:
 - Appendix B – designated properties list

- Appendix C – Previously Identified Historic Resources
- Appendix E – Overview of Municipal Government Preservation Programs, Regulations, and Incentives
- Appendix G – Municipalities Recommendations
- Announce the intent to organize a workshop for all municipalities to discuss the preservation plan and its goals and objectives as an early step to implement the plan’s recommendations
 - Consider beginning with a modest start and set realistic goals and objectives that can be accomplished
 - Emphasize intent to build on successes
 - Gauge interest and timeline for future efforts

OBJECTIVE: PLAN A WORKSHOP FOR ALL MUNICIPALITIES IN TARRANT COUNTY

The careful and advanced planning of a workshop will be fundamental to facilitate a discussion between members of the municipalities about how best to move forward, both collectively and individually.

Recommended actions to achieve this objective include the following:

- Develop a preliminary agenda and select possible venues and dates
- Develop an outreach plan to announce and publicize the event and encourage participation
 - Be inclusive
 - Utilize stakeholders list as well as traditional and social media
- Collaborate with the THC CLG Coordinator and encourage direct involvement and participation
- Ask representatives from other CLGs in the DFW area to participate and speak
- Refine agenda and select from such topics as
 - Recommendations of the Preservation Plan and Historic Resources Survey Plan
 - Economic benefits and incentives, e.g., tax credits, heritage tourism
 - Property rights and preservation
 - CLG program/participation
 - Pros and cons of using Tarrant County CLG or seeking independent CLG status
 - Age and size (area and population) of community
 - Likely number of historic resources
 - Administrative needs and capabilities
 - Ability to fund and sustain preservation programs
 - Types of CLG projects
 - Experiences from other communities

OBJECTIVE: HOST THE WORKSHOP FOR ALL MUNICIPALITIES IN TARRANT COUNTY

The workshop should include public servants, elected officials, and local preservation advocates and be held in a central location, probably at a county facility or meeting place.

Recommended actions to achieve this objective include the following:

- Strategize to encourage community support for preservation
- Discuss each municipality’s priorities from among the following:
 - Gaining support and assistance with implementation of local preservation efforts
 - Participation in the THC CLG program
 - Historic resources surveys
 - Increased historic designations, e.g., National Register nominations

- Highlighting of under-told histories
- Revising existing programs, codes, ordinances, etc.
- Considering local tax abatements/relief
- Participation in the THC Main Street Program
- Developing a most-endangered or -threatened list
- Gauge interest in interlocal agreements (as discussed in *Goal 4: Enhance Public Policies Encouraging Preservation*) to potentially:
 - Allow County staff to provide technical assistance on municipal preservation issues
 - Provide County assistance with preparing grant applications for municipal surveys or designations
 - Offer County funding to help municipalities match CLG grant funding
 - Enable municipalities to adopt tax incentives following a template developed by the County
 - Enable municipalities to adopt a preservation ordinance following a template developed by the County
- Develop a strategy to host meetings and/or share information on a regular basis
 - Conference calls
 - In-person meetings
 - Virtual/online meetups
 - Website updates
- Summarize for post-meeting press release, and disseminate through media and post on Tarrant County Historic Preservation Office website

OBJECTIVE: CONTACT PARTICIPANTS AND INVITEES ON A REGULAR BASIS

While the workshop affords an opportunity for participants to discuss shared concerns and issues, the workshop also represents the beginning of what should be an ongoing process. Sustaining the effort can only be successful with continued involvement and participation. Regularly contacting attendees of the workshops (and including those unable to attend) will help to maintain the momentum and encourage greater participation.

Recommended actions to achieve this objective include the following:

- Prepare and send electronic newsletters via email to summarize projects and activities
- Post on social media
- Disseminate via an email transmission management software (Listserv)

OBJECTIVE: CONSIDER HOSTING AN ANNUAL GATHERING

An annual meeting provides an opportunity get local preservation advocates together and celebrate success stories.

Recommended actions to achieve this objective include the following:

- Hold in tandem with National Preservation Month (May of each year)
- Refine, revise, and reassess goals and objectives from
 - Preservation Plan
 - Previous CLG workshop(s)
- Secure sponsorships to help offset costs
- Encourage THC attendance and involvement
- Publicize event beforehand
 - Be inclusive (both participating and non-participating municipalities)
 - Engage under-represented segments of county population

- Conduct roundtable to assess progress
- Invite local representatives to discuss their preservation programs
- Develop awards to showcase successful projects/initiatives
 - Categories that reflect shared vision
 - Cultural landscapes
 - Under-told stories
 - Individual achievements
 - Organizations
- Review the status of previous most-endangered list and update for coming year
- Report results/successes from previous year
 - Historic resources surveys
 - Historic designations
 - Other preservation-related activities
- Discuss and refine goals
- Revisit status of CLG program
 - Grant applications
 - Funding availability
- Conclude with presentation updating program status for County Commissioners Court

OBJECTIVE: HELP INTERESTED MUNICIPALITIES WITH SURVEY AND DESIGNATION

The initial objectives under this goal focus on building communication and trust between the County Historic Preservation Office and municipalities. Once that relationship is strengthened, some municipalities may choose to partner with the County to conduct historic resources surveys and designate historic properties. The municipality will have to take the lead in making this decision. The County's role is to provide information and communicate their willingness to offer help if a municipality requests it.

Recommended actions to achieve this objective include the following:

- Provide informal assistance for preservation issues on an as-needed basis
- Work with each interested municipality to negotiate an interlocal agreement that defines the scope of help that the County will offer the municipality, possibly including:
 - County assistance with preparing grant applications for municipal surveys or designations
 - County funding to help municipalities match CLG grant funding
 - County funding for the full 50-percent match for non-CLG municipalities
 - County funding for part of the 50-percent match for CLG-municipalities (such as 25-percent County funding plus 25-percent municipal funding)
 - Municipal adoption of tax incentives following a template developed by the County
 - Municipal adoption of a preservation ordinance following a template developed by the County
 - County staff assistance with reviewing historic designations, Certificates of Appropriateness, or other permits as required by the municipal preservation ordinance
- Complete municipal survey phasing as outlined in the Survey Plan (Chapter 5), following the order of adoption of interlocal agreements and using the chronology proposed in the Action Plan (Chapter 6)
 - Begin with windshield-level survey in FY 2026, surveying as many municipalities as possible within budget constraints, in the order of interlocal agreement adoption
 - Repeat windshield-level survey as needed in FY 2027 and 2028, surveying as many interested municipalities as possible within budget constraints

- Begin reconnaissance-level survey in FY 2029, surveying as many municipalities as possible within budget constraints, in the order of interlocal agreement adoption
- Repeat reconnaissance-level survey as needed in FY 2030 and 2031, surveying as many interested municipalities as possible within budget constraints

GOAL 6: CONTINUE PUBLIC OUTREACH AND INVOLVEMENT EFFORTS

While the Tarrant County Office of Historic Preservation and Archives has long been involved in outreach efforts, enhancing those efforts is a key goal of the preservation plan. The office's robust public outreach efforts are documented at the following link: <http://www.tarrantcounty.com/en/tarrant-county-archives/outreach.html?linklocation=Button%20List&linkname=Outreach>. As demonstrated countless times throughout the nation, public engagement catalyzes successful, sustainable, and creative preservation programs. The cycle of public engagement encompasses listening to feedback from the public, incorporating public input into decision-making, and taking advantage of strong existing community relationships to distribute information and rally support for policy decisions (fig. 4-5).



Figure 4-5. The Tarrant County Office of Historic Preservation and Archives regularly engages the public on a variety of topics related to local history and historic preservation. In this image, Dr. Dawn Youngblood, Tarrant County Historic Preservation and Archives Officer, addresses the Mansfield Historical Society. Source: Tarrant County Office of Historic Preservation and Archives.

The continued viability of the preservation movement throughout Tarrant County depends on broad, diverse community support. The more diverse that base of support, the greater the ability to affect policies. New policies that incentivize preservation, in turn, lead to high-visibility preservation success stories that demonstrate preservation's economic benefits. These achievements generate even broader community support, allowing the cycle to continue.

The following objectives and associated actions provide further guidance and strategies that the County, municipalities, and others can adopt to encourage greater participation and involvement. These steps will empower the people of Tarrant County to take positive and proactive steps that can affect their everyday lives, improve their quality of life, and instill a sense of community-based pride that is unique to the county.

OBJECTIVE: MAINTAIN AND EXPAND A LIST OF STAKEHOLDERS

In the process of developing this preservation plan, a stakeholders list proved invaluable for reaching out to members of the public and soliciting their participation and input. This current list—developed and maintained by the Historic Preservation Office with input from the public, the CLG Committee and Tarrant CHC—provides a solid foundation of individuals, groups, and organizations with a demonstrated interest in historic preservation. Maintaining the list with regular updates so as to not only keep it current but also add new parties is an important task to be undertaken on an ongoing basis by the Office of Historic Preservation and Archives on behalf of the community.

Recommended actions to achieve this objective include:

- Use the existing stakeholders list as a foundation
- Designate a person within the Office of Historic Preservation and Archives to be responsible for maintaining and updating the stakeholders list as an active, editable file
- Create an online enrollment form (such as a Google Form), so that interested individuals can submit their own contact information, although only County staff would have access and permission to edit the overall list
- When distributing outreach materials via the stakeholders list, always request that contacts further distribute the information to their personal networks
- At the bottom of all outreach materials, request that interested parties visit the online form to update their own information or enable others to enroll and encode their contact information
- Gather new contact information via sign-in sheets at workshops, public meetings, and events
- Consider adding new columns in the stakeholders list, as necessary, with more specific information (e.g., willingness to volunteer, interest in particular subjects or geographic areas, etc.)
- Email an update or an electronic newsletter to parties on the list regularly, and at a minimum annually, to update and confirm continued interest

OBJECTIVE: COMMUNICATE REGULARLY WITH STAKEHOLDERS

An electronic newsletter or other form of digital communication provides a basic tool for keeping stakeholders informed and establishes a routine for regular communication (annually at a minimum). Content can additionally be used for social media postings. To keep the cycle of public engagement flowing, the electronic newsletter should incorporate content gathered from the community, while also posing questions that stimulate community engagement and publicize opportunities for community involvement.

Recommended actions to achieve this objective include the following:

- Develop a user-friendly template to streamline formatting and production
- Format each article so that it also can be shared as a social media post
- Ask questions at the end of each article and ask stakeholders to share
- Inform readers about workshops and educational opportunities from the THC, NPS, and other preservation organizations
- Interview preservation stakeholders from a variety of professional disciplines and preservation partner groups
- Highlight under-recognized designated historic properties
- Celebrate new historic designations
- Highlight legacy businesses and opportunities to “shop historic”
- Profile successful rehabilitation projects – especially examples of combining local, state, and federal tax incentives
- Celebrate local municipalities’ CLG participation
- Include a list of “Most Endangered” properties, based on ongoing efforts to monitor demolition permit applications (for more discussion, refer to *Goal 5: Relationship Building and Working with Municipalities*)
- Request letters of support for current preservation issues and send to public officials and others, as applicable
- Inform readers about upcoming governmental hearings where they can express support for preservation

- Celebrate successful efforts to prevent demolition of historic properties
- Distribute to all contacts on list of stakeholders
- Ask stakeholders to distribute to their networks and share via social media
- Ask for contact information updates at the end of every electronic newsletter

OBJECTIVE: HOLD A SPECIAL EVENT FOR TARRANT COUNTY'S 175TH ANNIVERSARY

In 2024, Tarrant County will celebrate the 175th anniversary of its official organization. This event presents a tremendous opportunity for the Tarrant County Commissioners and Office of Historic Preservation and Archives to inform residents of the county's rich history and seek their involvement and participation.

Recommended actions to achieve this objective include the following:

- Refer to national resources like the [National Trust for Historic Preservation](#)¹ (NTHP) to learn about successful event formats
- Work with the Commissioner's Court to determine an event budget
- Seek private funding as possible
- Execute the event

OBJECTIVE: TARGET UNDER-TOLD HISTORY AND UNDER-REPRESENTED COMMUNITIES

All politics are local – especially in preservation. Stakeholders naturally gravitate to issues in their own neighborhoods that affect their own communities and investments. History and preservation provide powerful tools for connecting with communities' deep sense of cultural identity – and that sense of connection nurtures coalition-building. Targeting under-told history and under-represented communities ensures that a more complete and accurate depiction of the county's rich past is documented and celebrated. When communities understand each other's history and culture, they come together with strength and energy. Enlisting the support and involvement of diverse coalitions helps foster connections with elected officials as they consider a variety of historic preservation-related issues.

Recommended actions to achieve this objective include the following:

- Encourage preservation-related boards and commissions to include diverse members, reflecting the demographic composition of Tarrant County
- Take the time to have individual face-to-face meetings with leaders of minority community-development organizations to discuss opportunities for encouraging reciprocal support, participation, and involvement
- To foster a greater sense of trust and cooperation, encourage preservation advocates to volunteer and take part in existing community-development initiatives in under-represented communities before asking minority groups to volunteer for preservation-related efforts
- Use the electronic newsletter to publicize diverse community engagement opportunities – not necessarily related to preservation
- Share historic resources survey findings with diverse community leaders to help identify resources with cultural or ethnic significance, which might not be visible from the street or discernable from traditional archival research (for more discussion, refer to *Goal 1: Update the Countywide Historic Resource Survey*)
- Focus historic designation efforts on under-told historical themes, as well as under-represented geographic areas (for more discussion, refer to *Goal 3: Increase Number of Historic Designations*)
- Review local designation criteria to make sure that they accommodate under-represented historical themes and property types

- Work with the Tarrant CHC to apply for State Historical Markers that tell stories about minority leaders, communities, events, and organizations (for more discussion, refer to **Goal 5: Relationship Building and Working with Municipalities**)
- Ask diverse members on the Tarrant County Historic Preservation Office’s stakeholders list to provide peer review of designation applications and marker text
- Use the electronic newsletter to showcase individuals and properties demonstrating the county’s rich and multi-layered history
- Invite diverse stakeholders to author articles in the electronic newsletter
- Continually encourage preservation advocates and stakeholders to share their contact information with other diverse community-development organizations to ensure that coalitions are reciprocal and sustainable

OBJECTIVE: EXPAND ONLINE PRESENCE AND USE SOCIAL MEDIA

Expanding the County CLG’s internet presence leverages all of the other goals and objectives within this plan, ensuring that the CLG’s hard work is publicized and available to the community. This step would take advantage of existing websites and platforms, minimizing associated costs.

Recommended actions to achieve this objective include the following:

- Update the Tarrant County Historic Preservation Office’s existing website
 - Link to social media feeds
 - Continue to publicize upcoming activities, events, and volunteer opportunities
 - Publicize important public hearings – at both the county level and municipal level
 - Integrate the online contact-gathering form into the website (privacy of information will be maintained)
 - Publish electronic newsletters on the website and distribute via email
 - Add an interactive “story map” of designated properties throughout Tarrant County, formatted to be mobile-friendly and allow for driving tours (for more discussion, refer to **Goal 3: Increase Number of Historic Designations**)²
 - Publish all new designations on the website (for more discussion, refer to **Goal 5: Increase Number of Historic Designations**)
 - Create an online [Section 106](#) correspondence archive (Section 106 is further discussed below)
 - Share links referencing other preservation partners such as the THC, NPS, NTHP, municipal CLGs, and preservation nonprofits
- Create accounts on relevant social media platforms (e.g., Instagram, Twitter, Facebook)
 - Share each individual electronic newsletter article as a separate post, spreading out social media “touches” over time
 - Publicize upcoming activities, events, and volunteer opportunities
 - Publicize important public hearings – at both the county level and municipal level
 - Ask questions at the end of each post to stimulate discussion, with reminders to keep discussion “O.O.F.” – On topic, Only about you, and Friendly
 - Regularly monitor and mediate the discussion to maintain a safe “O.O.F.” environment
 - Reshare posts from partner organizations, focusing on celebrating successes and encouraging volunteer opportunities
 - Regularly invite stakeholders to “guest curate” social media content to pull in diverse perspectives
- Enhance material available for the THC [Heritage Trails](#)³ website for the [Lakes Trail Region](#),⁴ which includes Tarrant County

- Establish regular communication between the Public Outreach Coordinator and THC staff in the Heritage Trails Program
- Share information about known historic properties
- Share documentation about additional historical themes; possible topics include but are not limited to:
 - The Bankhead Highway
 - The Meridian Highway
 - Churches
 - Courthouses
 - Ranching
- Enhance information available for Convention and Visitors Bureau (CVB) websites countywide
- Plan to review and update content and format for all platforms regularly (at a minimum annually)

Themes Related to Heritage Tourism

Convention and Visitors Bureaus (CVBs) provide a wealth of resources about themes demonstrated to spark tourists' interest. The Tarrant County website currently consolidates countywide CVB links at <http://access.tarrantcounty.com/en/county/supermenu-contents/visitors/travel-information/convention-and-visitors-bureaus.html>. Using CVB themes to tag survey data can help the CVBs readily incorporate the data into their websites and other promotional materials. Themes currently identified by the CVB websites for Arlington, Grapevine, and Fort Worth include:

- Western Experience
- Food & Drink
- Arts & Culture
- Nightlife & Entertainment
- Festivals
- Outdoor Recreation
- Nature & Education
- Sports
- Shopping & Spas

OBJECTIVE: ENGAGE IN COUNTY AND MUNICIPAL PUBLIC HEARINGS

Public boards and commissions routinely deal with a variety of preservation-related issues. These include the Tarrant County Commissioners Court, city councils, planning and zoning commissions, and landmark commissions, among others. Without adequate notification, preservation advocates may not be in attendance or aware that such decisions are being considered. In other cases, notification is limited to a specific municipality or neighborhood, so that neighboring constituents are unaware. The County CLG is in a unique position to engage in public hearings across the county—at both the county level and the municipal level—to make sure that the County's preservation mission is communicated and considered.

Recommended actions to achieve this objective include the following:

- Prepare a standard County CLG policy statement communicating Tarrant County's position regarding common preservation issues—like demolition of designated historic properties and designation of historic resources identified as eligible for listing in the National Register during historic resources surveys—to be approved by the County Commissioners
- Seek volunteer assistance to monitor agendas of landmarks commissions, planning commissions, and city councils across the county – using the County CLG policy statement to evaluate whether agenda items complement the County's preservation policy views
- Routinely email municipal staff or speak at public hearings if agenda items conflict with the County CLG policy statement, sending backup materials about economic impacts and incentives as necessary (for more discussion, refer to **Goal 3: Promote Economic Benefits and Incentives**)

- If any agenda includes demolition of a designated resource or designation of a new resource identified in a countywide survey, send at least one CLG liaison to personally communicate County policy; a liaison with ties to the community on the agenda is preferable
- Have the Public Outreach Coordinator and the liaison discuss the public message before the hearing to ensure consistency with the County CLG public policy statement
- Ask liaisons to provide a summary of any preservation-related discussions, decisions, or actions, to be shared via emailed electronic newsletters and/or social media
- Regularly email board and commission members to thank them for decisions consistent with the County CLG policy statement (at least annually)
- For high-profile issues, prepare the public outreach coordinator to follow up with public officials and their staff via one-on-one meetings, bringing along materials about economic impacts and incentives as necessary (for more discussion, refer to **Goal 3: Promote Economic Benefits and Incentives**)
- Send hand-written thank you notes—or at least a personalized thank you email—to public officials and their staff after one-on-one meetings

OBJECTIVE: HOST PRESERVATION-RELATED WORKSHOPS AND TRAINING SESSIONS

Educated and informed constituents can amplify the impact of the County CLG, helping to designate and rehabilitate historic properties beyond the reach of County CLG staff alone. Workshops and training sessions hosted by the County CLG would inform the public about opportunities to get involved in designation and rehabilitation efforts, with step-by-step instructions about how to navigate the process. A successful grassroots, community-initiated designation or rehabilitation project can be the best advertisement for preservation, proving to the community that preservation is feasible and inspiring them to follow suit.

Recommended actions to achieve this objective include the following:

- Focus workshop content on subjects that are accessible to the general public, such as:
 - Surveying historic resources (for more discussion, refer to **Goal 1: Update the Countywide Historic Resources Survey**)
 - Historic designation (for more discussion, refer to **Goal 3: Increase the Number of Historic Designations**)
 - If possible, types of appropriate maintenance and rehabilitation (including hands-on workshops for common issues like window repair or repainting)
- Schedule workshops in tandem with THC, NPS, NTHP, or National Preservation Institute (NPI) conferences to take advantage of experts already traveling to the area
- Hold workshops at public venues, rotating locations around the county over time
- Use the contact list to invite people and encourage their participation, and specifically target elected officials and public staff who can learn more

OBJECTIVE: SUPPORT CLG SECTION 106 RESPONSIBILITIES

A number of federal and state regulations require public involvement before the beginning of public-funded projects. The best known are associated with Section 106 of the National Historic Preservation Act. The required public involvement component of the Section 106 process entails communicating with the County Historical Commission as “consulting parties.” In Tarrant County, an agreement between the County Historical Commission and the CLG currently delegates responsibility for Section 106 communication to the CLG. The CLG thereby assumes responsibility for gathering and gauging input from the broader public.

Section 106 of the National Historic Preservation Act (NHPA)

The National Historic Preservation Act of 1966 (with subsequent updates) includes a number of provisions encouraging federal agencies to consider preservation. One powerful section of the NHPA—Section 106—requires that federal agencies consider and document efforts to “avoid, minimize, or mitigate” adverse effects on historic properties. This act applies to any undertaking involving federal land, funding, licensing, or certification. Common examples of undertakings include highway construction, floodplain management, or housing rehabilitation using funds from the US Department of Housing and Urban Development (HUD). The Section 106 process also requires that federal agencies consult with public entities, such as counties, cities, neighborhood associations, preservation nonprofits, and tribes. Consultation typically comes as a letter to the County, asking for “concurrence” with the proposed federal project. More information about Section 106 of the NHPA is available at <https://www.achp.gov/protecting-historic-properties/section-106-process/introduction-section-106>.

The steps below outline measures to support the CLG’s efforts to share this important responsibility.

Recommended actions to achieve this objective include the following:

- Set up a log to record incoming Section 106 correspondence, stakeholders contacted, outgoing Section 106 correspondence (or lack of response), and staff time required
- Add a column to the stakeholders list to flag contacts with Section 106 expertise and/or interest in Section 106 consultation (noting any particular geographic area or topic of interest, such as archaeology)
- Email interested stakeholders with relevant incoming Section 106 correspondence
- If stakeholders express significant concern about the proposed undertaking, set up an ad hoc committee to discuss the County’s response
- Use the County CLG preservation policy statement as a guide when deciding whether to concur with a proposed undertaking
- Request more information from the federal agency, if necessary, to determine whether the County should concur with the proposed undertaking
- Communicate with THC staff as necessary to ask questions
- If the County CLG does not concur with the proposed undertaking, compose and mail a letter stating the reasons for that position, copying interested stakeholders and the THC; if the County CLG concurs with the proposed undertaking, no response is necessary
- Archive all Section 106 correspondence on the County Historic Preservation Office’s website
- Share the log of Section 106 efforts with County Commissioners annually to document the need for continuing staff support

OBJECTIVE: ASSIST WITH PROMOTION OF MARKERS AND SIGNAGE

Such measures can be a very cost-effective way to inform and educate the general public about special places throughout the county, often placed in public rights-of-way along roadsides. Other preservation entities in Tarrant County have active marker and signage programs, and the Tarrant County CLG can assist and promote these programs.

Recommended actions to achieve this objective include the following:

- Maintain cooperative relationships with organizations responsible for markers (for more discussion, refer to *Goal 5: Relationship Building and Working with Municipalities*)
- Help communities and neighborhoods apply for grant funding to install street signs identifying historic neighborhoods, downtowns, and other areas
- Work cooperatively with municipal staff to develop and/or maintain local marker programs that complement the THC’s State Historical Marker Program
- Tag survey data to identify potential sites for new markers – focusing on under-told histories, as well as tourism-related themes targeted by CVBs (listed earlier in this discussion);

- particularly relevant themes include African American heritage, Latino heritage, Agriculture, and Historic Downtowns, among others
- Publicize existing markers by developing driving tours that are available online, as apps, or in print, to promote heritage tourism and to help inform local residents of the history of their own communities
 - Distribute information about driving tours to chambers of commerce, motels, and other places that regularly draw tourists
 - Share information with the THC's Heritage Trails Program, specifically, the Lakes Trail Region—which includes all of Tarrant County—to promote greater public awareness of the county's rich heritage and diverse collection of historic resources
 - Share information with CVBs countywide

OBJECTIVE: HOLD AN EVENT FOR TARRANT COUNTY'S 180TH ANNIVERSARY IN 2029

Tarrant County can continue a tradition to commemorate the county's founding by holding a celebration similar to one proposed for its 175th anniversary.

Recommended actions to achieve this objective include the following:

- Refer to national resources like the NTHP to learn about successful event formats
- Work with the Commissioners Court to determine an event budget
- Seek private funding as possible
- Execute the event

NOTES

¹ <https://savingplaces.org/>.

² Examples of story maps are available online at <https://www.esri.com/en-us/arcgis/products/arcgis-storymaps/overview>.

³ <https://www.thc.texas.gov/preserve/projects-and-programs/texas-heritage-trails>.

⁴ <https://texaslakestrail.com/>.

GOAL 7: CREATE A RECORD OF THE PREHISTORY AND ARCHAEOLOGY OF TARRANT COUNTY

OBJECTIVE: CREATE A RECORD OF THE PREHISTORY AND ARCHAEOLOGY OF TARRANT COUNTY

Tarrant County contains numerous recorded prehistoric and historic-age archaeological sites—more than 320 as of October 2020—that add to our understanding of the past. Each year, new sites are discovered through federally and state permitted or funded projects that will disturb the ground surface and have the potential to harm sensitive archaeological resources, known or unknown.

Sites on public land or with public funding or oversight are assessed under provisions of the Antiquities Code of Texas and Section 106 of the National Historic Preservation Act (NHPA), and projects that may disturb them are formally reviewed by the Texas Historical Commission (THC), Texas Department of Transportation (TxDOT), US Army Corps of Engineers (USACE), and other agencies, as applicable to individual projects. Well-preserved sites with significant data potential or other distinguishing characteristics may be determined eligible for listing in the National Register of Historic Places (NRHP) and/or as a State Antiquities Landmark (SAL). These designations confer additional protections at the federal and state level, respectively. Most archaeological sites on private land in Texas have no protections at all, and their preservation or destruction rests entirely on the discretion and goodwill of landowners.

Private or public cemeteries, whether prehistoric or historic age, known or unknown, are protected by provisions of the Texas Health and Safety Code (THSC). Unlike non-cemetery archaeological sites, which usually lack legal protections when located on private land, cemeteries on both public and private land are protected by Texas law. According to the current THSC and buttressed by Texas legal precedents extending back nearly a century, the act of interring human remains—regardless of whether the interment occurred in the modern, historic, or prehistoric era—dedicates that location as a cemetery under the law, and such a dedication can only be removed by court order.

Recommended actions to achieve this objective include the following:

- Develop a meaningful summary of what is known regarding the County’s prehistory/archaeology
 - Utilize information provided by the State of Texas, the North Texas Archeological Society (formerly the Tarrant County Archaeological Society), the Texas Archeological Research Laboratory (TARL), and other established sources
 - Create a practical document that the public can use and enjoy that would offer an understanding for those who cannot or are unlikely to access state and other databases (while maintaining required confidentiality of site locations)
 - Distill insights from significant, previous large-scale projects to increase public awareness about the importance and sensitivity of archaeological resources in Tarrant County
- Assess the archaeological potential of different parts of the county
 - Create a publicly accessible map of the County that illustrates the likelihood for archaeological potential in various zones
 - Coordinate with TxDOT for permission to use their hybrid potential archeological liability maps (HPALMs)
- Prepare a “What to Do if You Discover an Archaeological Site in Tarrant County” one-pager
 - Make available on Tarrant County website
 - Offer guidance but not legal advice

5. Survey Plan

INTRODUCTION

As part of the effort to develop a comprehensive countywide preservation plan, Cox|McLain Environmental Consulting (CMEC) was commissioned to develop a historic resources survey plan for the unincorporated areas of Tarrant County and a high-level historic resources survey plan for municipalities in Tarrant County that may, over time, participate in an interlocal agreement with Tarrant County, as described in *Goal 4: Enhance Public Policies Encouraging Preservation*. For unincorporated Tarrant County, a phased approach is recommended for future historic resources survey efforts:

- Preparatory Work (Ongoing, FY 2020–2030)
- Phase 1. Database Development and GIS Mapping of Prior Survey Data (FY 2022)
- Phase 2. Thematic Historic Context Statements for Unincorporated Tarrant County (FY 2023)
- Phase 3. Windshield-Level Survey of Unincorporated Tarrant County (FY 2024)
- Phase 4. Reconnaissance-Level Survey of Unincorporated Tarrant County (FY 2025)
- Phase 5. Windshield-Level Survey of Selected Municipalities in Tarrant County (FY 2026, potentially recurring through FY 2028)
- Phase 6. Reconnaissance-Level Survey of Selected Municipalities in Tarrant County (FY 2029, potentially recurring through FY 2031)

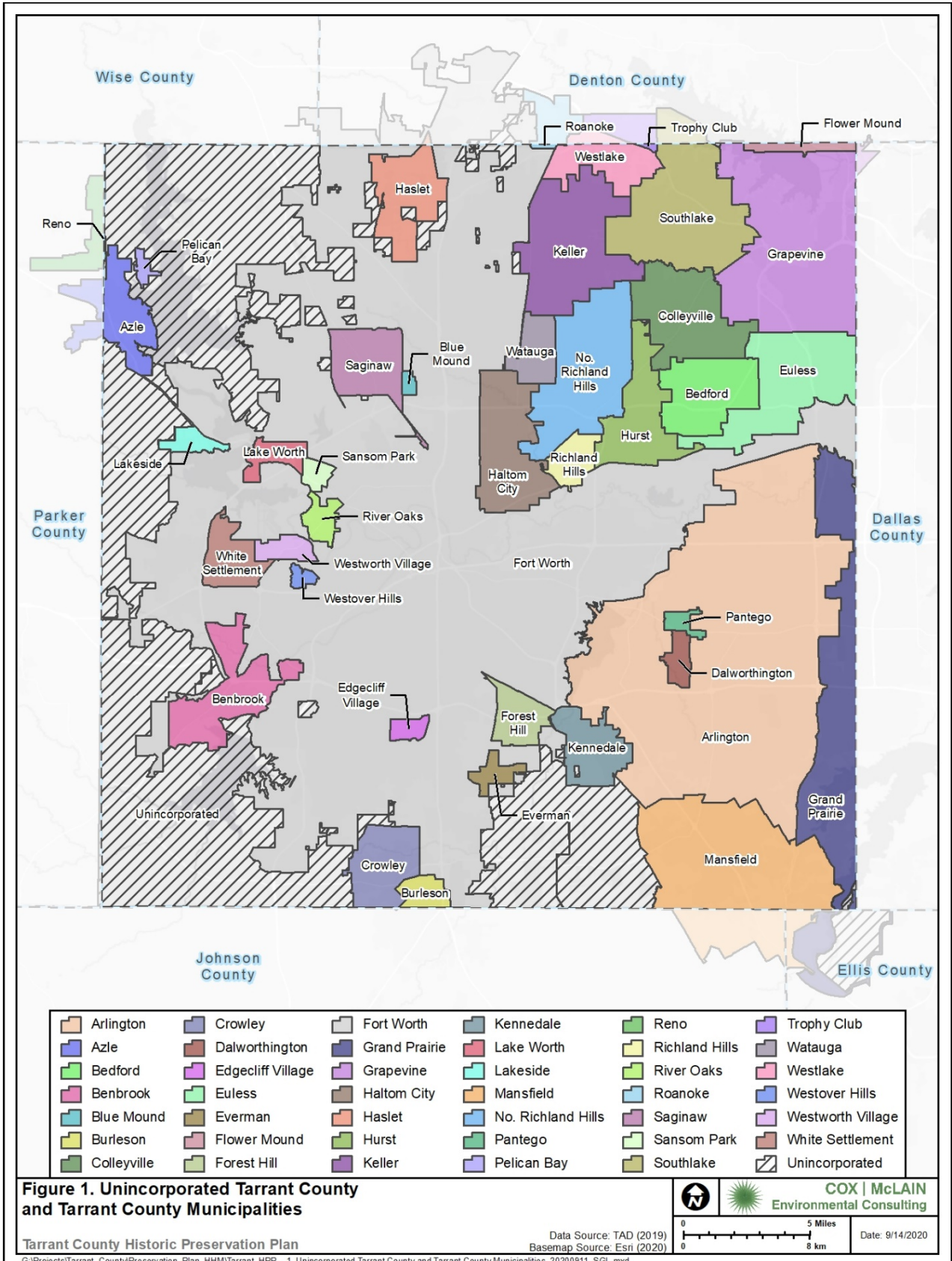
The same general methodology is recommended for the county’s municipalities, with specialized survey recommendations for each city. This approach is proposed because very few areas of the county have been surveyed in recent decades and the county has experienced steady development activity in recent years. The methodology allows for an expeditious, comprehensive, and cost-effective assessment of the county’s resources and documentation of its important historic places.

This chapter begins with a description of the methodologies used to develop the survey plans. Next, the survey plan for unincorporated Tarrant County is presented along with cost estimates to execute the plan. Then, the survey plan and cost estimates for municipalities is presented. This section also includes specific survey recommendations for each municipality, followed by a section on funding sources for conducting historic resources surveys. A navigational guide to this section is provided in Table 5-1 below.

Table 5-1. Guide for navigating this section. Note that the “Section” column provides a hyperlink to the relevant section.

Section	Page No.
Survey Plan Methodology	Page 5-3
Survey Plan for Unincorporated Tarrant County	Page 5-6
Survey Plan for Municipalities in Tarrant County	Page 5-51
Funding Sources for Historic Resources Surveys	Page 5-57

An overview map of Tarrant County showing the incorporated and unincorporated areas is provided next (fig. 1). Additional maps and tables of the results are provided throughout the document, as well as separately, in .kml and GIS .mxd files to Tarrant County. Due to the size of Tarrant County, most of these maps are high level, and are intended to show general characteristics and trends rather than property-specific information. The County may use the provided .kml and GIS .mxd files to prepare lower-scale maps for more detailed future projects, including future surveys. Tables of properties that should be targeted for review during windshield-level survey are provided in Appendix F and as Excel files.



SURVEY PLAN METHODOLOGY

UNINCORPORATED TARRANT COUNTY

Unincorporated Tarrant County encompasses almost 120,000 acres and nearly 25,000 parcels. Due to the size of this geography, the following methodological approach was taken in order to create a survey plan. GIS mapping technologies and analysis were used to identify a list of recommended properties for survey. First, previously designated or surveyed properties in the county were identified and their locations were recorded in one GIS file, including state designated and National Register-listed properties and districts, properties determined or recommended eligible as part of previous survey efforts, and previously surveyed properties from the Texas Historical Commission's *Texas Historic Sites Atlas* database and from HHM's and CMEC's archives.¹ Not included in the GIS file are survey locations that the THC has not digitized in GIS, including some survey properties in the Historic Preservation Council for Tarrant County's (HPCTC) Phase I–VI Reports, 1983–1991.²

Next, the earliest Tarrant Appraisal District (TAD) construction date for each parcel in the county was identified and the results were mapped.³ Topographic maps were also used as a second source for identifying historic-age properties. In 1947, the US Geological Survey (USGS) began mapping the continental United States in 7.5-minute topographic quadrangles. The country was gradually documented over time; thus, only a few sets of maps are available for any given geographical location. The first sets of quadrangles in Tarrant County were produced in 1955 and 1959. In GIS, the locations of built resources depicted on the 1955/1959 topographic maps were pinned (fig. 5-1). Pins were placed on every building depicted on the topographic map without attempting to conduct analysis to determine if each building shown on the maps is in fact extant today, as this is addressed in later steps of the survey plan. The pinned locations were joined with the TAD parcel data to identify those properties with 1959 or earlier construction dates (corresponding to the decade of coverage of the topographic maps). Both topographic maps and TAD data have accuracy limitations and must be verified by professional architectural historians during field investigations; however, the information is a useful starting point. Tables, charts, and figures illustrating this analysis are presented under the "Survey Plan for Unincorporated Tarrant County" heading, starting on page 5-6.



Figure 5-1. Excerpt from a 1955 topographic map of Tarrant County (USGS Cresson Quadrangle, Texas, 1955). Historical topographic maps depict the locations of buildings (as black and white squares and rectangles) and other built resources like roads, dams, and airports. By overlaying topographic maps with current maps with appraisal district data, the locations of potentially extant historical properties can be identified.

CULTURAL LANDSCAPE METHODOLOGY FOR UNINCORPORATED TARRANT COUNTY

Tarrant County was once largely agricultural; however, today, few rural areas remain. As previously discussed in *Goal 1: Update the Countywide Historic Resources Survey*, rural agricultural areas have the potential to be eligible for the National Register of Historic Places (NRHP, or National Register) as

vernacular cultural landscapes or rural historic landscapes. Vernacular cultural landscapes are defined by the National Park Service as:

*A landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives.*⁴

A rural village, a collection of farms, or a single agricultural property are types of vernacular cultural landscapes.⁵

Rural historic landscapes are a type of vernacular cultural landscape defined by the NPS as:

*A geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.*⁶

Roads, agricultural areas, industrial areas, and natural areas can be rural historic landscapes, which are characterized by evidence of historical land use and activities; patterns of spatial organization; response to the natural environment; cultural traditions; circulation networks; boundary demarcations; vegetation related to land use; buildings, structures, and objects; clusters; archaeological sites; and small-scale elements.⁷



Figure 5-2. Aerial view of the community of Westphalia in Falls County, Texas. The Westphalia Rural Historic District was listed in the National Register in 1996. The district encompasses 35 historic farmsteads, and together with the road networks and land-use patterns comprised an intact rural historic landscape that conveys a strong sense of the region's agrarian history.

To preliminarily identify areas that may be the focus of future cultural landscape assessment, TAD data was analyzed to identify parcels in Tarrant County with 10 or more acres of land and pre-1961 TAD construction dates (see table 5-4 on page 5-20). Parcels of this size with historic built resources may serve as the foundation of a cultural landscape. The year 1960 was used as a cut-off point because intact properties from this date and earlier have a high likelihood for significance associated with early agricultural practices.

MUNICIPALITIES IN TARRANT COUNTY

Given the large number of individual municipalities within Tarrant County and their varying size, character, and approach to historic preservation, this survey plan employs a high-level analysis that can provide guidance for each municipality. Although Tarrant County's jurisdiction does not extend beyond unincorporated areas, a goal of this survey plan is to encourage cooperation across the municipalities of the county to further historic preservation objectives.

The methodology for the survey plan for incorporated municipalities in Tarrant County relies on previously designated or surveyed properties and TAD construction date data to guide future survey priorities. First, the previously designated or surveyed properties in each municipality were mapped, including local landmark properties from cities with landmark programs (Arlington, Colleyville, Grapevine, Fort Worth, and Mansfield).⁸ To inform future survey priorities, GIS analysis of TAD data was conducted at the individual property and subdivision levels. Using the earliest TAD construction date for each parcel, charts and chronology maps were created to illustrate development trends over time and to identify the location of the oldest properties in each city. For the neighborhoods, subdivisions with 10 or more parcels—which are more likely to have potential as a historic district—were identified, and then the average TAD construction date was calculated for the properties within each subdivision. A chart and chronology map of each city's results was created. The results of this analysis and the associated figures are presented under the "Survey Plan for Municipalities in Tarrant County" heading starting on page 5-51.

SURVEY PLAN FOR UNINCORPORATED TARRANT COUNTY

This section builds upon the methodologies used to develop the survey plan for unincorporated Tarrant County. Known historic resources in unincorporated parts of the county are identified, followed by results of TAD data and historical map analysis. This section only pertains to unincorporated areas of the county. The plan for municipalities begins on page 5-51.

Know Your Terms

Historic vs. Historical

The word “historic” is used to describe something important in history. The word “historical” describes anything from the past, important or not.

Identified Historic Resources vs Designated Historic Resources

Identified historic resources merely are of a certain age—usually at least 45 or 50 years old—and are documented in a Historic Resources Survey. Survey reports often include an inventory that is used for preservation planning purposes. *Identification* in a Historic Resources Survey does not place any restrictions on use or redevelopment of the property and does not have any impact on taxation. Historic Resources Surveys often make recommendations about eligibility for potential future designations, but they never implement the designation process.

Designated historic resources, on the other hand, have gone through an official legal application process to gain recognition from a local municipality, state governmental agency, and/or federal governmental agency. The process always entails a series of public hearings and a vote among public officials, and, in Texas, it almost always requires property-owner consent. Examples of types of historic designations in Texas include listing in the National Register of Historic Places (NRHP), designation as a Recorded Texas Historic Landmark (RTHL), or rezoning as a local Historic Landmark. Each of these historic designations relies on an established set of criteria for evaluating their historic or architectural significance, which supplement the age threshold that is used for a property being identified in a historic resources survey. In addition, historic designations typically afford some type of preservation-based incentive or advantage for the owners.

Sometimes recommendations obtained from a Historic Resources Survey serve as the basis for seeking a historic designation – transforming an *Identified* Historic Resource into a *Designated* Historic Resource. This process almost always is initiated by the property owner, and it always involves owner notification.

Eligible vs. Designated

Resources recommended eligible as part of a survey do not automatically become designated as historic properties at the local, state, or national level. They must go through a separate designation process.

PREVIOUSLY DESIGNATED HISTORIC RESOURCES AND NRHP-ELIGIBLE RESOURCES

The purpose of this section is to identify known historic resources in unincorporated Tarrant County, including resources designated at the state and federal levels, and resources recommended eligible or determined eligible for the National Register. Sources consulted include the THC’s *Texas Historic Sites Atlas*, the Texas Department of Transportation’s *Historic Districts and Properties of Texas Map* and *NRHP Listed and Eligible Bridges of Texas Map*, the THC’s Meridian Highway Survey and Bankhead Highway Survey, previous surveys conducted by HHM and CMEC, and resources recommended eligible for the National Register in the HPCTC’s historic resources survey collection.

A Note on Markers

In addition to the THC’s marker program, other markers and commemorative properties may exist in the county which do not confer any regulatory designation. Some of these markers are now historic age (more than 50 years old), while others were installed recently and are not yet considered historic in their own right. For example, communities may have installed granite markers similar to the State’s 1936 Centennial markers that were not part of the State’s program. This category of ad hoc markers was not mapped or quantified as part of this plan.

DESIGNATED HISTORIC RESOURCES

There are nine designated historic resources in unincorporated Tarrant County, including six THC Subject Markers and three Historic Texas Cemeteries (table 5-2). There are currently no SALs, NRHP-eligible districts, NRHP-listed properties, or NRHP-listed districts in the county’s unincorporated areas. A local-level designation program does not exist in unincorporated Tarrant County, so there are no locally designated historic properties.

RESOURCES RECOMMENDED ELIGIBLE FOR THE NATIONAL REGISTER

Seven previously surveyed properties in unincorporated Tarrant County were recommended eligible for listing in the National Register as a result of prior survey projects. An additional 15 were recommended potentially eligible for listing (see table 5-2).

Table 5-2. Summary of previously designated and recommended eligible historic resources in unincorporated Tarrant County.

Designation Level	Historic Property Type	No. of Resources
Local	Local landmarks	N/A*
State	State Antiquities Landmarks	0
	Recorded Texas Historic Landmarks	0
	THC Subject Markers	6
	Historic Texas Cemeteries	3
National	Properties recommended NRHP eligible or potentially eligible	22
	NRHP-eligible districts	0
	NRHP-listed properties	0
	NRHP-listed districts	0

*A local-level designation program does not exist in unincorporated Tarrant County

Lists of previously designated and recommended eligible historic resources in unincorporated Tarrant County are provided next. Maps showing the locations of designated resources, recommended eligible resources, and previously surveyed resources follow (figs. A-1 through A-3). These maps may not include the locations of all resources recommended eligible or potentially eligible in the HPCTC's survey collection because not all the surveyed locations have been digitized in GIS by the THC. Due to the size of unincorporated Tarrant County, the maps show an overview of the distribution of resources. The raw GIS data has been provided to Tarrant County for future projects; lower-scale maps can be produced showing details of a smaller geographic areas.

NATIONAL REGISTER OF HISTORIC PLACES

No NRHP-listed properties or districts are in unincorporated Tarrant County. Seven properties that have been recommended as NRHP-eligible have been identified in an unincorporated area of the county. Another 15 were recommended as potentially eligible "following restoration and/or documentation, or the attainment of fifty years of age." These resources and the surveys from which they originated are summarized below. The summaries provided for properties surveyed in the 1980s and 1990s (HPCTC surveys) are sourced directly from the survey reports.

Resources recommended eligible for listing in the NRHP (unincorporated area of Tarrant County)

- Name: El Dorado Motel
 Location: 11105 West Camp Bowie Boulevard
 Date: c. 1960
 Summary: The El Dorado Hotel is a c. 1960 motel with an integrated unit motel room building with a front office and a historic-age sign. The building is an example of the Post-war Modern style. The property was surveyed as part of the Bankhead Highway Survey (2013-2014) and it was recommended eligible for the NRHP under Criterion A and C.
 Survey: Bankhead Highway Survey (2013-2013)
- Name: Patrick Henry Day House and Barn
 Location: 2500 Calvary Cemetery Road
 Date: 1893; 1933
 Summary: An impressive two-story Victorian farmhouse on a commanding hill-top site, this was the home of the P.H. Day family. Patrick Henry Day came to southeast Tarrant County from Illinois around 1890, and had the house built in 1893. A successful farmer, he was also instrumental in establishing the first Catholic church in Mansfield in 1898. A handsome metal barn east of the house was built in 1933. The house and barn together are visual landmarks in the vicinity and appear to be eligible for the National Register.

Resources recommended eligible for listing in the NRHP (unincorporated area of Tarrant County)

Survey: Tarrant County Historic Resources Survey: Phase II Mansfield (1983)

Name: Walker House

Location: Holland-Britton Road (west side, 0.3 miles north of Seeton Rd.)

Date: c. 1895; 1909

Summary: The A.S. Walker family occupied this house as early as 1898 until the mid-1950's. The Walkers were prominent farmers in the Britton area. The original house was enlarged in 1909 by Fort Worth builder Jim Walker. This is an excellent example of a cruciform house with sophisticated formal vocabulary. An isolated house surrounded by level fields, its harmonious hip roofs form a conspicuous silhouette on the landscape. For its architectural qualities, the Walker House appears to be eligible for the National Register.

Survey: Tarrant County Historic Resources Survey: Phase II Mansfield (1983)

Name: Britton Citizens Bank

Location: Seeton Road (north side), Britton

Date: 1906

Summary: This dignified miniature banking temple on Britton's Main Street was built in 1906. It is of concrete block construction with galvanized tin entry entablature, cornice and pediment. The blocks were manufactured locally by F.S. Windle and D.T. Wilson in a grain elevator basement. A cast concrete lion's head over the entry has been removed. Britton Citizens Bank became the Britton State bank in 1919, which in turn merged with the First National Bank of Mansfield during the Depression. The Works Progress Administration operated a canning factory and a mattress factory in the building during the 1930's, and the U.S. Agriculture Department converted it to a plant for sterilizing cotton seed in an effort to eliminate the boll weevil. Since World War II, the building has housed a corn mill and grocery store, and now is used for tool storage. It appears to be eligible for the National Register on the basis of its architectural design, method of construction, and historical associations.

Survey: Tarrant County Historic Resources Survey: Phase II Mansfield (1983)

Name: Noah-Watson House

Location: 1451 Seeton Road

Date: c. 1885

Summary: Thorns J. Watson (1854-1924) bought the farm on which this house is situated around 1890 from the Noah family. The farm is still owned by descendants of T.J. Watson but has been leased for a number of years. The house, with T plan, gable roofs and full front porch, is an unaltered example of a widespread local residential type and may be eligible for the National Register.

Survey: Tarrant County Historic Resources Survey: Phase II Mansfield (1983)

Name: Webb Baptist Church

Location: Zuefeldt Street, Webb

Date: 1907

Summary: The community of Webb dates back to the 1880's, when lots were laid out next to a cotton gin and general merchandise store. The town had its own post office, school and businesses, but no church. The Webb Baptist Church was organized on September 9, 1906. Land was purchased and the building completed by the following summer. It appears today much as it did then, with cruciform plan and slender belfry, on a large parcel at the center of Webb. Additions and new buildings, at a scale that complement the original building, extend to the south and west. For its central role in the history of Webb and for its architectural quality, Webb Baptist Church appears to be eligible for the National Register.

Survey: Tarrant County Historic Resources Survey: Phase II Mansfield (1983)

Name: Kennady House

Location: Route 9, Box 205 Boat Club Road

Date: c. 1935

Summary: An unusual and significant example of the Moderne style in residential design, the architectural team of Patterson & Teague was responsible for the Kennady House. A. C. Luther was the contractor. Located on the east shore -of Eagle Mountain Lake, the two-story house is constructed of concrete with stucco cladding, painted white. The dwelling has generally a symmetrical H-plan, in composition a series of stepped cubist blocks. The northeast (front) elevation is distinguished by a monolithic, central stairwell bay with three vertically continuous windows; entries and porthole windows are

Resources recommended eligible for listing in the NRHP (unincorporated area of Tarrant County)

located on either side of the tower. The lakeside (rear) elevation has one- and two-story boxy end bays projecting onto a terrace. The flat roof and all terraces and balconies have railings.

City Directory listings show that this lakeside house was the primary residence of Marshall H. and Helen L. Kennady, beginning in 1936. Mr. Kennady was a partner in the insurance firm of Harrison, Kennady & Co., later called Kennady & Meyerson; he was also a prominent Republican party member, holding the position of Tarrant County Republican Chairman in 1943. The house remained in the Kennady family until 1972. In good condition, the structure is currently undergoing restoration by the present owners. The house is eligible for the National Register for its significant architectural design.

Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988)

Resources potentially eligible for listing in the NRHP (unincorporated area of Tarrant County)

Name: Garrett Gibson House Log Cabin

Location: Grimsley-Gibson Road (0.25 mile west of Newt-Patterson Road)

Date: c. 1855; c. 1900

Summary: Garrett Gibson, one of four brothers who came to southeast Tarrant County from Illinois in 1853, homesteaded a 160-acre tract and built a three-room log house here around 1855. Descendants of the family continued to live in the house until about 1945. The hand-hewn logs of the house have been covered with clapboard and are visible only in small areas on each end wall. Although the integrity of the log structure has been compromised, the house as it exists, with its sheathing of horizontal wood siding and additions, is representative of a widespread practice in Texas involving the modification and continued use of pioneer buildings. Following restoration of the log house, the structure may be eligible for the National Register.

Survey: Tarrant County Historic Resources Survey: Phase II Mansfield (1983)

Name: Silas Hooper Farm

Location: Hooper Road (south side, east of Rendon-New Hope Rd.)

Date: 1885-1891

Summary: Silas Hooper was one of the early settlers in the vicinity of Rendon (first known as Cross-Timbers). He was a successful farmer who also owned a cotton gin in Rendon which he moved to Retta with the coming of the railroad. The family lived in a log cabin on their farm until Hooper built the existing two-story wood-frame house between 1885 and 1891. Beautifully sited in a stand of large oak trees, the house is complements by barns, various outbuildings and cross-picket fences, all painted white. The oldest graves at the Walnut Creek Cemetery are those of the Hooper family. The property may be eligible for the National Register following some restoration of the house.

Survey: Tarrant County Historic Resources Survey: Phase II Mansfield (1983)

Name: Dingnum-Adams House

Location: Hudson Cemetery Road (south side, east of Eden Rd.)

Date: 1936; 1950

Summary: The unique example of a streamlined Pueblo Revival house in southeast Tarrant County, designed and built in 1936 by the original owner, Albert Dingnum, and enlarged in a harmonious style by the second owner, Dorsey Adams. Careful detailing includes rounded corners, receding cornices and paired vigas. The house may be eligible for the National Register once it reaches 50 years of age.

Survey: Tarrant County Historic Resources Survey: Phase II Mansfield (1983)

Name: Stanfield House

Location: Lakeforest Drive (lakefront; Rt. 2, Box 325)

Date: 1938-39

Summary: This substantial gabled house, well-crafted in stone and wood, was built by John A. Stanfield, a Fort Worth developer. One of the first houses on Eagle Mountain Lake, it is carefully sited in nature trees near the shore. The house may be eligible for the National Register once it attains fifty years of age, based upon its architectural merits.

Survey: Tarrant County Historic Resources Survey: Phase II, Azle, Briar, Lakeside, Lake Worth, A Portion of Fort Worth (1983)

Resources potentially eligible for listing in the NRHP (unincorporated area of Tarrant County)

- Name: Landreth Lodge/Stripling Lodge
 Location: Park Street (lakefront; near Azle)
 Date: 1938
 Summary: This compound on the west shore of Eagle Mountain Lake consists of a central lodge building, four cottages, a garage, boathouse, derrick, dock and lighthouse. It was built in 1938 as a retreat for employees and stockholders of the Landreth Production Corporation, a major Texas oil firm of the 1920's and 1930's. A prospectus written in 1939 by the architect, Joseph R. Pelich, states: "Stockholders from distant points may find it an excellent stopover on their winter travels and Employees [sic] from outlying districts may avail themselves of its facilities on the occasion of their visits to the home office or Fort Worth." The lodge and cottages were each named after a different oil field, and a Parkersburg 54-foot steel pumping derrick, adapted to a water well, was erected on the grounds. In 1944, the compound was sold to the W.C. Stripling Co., a prominent Fort Worth clothing and retail firm. The property was donated to the University Christian Church in 1982. Virtually unaltered, the gabled forms of the buildings, with detailing reminiscent of Mount Vernon and natural knotty pine interiors, are classic period pieces. Upon the attainment of fifty years, Landreth Lodge will be eligible for the National Register based upon its architectural excellence, its integrity, and its association with major economic institutions of its day.
 Survey: Tarrant County Historic Resources Survey: Phase II, Azle, Briar, Lakeside, Lake Worth, A Portion of Fort Worth (1983)
- Name: Silver Creek Stock Farm
 Location: Silver Creek Road (west side, west of Watercress Drive; Rt. 2, Box 900)
 Date: c. 1874-75; c. 1915; c. 1939
 Summary: The earliest structure in this farm complex on the old Fort Worth-Azle road is an L-plan farmhouse from the 1870's with hand-hewn log foundation, vertical board-and-batten siding, and interlocking hip and gable roofs. The T.B. Ellison family bought the property in 1915, and constructed a large hip-roofed house across the road, which has been altered. In 1938, the old barn burned, and this was replaced with a large gabled board-and-batten barn with a continuous gabled vent projecting at the ridgeline. An adjacent concrete block silo probably was built at the same time. The farm was well known for its breeding cattle in the 1930's. With further documentation to assess its history and integrity, the c. 1874-75 farmhouse may be eligible for the National Register.
 Survey: Tarrant County Historic Resources Survey: Phase II, Azle, Briar, Lakeside, Lake Worth, A Portion of Fort Worth (1983)
- Name: Boswell House "Wayside Farm"
 Location: Route 14, Box 88, Haltom-Bailey-Boswell Road
 Date: c. 1909
 Summary: W. E. "Ed" Boswell began his family-owned dairy in 1902; Boswell Dairies was organized formally in 1924. Mr. Boswell, his wife Margie Huffmaster Boswell, a noted poet, and their sons W. E. Jr., Vivian W., and Lorin A., all employed in the business, resided here from 1902 until about 1924, when they moved to Fort Worth. This tract, originally 179 acres, continued to be used for dairy operations, and has remained in the Boswell family. The one-story, wood-frame residence has a generally rectangular plan under a complex hip roof. Clad in narrow-milled wood siding above a shingled base, the front entry porch is supported by paired Tuscan columns with heavy brackets. The house, which replaced an earlier residence that burned, appears intact, and retains its traditional paint scheme of white exterior walls above a green painted, shingled base. Pending assessment of the integrity and completeness of the dairy farm complex, the farm may qualify for the National Register.
 Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988)
- Name: Hangars, Hicks Field
 Location: Hicks Field Road (south of Hicks Road)
 Date: 1940-41
 Summary: This flying field was one of three established in the Fort Worth area in 1917 under joint agreement between the Canadian Royal Flying Corps and the United States Signal Corps, Aviation Section. Each of the camps was used for summer training for Canadian and American World War I fliers. Situated on the substantial acreage purchased from Charles E. and Mary R. Hicks and near the Fort Worth & Denver City railroad, the camp was originally called Taliaferro Field, and renamed Hicks Field when

Resources potentially eligible for listing in the NRHP (unincorporated area of Tarrant County)

the United States entered the war. Paddock reported that the 688-acre flying field was considered one of the best in the country, and that an Aerial Gunnery Range for target training, the only one of its kind in the Midwest, was located on an adjacent 11,000-acre tract. After the war, the fields were sold at auction in 1921.

The field was re-established as a primary training school for the Army Air Force on 22 July 1940. Old, corrugated iron buildings, remaining from World War I, were rehabilitated; it is unclear if any of these early structures remain. Records show that three steel-frame hangars, measuring 186 by 100 feet, were constructed between 1940 and 1941.

At present, the complex consists of an assortment of utilitarian structures clad in corrugated steel siding. The three airplane hangars are constructed each with a central, gabled section between a pair of long sections with low, crescent-arched roofs, joined on their long sides; long, shed-roofed additions have been constructed on the west elevations. The field was inactivated 20 July 1944. Since 1967, the site has been used by the Pettibone Corporation for the manufacture and storage of machinery; the structures are vacant at present. Additional research is required to determine the dates of all of the structures. Pending the attainment of fifty years of age, further documentation, and determination of the integrity of the site, Hicks Field may qualify for the National Register on the basis of its role as an aviation training site during both World Wars.

Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988)

Name: "West-Texan" [boat]

Location: Boat Club Road (berthed at Fort Worth Boat Club)

Date: 1941

Summary: Launched 10 May 1941 at Eagle Mountain Lake, the "West-Texan" was a gift to Amon G. Carter, Sr. from twenty-seven of his longtime friends. A plaque inside the boat reads in part, "In admiration and appreciation of a native West Texan – a citizen of Fort Worth—one who has ever been proud of the land of his birth and hometown – ever enthusiastic in his praise, whether East of the Trinity or West of the Pacific, this Cruiser, the West-Texan, is presented by his fellow townsmen to Amon Carter for his relaxation and enjoyment." Mr. Boone Blakely, Carter's skipper, recalls that nationally important dignitaries, including Presidents Franklin Delano Roosevelt and Lyndon B. Johnson, were entertained on the boat. The thirty-eight-foot sedan cruiser was manufactured by the Chris-Craft Company; custom bird's eye maple paneling is a highlight of the interior. In excellent, largely original condition, the boat is maintained by the Fort Worth Star-Telegram. Pending further documentation, the boat appears to be eligible for the National Register on the basis of its associations with a major figure in Fort Worth and Texas history.

Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988)

Name: Levey-Pilkington House

Location: Route 2, Box 300, J Rendon Road

Date: c. 1915; c. 1936

Summary: This simple, one-story, vernacular house has a T-plan with additions. Under a hip roof, the wood-frame house is clad in narrow-milled wood siding and has a hipped, full front porch supported by turned posts with delicate spindlework brackets. Two rooms were added to the west side of the rear wing about 1936. Mr. R. P. Levey, a large landowner in southeastern Tarrant County, had the house constructed for his son about 1915; in 1926, Levey's daughter, Alice, with her husband W. T. Pilkington, moved here to farm the surrounding 100 acres. In immaculate condition, the house remains in the Pilkington family. Upon further documentation, the house may be determined eligible for the National Register as a late example of classic, vernacular design.

Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988); re-surveyed in Tarrant County Historic Resources Survey (selected Tarrant County communities and unincorporated areas of Tarrant County (1990)

Name: Merrifield Log Crib

Location: Route 4, Box 98, Oak Grove Road South

Date: c. 1900

Summary: This single-pen log crib has vertical wood boarding in the gable ends and a roof clad in corrugated metal. The fifty-acre farm was owned by George W. Merrifield, an early farmer and landowner in the Oak Grove area, and was retained by his widow, Alma Merrifield, until about 1949. At present, the

Resources potentially eligible for listing in the NRHP (unincorporated area of Tarrant County)

structure appears abandoned; the chinking is gone and the roof is deteriorating. The structure may be eligible for the National Register as an early example of log construction.

Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988); Tarrant County Historic Resources Survey (selected Tarrant County communities and unincorporated areas of Tarrant County (1990)

Name: Tye Log House

Location: Route 4, Box 114, 13501 Oak Grove Road South (rear)

Date: 1866; c. 1950

Summary: The present property owner, Robert W. Tye, recalls that his grandfather, Robert Wickliffe Tye, came from Kentucky to Texas in 1866 with three brothers, and settled in the Oak Grove area. Tye (1837-1915) cultivated wheat, corn, and cotton on his farm; the brothers helped each other construct their houses. This simple, one-story log structure was the dwelling of Tye and his wife, Catherine Ann Hayden Tye. About 1900, a large, two-story house was built in front of the log house, which then became the kitchen. The large house was demolished about 1950, at which time the log structure was relocated to the rear of the homestead parcel.

The log dwelling is approximately sixteen feet square on an unmortared stone foundation and is composed of squared-off logs; some walls are clad with vertical board-and-batten siding. A sleeping loft over the single interior room is located under the gable roof. At present, the structure is in dilapidated condition; the chimney originally located on the west wall was removed at an early date. Pending restoration and documentation of integrity, the house may qualify for listing on the National Register.

Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988); Tarrant County Historic Resources Survey (selected Tarrant County communities and unincorporated areas of Tarrant County (1990)

Name: Wilson House/"Tasty Pie House"

Location: Route 2, Box 86, Old Cleburne-Crowley Road

Date: c. 1900

Summary: This wood-framed farmhouse is a fine example of Victorian vernacular design. The gabled, one and one-half story dwelling has a T-plan, with the bar wing facing east to the road. The east, front elevation is distinguished by a symmetrical arrangement of a large cross gable flanked by a gabled dormer on each side, suggestive of the Gothic Revival high style popular half a century earlier. A full, hip-roofed porch extends across the front, supported by turned posts and brackets. Set on a stone foundation, each wing of the house is one room deep. The complex also contains a water tank and several barns, located to the west of the house. The twenty-acre farm was purchased in 1890 by W.W. and Sarah Wilson; his widow, remembered as "Aunt Sally," retained the property until 1945. After 1945, the house was owned by the Tasty Pie Corporation, a Fort Worth business, and was locally nicknamed the "Tasty Pie House." The house appears to be in intact condition, except for the addition of asbestos siding over the original narrow-milled wood siding. Pending further documentation and restoration, the house may be eligible for the National Register on the basis of its design.

Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988)

Name: Dutch Branch Ranch

Location: Old Granbury Road, at Columbus Trail (west side)

Date: c. 1935

Summary: Covering approximately 1300 acres of land near Benbrook in southwestern Tarrant County, Dutch Branch Ranch was the country estate of Elliott Roosevelt, the son of Franklin Delano Roosevelt, and his wife, Ruth Googins Roosevelt. Mrs. Roosevelt purchased most of the property in 1935 and held it until 1944. During the 1930s, Elliott Roosevelt was president of the Texas State Network, a network of twenty-three radio stations, and also of Hearst Radio. President Franklin Delano Roosevelt and Eleanor Roosevelt made several visits to the ranch in the later 1930s. In 1946, the ranch was purchased by Fort Worth oilman, Sid Richardson. Substantial acreage was condemned by the U.S. government to permit the construction of Benbrook Lake from 1947 to 1950.

Constructed about 1935, the one-story ranch house is designed in an eclectic version of the Colonial Revival style. Clad in brick painted white, the house is generally an irregular H-plan, and features a central, projecting pedimented portico supported by four Tuscan columns. Intersecting gable roofs are surmounted by two symmetrically placed chimneys and cupolas over the end wings. Double-

Resources potentially eligible for listing in the NRHP (unincorporated area of Tarrant County)

hung, small paned windows are framed by shutters. Faced in sandstone veneer, curving entrance gates are located on Dirks Road, although access to the ranch has been altered by the intrusion of Benbrook Lake. The complex also includes a gambrel-roofed barn clad in board-and-batten siding, and a wood-frame ranch employee residence, among various outbuildings. With further documentation, the ranch may qualify for the National Register.

Survey: Tarrant County Historic Resources Survey: Phase VI-B (Miscellaneous cities and South County Unincorporated Areas) (1988); re-surveyed in Tarrant County Historic Resources Survey (selected Tarrant County communities and unincorporated areas of Tarrant County (1990)

Name: W.W. Wilson House/"Tasty Pie House,"

Location: Route 2, Box 86, Old Cleburne-Crowley Road

Date: c. 1900

Summary: This wood frame farmhouse is a fine example of Victorian vernacular design. The gabled, one and one-half story dwelling has a T-plan, with the bar wing facing east to the road. The front elevation is distinguished by a symmetrical arrangement of a large cross gable flanked by a gabled dormer on each side, suggestive of the Gothic Revival high style popular half a century earlier. A full, hip-roofed porch extends across the front, supported by turned posts and brackets. Set on a stone foundation, each wing of the house is one room deep. The complex also contains a water tank and several barns, located to the west of the house. The twenty-acre farm was purchased in 1890 by W.W. and Sarah Wilson; his widow, remembered as "Aunt Sally," retained the property until 1945. After 1945, the house was owned by the Tasty Pie Corporation, a Fort Worth business, and was locally nicknamed the "Tasty Pie House." The house appears to be in intact condition, except for the addition of asbestos siding over the original narrow-milled wood siding. Pending further documentation and restoration, the house may be eligible for the National Register on the basis of its design.

Survey: Tarrant County Historic Resources Survey (selected Tarrant County communities and unincorporated areas of Tarrant County [1990])

State-Level Programs

As defined in Chapter 2 – Present State of Preservation, Texas has four types of historical designations: State Antiquities Landmarks (SALs), Recorded Texas Historic Landmarks (RTHLs), THC subject markers, and Historic Texas Cemeteries (HTCs). Research indicates that there are no SALs or RTHLs in unincorporated Tarrant County. There are six THC subject markers, and three HTCs, as summarized below.

THC SUBJECT MARKERS

There are six THC subject markers in unincorporated Tarrant County. Four commemorate cemeteries, one commemorates an event, and one commemorates a religious congregation. The information presented below, including the marker text, was sourced directly from the THC Atlas.

THC subject markers in unincorporated Tarrant County

Name: Chapel Cemetery

Location: On Old Denton Highway, 20 miles north of Fort Worth

Atlas ID: 5439000804

Marker text: This cemetery traces its origin to the settlement here in the mid-1850s of the pioneer families of John A. and Rhoda Raibourn Fanning, Mitchell and Eliny Jane Raibourn, and Thomas Raibourn. According to Fanning family tradition the cemetery began with the burial of Eliny Raibourn at this site in 1856 and the subsequent donation of the land for cemetery purposes by her brother-in-law, John Fanning. Afterwards the site became known as the Fanning burying grounds. A one-room schoolhouse known as Horse Creek School or Lone Star School, located about a mile south of here, was the sole communal structure in this area until a chapel was built next to the burying ground. In 1893 T.A. and Catherine Sweet transferred ownership of the chapel and surrounding land to the Sweet Chapel Methodist Church, and the burying grounds became known as Sweet Chapel Cemetery. By 1938 the Sweet family had moved to Fort Worth, the chapel had disappeared, and the cemetery was known simply as Chapel Cemetery. Burials continued on an informal basis and for many years the graveyard was cared for by members of the Francisco family. The cemetery was acquired by the Mount Olivet Cemetery Association in 1985.

Name: Dido Cemetery

Location: Morris Dido Newark Road near Dido Hicks Road

THC subject markers in unincorporated Tarrant County

Atlas ID: 5439001223

Marker text: The earliest marked grave in this cemetery is that of Amanda Thurmond (1878-1879), granddaughter of Dave Thurmond, who in 1848 first settled this area. Dempsey S. Holt donated three acres in 1887 for a school, church, and cemetery. Dr. Isaac L. Van Zandt, a pioneer physician and Confederate veteran, deeded additional land in 1894. The Village of Dido was named for the mythological Queen of Carthage. A thriving community with a post office and stores, Dido declined after the railroad bypassed it in the 1890s. Among the 1,000 graves here are those of many pioneer families.

Name: Gibson Cemetery

Location: 7404 Gibson Cemetery Court

Atlas ID: 5439002184

Marker text: In 1853 Garrett and James Gibson, along with other family members, came to Tarrant County and established 160-acre homesteads in a settlement that came to be known as the Gibson Community. Each brother donated land at this site for use as a cemetery. The earliest marked grave is that of Garrett Gibson's infant grandson, James Truitt (d. 1866). All but 2 of the 73 marked graves, many of which have only fieldstones, are for relatives of the Gibson family. The cemetery now serves as a reminder of one of Tarrant County's earliest settlements.

Name: Hudson Cemetery

Location: Hudson Cemetery Road

Atlas ID: 5439012207

Marker text: When John Dickinson and Winnie (Traylor) Hudson's daughter Ary Mae died in 1878, she was the first person to be buried on the family land. Her twin, Ara Bell, who had been buried in Montague County earlier that year, was later reinterred beside Ary Mae. In 1892 the Hudsons deeded three acres to the trustees of the Hudson Cemetery for use by the surrounding community. Most of the Hudson Cemetery burials date from the early twentieth century. From 1954 to 1965 a cemetery fund was organized; it was resurrected in 1974 as the Hudson Cemetery. More than 500 graves were counted in 1996. Hudson Cemetery continues to serve as a record of Tarrant County pioneers.

Name: The 1865 Indian Creek Raid

Location: Morris Dido Newark Road, south of Hangar Road

Atlas ID: 5439005280

Marker text: During the late 1850s Indians on the north Texas frontier became increasingly restive about continued white settlement on their lands. As a result, numerous attacks on Anglos occurred during the years from 1859 to 1875. One such incident took place in September 1865 near this site when 15 mounted Indians attacked two Denton County residents by the names of Smith and Wright. Wright was killed, and Smith, wounded by an arrow, rode to Denton for help. Within a short time, Smith died from blood poisoning caused by his wound.

Name: New Hope Baptist Church

Location: 6765 Dick Price Road

Atlas ID: 5439012211

Marker text: The Rev. D. F. Smith and 14 charter members organized New Hope Baptist Church before 1886, when the congregation joined the Tarrant Baptist Association. In its early years, the congregation met once a month in the New Hope school building. J. J. Williams, the son of a charter members, gave land for a church building in 1903. It was dedicated in 1905. Services were held twice each month beginning in 1917. Full-time services were begun in 1942 and a new auditorium was erected in 1948, heralding a time of prosperity for the church. The congregation built a new sanctuary in 1972 to serve its growing membership. The church remains active in the traditions of its founders with programs of worship and service to its members and the larger community.

HISTORIC TEXAS CEMETERIES

Three HTC are located in unincorporated Tarrant County.

Texas Cemeteries

Cemeteries are generally not eligible for listing in the NRHP. The State of Texas has an alternative designation called a Historic Texas Cemetery (HTC), which has a different set of eligibility criteria than the NRHP. Historic preservation professionals evaluate cemeteries for HTC and NRHP eligibility as part of a historic resources survey.

HTCs in unincorporated Tarrant County



Image from THC Atlas

Name: Allen Cemetery
 Location: 1200 feet northwest of Lacy Drive
 Cemetery ID: TR-C003
 Atlas ID: 7439000305
 Size: 0.5 acres
 # Graves: 52
 Burial dates: 1880 to present



Image from THC Atlas

Name: Goforth Cemetery
 Location: North side of Kollmeyer Way near
 Leppee Way
 Cemetery ID: TR-C128
 Atlas ID: 7439012805
 Size: Not provided
 # Graves: 5
 Burial dates: 1880 to 1901



Image from THC Atlas

Name: Walnut Creek Cemetery
 Location: 6835 Roberts Lane
 Cemetery ID: TR-C140
 Atlas ID: 7439014005
 Size: 0.37 acres
 # Graves: 41
 Burial dates: 1881 to 2003

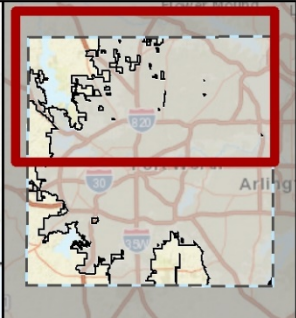
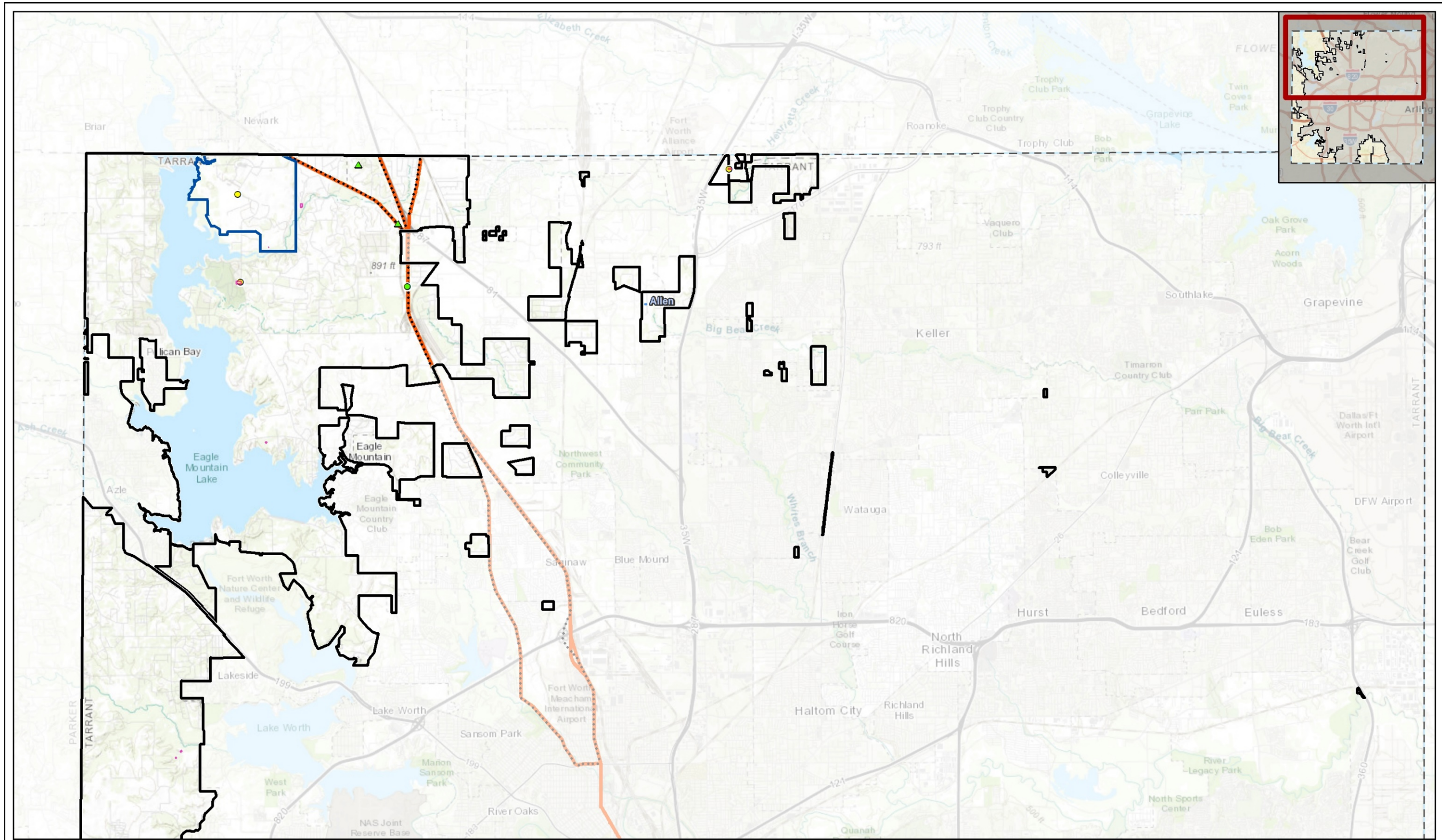


Figure A-1. Previously Designated Historic Properties and Digitally Mapped Surveyed Resources
 North Unincorporated Tarrant County, Texas
 Tarrant County Historic Preservation Plan

Unincorporated Tarrant County	Cemetery (THC)	Meridian Survey Point 2015	Willow Creek to Clear Crossing Resource 2011	Meridian Surveyed Segment
Historical Marker (THC)	Historic Texas Cemetery (THC)	Recommended Not NRHP Eligible	Not NRHP Eligible	Not NRHP Eligible
Meridian Alignment	Navy Context Boundary			

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Date: 9/21/2020

Scale: 0 to 2 Miles / 0 to 3 km

Data Sources: see report
 Basemap Source: Esri (2020)

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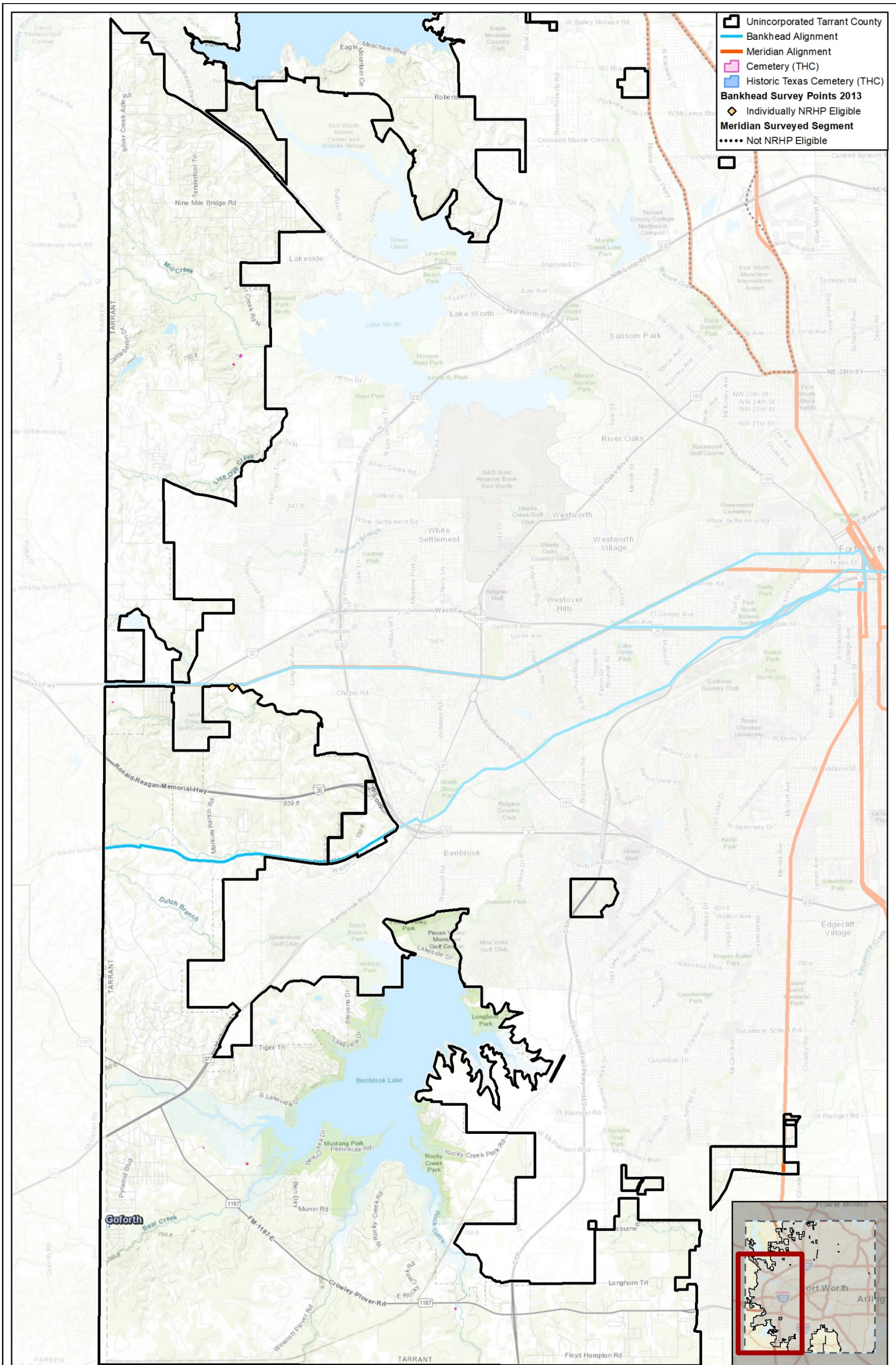




Figure A-2. Previously Designated Historic Properties and Digitally Mapped Surveyed Resources
 Southwest Unincorporated Tarrant County, Texas
 Tarrant County Historic Preservation Plan

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Data Sources: see report
 Basemap Source: Esri (2020)

0 1.5 Miles
 0 2 km

Date: 9/21/2020

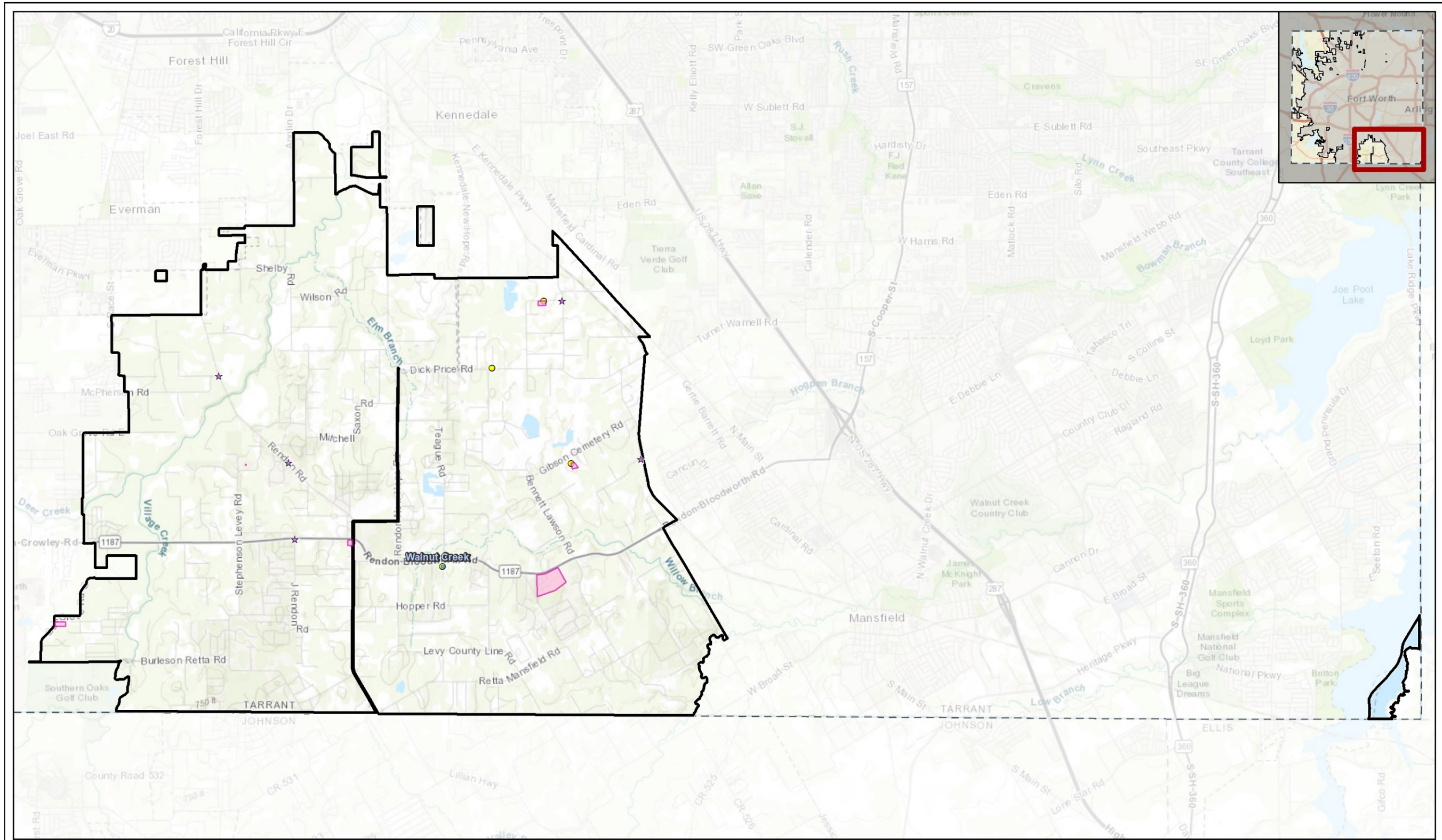


Figure A-3. Previously Designated Historic Properties and Digitally Mapped Surveyed Resources
 Southeast Unincorporated Tarrant County, Texas
 Tarrant County Historic Preservation Plan

- Unincorporated Tarrant County
- Historical Marker (THC)
- Cemetery (THC)
- Historic Texas Cemetery (THC)
- ★ Previously Surveyed Property (THC)

Data Sources: see report
Basemap Source: Esri (2020)

Date: 9/21/2020

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TARRANT APPRAISAL DISTRICT DATA AND HISTORICAL MAP ANALYSIS

This section presents the results of the analysis of TAD data and review of historical maps of unincorporated Tarrant County. To identify properties with the most potential to have historic-age resources, TAD appraisal district construction date data was compared with resources depicted on the 1955/1959 topographic maps. This section also includes the identification of parcels that may have cultural landscape potential. Tables and analyses are presented first, followed by figures.

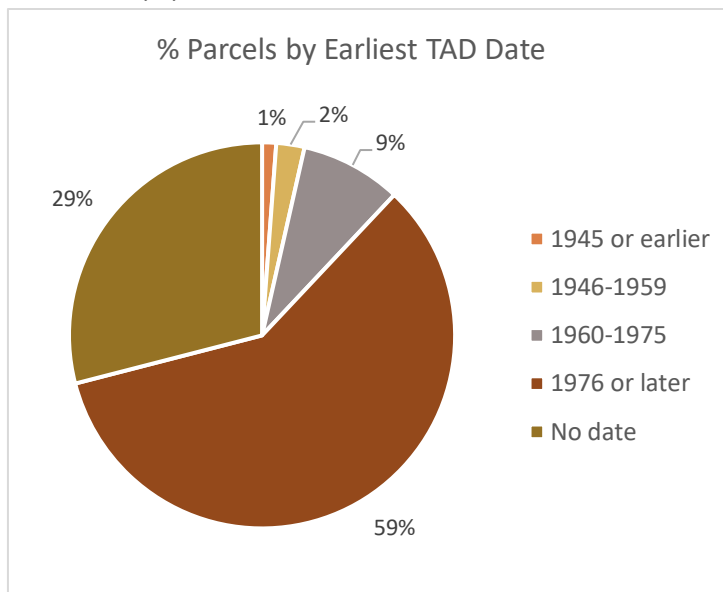
TARRANT APPRAISAL DISTRICT CONSTRUCTION DATE ANALYSIS

TAD construction dates were analyzed to identify the number and geographic distribution of parcels with pre-World War II construction dates (1945 or earlier), post-World War II construction dates (categorized as 1946–1959 and 1960–1975), and late-twentieth-century construction dates (1976 or later). The conclusion of World War II in 1945 was used as a cut-off date because building and development trends shifted after the war’s end. Of the 24,608 parcels in unincorporated Tarrant County, 12 percent have 1975 or earlier TAD dates, 59 percent have 1976 or later TAD dates, and 29 percent have no TAD dates. In total, 290 parcels have 1945 or earlier TAD dates, or 1 percent of the parcels in the unincorporated parts of the county. As depicted in figures B-1 through B-3, the pre-1946 parcels are scattered throughout the unincorporated areas of the county rather than clustered together in any one zone.

County Appraisal District Data: Take it With A Grain of Salt
 County Appraisal Districts (CADs) maintain several data points for each parcel in the county that inform property valuation, including construction dates for improvements. Though CAD construction dates are generally relatively reliable, they can sometimes be inaccurate or missing. Historic preservation professionals always take CAD dates with a grain of salt and confirm construction dates through physical inspection and research. For example, a building with a CAD date of 1900 may actually have been constructed much earlier. And some property types, like public schools, religious institutions, and municipally owned properties are eligible for property-tax exemptions. Thus, year-built data for these types of parcels is often not listed. The absence of a construction date, or even classification as vacant land with no listed improvements does not necessarily mean that there are no buildings or structures on the property. CAD data is a valuable tool, but it is not without limitations.

Table 5-3. Number of parcels in unincorporated Tarrant County by earliest TAD date.

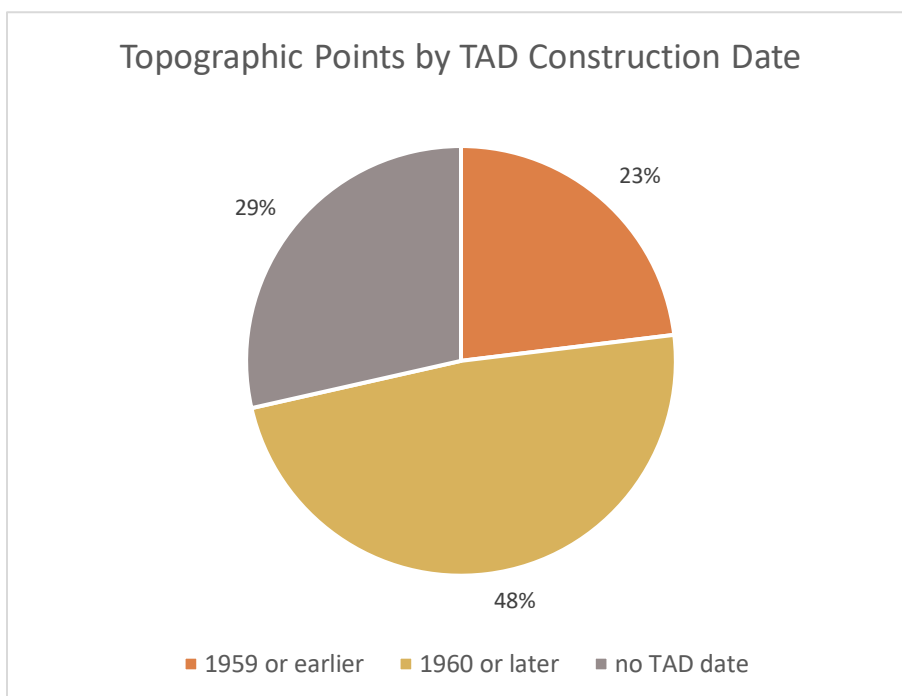
Earliest TAD Date	No. Parcels
1945 or earlier	290
1946-1959	582
1960-1975	2,085
1976 or later	14,511
No date	7,140
Total	24,608



Notes: Building construction date reflects the earliest building improvement date for each parcel from TAD. Building construction dates from appraisal districts may be inaccurate and are used for preliminary analysis only. Professional architectural historians verify construction dates during fieldwork.

1955/1959 TOPOGRAPHIC MAP ANALYSIS

As noted in the methodology section, topographic quadrangle maps produced by the USGS were used because they depict buildings and other built resources (outside of intensely developed urban areas). The earliest topographic quadrangle maps available for the county were used, which were produced in 1955 or 1959, depending on the geography. Approximately 2,705 built resources are depicted on 1955/1959 topographic maps of unincorporated Tarrant County (figs. C1–C3 below) (USGS 1955, 1959).⁹ When joined to current parcel data, 1,812 parcels have built resources depicted on the topographic maps. Of these, 418 (23 percent) also have 1959 or earlier TAD building construction dates, suggesting extant historic resources (see Appendix F – Table 1). A remaining 1,394 parcels (77 percent) with resources depicted on the topographic maps have 1960 or later TAD dates or no TAD date, suggesting the resources on the maps may not be extant; however, survey would be required to confirm this.



POTENTIAL CULTURAL LANDSCAPE ANALYSIS

Across Tarrant County, 245 large properties (defined as 10 acres or more) with 1960 or earlier TAD dates have been identified for their cultural landscape potential. Of these, 63 properties are in unincorporated Tarrant County (see table 5-4 below). These properties are depicted in figures D1–D6 below and included in Appendix F – Table 3. Additional properties with potential to be significant as cultural landscapes may be identified through windshield-level surveys and public input.

Table 5-4. Number of parcels in Tarrant County with 10+ acres and 1960 or earlier TAD dates.

Location	No. Parcels
Unincorporated Tarrant County	63
Arlington	20
Azle	4
Benbrook	6
Colleyville	2
Crowley	1
Eules	1
Fort Worth	98
Grapevine	7

Table 5-4. Number of parcels in Tarrant County with 10+ acres and 1960 or earlier TAD dates.

Location	No. Parcels
Haslet	4
Hurst	1
Keller	5
Kennedale	4
Lake Worth	1
Mansfield	7
North Richland Hills	3
Pantego	1
River Oaks	2
Saginaw	5
Southlake	6
Westlake	1
Westover Hills	2
Westworth Village	1
Total	245

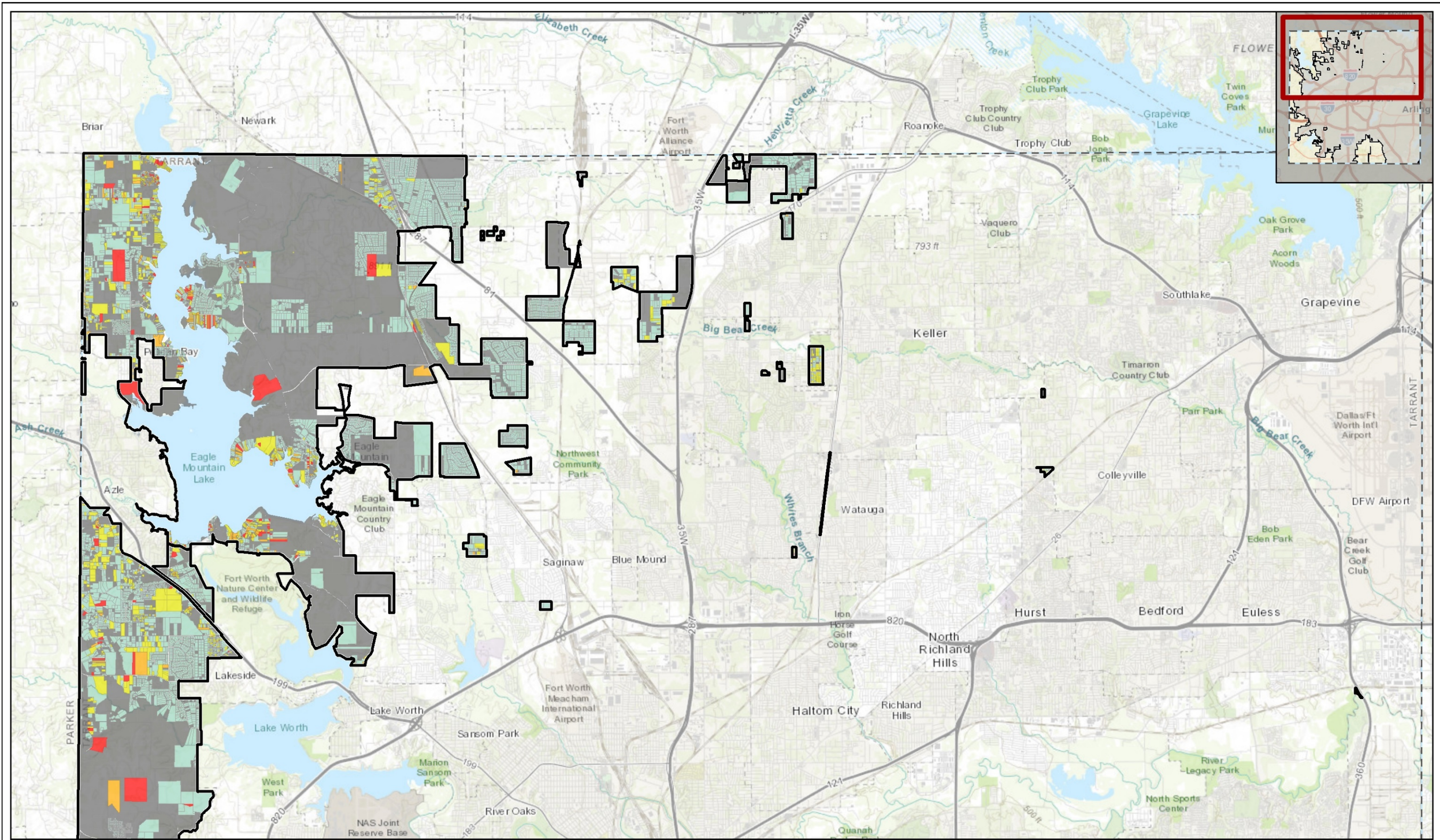


Figure B-1.
Building Construction Dates
 North Unincorporated Tarrant County, Texas
 Tarrant County Historic Preservation Plan

Unincorporated Tarrant County	1946-1959	No date available
Tarrant Appraisal District Parcel	1960-1975	
Date of Construction	1976 or later	
1945 or earlier		

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Data Source: TAD (2019)
Basemap Source: Esri (2020)

Date: 5/18/2020

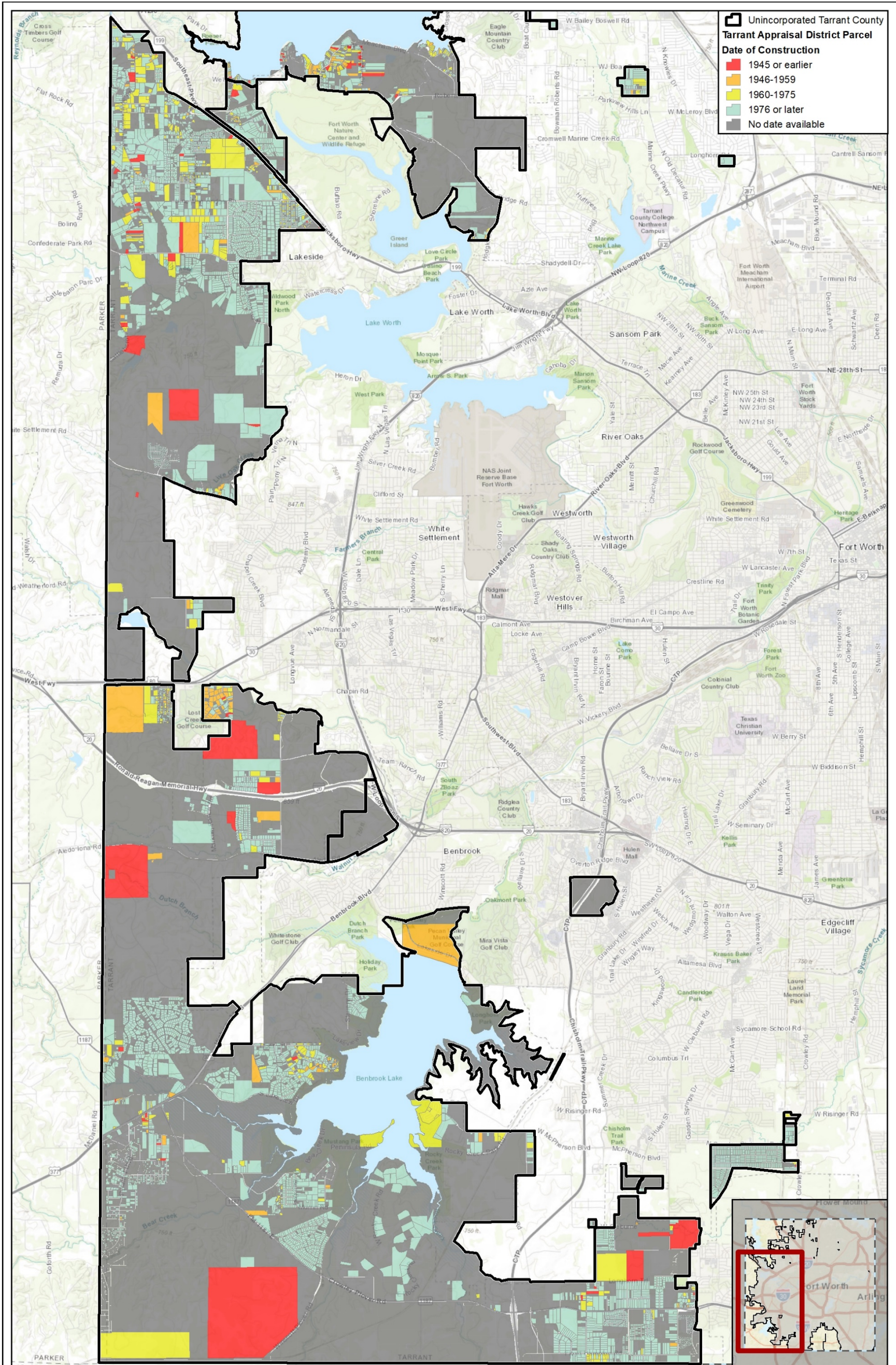




Figure B-2.
Building Construction Dates
 Southwest Unincorporated Tarrant County, Texas
 Tarrant County Historic Preservation Plan

Data Source: TAD (2019)
 Basemap Source: Esri (2020)

0 1.5 Miles
 0 2 km

Date: 5/18/2020

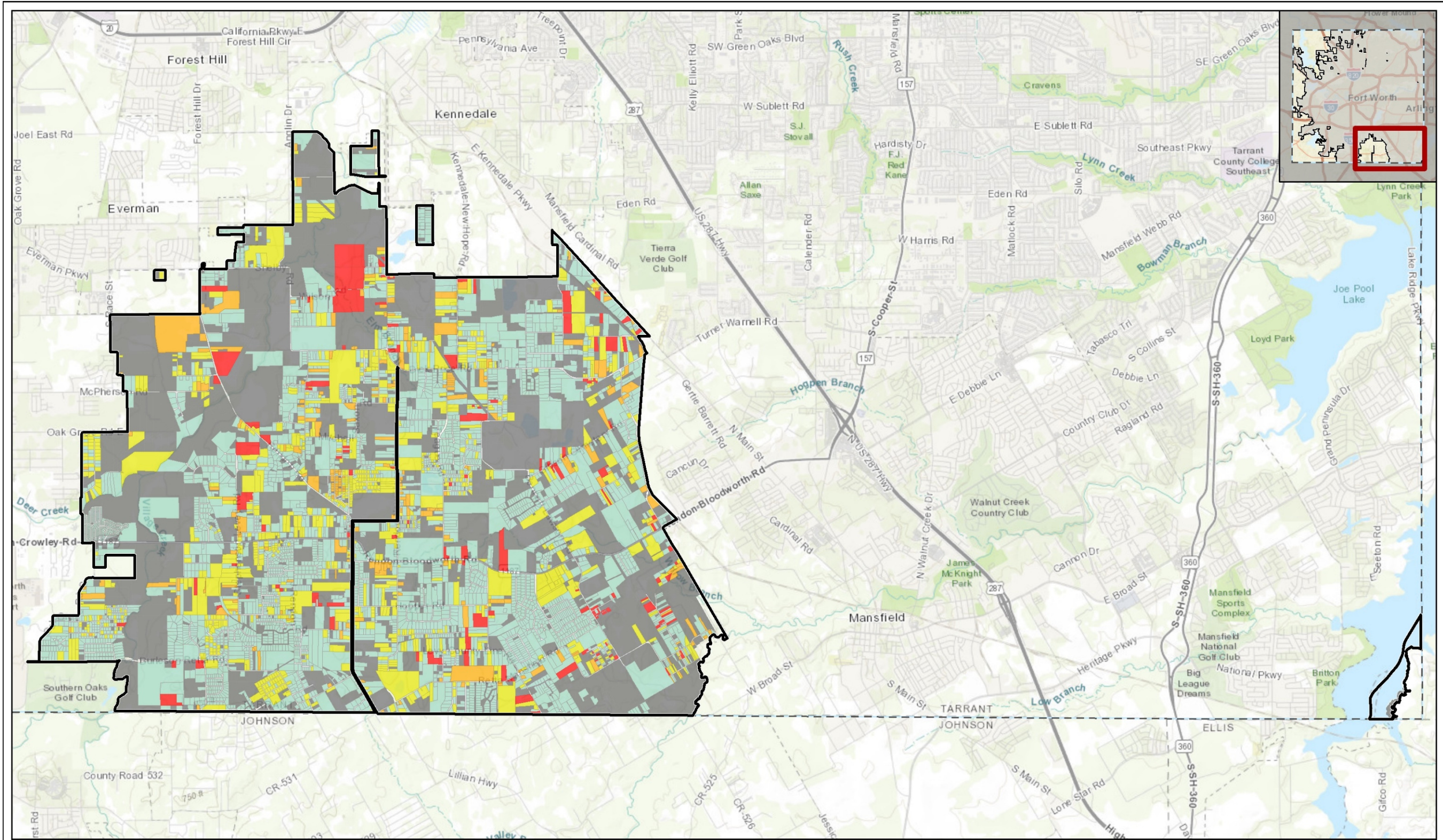


Figure B-3. Building Construction Dates
 Southeast Unincorporated Tarrant County, Texas
 Tarrant County Historic Preservation Plan

Unincorporated Tarrant County
 1946-1959
 1960-1975
 1976 or later
 No date available
 1945 or earlier

Data Source: TAD (2019)
 Basemap Source: Esri (2020)
 Date: 5/18/2020

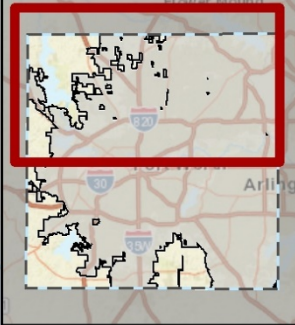
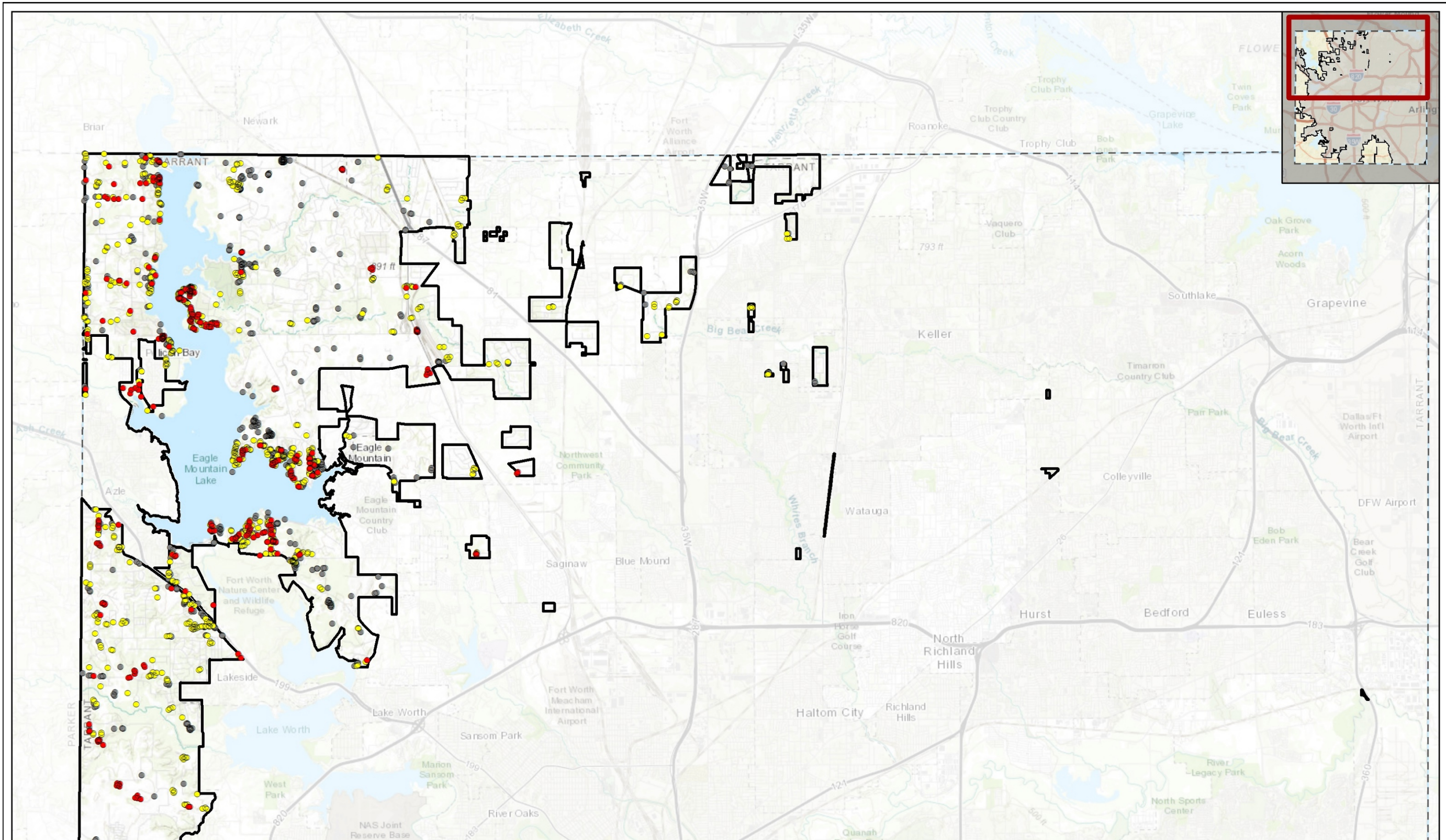


Figure C-1. Location of Built Resources on 1955/1959 Topographic Maps and TAD Dates
 North Unincorporated Tarrant County, Texas
 Tarrant County Historic Preservation Plan

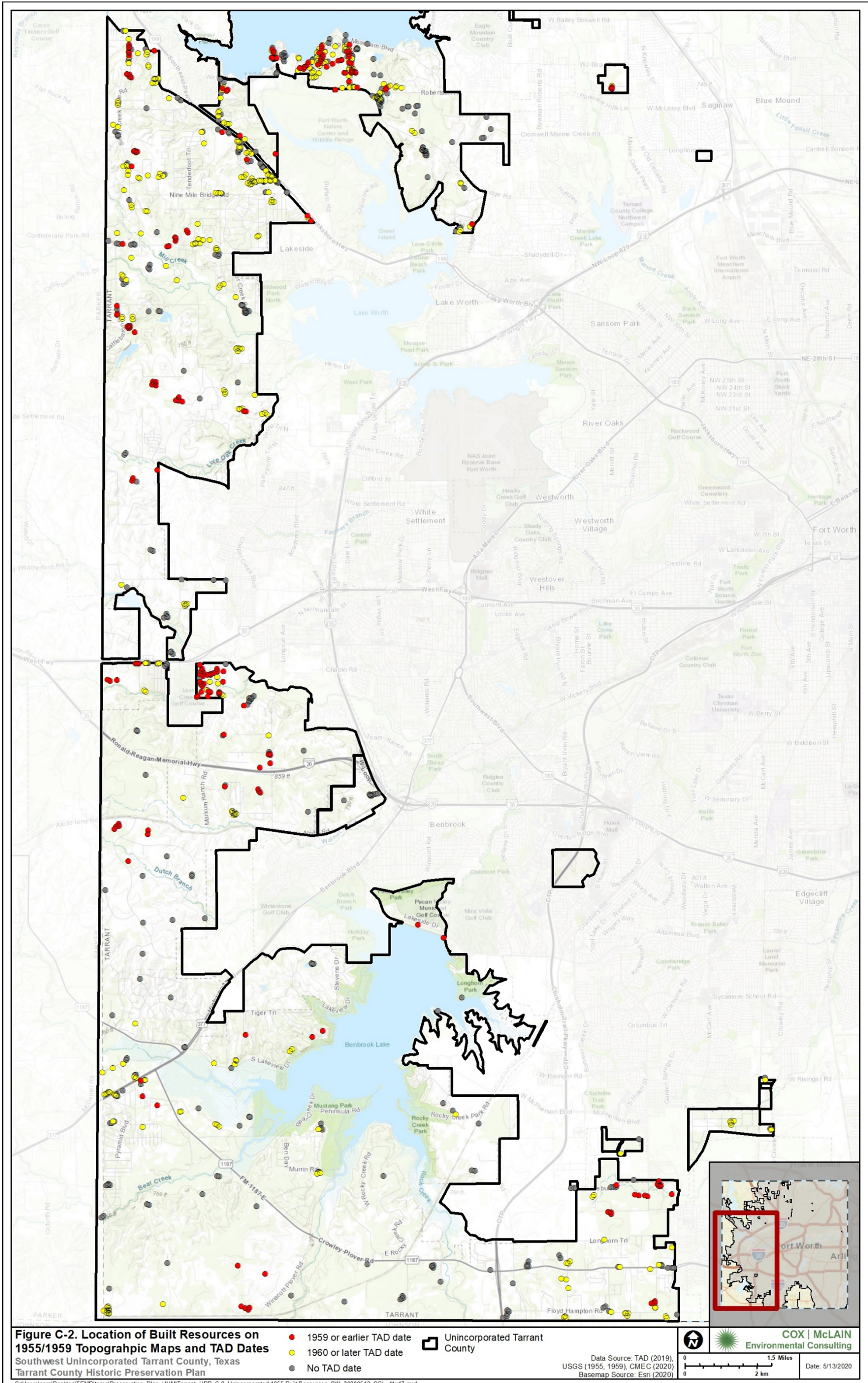
- 1959 or earlier TAD date
- 1960 or later TAD date
- No TAD date
- Unincorporated Tarrant County

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Data Source: TAD (2019)
 Basemap Source: Esri (2020)

Date: 5/13/2020

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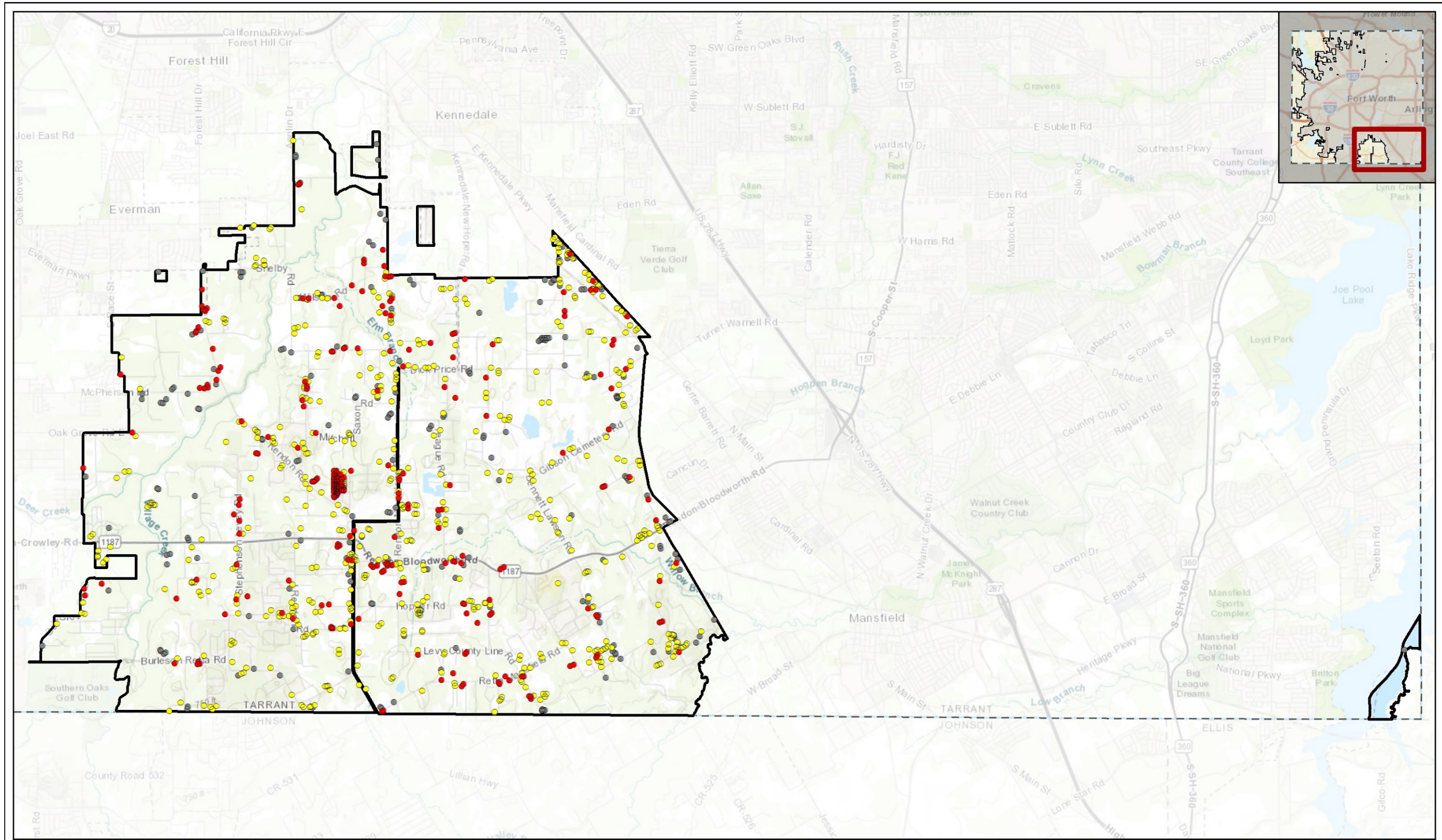


Figure C-3. Location of Built Resources on 1955/1959 Topographic Maps and TAD Dates Southeast Unincorporated Tarrant County, Texas Tarrant County Historic Preservation Plan

- 1959 or earlier TAD date
- 1960 or later TAD date
- No TAD date
- Unincorporated Tarrant County

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Data Source: TAD (2019), USGS (1955, 1959), CMEC (2020)
Basemap Source: Esri (2020)

Date: 5/13/2020

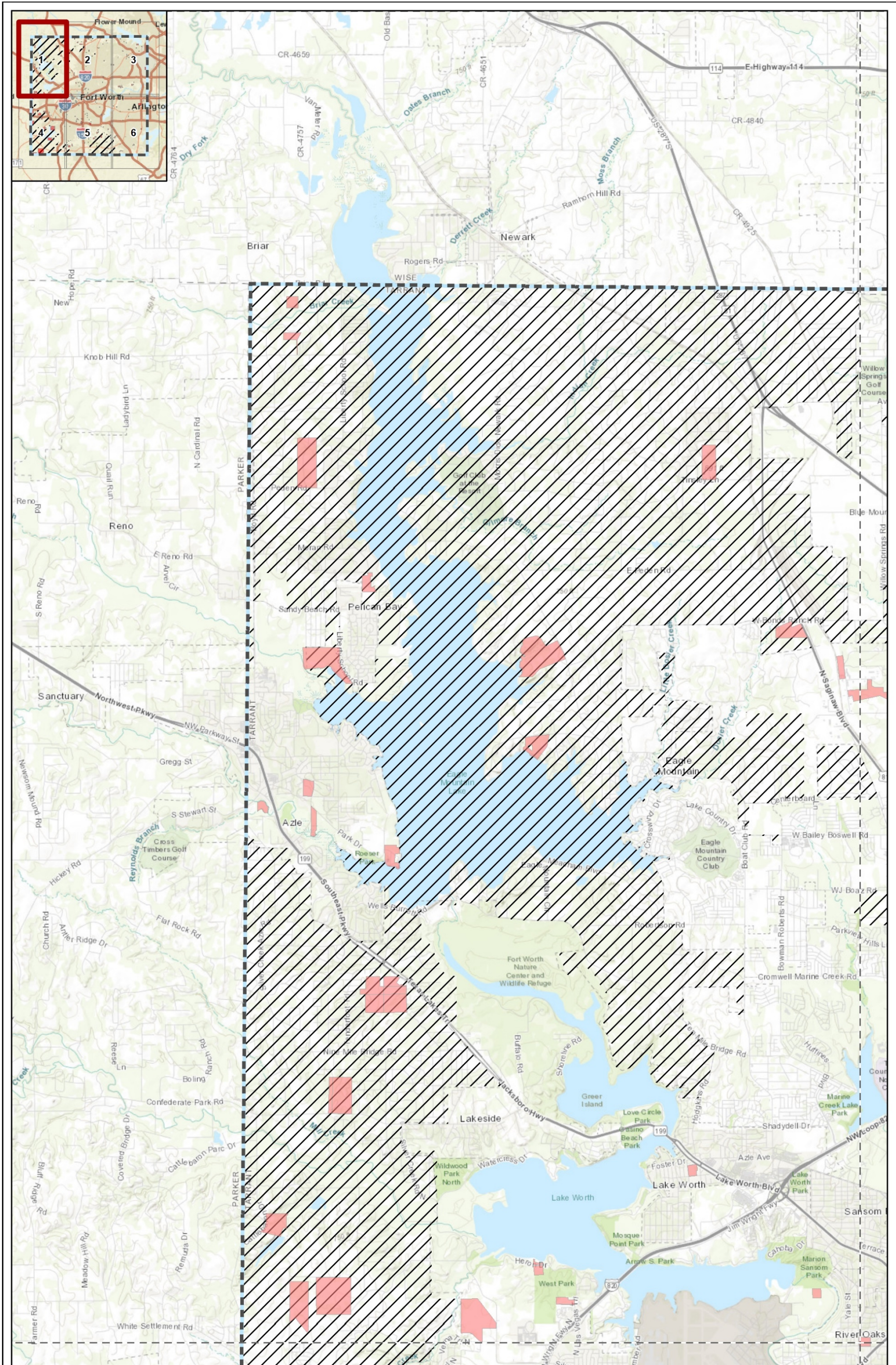


Figure D-1. Parcels with 10+ acres in Tarrant County

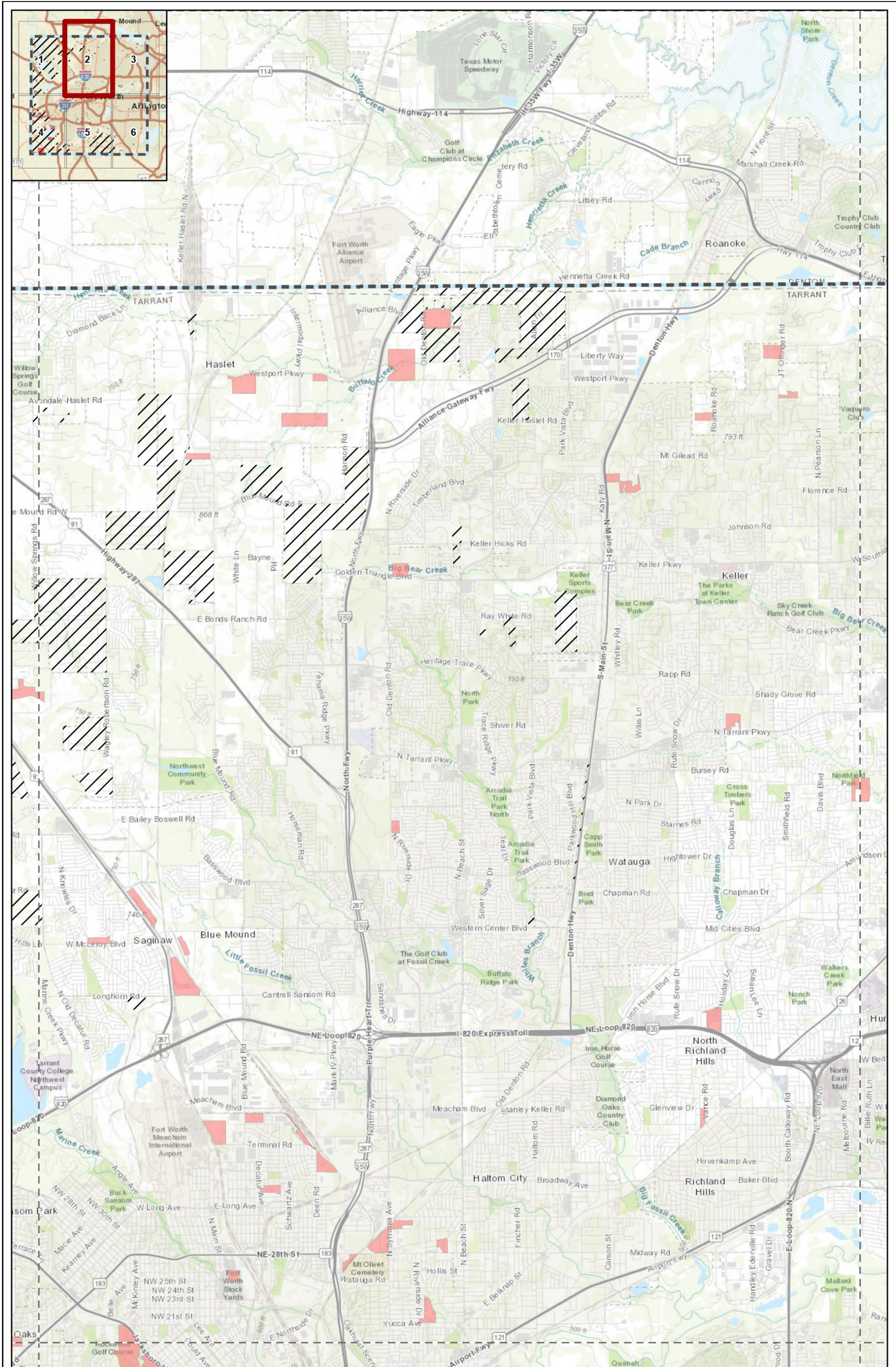
- Tarrant County
- Parcel with 10+ acres and 1960 or earlier TAD date
- Unincorporated Tarrant County
- Sheet Limits

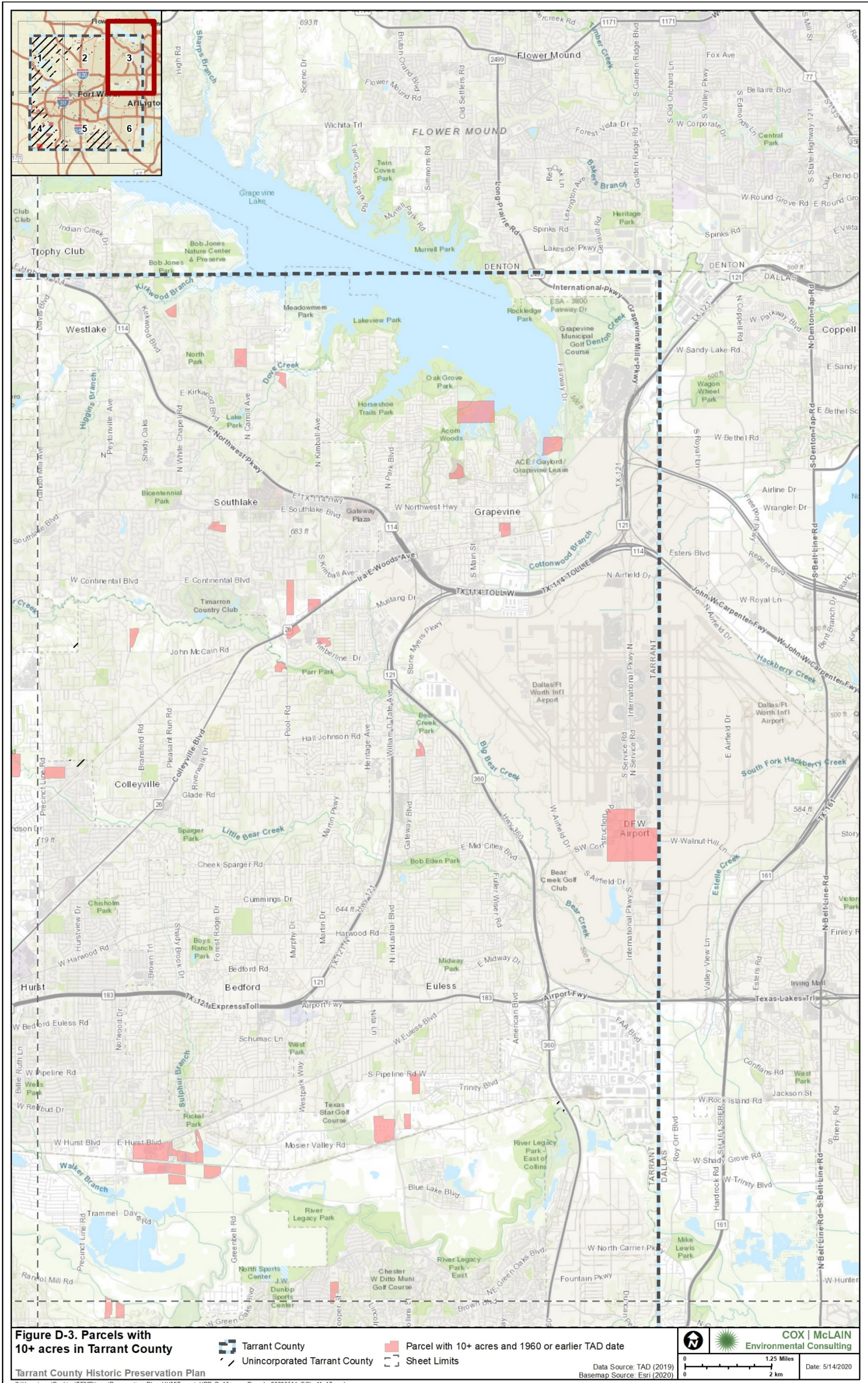
COX | McLAIN
 Environmental Consulting
 1.25 Miles
 2 km
 Date: 5/14/2020

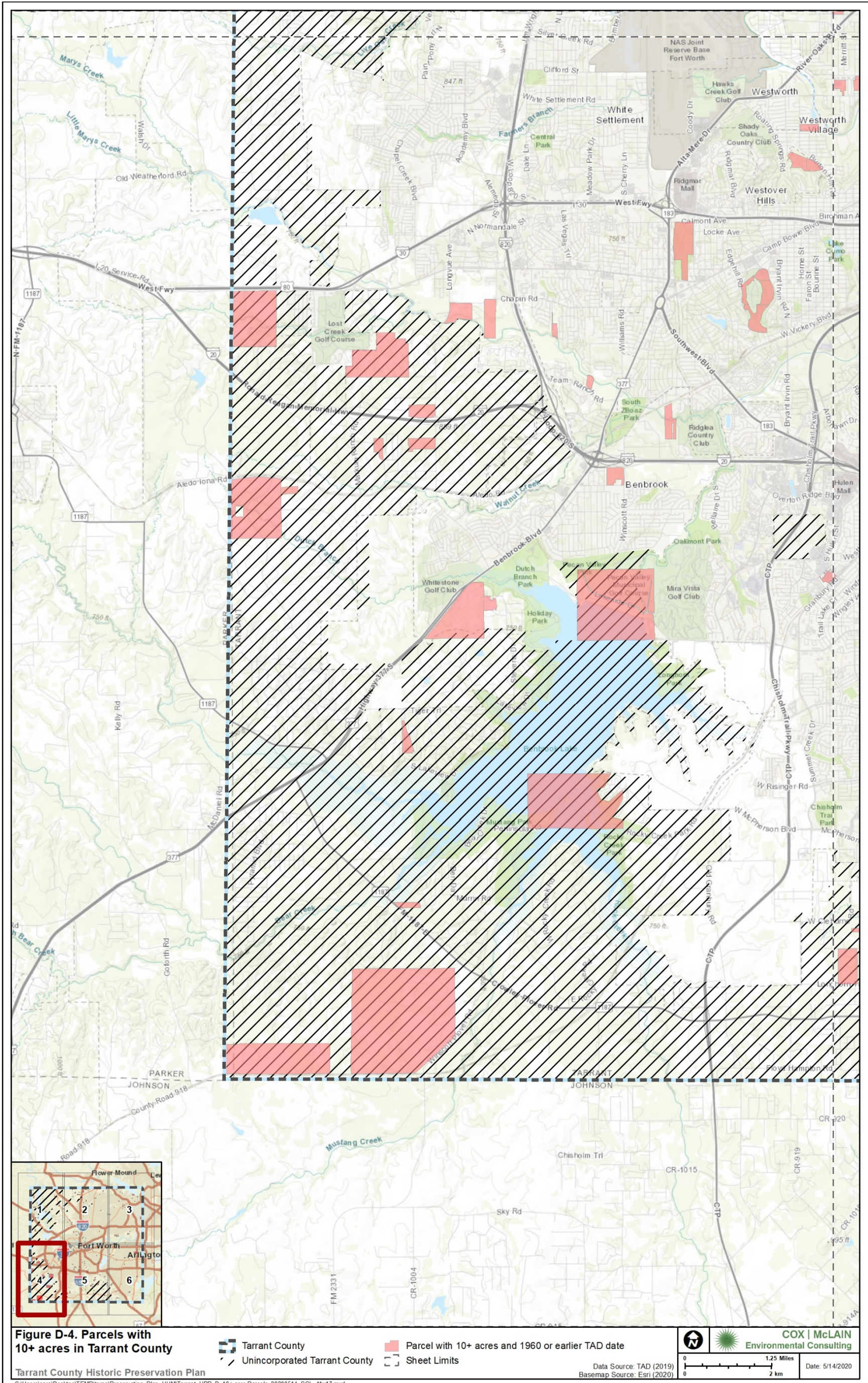
Tarrant County Historic Preservation Plan

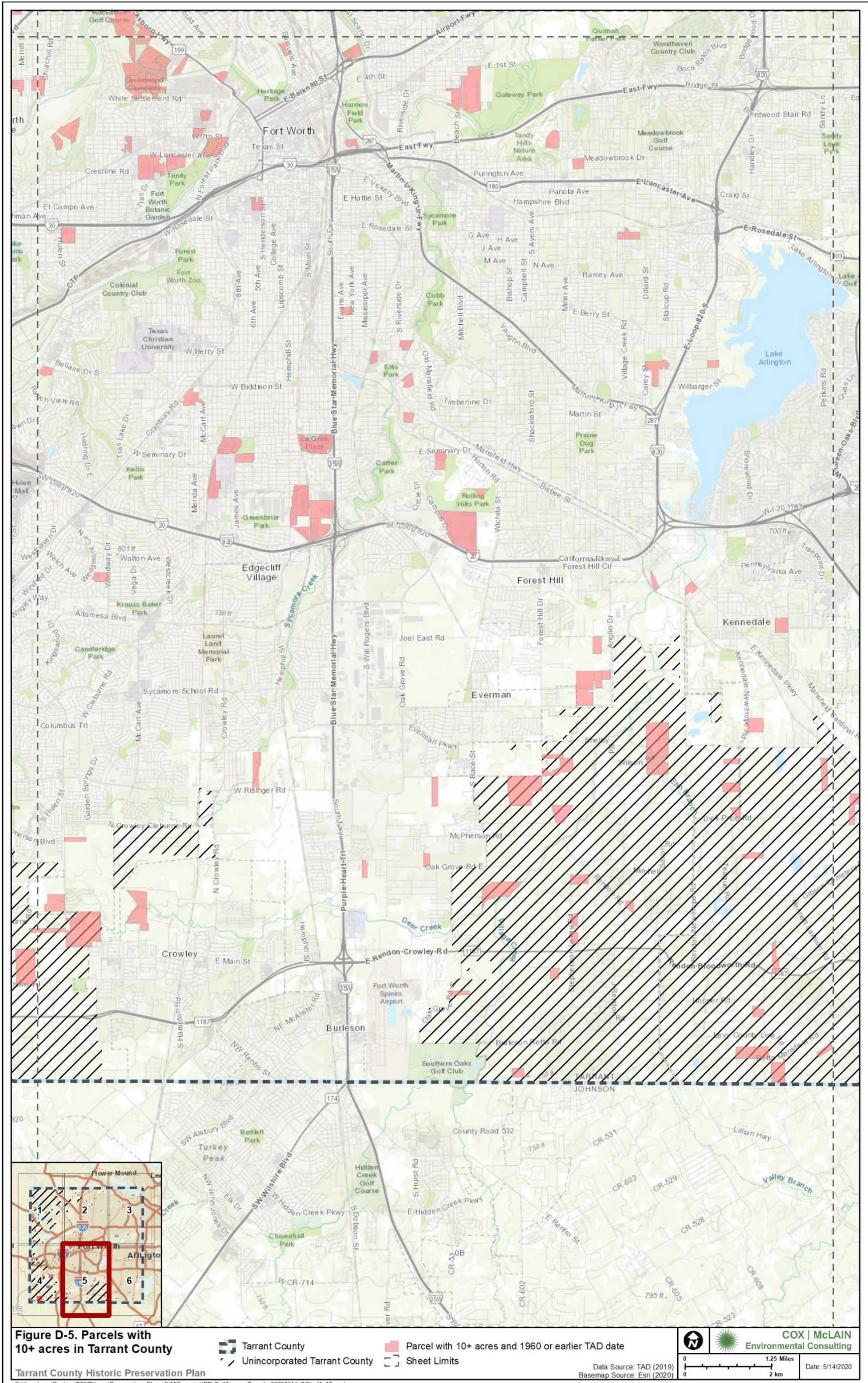
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 Basemap Source: Esri (2020)

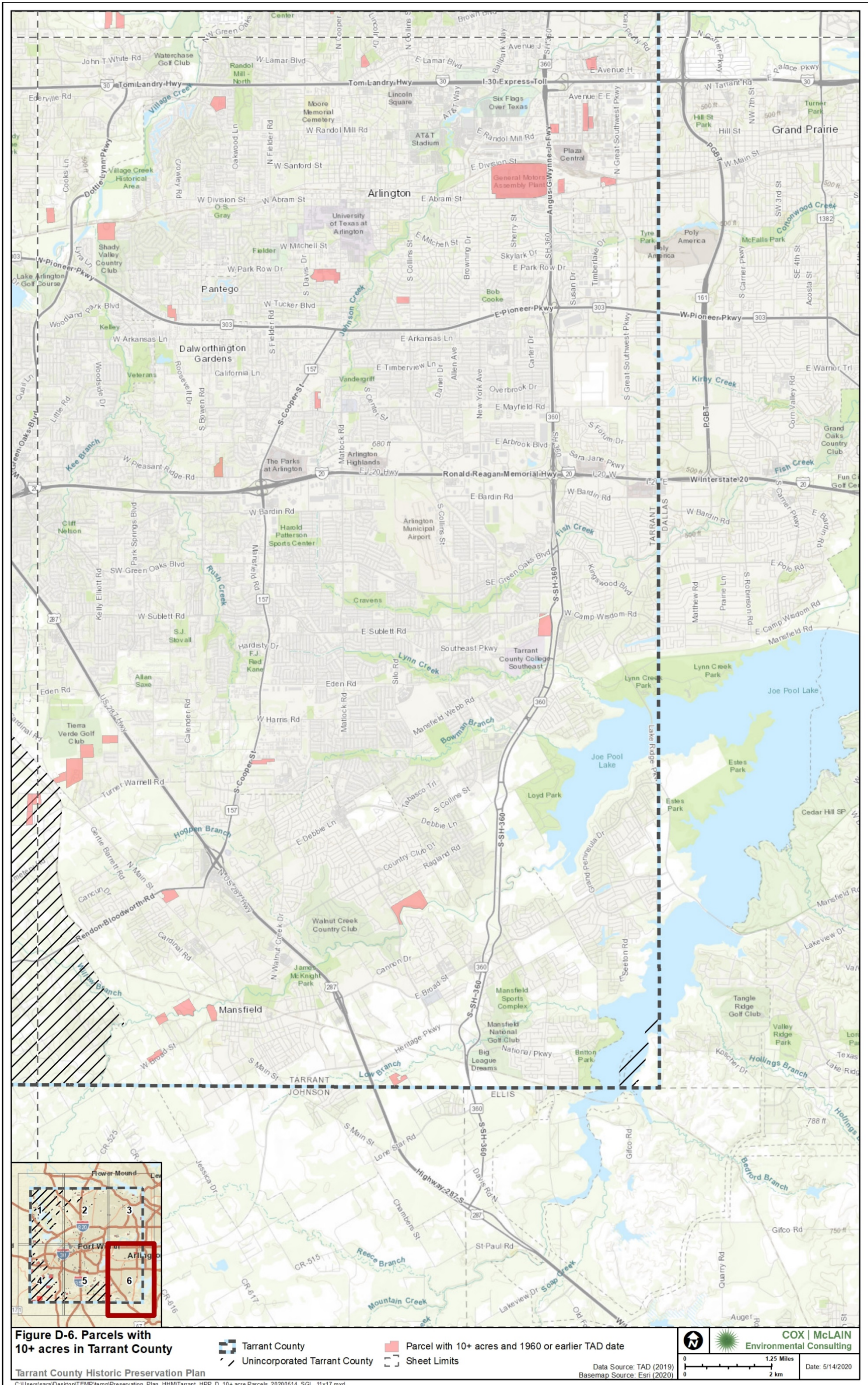
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SURVEY RECOMMENDATIONS AND COSTS FOR UNINCORPORATED TARRANT COUNTY

Despite its potential, unincorporated Tarrant County has been only minimally surveyed for historic resources in past decades, while in recent decades the area has rapidly developed. For these reasons, a comprehensive yet expeditious survey approach is recommended to meet the county’s goals and make the most of its budget. The recommended survey methodology involves development of a GIS-compatible database (Phase 1); development of thematic historic context statements (Phase 2); public involvement and windshield-level survey to identify properties, districts, and landscapes with potential historical significance (Phase 3), followed by reconnaissance-level research and documentation (Phase 4). This approach is also beneficial for its cost-effectiveness. Rather than documenting every resource within a survey area—a task that requires considerable time and labor expenses—this approach allows for coverage of a broad geographic region in a short amount of time and the identification and documentation of the county’s most important resources. As a result, time and money are not expended on resources that have low potential to be eligible historic properties.

The result of a windshield-level survey is a list of properties for which additional research and documentation is recommended. For example, surveyors may review over 1,000 properties during one day of windshield-level survey fieldwork (depending on conditions such as street grid, parcel size, and number of historic-age resources) and determine that, of those properties, 50 individual resources and 1 district have potential historical significance and should be documented and evaluated for local, state, and national eligibility. A windshield-level survey can also be used to identify properties for which right-of-entry is needed to view and assess historic-age built resources not visible from the right-of-way.

Funding can be allocated in phases:

- Preparatory Work (Ongoing, FY 2022–2025)
- Phase 1. Database Development and GIS Mapping of Prior Survey Data (FY 2022)
- Phase 2. Thematic Historic Context Statements for Unincorporated Tarrant County (FY 2023)
- Phase 3. Windshield-Level Survey of Unincorporated Tarrant County (FY 2024)
- Phase 4. Reconnaissance-Level Survey of Unincorporated Tarrant County (FY 2025)

Work recommended to complete this approach is outlined below, along with survey-related tasks, cost estimates, timeline, and staffing recommendations. Additional details about the tasks required to complete Phases 1 and 2 are provided in the sample scopes of work at the end of each phase’s description.

PREPARATORY WORK

Ongoing (Phases 1–4, FY 2022–2025)

Recommended Staffing

County Historic Preservation Officer and/or new County Survey Coordinator, who will join the Historic Preservation Staff in as a seven-year project employee from FY 2024 through FY 2030 (see [Goal 4: Enhance Public Policies Encouraging Preservation](#)).

Finding and hiring qualified professionals helps insure the reliability of historic contexts and survey data. Professional consultants completing CLG-funded surveys should meet or exceed the *Secretary of the Interior’s Professional Qualification Standards* – as should County staff overseeing survey contracts. Requests for Proposals (RFPs) should include these qualifications as minimum requirements. Additionally, RFPs should request information about consultants’ familiarity with the history and architecture of Tarrant County and examples of successful completion of other historic resources surveys, especially those done to THC standards with CLG funding. Make sure that qualified consultants are aware of RFPs by posting them on county vendors lists and also emailing them to consultants that have completed approved CLG-funded projects in the past. Contact the [THC’s CLG coordinator](#) to obtain a list of these consultants.

A variety of grant opportunities are available to fund historic resources surveys. A list of grants from various federal, state, and local agencies and foundations is provided in under the heading “Funding

Sources for Historic Resources Surveys” (page 5-57) and table 5-13 (page 5-58) along with application deadlines, award amounts, and websites where more information can be obtained. Review of these opportunities and completion of applications is a recommended first step to support the county’s upcoming survey efforts. Many of the grants require a match from the applicant; during this phase, the County should secure matching funds from County appropriations. Preparatory work should also include development of a Request for Proposals (RFP) from consultants to perform the work, leveraging the sample scopes of work provided. This process may be concurrent with grant execution for subsequent phases. A final key action in this phase will be hiring a qualified County Survey Coordinator with large-scale survey experience, as recommended under *Goal 4: Enhance Public Policies Encouraging Preservation*.

A Qualified Staff Survey Coordinator is Essential to the Success of a Large-scale Survey Effort

The County should seek and retain a qualified historic resources professional with substantial experience planning and executing large-scale historic resources surveys using digital technologies and managing consultants. A person in this role is essential for accomplishing the tasks required in this Survey Plan. They would be responsible for keeping up to date with best practices and current survey technologies for large-scale projects, overseeing the entire survey project, drafting scopes of services, communicating with and managing the work of consultants, serving as a liaison to project stakeholders, and acting on behalf of municipalities that have entered interlocal agreements, among other tasks.

PHASE 1. DATABASE DEVELOPMENT AND GIS MAPPING OF PRIOR SURVEY DATA (FY 2022)

Recommended Staffing

All tasks performed by cultural resource management consultants with database development experience, with oversight and coordination by County Historic Preservation Officer

Historic resources surveys result in a large amount of data that is most useful when it is readily accessible to be searched, sorted, filtered, and updated, as well as viewed on a GIS-based map. Converting prior survey data into a GIS-compatible format leverages investment in prior surveys, ensuring that the information can be used for ongoing preservation planning and management for decades to come. Creating a GIS-compatible database with these features as the first step within this Survey Plan also maximizes the utility of all future survey data for County planning and management. To help streamline future fieldwork (recommended under Phases 3–6), the structure of the database will use drop-down menus that facilitate consistent data encoding. All fields of data and drop-down menu options will comply with the requirements of the THC’s CLG grant program. Currently, both the THC and the NPS are developing standardized GIS-compatible databases for future historic resources surveys. This Survey Plan assumes that the database developed in Phase 1 will build upon either the THC database or the NPS database (“CRSurveyor”), based upon consultation with the THC in FY 2022.

Previous historic resources survey data is an invaluable tool for understanding how properties change over time and can serve as a reference for future surveys. The use of GIS technology is now the norm for historic resources surveys; however, until recently, surveys were completed on paper forms and maps. The THC has made an effort to review paper surveys, including the HPCTC’s survey collection, and digitize the documentation and geographic location of each previously surveyed resource in the “Surveyed Resources” layer of the THC Atlas, a GIS-based database. However, the Atlas data is incomplete and often inaccurate. Before a large-scale survey effort is underway, the previously surveyed properties throughout Tarrant County in the HPCTC collection could be completely mapped in GIS with the accompanying survey data, including recommendations. In addition, the addresses and GPS coordinates of prior survey records in the Atlas should be checked for accuracy. The tasks below detail a recommended process for digitizing the data in GIS.

Why is Prior Survey Data Often Inaccurate or Incomplete in the THC Atlas?

The process of mapping previously recorded survey data is challenging because of address changes, the use of cross streets or mail delivery route numbers instead of street addresses (e.g., "Stuart Road at Foster Road," or "Route 1, Box 77, Avondale-Haslet Road"), and survey maps that were not drawn to scale. As a result, unfortunately, many resources in the THC's Surveyed Resources layer are incorrectly mapped or not mapped at all, including resources documented in the HPCTC's historic resources survey collection. Additionally, the THC Atlas layer does not distinguish between resources that were simply documented as part of a historic resources survey and those that were recommended eligible for the NRHP.

During this task, the County should also work to develop a website where the results of the survey can be posted with a GIS-based map of state and National Register-recommended properties, districts, and landscapes. The website should also include information about tax incentives available to owners of historic properties and links to the THC website on how to pursue state and national designation (as detailed under *Goal 2: Promote Economic Benefits and Incentives*, *Goal 3: Increase the Number of Historic Designations*, and *Goal 6: Continue Public Outreach and Involvement*).

Phase 1 Tasks

TASK 1. PROJECT INITIATION AND COMMUNICATION

- Hold a conference call with the consultant, Tarrant County Historic Preservation Officer, and the THC's CLG coordinator and survey coordinator to:
 - Discuss the pros and cons of the THC standard database and the NPS standard database ("CRSSurveyor")
 - Develop a prioritized list of desired database features to help meet the goals of future phases of this Survey Plan, other goals within this Historic Preservation Plan, and all THC requirements for CLG grant projects – likely including the following:
 - Compatibility with ArcGIS Online
 - Windshield-level survey form including all fields of data required under Phase 3 below
 - Reconnaissance-level survey form including all fields of data required under Phase 4 below
 - Vocabulary lists creating drop-down menus for each field of data, using terminology approved by the THC survey coordinator
 - Compatibility with handheld devices (like iPads) for survey
 - Ability to attach survey photographs to records during survey fieldwork
 - User-friendly desktop interface that allows County staff to query and edit data for ongoing planning and management
 - Potential for web hosting and public viewing
- Draft a letter report summarizing the meeting, noting the prioritized list of features, and recommending which existing standard database to use as the basis of this project (THC versus NPS), based on the list of desired database features developed above
- Submit the letter report to the Tarrant County Historic Preservation Officer, THC CLG coordinator, and THC survey coordinator via email
- Hold a follow-up conference call to discuss comments on the letter report
- Finalize the letter report based on feedback from the Tarrant County Historic Preservation Officer and THC

TASK 2. DEVELOP THE GIS-COMPATIBLE DATABASE

- Customize the database as recommended in the final Task 1 letter report as possible within the project budget, eliminating lower priorities from the list as the budget requires

TASK 3. INTEGRATE GIS DATA CREATED FOR THIS SURVEY PLAN

- Prior survey data with existing GIS-compatible location information was submitted to Tarrant County as part of the final package of deliverables for this Historic Preservation Plan in .kml and GIS .mxd formats
- Gather this existing data package from the Tarrant County Historic Preservation Officer and integrate it into the database platform developed under Task 1
- Verify the addresses and coordinates of all records, following the steps below:
 - Compare GIS data from the THC Atlas with TxDOT’s dataset showing previously identified resources. Because TxDOT’s data sets generally are more accurate, their data should be used as frame of reference to gauge when THC Atlas points do not align with the resources’ actual locations.
 - Look for points in the THC dataset that do not overlap with the TxDOT dataset points. Flag or make note of these THC points.
 - Look for points in the THC dataset that are not present in the TxDOT dataset. Flag these as well.
 - Look up the names of the flagged points on websites such as www.waymarking.com to find an accurate address.
 - Look up the revised address on Google Earth to confirm the accurate location of the resource.
 - Move the point of the THC Atlas’s previously identified resource to its accurate location on the map and save changes.
 - Correct addresses in the necessary field(s) in the database.
- Based on analysis of the GIS data prepared for this Historic Preservation Plan, the scope of Task 3 should incorporate a maximum of 6 resources in unincorporated Tarrant County plus 2,500 resources in incorporated municipalities

TASK 4. GEOCODE ALL LINGERING PRIOR SURVEY DATA

- Identify records within the HPCTC Phase I–VI Reports that are not currently mapped and therefore were not included within the GIS package created as part of this Historic Preservation Plan
- Using the database created under Task 1, create geocoded records for all identified lingering prior survey records, following the steps below:
 - Create a map using ArcGIS Online software with a layer for survey points. Display the “ObjectID” in the label.
 - Create an Excel table with the following columns:
 - Survey name
 - Survey date
 - Survey ID #
 - Survey address
 - Current address
 - City
 - Name(s)
 - Date(s)
 - Survey description
 - Individual recommendation
 - District recommendation
 - GIS Object ID
 - Notes

- Identify the portions of the HPCTC surveys where resources did not have geocoded locations and, therefore, were not included in the geodata package prepared as part of this Historic Preservation Plan. Copy and paste the information about these resources into the Excel table (use one row per surveyed resource; if a resource was documented in more than one year, separate the data for each year with a semicolon and include the survey year in parenthesis after each year’s data, e.g.:
 - 123 Main Street (1986); 123-125 Main Street (1990)
- Using the address information, maps, contact sheets, and description of the resource provided in the survey reports, identify the geographic location of each resource in the table in the ArcGIS map, and place a survey point on the center of the building, object, site, or structure. If the precise location cannot be determined, place a point in the center of the parcel. Significant research will be required to locate some resources (e.g., those with mail delivery route information instead of a street address, like “Route 1, Box 77, Avondale-Haslet Road”), involving review of historical maps, archival documents, historic aerials, Google StreetView, and other sources.
 - After a point has been added, record the GIS Object ID in the Excel table
 - Record notes in the Excel table, as appropriate, such as “Appears to be one of several buildings on this property. Confirm during survey” or “May have been demolished. Confirm during survey.”
- In GIS, join the Excel table with the GIS layer.
- This Survey Plan assumes a maximum of 80 unmapped resources in unincorporated Tarrant County plus a maximum of 1,810 resources in incorporated municipalities; if more unmapped resources are found during the course of the project, costs for GIS mapping may need to recur in additional fiscal years.

TASK 5. DATABASE CONSOLIDATION AND HOSTING

- Integrate this data with the data prepared under Task 2, resulting in a comprehensive database of all prior countywide survey data
- Deliver the database in GIS-compatible electronic format to Tarrant County and the THC, along with any required report components in PDF and/or hard copy format per applicable grant agreement(s)
- Communicate with Tarrant County IT staff as necessary to host the data on the Tarrant County website
- Provide one online training webinar for the Tarrant County Historic Preservation Officer to demonstrate how to view, query, and update the database

Phase 1 Cost Estimate

Table 5-5. Estimated costs for Phase 1 Database Development and GIS Mapping.

Phase	Assumptions	Cost Range ¹⁰
Phase 1 Database Development and GIS Mapping	- NPS CRSurveyor or comparable THC standard database to be used as basis for database platform	\$70,000 - \$35,000 CLG grant + \$35,000 County match
	- Database will be compatible with ArcGIS online	
	- Database will meet all THC requirements	
	- Prior survey records will be geocoded, but survey data, such as style and materials, will not be encoded until future reconnaissance survey phases given the possibility of alterations over time	
	- Prior survey addresses and coordinates will be vetted for a maximum of 6 unincorporated resources + 2,500 municipal resources	

Table 5-5. Estimated costs for Phase 1 Database Development and GIS Mapping.

Phase	Assumptions	Cost Range ¹⁰
	<ul style="list-style-type: none"> - Mapping previously unmapped resources will include a maximum of 80 unincorporated resources + 1,809 municipal resources - Database interface will be user-friendly for future field survey, ongoing data management by Tarrant County and municipal staff, and public viewing 	

Sample Scope of Work: Phase 1

Phase 1 Database Development and GIS Mapping of Prior Survey Data

Scope of Services

The objectives of the project are to:

- o Build a GIS-based database to collect and manage existing and future survey data.
- o Consolidate the geolocations of all known previously identified resources in Tarrant County within a single database.
- o Geocode locations of identified resources in prior survey reports.
- o Consolidate prior survey data countywide into a single comprehensive database.
- o Make the database accessible for future county planning and management, as well as viewing by the public.

Tasks/Requirements

- o *Task 1. Project Initiation and Communication*
 - <CLIENT> shall meet with the Consultant and THC to discuss database options and priorities.
 - The Contractor shall prepare a draft letter report summarizing priorities and recommended database platforms.
 - <CLIENT> shall provide comments on the draft letter report
 - The Contractor shall prepare a final letter report addressing comments
 - The deliverables shall include one (1) draft letter report, submitted electronically one (1) final letter report, submitted electronically.
- o *Task 2. Develop GIS-Compatible Database*
 - <CLIENT> shall furnish to the Contractor a geodatabase compatible with ArcGIS online according to the Task 1 final letter report.
 - The deliverable shall include one (1) blank geodatabase, submitted electronically.
- o *Task 3. Integrate GIS Data Created for Survey Plan*
 - The Contractor shall integrate all GIS data for prior survey records gathered for this Survey Plan into the database, checking and correcting coordinates and addresses as necessary.
 - The deliverable shall include one (1) geodatabase joined to prior survey data compiled for this Historic Preservation Plan, with addresses and coordinates vetted, assuming a maximum of 6 resources in unincorporated Tarrant County plus 2,500 resources in incorporated municipalities, submitted electronically.
- o *Task 4. Geocode All Lingered Prior Survey Data*
 - The Contractor shall geocode all data from prior survey reports using a format compatible with the geodata prepared as part of this Historic Preservation Plan.
 - The deliverable shall include one (1) geodatabase of all additional resources from the HPCTC Phase I-VI Reports, assuming a maximum of 80 previously unmapped resources in unincorporated Tarrant County plus 1,810 previously unmapped resources in incorporated municipalities, submitted electronically.
- o *Task 5. Database Consolidation and Hosting*
 - The Contractor shall consolidate all prior survey data into a single comprehensive database.
 - The Contractor shall deliver the database to Tarrant County and the THC in electronic format.
 - The Contractor shall communicate with Tarrant County IT staff to host the database on the Tarrant County website.
 - The Contractor shall host one online webinar to demonstrate viewing, querying, and updating the database.
 - The deliverable shall include one (1) geodatabase consolidating all prior survey data gathered under both Task 3 and Task 4, submitted electronically, plus any required report components in PDF and/or hard copy format per applicable grant agreement(s).

PHASE 2. THEMATIC HISTORIC CONTEXT STATEMENTS FOR UNINCORPORATED TARRANT COUNTY (FY 2023)

Recommended Staffing

All tasks performed by cultural resource management consultants with oversight and coordination by County Historic Preservation Officer

A historic context statement is a written document that provides the framework for evaluating properties for historical significance. It documents the historical events, trends, and people important to the physical development of a community. A series of thematic historic context statements should be developed in advance of survey work to help surveyors understand the built environment and make assessments regarding individually eligible resources, historic districts, and preservation priorities. Some grant funding sources—including the THC’s CLG grants—require a historic context, and completing it upfront will help keep subsequent survey tasks affordable. The scope of the thematic historic context statements should be limited to the unincorporated areas of Tarrant County. Additionally, historic context statements are not intended to be a comprehensive community history, but rather a tool for surveyors. A thematic historic context statement is organized by broad themes—such as Settlement, Agriculture, Institutions and Infrastructure, and Architecture—and then by subthemes, as appropriate. Narrative statements of significance, period(s) of significance, area(s) of significance, relevant property types, and evaluation criteria are identified for each theme and subtheme. The number of thematic context statements developed will depend upon the project budget. Refer to the sample scope of work (page 5-41) for additional detail.

Phase 2 Tasks

The tasks below define the steps necessary to complete the thematic historic context statements for unincorporated areas of Tarrant County.

TASK 1. RESEARCH DESIGN

The research design should begin by selecting the themes to be addressed, corresponding to the number of historic context statements included in the scope of work. For each selected theme, the research design will define the outline for the thematic historic context statements, estimated page lengths for each context statement (initially assumed to total approximately five pages per theme), research questions, anticipated sources (assumed to be secondary sources only), and a preliminary bibliography. It should also include a review of designated historic properties and districts and NRHP-eligible properties and districts. Sources to consult would include the THC Atlas; TxDOT’s *Historic Districts and Properties of Texas Map* and *NRHP Listed and Eligible Bridges of Texas Map*; surveys conducted by the THC, HHM, and CMEC; and the resources recommended eligible in the HPCTC’s historic resources survey collection. The locations of these properties should be confirmed and mapped in GIS along with the survey area boundaries. Also as part of this process, the HPCTC survey data (documented resources that were not recommended eligible) should be reviewed and compared with the THC Atlas’s survey data to confirm all previously surveyed properties are accounted for and mapped. The research design should comply with any relevant grant funding requirements.

TASK 2. RESEARCH

Conduct research according to the research design. Research is anticipated to be limited to secondary sources, focusing on prior cultural resource management documents, such as prior survey contexts, National Register nominations, and the ongoing thematic historic context statement development effort undertaken by the City of Fort Worth.

TASK 3. COMPLETE DRAFT THEMATIC HISTORIC CONTEXT STATEMENTS

The draft thematic historic context statements should follow the outline approved in the research design, synthesizing research findings from Task 2. The overall intent of the historic context statements should be to guide evaluation of historic resources during subsequent survey phases.

TASK 4. FINALIZE THEMATIC HISTORIC CONTEXT STATEMENTS

Address one round of consolidated comments from the Tarrant County CLG, as well as any grant funding stakeholders, to finalize the thematic historic context statements.

Phase 2 Cost Estimate

Table 5-6. Estimated costs for Phase 2 Thematic Historic Context Statements for unincorporated Tarrant County.

Phase	Assumptions	Cost Range ¹¹
Phase 2 Thematic Historic Context Statements for Unincorporated Tarrant County	<ul style="list-style-type: none"> - Approximately five pages per theme - Secondary-source research only - Themes to be selected during the Research Design task 	\$20,000 – \$70,000 <ul style="list-style-type: none"> - Unit cost of \$5,000 per thematic context statement - County to select between 4 and 14 statements - One fiscal year only (FY 2023) - \$35,000 CLG grant + \$35,000 County match

Sample Scope of Work: Phase 2

Phase 2 Thematic Historic Context Statements for Unincorporated Tarrant County

Scope of Services

- o The Contractor shall provide <NUMBER> thematic historic context statements.

Tasks/Requirements

- o *Task 1. Research Design*
 - The research design should define the outline for the thematic historic context statements, anticipated themes and subthemes, estimated page lengths for each theme and subtheme (assumed to approximately five pages per theme), anticipated period(s) of significance and area(s) of significance, research questions, anticipated sources (secondary sources only), list of designated, eligible, and previously surveyed properties and districts in the study area, and a preliminary bibliography. Previously surveyed properties and districts should be digitally mapped in GIS and the points joined to the survey data. The research design should also include figures of the survey area with the mapped locations of designated, eligible, and previously surveyed properties and districts.
 - The deliverable for the research design shall be a copy of the document in both Adobe PDF and Microsoft Word file formats delivered electronically, as well as a GIS geodatabase of the mapped properties and districts.
- o *Task 2. Research*
 - Conduct research according to the research design. Research is anticipated to be limited to secondary sources, focusing on prior cultural resource management documents such as prior survey contexts, National Register nominations, and the ongoing historic context development effort undertaken by the City of Fort Worth.
 - Materials gathered and research conducted shall concentrate on answering the research questions developed in the research design.
- o *Task 3. Draft Thematic Historic Context Statements*
 - Upon approval from <CLIENT> the Contractor shall develop the thematic historic context statements based on the research design. Each theme and subtheme shall include:
 - Narrative statement of significance
 - Period(s) of significance and area(s) of significance
 - Relevant property types
 - Evaluation criteria
 - Bibliography
 - The deliverable for the draft historic context statements shall be a copy of the document in both Adobe PDF and Microsoft Word file formats delivered electronically, as well as a blank comment matrix to be completed by the <CLIENT> and the THC.
- o *Task 4. Final Thematic Historic Context Statements*
 - The Contractor shall address one round of consolidated comments from <CLIENT> and the THC on the draft historic context statements and shall prepare a final version.

Sample Scope of Work: Phase 2

Phase 2 Thematic Historic Context Statements for Unincorporated Tarrant County

- The deliverable for the final thematic historic context statements shall be a copy of the document in both Adobe PDF and Microsoft Word file formats delivered electronically. Hard copies may be delivered as well if required by applicable grant agreement(s).
- The Contractor shall include one completed comment matrix showing how comments were addressed.

PHASE 3. WINDSHIELD-LEVEL SURVEY OF UNINCORPORATED TARRANT COUNTY (FY 2024)**Phase 3 Tasks**

The tasks below define the steps necessary to complete each increment of a windshield-level survey of unincorporated areas of Tarrant County.

TASK 1. ENGAGE THE PUBLIC**Recommended Staffing**

Performed by County Historic Preservation Officer with support from cultural resource management consultants

Public outreach is an incredibly valuable tool for historic resources survey projects. The foundation for community-supported preservation efforts are citizens who are well-informed and who are provided with the opportunity to participate in the process. A public engagement plan should be developed to identify opportunities to distribute information about upcoming survey projects and their goals, gather information about resources in the survey area, and promote an appreciation for the historic built environment. Community involvement should entail regular interaction with the public using a variety of platforms and engagement opportunities. Example public-engagement outreach methods include:

- Public kick-off meeting
- Project-specific email address
- Social media posts
- Email listserv
- Project webpage
- Press release
- Mailing to affected property owners
- Flyers on community bulletin boards
- Flyers for surveyors to distribute
- Questionnaire
- Oral-history interviews
- 30-minute office appointments with project historians
- Results meetings

Information about survey projects can be disseminated to the public via social media, neighborhood group listservs, local organizations, religious organizations, blogs, newspapers, and a project webpage. These same platforms can be utilized to distribute online questionnaires to gather information about historic resources from community members. Questionnaires can be hosted for free on platforms like Google Forms or Microsoft Forms, and can be translated into multiple languages, as appropriate. They should begin with the goals of the questionnaire and a map of the survey area. Example questions are provided below in English and Spanish.

Table 5-7. Example questions for a questionnaire to the public.

English	Spanish
What buildings or places in <SURVEY AREA> matter to you because of their architecture or design? For each property, please provide a name or description and an address or general location.	¿Qué edificios o lugares en el área de la encuesta te importan por su arquitectura o diseño? Para cada lugar, por favor provea un nombre o una descripción y una dirección o una ubicación.
What buildings or places in <SURVEY AREA> matter to you because they tell part of neighborhood or community history? For each property, please provide a name or description, an address or general location, and why the place matters.	¿Qué edificios o lugares en el área de la encuesta te importan porque narran una parte de la historia del barrio o de la ciudad? Para cada lugar, por favor provea un nombre o una descripción, una dirección o una ubicación y la razón por la que le importa.
Are there rural areas of the <SURVEY AREA> that are undeveloped or look like they are from the past? For each area, please provide an address or general location, and a description.	¿Hay zonas rurales que no están desarrolladas o que parecen ser del pasado? Para cada zona, por favor provea una dirección o una ubicación y una descripción.
Do you have historical information about a specific property in <SURVEY AREA> (e.g., the name of the architect or builder, an important former resident or business, etc.)? For each property, please provide an address and description of what you know.	¿Tienes alguna información histórica sobre alguna propiedad en el área de la encuesta (por ejemplo, el nombre del arquitecto o del constructor, un residente importante o un negocio antiguo, etc.)? Para cada lugar, por favor provea un nombre o una descripción, una dirección o una ubicación y la información que tenga.
Do you know of any notable people who lived or worked in the survey area who were important to the history of the community? For each person, please provide their name and the property or properties in the survey area with which they were associated.	¿Conoces alguna persona de relevancia histórica para Austin o tu barrio que haya vivido o trabajado en el área de la encuesta? Por favor provea el nombre de la persona y la(s) propiedad(s) en el área de la encuesta con que estaba asociada.
Would you like to tell us anything more about the history of the survey area?	¿Te gustaría contarnos algo más sobre la historia de las comunidades en el área de la encuesta?
May a historian working on this project contact you for more information about your responses?	¿Podemos contactarte para pedirte más información sobre tus respuestas?

TASK 2. WINDSHIELD-LEVEL FIELD DOCUMENTATION OF UNINCORPORATED TARRANT COUNTY

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by the new County Survey Coordinator, to be hired as part of this Phase 3 in FY 2024 (see **Goal 4: Enhance Public Policies Encouraging Preservation**)

A comprehensive windshield-level survey of unincorporated Tarrant County is recommended with targeted review of properties with higher potential to have historic resources. Work completed under Phase 1 will help ensure the windshield-level survey data—as well as all future survey data—can be seamlessly collected on GIS-based tablets and seamlessly incorporated into the data management platform and can be used immediately after documentation.

- A comprehensive windshield survey would consist of methodologically driving all publicly accessible streets in the unincorporated areas of Tarrant County and noting those properties with the most potential to have historical significance, the boundaries of potential districts/cultural landscapes, and properties for which right-of-entry would be needed to complete an assessment. Driving should be conducted at a slow enough speed that surveyors can view resources visible from the right-of-way and categorize each property as reconnaissance-level documentation recommended, reconnaissance-level documentation not recommended, or right-of-entry needed for assessment.
- The windshield-level methodology includes targeted review of properties with higher potential to have historic resources. During fieldwork, surveyors should pay special attention to the types of

properties listed below by driving by these properties more slowly and more carefully looking at the property's built resources:

- The 418 properties depicted on 1955/1959 topographic maps with 1959 or earlier TAD date (figs. C1–C3; Appendix F – table 1).
- The 161 properties with 1945 or earlier TAD dates not depicted on 1955/1959 topographic maps (Appendix F – table 2).
- The 517 properties depicted on 1955/1959 topographic maps with no TAD date (figs. C1–C3; Appendix F – table 2).
- Individual properties and areas with cultural landscape potential (figs. D1–D6).
 - A list provided in Appendix F – table 3 includes parcels with 10 or more acres and pre-1961 TAD dates that may serve as a starting point for the identification of potential cultural landscapes; however, some of these properties may not be in agricultural use. Desktop analysis, including a review of aerial imagery for signs of agricultural use (land-use patterns, presence of buildings that appear to be agricultural, etc.), is recommended in advance of fieldwork to further refine the list. Sources such as the Texas Department of Agriculture's Family Land Heritage Program and the Texas Freedom Colonies Atlas should also be consulted. Windshield-level survey should be conducted if any of these desktop sources suggest the presence of extant historic resources on the parcel.
- Properties and potential cultural landscape areas identified by members of the public during community outreach activities.
- Previously designated resources, NRHP-eligible resources, and previously surveyed resources (use data from figs. A1–A3 as a starting point, but update to include new data and resources documented in the HPCTC survey series not mapped in the THC Atlas).
 - Since topographic map and TAD construction dates have limitations, all properties, regardless of whether or not they were previously identified as having higher potential for historic resources, should be reviewed by surveyors.
- Methods for windshield-level survey should incorporate the following:
 - The unincorporated areas of the county should be divided into three geographic zones to facilitate the survey process: a northwest zone, southwest zone, and southeast zone (as depicted in figs. A–C).
 - Teams of fieldworkers who meet *the Secretary of the Interior's (SOI) Professional Qualification Standards* and who are familiar with the thematic historic context statements would drive each zone, referring to field maps displaying the earliest TAD date of each parcel, the locations of resources depicted on 1955/1959 topographic maps, individual properties/ areas with cultural landscape potential, previously identified historic resources, and resources identified by the public.
 - Fieldwork teams should comprise 2–3 people per vehicle. Two-person teams would have a driver and a navigator/notetaker. Three-person teams would have a driver, a navigator, and a notetaker. At least one person in the vehicle should be a senior historian/architectural historian who exceeds SOI professional qualification standards.
 - Use the geodatabase developed under Phase 1 to track parcels or groupings of parcels (polygons) that have been surveyed at the windshield level. The only data associated with each record would be whether or not windshield-level survey had been completed. Records would appear in real time on a shared map upon survey

completion, so that other fieldwork teams and management staff can track each other’s progress during fieldwork.

- Use the geodatabase developed under Phase 1 to create polygons to track potential district/cultural landscape boundaries. Fieldworkers would enter the properties identified for reconnaissance-level survey and right-of-entry coordination into the database and record their locations as points in GIS. Recommendations would be reviewed by the fieldwork coordinator at the end of each day. Potential district/cultural landscape boundaries should be recorded in GIS as polygons.

TASK 3. PRODUCE DRAFT WINDSHIELD-LEVEL SURVEY DELIVERABLES

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator

The deliverable for the windshield-level survey should be a GIS-compatible database—developed using the database platform prepared under Phase 1—with the following fields joined to location points/parcels, and polygons for districts:

- Properties with potential for significance to be revisited during Phase 4 of the project, including the following fields: parcel number, address, location (decimal degrees), potential area(s) of significance, and surveyor notes.
- Potential districts and cultural landscapes, including the approximate size and number of properties, description of potential boundaries, and potential area(s) of significance.
- Properties where right-of-entry is desired to evaluate significance.

To minimize costs for this phase, the written report and survey forms would be as minimal as possible while still meeting applicable grant requirements.

TASK 4. FINALIZE WINDSHIELD-LEVEL SURVEY DELIVERABLES

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator.

As necessary, incorporate one round of consolidated comments from the Tarrant County CLG and other relevant stakeholders to finalize the database of properties recommended for reconnaissance-level documentation.

Funding for Windshield-Level Surveys

Windshield surveys provide a highly effective means for evaluating large land areas in a cost-effective manner. However, CLG grant funding may not be the best fit for windshield surveys, since the THC’s CLG program typically requires a higher degree of documentation. If the CLG grant program is unable to fund a windshield survey, other grant options include the THC’s TPTF grant program, non-THC grants, and the use of local Hotel Occupancy Tax funds. (See “Funding Sources for Historic Resources Surveys” on page 5-57 for additional information on funding.)

Phase 3 Cost Estimate

The estimated number of parcels and costs for windshield-level survey are based on GIS analysis prepared for this project, using Tarrant Appraisal District data and historical maps.

Table 5-8. Estimated costs for Phase 3 Windshield-Level Survey of unincorporated Tarrant County.

Phase	Assumptions	Cost (Possibly Recurring) ¹²
Phase 3 Windshield-Level Survey of Unincorporated Tarrant County	- Maximum of 1,250 individual parcels identified for targeted review	\$70,000
	- All fieldwork performed from vehicles	

Table 5-8. Estimated costs for Phase 3 Windshield-Level Survey of unincorporated Tarrant County.

Phase	Assumptions	Cost (Possibly Recurring) ¹²
	- Deliverables include a GIS-compatible database, plus any required report components in PDF and/or hard copy format per applicable grant agreement(s)	- Assumed one fiscal year only (FY 2024) (update if recurring)
	- Reuse historic context statements from Phase 2	- \$35,000 CLG grant + \$35,000 County match
	- County performs database development task	

Sample Scope of Work: Phase 3

Phase 3 Windshield-Level Survey for Unincorporated Tarrant County

Survey Area

- o The survey area is generally defined as <INSERT DESCRIPTION> as illustrated in the map attached as <Exhibit 1>. It comprises <NUMBER> parcels. Based on year-built data available from the Tarrant Appraisal District (TAD), approximately <NUMBER> historic-age parcels are in the survey area, defined as <DATE> and older.

Scope of Services

- o The objectives of the project are to:
 - Create and implement a plan for public involvement.
 - Identify and quantify historic-age properties with potential for historical significance.
 - Make recommendations regarding Phase 4 detailed documentation for properties with potential for historical significance and properties where right-of-entry (ROE) would be required to assess significance.

Tasks/Requirements

- o *Public Involvement*
 - The Contractor shall plan and implement a public meeting to introduce the project to the public and solicit public input.
 - The Contractor shall develop, distribute, and incorporate the results of a questionnaire to collect historical contextual information as well as information regarding potentially significant properties. The questionnaire shall be posted online and available on paper by request.
- o *Windshield-Level Survey*
 - The contractor shall prepare maps of the survey area that incorporate TAD year-built data, previously identified historic resources, historical topographic map analysis, large parcels with cultural landscape potential, and resources identified by the community through public involvement.
 - Using the maps as a guide, the Contractor shall perform a comprehensive windshield-level survey of the area, making note of individual resources, properties, districts, and potential cultural landscapes of interest as candidates for documentation because of their potential historical significance, as well as those properties where ROE would be required to assess potential significance.
 - The deliverables for the windshield-level survey shall be:
 - An electronic geodatabase with the following fields joined to location points/parcels, and polygons for districts:
 - Properties with potential for significance to be revisited during Phase 4 of the project, including the following fields: parcel number, address, location (decimal degrees), potential area(s) of significance, and surveyor notes.
 - Potential districts and cultural landscapes, including the approximate size and number of properties, description of potential boundaries, and potential area(s) of significance.
 - Properties where ROE is desired to evaluate significance.
 - Any required report components in PDF and/or hard copy format per applicable grant agreement(s).

PHASE 4. RECONNAISSANCE-LEVEL SURVEY OF UNINCORPORATED TARRANT COUNTY (FY 2025)

The aim of the reconnaissance-level survey phase is to document potentially historic resources and districts identified during the windshield-level survey and properties for which right-of-entry is needed to assess historical significance. For budgetary reasons, this phase is recommended as two annual increments, repeated as necessary until all resources identified during the windshield-level survey have been documented at a reconnaissance level. If all identified historic resources are successfully surveyed at a reconnaissance level during the first year, the second annual increment may be eliminated from the

budget and Action Plan (Chapter 6). Additional details related to this phase are provided in the sample scope of work on page 5-49.

Phase 4 Tasks

The tasks below define the steps necessary to complete each increment of a reconnaissance-level survey of unincorporated areas of Tarrant County.

TASK 1. CONTINUE PUBLIC INVOLVEMENT

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by the County Historic Preservation Officer and the new County Preservation Communications Specialist, to be hired as a seven-year project position from FY 2025 through FY 3031 (see *Goal 4: Enhance Public Policies Encouraging Preservation*)

Repeat the public-involvement steps defined under Phase 3. Explain that some property owners may receive letters requesting right-of-entry so surveyors can assess historic-age resources not visible from the right-of-way.

TASK 2. REQUEST RIGHT-OF-ENTRY

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator

During this phase, right-of-entry should be requested for properties/parcels believed to include historic-age resources not visible from the right-of-way. The survey consultant should send letters to property owners on County letterhead explaining the project and its goals and soliciting access to the property to photograph and document historic-age built resources. The letters should provide a form that property owners can complete and return to grant or deny access, and to provide additional information about access or coordinating access during fieldwork. The consultant would be responsible for following up with property owners who requested advance notification of fieldwork or who wanted to be present during fieldwork.

TASK 3. CONDUCT RECONNAISSANCE-LEVEL FIELD DOCUMENTATION

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator

Reconnaissance-level field documentation would involve documenting individual properties identified during the windshield-level survey for their potential historical significance and properties for which right-of-entry is needed to assess historical significance. Historic-age resources (defined as 45 years prior to the survey date) on these properties should be photographed with digital cameras, and information about each resource's architectural characteristics and alterations should be recorded on GIS-based tablets that feed into the county's survey database (developed in Phase 1). Though the properties for which right-of-entry was obtained may not possess potential historical significance, since access was granted, all right-of-entry properties should be documented to provide a record for the County.

For potential historic districts and cultural landscapes, representative photographs should be taken, and the boundaries should be confirmed during fieldwork. Additional details related to the fieldwork methodology for Phase 4 are provided in the sample scope of work on page 5-49.

TASK 4. PRODUCE A DRAFT RECONNAISSANCE-LEVEL SURVEY REPORT

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator

After fieldwork, reconnaissance-level research should be conducted on individual properties, districts, and cultural landscapes with potential historical significance to inform eligibility recommendations. The level of research necessary would vary by resource, but may include review of historic aerial images, maps, and local history publications, archival newspaper research, review of digitized and local archives, and review of other sources that may provide information about a property's history or the people or groups associated with the property. Each resource should be evaluated for historical significance according to the themes and subthemes outlined in the historic context statements developed in Phase 2.

Reconnaissance-level data should conform to the database developed in coordination with the THC in Phase 1. Based on the THC's survey requirements at this time, this Survey Plan assumes that the current version of the THC survey form (in use May 2020) should be prepared for resources recommended individually eligible. For all surveyed resources, an abbreviated form should be prepared, including a minimum of two photos, survey ID number, parcel number, address, year built, property type, current/former use, form, style, and alterations. Use of an abbreviated form allows for cost efficiencies; however, the level of documentation should be carefully planned to ensure compliance with any grant requirements. Small-scale historic-age ancillary resources should be photographed and included on the form for the property's primary resource.

For districts/cultural landscapes recommended eligible at the state or national level, an overview form should be prepared including representative photographs, a brief summary of the district/landscape, recommended boundaries, and a list of properties within the district. The identification of contributing and noncontributing resources within districts/cultural landscapes should not be made at this phase.

A draft reconnaissance-level survey report should be prepared including an executive summary, a description of the methodology, key findings, survey forms, results figures, digital survey photographs, and a geodatabase with the survey results. Additional details are provided in the sample scope of work on page 5-49.

TASK 5. FINALIZE THE RECONNAISSANCE-LEVEL SURVEY REPORT

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator

As necessary, incorporate one round of consolidated comments from the Tarrant County CLG and other relevant stakeholders to finalize all elements of the reconnaissance-level survey report.

OPTIONAL TASK 6. REPEAT TASKS AS NECESSARY

Repeat tasks above as necessary until all resources identified in the windshield-level survey have been documented at the reconnaissance level. This may include reconnaissance-level documentation of the individual resources comprising a district/landscape. This Survey Plan assumes that all reconnaissance-level survey of unincorporated Tarrant County may be completed within a single fiscal year (FY 2025). If budget constraints require spreading the reconnaissance-level survey over additional fiscal years, review and update the Action Plan (Chapter 6) as necessary.

Phase 4 Cost Estimate

The costs in the table below are preliminary, based on an estimated maximum of 200 parcels of land, likely spread out across a broad geographic area. Resource counts from the windshield-level survey will help inform more accurate costs. An annual review of this plan is recommended in *Goal 4: Enhance Public Policies Encouraging Preservation*. As part of this annual review, the survey budget and Action Plan (Chapter 6) for reconnaissance-level survey should be updated to reflect windshield-level survey findings.

Table 5-9. Estimated costs for Phase 4 Reconnaissance-Level Survey of unincorporated Tarrant County.

Phase	Assumptions	Annual Cost (Possibly Recurring) ¹³
Phase 4 Reconnaissance-Level Survey of Unincorporated Tarrant County	- Maximum of 200 parcels total (likely scattered geographically)	\$70,000 - Assumed one fiscal year only (FY 2025) (update if recurring) - \$35,000 CLG grant + \$35,000 County match
	- Maximum of 40 parcels requiring right-of-entry	
	- Reuse historic context statements from Phase 2	
	- THC survey forms for individually eligible resources only (version in use May 2020); abbreviated forms for non-eligible resources; overview forms for districts/landscapes	

Sample Scope of Work: Phase 4

Phase 4 Reconnaissance-Level Survey for Unincorporated Tarrant County

Project Background

- o During Phases 1, 2 and 3, completed in <DATE>, a GIS database was developed, thematic historic context statements were developed, and a comprehensive windshield-level survey was conducted of the unincorporated areas of Tarrant County. As a result of the survey, historic-age resources with potential historical significance and properties for which right-of-entry (ROE) would be required to assess potential historical significance were identified.

Survey Area

- o The <NUMBER> properties to be documented, as identified in the windshield-level survey, are presented in the <attached table> and shown on <Exhibit 1>. The <NUMBER> properties for which ROE should be requested are shown on <Exhibit 2>. A geodatabase and spreadsheet of the properties is available for download at <LINK>.

Scope of Services

- o The objectives of the project are to:
 - Obtain ROE for parcels where such access is needed to assess significance.
 - Photograph and provide a completed survey form for buildings, structures, sites, and districts with potential historical significance as identified in the <attached table>.
 - Make recommendations regarding eligibility for local, state, and national designations.

Tasks/Requirements

- o *Right-of-Entry Coordination*
 - <CLIENT> shall furnish to the Contractor a geodatabase and list of parcels developed during Phase 3 that would benefit from ROE.
 - The Contractor shall obtain the most recent TAD data and prepare a table for ROE requests including the following fields: parcel number, property owner name, property owner address, and site address.
 - The contractor shall draft a form letter on <CLIENT> letterhead requesting ROE permissions for review by <CLIENT>.
 - Upon approval of the letter, the Contractor shall mail ROE requests and shall track responses. The Contractor shall be responsible for postage.
 - The contractor is responsible for complying with any conditions imposed by property owners, such as advance notification of property access.
- o *Reconnaissance-Level Survey*
 - The Contractor shall conduct fieldwork to document potentially significant properties on the provided list and those properties for which ROE is obtained.
 - The Contractor shall conduct reconnaissance-level research on documented properties, as appropriate, to inform eligibility recommendations. Each resource should be evaluated for historical significance according to the themes and subthemes outlined in the historic context statements developed in Phase 2.
 - For individual resources recommended not eligible at the state or national level, an abbreviated survey form should be prepared. Within the forms, the Contractor shall provide at least two images, in digital format with a minimum 300 dpi, showing the primary elevation and an oblique view of each surveyed property. For each surveyed property, the following fields shall be recorded, at a minimum:
 - Survey ID number, parcel number, address, year built, property type, form, style, materials, alterations, integrity, a brief statement regarding significance, and a recommendation regarding state and national designations.
 - For individual resources recommended individually eligible at the state or national level, the version of the THC survey form in use May 2020 should be prepared (see <Exhibit 3>).
 - The Contractor shall conduct fieldwork to evaluate the identified potential districts and cultural landscapes.
 - For each surveyed district/landscape recommended NRHP eligible, an overview form shall be prepared that includes representative photographs, a summary of the district/landscape,

Sample Scope of Work: Phase 4**Phase 4 Reconnaissance-Level Survey for Unincorporated Tarrant County**

- recommendation for eligibility/designation, recommended boundaries depicted on an aerial map, and a list of properties within the district.
- For each district that was evaluated but recommended not NRHP eligible, the Contractor shall prepare an explanatory statement within the report.
- *Draft and Final Survey Reports*
 - The deliverables for the draft reconnaissance-level survey report shall be:
 - Electronic copies of completed survey forms
 - Tabular presentation of fields collected in the survey form
 - Summary report including:
 - Executive Summary/Abstract
 - Methodology
 - Brief history of relevant development patterns, communities, and events over time (i.e., a summary of the historic context statements developed in Phase 2) as applied to the documented resources
 - Discussion and summary of properties recommended eligible for designation at the state or national level
 - Maps presenting the locations of surveyed properties and results
 - Any additional required report components per applicable grant agreement(s).
 - The Contractor shall address one round of consolidated comments from <CLIENT> on the draft report and shall prepare a final version.
 - The deliverables for the final reconnaissance-level survey report shall be:
 - Electronic copies of completed survey forms
 - Tabular presentation of fields collected in the survey form
 - Summary report including:
 - Executive Summary/Abstract
 - Methodology
 - Brief history of relevant development patterns, communities, and events over time (i.e., a summary of the historic context statements developed in Phase 2) as applied to the documented resources
 - Discussion and summary of properties eligible for designation at the state or national level
 - Maps presenting the locations of surveyed properties and results
 - A geodatabase with survey form fields joined to location points (for individual properties) and polygons (for districts)
 - Digital photos with filenames corresponding to survey ID number
 - Any additional required report components in PDF and/or hard copy format per applicable grant agreement(s).

TIMELINE FOR SURVEY OF UNINCORPORATED TARRANT COUNTY

Refer to figure 6-1 in the Action Plan (Chapter 6) for the timeline regarding the survey of unincorporated Tarrant County, stretching from fiscal years 2022 through 2025. The County should make plans to update the Historic Preservation Plan and revisit survey priorities in fiscal year 2032.

SURVEY PLAN FOR MUNICIPALITIES IN TARRANT COUNTY

One proposed goal of this Historic Preservation Plan is to enter into interlocal agreements with the county's municipalities to conduct historic resources surveys (see *Goal 4: Enhance Public Policies Encouraging Preservation*). The content of interlocal agreements may vary by municipality, but the anticipated concept is that the Tarrant County CLG would act as the municipal CLG, assuming the roles and responsibilities necessary to complete a historic resources survey, including applying for grants, signing contracts, selecting consultants, reviewing work, and other tasks. The extent to which the municipality participates in the process would depend on the individual interlocal agreement, as well as the capacity and staff profiles of the municipality. Given this goal, the survey plan for municipalities in Tarrant County was developed as an extension of the plan developed for unincorporated areas of the county, with the flexibility to be tailored to the needs of each municipality. The plan may be also adapted by municipalities that choose to execute a survey independently.

Extensive relationship-building and communication with municipalities is recommended prior to implementing interlocal agreements and initiating survey (see *Goal 5: Relationship Building and Working with Municipalities*). This will ensure that interlocal agreements and survey scopes meet the unique needs of each municipality. To this end, survey of municipalities is deferred until Phase 5, beginning in FY 2026. In this section, a general historic resources survey plan is provided for the municipalities, followed by analysis and recommendations specific to individual municipalities. The survey plan was designed so that it can be executed in cities of various sizes and with varying characteristics. Some cities extend beyond Tarrant County into one or more adjacent counties (noted in Appendix G with an asterisk after the city name heading). The survey plan recommendations and information collected about these cities relates only to the Tarrant County portions of each city.

Prioritizing Municipalities: Which Municipalities will be Surveyed First?

The role of the Tarrant County Historic Preservation Office is to assist interested municipalities. Tarrant County recognizes and respects each municipality's independent jurisdiction over its historic resources. Tarrant County will not initiate a historic resources survey within municipal city limits unless the municipality first voluntarily adopts an interlocal agreement with the County. Municipal windshield-level surveys will follow the order of adoption of interlocal agreements during the course of Phase 5 (FY 2026–2028). For budgeting purposes, the survey plan assumes a maximum of 20,000 parcels per year for windshield-level survey. Depending upon the size of the municipality, this budget may encompass several small municipalities per year, or only one large municipality.

If no municipalities volunteer to participate in interlocal agreements allowing Tarrant County to sponsor surveys within their city limits, then municipal survey actions may be deferred or eliminated in the Action Plan (Chapter 6).

Revisiting the Survey Plan Methodology

The goal of GIS analysis of historic-age properties within incorporated municipalities in Tarrant County was to identify previously designated or surveyed properties and to use TAD construction date data to guide future survey priorities. First, the previously designated or surveyed properties in each municipality were mapped,¹ including local landmark properties from cities with landmark programs (Arlington, Colleyville, Grapevine, Fort Worth, and Mansfield). To inform future survey priorities, GIS analysis of TAD data was conducted at the individual property and subdivision levels. Using the earliest TAD construction date for each parcel, charts and chronology maps were created to illustrate development trends over time and to identify the location of the oldest properties in each city. For the neighborhoods, subdivisions with 10 or more parcels—which are more likely to have potential as a historic district—were identified, and then the average TAD construction date was calculated for the properties within each subdivision. For each municipality, a chart and chronology map of the results was created.

PREVIOUSLY IDENTIFIED RESOURCES IN MUNICIPALITIES IN TARRANT COUNTY

The vast majority of previously identified historic resources in Tarrant County fall within the boundaries of municipalities. The total numbers of previously identified resources encompassed by Tarrant County's

¹ The data is presented as it was provided and was not updated in any way.

municipalities is documented in table 5-10 below. For specifics about previously identified resources in a particular municipality, refer to the municipality discussions in Appendix G.

Table 5-10. Summary of previously identified historic resources in municipalities in Tarrant County.²

Designation Level	Historic Property Type	No. Resources
Local	Local landmarks	710
State	Historic Resources Surveys	2,506 ³
	State Antiquities Landmarks	6
	Recorded Texas Historic Landmarks	79
	THC Subject Markers	277
	Historic Texas Cemeteries	21
National	NRHP-eligible properties	119
	NRHP-eligible districts	6
	NRHP-listed properties	68
	NRHP-listed districts	52

CUSTOMIZED SURVEY RECOMMENDATIONS FOR SPECIFIC MUNICIPALITIES IN TARRANT COUNTY

Due to the large number of municipalities in Tarrant County and the volume of maps generated from an analysis of TAD information, the customized survey recommendations for each of the municipalities in Tarrant County are presented separately in Appendix G.

SURVEY RECOMMENDATIONS AND COSTS FOR MUNICIPALITIES IN TARRANT COUNTY

Many municipalities in Tarrant County have no known historic resources, have not been surveyed, and are experiencing rapid development or redevelopment. For these reasons, the same comprehensive yet expeditious survey approach recommended for unincorporated Tarrant County is recommended for the county's municipalities. The recommended survey plan for Tarrant County's municipalities is a phased approach beginning with preparatory work and windshield-level survey, followed by reconnaissance-level documentation of select properties. Funding can be allocated by phase. The sample scope of work provided at the end of each phase description may be easily adapted for municipal use depending on the needs and goals of a municipality.

This section presents a general historic resources survey plan and cost estimates for municipalities in Tarrant County. Specific survey recommendations are provided in the individual municipality pages in Appendix G. Since the municipality survey plan was developed as an extension of the unincorporated Tarrant County survey plan, it begins with Phase 5, following completion of Phases 1–4 described above.

Funding can be allocated in phases:

- Preparatory Work (Ongoing, FY 2026–2031)
- Phase 5. Windshield-Level Survey of Selected Municipalities in Tarrant County (FY 2026, potentially recurring through FY 2028)

² Numbers as of December 2020. Other markers and commemorative properties may exist in the county which do not confer any regulatory designation. For example, communities may have installed granite markers similar to the State's 1936 Centennial markers that were not part of the State's program. This category of ad hoc markers was not mapped or quantified as part of this plan.

³ Note that this number includes only resources from prior surveys that have been mapped in the THC Historic Sites Atlas. Review of prior survey reports indicates that some surveyed resources are missing from the Atlas, but the number of missing resources is not known at this point. All prior survey data will be updated under Phase 1, so that this number can be accurately updated in future versions of the Historic Preservation Plan.

- Phase 6. Reconnaissance-Level Survey of Selected Municipalities in Tarrant County (FY 2029, potentially recurring through FY 2031)

PREPARATORY WORK

Recommended Staffing

Performed by County Survey Coordinator, with support from municipal staff

The preparatory work needed for municipal surveys aligns with the preparatory work outlined for unincorporated areas of Tarrant County (page 5-34). During this stage, grants, matching funds, and other sources of funding to conduct municipal historic resources surveys should be explored and secured. Additionally, the RFP process should be conducted to select a consultant to perform the Phase 5 windshield-level survey, and a contract with the consultant should be executed.

PHASE 5. WINDSHIELD-LEVEL SURVEY OF SELECTED MUNICIPALITIES IN TARRANT COUNTY

The tasks below outline the general steps recommended to complete a windshield-level survey in an incorporated municipality. This phase and the associated cost estimate are designed to allow flexibility for the various needs of municipalities and so that municipalities can execute the plan on their own, if desired. Some municipalities are so small (i.e., less than 1,000 parcels total), they may be able to fund a half-day comprehensive windshield-level survey and subsequent reconnaissance-level documentation of a limited number of parcels without obtaining grants. Other municipalities may require grants or other sources of funding to perform the work. The plan also allows for multiple municipalities to be surveyed at the same time under one grant, should that approach be preferred. This phase should be repeated as necessary until all municipalities in Tarrant County have been surveyed at the windshield level; however, once a municipality has been surveyed at the windshield level, reconnaissance-level documentation of that municipality may begin as soon as funding allows.

Phase 5 Tasks

TASK 1. ENGAGE THE PUBLIC AND PREPARE A RESEARCH DESIGN

Recommended Staffing

Performed by the County Preservation Communications Specialist and County Survey Coordinator with support from municipal staff and cultural resource management consultants as needed

Utilize public engagement steps listed under Phase 3. Determine municipal staff availability to perform some or all public involvement tasks. Outsource tasks to survey consultants as needed.

Prepare a research design for the municipality that defines the survey area and takes advantage of the customized municipal recommendations in Appendix G. The research design for municipalities should focus on developing a brief municipal historic context statement for the survey area (assumed no longer than 10 pages per municipality and using only secondary research materials) to build upon the countywide thematic historic context statements developed in Phase 2. (Note that larger municipalities, like Arlington and Fort Worth, have existing historic contexts that can be used as secondary sources.) The aim of the municipal historic context statement is to support the evaluation of resources surveyed in subsequent tasks. As part of the preparation for the research design, previous survey data that is not already digitized in GIS should be entered into a GIS map (see a description of this process under Phase 1).

TASK 2. DATA MANAGEMENT

Recommended Staffing

Led by County Survey Coordinator with support from municipal staff cultural resource management consultants as needed

Adopt the survey data management system developed by the County during Phase 1. The system should be developed before reconnaissance-level survey work is complete so that the data can be seamlessly incorporated as soon as it is finalized.

TASK 3. COMPLETE WINDSHIELD-LEVEL FIELD DOCUMENTATION OF MUNICIPALITY

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator, with support from municipal staff

Refer to the municipal-specific sections in Appendix G for customized field documentation parameters tailored for specific municipalities. The windshield-level survey process for municipalities should follow the process outlined in Phase 3.

TASK 4. PRODUCE DRAFT WINDSHIELD-LEVEL SURVEY DELIVERABLES

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator, with support from municipal staff

The windshield-level survey should result in a table of individual properties and a table of districts/landscapes with potential for historical significance to be revisited during Phase 6 and a table of properties where right-of-entry is needed to evaluate significance during Phase 6. The tables should include the same windshield-level fields of data provided during Phase 3 (page 5-43). Figures and a corresponding GIS geodatabase should also be prepared. Survey forms and a written report would be as minimal as possible while still meeting applicable grant requirements.

TASK 5. FINALIZE WINDSHIELD-LEVEL SURVEY DELIVERABLES

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator, with support from municipal staff

As necessary, incorporate one round of consolidated comments from the Tarrant County CLG (if an interlocal agreement is in place) and relevant stakeholders to finalize all elements of the windshield-level survey deliverables.

OPTIONAL TASK 6. REPEAT TASKS AS NECESSARY

Repeat the tasks above as necessary on an annual basis from FY 2027–2028, until as many interested municipalities as possible within Tarrant County have been surveyed at the windshield level. Budget limitations may require deferring some municipalities until after the conclusion of this plan.

Phase 5 Cost Estimate

Estimated costs needed to complete a windshield-level survey in selected municipalities are provided below in table 5-11. Estimated costs are based on a maximum number of parcels – which may encompass one municipality or several, since the needs of each municipality will vary, the size and characteristics of municipalities differ, and which municipalities will sign interlocal agreements and at what time is unknown. Because the parcels in municipalities are generally smaller and less spread out than the parcels in unincorporated areas of the county, the cost to conduct windshield-level fieldwork is expected to be lower in municipalities.

Table 5-11. Estimated costs for Phase 5 Windshield-Level Survey tasks, per selected municipality in Tarrant County.

Task	Assumptions	Estimated Cost (Possibly Recurring) ¹⁴
Phase 5 Windshield-Level Survey per Selected Municipality	- Consultant supports public involvement efforts of city staff, or consultant performs all public involvement	\$70,000 annually - Recurring annually FY 2026-28 - \$35,000 CLG grant + max \$35,000 County match - Municipality possibly covering part of match
	- Maximum 10-page municipal historic context statement (building upon countywide thematic historic context statements, as well as prior municipal historic contexts of larger cities like Arlington and Fort Worth); secondary-source research only	
	- Maximum 20,000 parcels	
	- All parcels contiguous	
	- For large cities with over 20,000 historic-age resources (like Fort Worth and Arlington) the County and the municipality will work together to select a windshield-level survey area limited to 20,000 contiguous parcels	
	- All fieldwork performed from vehicles	
- Deliverables include tables and GIS data, plus any required report components in PDF and/or hard copy format per applicable grant agreement(s)		

Sample Scope of Work: Phase 5

Phase 5 Windshield-Level Survey of Selected Municipalities in Tarrant County

Adapt the sample scope of work for Phase 3 Windshield-Level Survey of Unincorporated Tarrant County (page 5-46) by adjusting the geographic area and number of resources.

PHASE 6. RECONNAISSANCE-LEVEL SURVEY OF SELECTED MUNICIPALITIES IN TARRANT COUNTY

The tasks below outline the general steps recommended to complete reconnaissance-level documentation of the properties identified during a municipality’s windshield survey. This phase and the associated cost estimate are designed to allow flexibility for the various needs of municipalities and so that municipalities can enter into an interlocal agreement with Tarrant County or execute the plan on their own, if desired. This phase can be repeated for each municipality until all municipalities have been surveyed.

Phase 6 Tasks

TASK 1. CONTINUE TO ENGAGE THE PUBLIC

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Preservation Communications Specialist, with support from municipal staff

Repeat the public involvement steps defined under Phase 4. Hiring the County Preservation Communication Specialist will help facilitate this task (as recommended under *Goal 4: Enhance Public Policies Encouraging Preservation*).

TASK 2. REQUEST RIGHT-OF-ENTRY

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Preservation Communications Specialist, with support from municipal staff

During the windshield-level survey, right-of-entry may be determined necessary to evaluate historic-age resources for significance. The steps detailed in Phase 4 should be applied to request right-of-entry for these properties. The County Preservation Communications Specialist will be essential for this task, which involves preparing a letter to property owners, mailing the letters, tracking responses, mapping properties for which right-of-entry has been obtained in GIS, making reminder phone calls, and coordinating access.

TASK 3. CONDUCT RECONNAISSANCE-LEVEL FIELD DOCUMENTATION

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator and/or the County Historic Preservation Officer, with support from municipal staff

Reconnaissance-level field documentation should reflect the methodology outlined in Phase 4. Refer to the municipal-specific sections in Appendix G for customized field documentation parameters for each municipality.

TASK 4. PRODUCE A DRAFT RECONNAISSANCE-LEVEL SURVEY REPORT

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator and/or the County Historic Preservation Officer, with support from municipal staff

Follow the steps specified under Phase 4, Task 4.

TASK 5. FINALIZE THE RECONNAISSANCE-LEVEL SURVEY REPORT

Recommended Staffing

Performed by cultural resource management consultants with oversight and coordination by County Survey Coordinator and/or the County Historic Preservation Officer, with support from municipal staff

As necessary, incorporate one round of consolidated comments on the draft survey report from the Tarrant County CLG (if an interlocal agreement is in place) and relevant stakeholders to finalize all elements of the final reconnaissance-level survey report.

OPTIONAL TASK 6. REPEAT TASKS AS NECESSARY

Repeat the tasks above as necessary until all interested municipalities within Tarrant County have been surveyed at a reconnaissance level. For budgeting purposes, this Survey Plan assumes that a municipal reconnaissance-level survey will begin in Phase 6 (FY 2029–2031) – following the order of adoption of interlocal agreements, and thus the order of windshield-level survey completion. Since the number of historic resources recommended for reconnaissance-level survey per municipality will remain unknown until after the windshield-level survey, the plan recommends grouping them into 400 parcels per year; which many encompass a single municipality, or several, depending on the number of identified resources per municipality. Each year, municipal survey should recur in chunks of 400 parcels, until all resources recommended in the Phase 5 windshield-level survey have been documented at the reconnaissance level. This process will likely continue indefinitely, beyond the culmination of this plan in 2031.

Phase 6 Cost Estimates

For budgeting purposes, the cost estimate in table 5-12 below assumes a maximum of 400 identified potential historic resources per year, either clustered in a single municipality or spread among several municipalities. This budget estimate may change after windshield-level survey results become available, due to the disparate sizes and characteristics of the municipalities in Tarrant County, and because of the uncertainty regarding which municipalities will enter into an interlocal agreement with the County. An annual review of this plan is recommended in *Goal 4: Enhance Public Policies Encouraging Preservation*. As part of this annual review, the survey budget and Action Plan (Chapter 6) for reconnaissance-level survey should be updated to reflect windshield-level survey findings.

Table 5-12. Estimated costs* for Phase 6 Reconnaissance-Level Survey per selected municipality in Tarrant County.

Task	Assumptions	Estimated Cost (Possibly Recurring) ¹⁵
Phase 6 Reconnaissance-Level Survey per Selected Municipality in Tarrant County	- Consultant supports public involvement efforts of city staff, or consultant performs all public involvement	\$70,000 annually - Recurring annually FY 2029-30 - \$35,000 CLG grant + max \$35,000 County match - Municipality possibly covering part of match
	- Survey consultant responsible for all aspects of right-of-entry coordination including letter writing, printing, mailing, postage, tracking, mapping, reminder phone calls, and coordinating access	
	- Up to 40 right-of-entry properties per phase for survey expediency	
	- Maximum 400 resources (likely less spread out than in unincorporated Tarrant County)	
	- Survey on foot where possible	
	- THC survey forms for individually eligible resources only (version in use May 2020); abbreviated forms for non-eligible resources; overview forms for districts/landscapes	
	- Reuse municipal context statement from municipal windshield task	

*These fees to be used for estimating purposes. Some volume savings could apply depending on scale. Does not include travel time or direct expenses.

Sample Scope of Work: Phase 6

Phase 6 Reconnaissance-Level Survey of Selected Municipalities in Tarrant County
 Adapt the sample scope of work for Phase 4 Reconnaissance-Level Survey of Unincorporated Tarrant County (page 5-49) by adjusting the geographic area and number of resources.

TIMELINE FOR SURVEY OF MUNICIPALITIES IN TARRANT COUNTY

Refer to figure 6-1 in the Action Plan (Chapter 6) for the timeline for survey of municipalities in Tarrant County, stretching from fiscal years 2026 through 2031 at least, and likely continuing thereafter.

CONTINUE THE PROCESS EVERY 10 YEARS

At the close of the 10-year scope of this survey, many municipalities likely will remain un-surveyed. Continue the process of adding a municipality to the survey plan roughly every three years, gradually adding to the inventory of historic properties in Tarrant County over decades to come.

Historic resources surveys are recommended every 10 years to ensure that the survey provides an accurate record of a community’s historic resources and serves as a useful tool for planners. The County should plan to continue to repeat the survey of unincorporated areas as described above every 10 years, building upon the findings of the past 10 years, and focusing on newly recognized historical themes and recent period(s) of significance.

FUNDING SOURCES FOR HISTORIC RESOURCES SURVEYS

A summary of grant opportunities and other funding sources for historic resources surveys is provided below. For additional discussion of economic incentives associated with preservation, see **Goal 2: Promote Economic Benefits and Incentives**, as well as Appendix D: Preservation Toolkits.

GRANTS

Grants to support historic preservation projects like historic resources surveys are available from a variety of sources. A list of funding sources is provided in table 5-13 below with annual deadlines, available grant amounts, and web links where additional information can be found.

Table 5-13. Potential grant opportunities for funding historic resources surveys.

Grant	Annual deadline	Amount available	Website
THC Certified Local Government Grants (available to participating governments only)	Summer	\$2,000–30,000	https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government/grant-information
THC Texas Preservation Trust Fund	Early February	\$10,000–30,000	https://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund-0
Texas Downtown Association Anice Read Fund	September	\$500–5,000	https://www.texasdowntown.org/anice-read-grants.html
National Park Service: African American Civil Rights Grants	Applications available in the fall	\$15,000–50,000	https://www.nps.gov/preservation-grants/civil-rights/
National Park Service: Underrepresented Community Grants	Applications available in the fall	\$750,000 available for grants of varying amounts	https://www.nps.gov/preservation-grants/community-grants.html
National Trust for Historic Preservation: African American Cultural Heritage Action Fund	January	\$50,000–150,000	https://savingplaces.org/african-american-cultural-heritage#.XrXS_WhKiUk
National Trust for Historic Preservation: National Trust Preservation Funds	June	\$2,500–5,000	https://forum.savingplaces.org/build/funding/grant-seekers/preservation-funds
Meadows Foundation	No application deadlines	Requests of any amount are considered	http://mfi.org
Union Pacific Foundation	May	\$2,500–25,000	https://www.up.com/aboutup/community/foundation/local-grants/index.htm
Shell Oil Company Foundation	No application deadline	Requests of any amount are considered	https://www.shell.us/sustainability/request-for-a-grant-from-shell.html
Amon G. Carter Foundation	No application deadline	Requests of any amount are considered	http://www.agcf.org/application-process.html
Sid W. Richardson Foundation	January 15	Requests of any amount are considered	http://www.sidrichardson.org/grants/

HOTEL OCCUPANCY TAX FUNDS

Under Texas Tax Code Chapter 351, cities, towns, and villages in Texas can leverage the municipal hotel occupancy tax to fund historic preservation projects and activities that promote heritage tourism. In Austin, for example, the allocation of 15 percent of hotel tax revenue to historic preservation has funded large-scale historic resources surveys to identify historic places and heritage tourism sites. The statute states:

Revenue from the municipal hotel occupancy tax may be used only to promote tourism and the convention and hotel industry, and that use is limited to the following:

(5) historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums:

(A) at or in the immediate vicinity of convention center facilities or visitor information centers; or

(B) located elsewhere in the municipality or its vicinity that would be frequented by tourists and convention delegates¹⁶

NOTES

¹ Data sources include the Texas Historical Commission's (THC) *Texas Historic Sites Atlas*, THC's survey archives, and the Texas Department of Transportation's Historic Districts and Properties of Texas database.

² The Historic Preservation Council for Tarrant County's Phase I-VI survey reports (1983–1991) are available at <http://www.tarrantcounty.com/content/dam/main/archives/TCHRS-Master-File.pdf>. Though these reports have been digitized electronically, not all the associated survey points are mapped in GIS in the THC's *Atlas*. As part of survey preparation efforts, these reports should be reviewed and cross-checked against the mapped points in the THC *Atlas*.

³ TAD construction dates are approximated dates used for taxation purposes rather than a historical record; as such, the dates can serve as a starting point for historic resources survey, with architectural historians confirming construction dates through fieldwork and research.

⁴ Charles A. Birnbaum, *Preservation Brief 36, Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes* (National Park Service, 1994), available at <https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm#summary>.

⁵ Birnbaum, *Preservation Brief 36*.

⁶ Linda Flint McClelland, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick, *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes* (National Park Service, 1999), available at <https://www.nps.gov/subjects/nationalregister/upload/NRB30-Complete.pdf>.

⁷ McClelland, et al., *National Register Bulletin 30*.

⁸ The data is presented as it was provided and was not updated in any way.

⁹ USGS topographic quadrangle maps are available at <https://ngmdb.usgs.gov/topoview/>.

¹⁰ All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

¹¹ All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

¹² All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

¹³ All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

¹⁴ All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

¹⁵ All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

¹⁶ State of Texas Tax Code, Title 3, Subtitle D, Chapter 351, Subchapter A, <https://statutes.capitol.texas.gov/Docs/TX/htm/TX.351.htm>.

6. Action Plan

The action plan herein translates the ambitious list of goals and objectives identified in Chapter 4 into discrete and feasible actions. The overall aim for analysis was to provide an action plan that:

- Focuses on actions with potential for impact,
- Focuses on actions that are feasible to implement,
- Prioritizes the most urgent actions first in the timeline,
- Assigns responsibilities in a realistic manner based on skill sets and available resources, and
- Estimates costs in ways that promote economical and efficient use of available funding.

Tarrant County staff prioritized the identified goals of the plan in the following order:

- Goal 1: Update the Countywide Historic Resources Survey
- Goal 2: Promote Economic Benefits and Incentives
- Goal 3: Increase Number of Historic Designations
- Goal 4: Enhance Public Policies Encouraging Preservation
- Goal 5: Relationship Building and Working with Municipalities
- Goal 6: Continue Public Outreach and Involvement Efforts
- Goal 7: Create a Record of the Prehistory and Archaeology of Tarrant County

For each of these goals, the action plan assigns specific associated objectives. For each specific objective, the action plan then assesses:

- The estimated implementation timeline (see fig. 6-1 on the following page),
- The stakeholder(s) primarily responsible implementation, and
- The estimated budget – breaking down likely grant funding versus matching funds to be allocated by Tarrant County.

Funding Sources for Matching Grants

Most grants for preservation require that the applicant match the grant, so that the grant funds 50 percent of the project cost, while the applicant assumes responsibility for the other 50 percent. Hotel Occupancy Tax (HOT) funds can supply a convenient source for the matching funds. (See "Funding Sources for Historic Resources Surveys" in Chapter 5, page 5-57 for additional information on funding.)

As with any action plan, the recommendations are subject to revision and modification based on new trends, events, needs, and priorities. An annual review and update of this plan is recommended in **Goal 4: Enhance Public Policies Encouraging Preservation**. Nonetheless, they provide guidance to begin the process of implementing the recommendations in the preservation plan.

Figure 6-1. Estimated implementation timeline.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5			Phase 6		
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
GOAL 1: UPDATE COUNTYWIDE HISTORIC RESOURCES SURVEY										
Fund and contract Countywide survey efforts										
Continually lay groundwork for future survey projects										
Develop GIS-compatible database of prior survey data										
Complete thematic historic context statement for unincorporated Tarrant County										
Enhance County survey management capacity										
Windshield survey of unincorporated areas										
Reconnaissance survey of unincorporated areas										
Windshield survey of selected municipalities										
Reconnaissance survey of selected municipalities										
GOAL 2: PROMOTE ECONOMIC BENEFITS AND INCENTIVES										
Inform public officials and decisions makers										
Encourage local-level rehabilitation tax abatement										
Foster working relationships										
Encourage Main Street Program										
Promote "Shop Historic" initiative										
Develop Heritage Tourism Plan										
GOAL 3: INCREASE NUMBER OF HISTORIC DESIGNATIONS										
Maintain consolidated NRHP inventory										
Identify eligible NHLs										
Identify eligible RTHLs and Historic Texas Cemeteries										
Encourage local designations										
Select and prioritize properties for designation										
Obtain permission from property owners										
Prepare documentation for designation										
Promote and celebrate historic designations										
Continually update designation priorities										
GOAL 4: ENHANCE PUBLIC POLICIES ENCOURAGING PRESERVATION										
Continue to request CLG grants										

Figure 6-1. Estimated implementation timeline (continued).

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5			Phase 6		
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Expand County Historic Preservation Office										
Implement County HPO fee system										
Develop interlocal agreements										
Offer review of existing municipal programs, codes, and ordinances										
Review and update Tarrant County Historic Site Tax Exemption Policy										
Establish County grant program using Hotel Occupancy Tax funding										
GOAL 5: ONGOING RELATIONSHIP BUILDING AND WORKING WITH MUNICIPALITIES										
Support opportunities to continually learn relationship-building skills										
Refine intergovernmental communication										
Encourage CLG participation for municipalities										
Promote greater cooperation										
Monitor local demolition permitting										
Share information with municipalities										
Plan workshop/meeting for municipalities										
Host workshop/meeting for municipalities										
Contact participants and invitees regularly										
Consider hosting annual gatherings										
GOAL 6: CONTINUE PUBLIC OUTREACH AND INVOLVEMENT EFFORTS										
Maintain and expand contact database										
Communicate regularly with stakeholders										
Plan special event for Tarrant County's 175th anniversary in 2024										
Target under-told history and under-represented communities										
Expand online and social media presence										
Engage in public hearings										
Host workshops and training sessions										
Support CLG's Section 106 responsibilities										
Assist with markers and interpretive signage										
Plan special event for Tarrant County's 180th anniversary in 2029										

Figure 6-1. Estimated implementation timeline (continued).

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5			Phase 6		
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
GOAL 7: CREATE RECORD OF PREHISTORY AND ARCHAEOLOGY OF TARRANT COUNTY										
Develop summary of known archaeology for Tarrant Co.'s prehistory and archaeology										
Assess archaeological potential of county										
Prepare handout for "What to Do if You Discover an Archaeological Site"										

GOAL 1: UPDATE THE COUNTYWIDE HISTORIC RESOURCES SURVEY

A historic resources survey is the foundation for preservation planning. This goal allows for phased resurvey of Tarrant County—in both unincorporated areas and municipalities—to provide the information needed for proactive preservation planning and knowledgeable decision-making.

Table 6-1. Associated objectives and actions for Goal 1: Updating the Countywide Historic Resources Survey. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ⁱ
Fund and contract Countywide survey efforts	<ul style="list-style-type: none"> Apply for CLG grants for survey from THC on an annual basis Seek allocation of matching funds for CLG grants from Tarrant Co. on an annual basis Seek and hire professionals who meet and/or exceed <i>Secretary of Interior's (SOI) Professional Qualification Standards</i> 	All Phases (FY 2022–31)	<ul style="list-style-type: none"> Tarrant Co. Historic Preservation Officer (Phases 1–2) Tarrant Co. Survey Coordinator (Phases 3–6) 	*
Continually lay groundwork for future survey projects	<ul style="list-style-type: none"> Continually update phasing plan for potential survey projects Prioritize municipalities as described under Goal 5 Continually update associated cost estimates Annually revisit and reassess priorities Maintain periodic contact with community leaders and project sponsors Confirm interest and support and assess likelihood for success Follow intergovernmental agreements 	All Phases (FY 2022–31)	<ul style="list-style-type: none"> Tarrant Co. Historic Preservation Officer (Phases 1–2) Tarrant Co. Survey Coordinator (Phases 3–6) 	*
Develop GIS-compatible database of prior survey data per	<ul style="list-style-type: none"> Apply for one CLG grant from THC Seek matching funds from Tarrant Co. Seek qualified professional consultants 	Phase 1 (FY 2022)	<ul style="list-style-type: none"> Professional consultant meeting SOI standards Tarrant Co. Historic Preservation Officer 	\$70,000 • \$35,000 CLG grant + \$35,000 County match

Table 6-1. Associated objectives and actions for Goal 1: Updating the Countywide Historic Resources Survey. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ¹
Survey Plan (Chapter 5)	<ul style="list-style-type: none"> Follow sample scope of work in Chapter 5 Integrate into countywide survey database 			<ul style="list-style-type: none"> Assumes use of NPS CRSurveyor database or comparable database developed by THC Assumes vetting addresses of previously mapped resources for a maximum of 6 unincorporated resources + 2,500 municipal resources Assumes mapping previously unmapped resources will include a maximum of 80 unincorporated resources + 1,809 municipal resources If previously mapped resources exceed estimate, costs for GIS mapping may need to recur in additional fiscal years
Complete thematic historic context statements for unincorporated Tarrant Co. per Survey Plan (Chapter 5)	<ul style="list-style-type: none"> Apply for one CLG grant from THC Seek matching funds from Tarrant Co. Seek qualified professional consultants Follow sample scope of work in Chapter 5 Share context with public via County website and archives 	Phase 2 (FY 2023)	<ul style="list-style-type: none"> Professional consultant meeting SOI standards Tarrant Co. Historic Preservation Officer 	<ul style="list-style-type: none"> \$20,000 – \$70,000 Unit cost of \$5,000 per thematic context statement County to select between 4 and 14 statements \$35,000 CLG grant + \$35,000 County match
Enhance County survey	<ul style="list-style-type: none"> Hire part-time County Survey Coordinator as seven-year project position 	Phases 2–6 (FY 2023–30)	Tarrant Co. Survey Coordinator	*

Table 6-1. Associated objectives and actions for Goal 1: Updating the Countywide Historic Resources Survey. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ¹
management capacity	<ul style="list-style-type: none"> Look for SOI Professional Qualification Standards in Architectural History, minimum of two years of historic resources survey, and familiarity with GIS-based database platforms 			
Windshield survey of unincorporated Tarrant Co. per Survey Plan (Chapter 5)	<ul style="list-style-type: none"> Apply for recurring annual CLG grants Seek recurring annual matching funds from Tarrant Co. Seek qualified professional consultants Follow relevant sample scope of work in Chapter 5 Integrate with countywide survey database Share with public via County website 	Phase 3 (FY 2024)	<ul style="list-style-type: none"> Professional consultant meeting SOI standards Tarrant Co. Survey Coordinator 	\$70,000 <ul style="list-style-type: none"> \$35,000 CLG grant + \$35,000 County match
Reconnaissance survey of unincorporated Tarrant Co. per Survey Plan (Chapter 5)	<ul style="list-style-type: none"> Prepare fieldwork methodology meeting THC standards Conduct public outreach Complete reconnaissance survey, using previously created countywide database Prepare draft survey report Prepare final survey report 	Phase 4 (FY 2025)	<ul style="list-style-type: none"> Professional consultant meeting SOI standards Tarrant Co. Survey Coordinator Tarrant Co. Preservation Communications Specialist 	\$70,000 <ul style="list-style-type: none"> \$35,000 CLG grant + \$35,000 County match \$35,000 CLG grant + \$35,000 County match
Windshield survey of selected municipalities in Tarrant Co. per Survey Plan (Chapter 5)	<ul style="list-style-type: none"> Develop custom fieldwork methodology for windshield survey (see Chapter 5) Ensure customized surveys meet guidelines established by THC and/or other project sponsors Complete public outreach Develop countywide survey database, preferably through County's GIS Department Complete windshield survey Prepare draft windshield survey report Prepare final windshield survey report Maintain countywide survey database 	Phase 5 (FY 2026–28)	<ul style="list-style-type: none"> Professional consultant meeting SOI standards Tarrant Co. Survey Coordinator Tarrant Co. Preservation Communications Specialist 	\$70,000 annually for 3 yrs. <ul style="list-style-type: none"> \$35,000 CLG grant + \$35,000 County match
Reconnaissance survey of selected municipalities in Tarrant Co. per Survey Plan (Chapter 5)	<ul style="list-style-type: none"> Encourage current CLG communities to undertake their own surveys Encourage municipalities to incorporate all or some of their survey data into countywide database Sponsor non-CLG municipalities in applying for CLG grants for survey 	Phase 6 (FY 2029–31)	<ul style="list-style-type: none"> Professional consultant meeting SOI standards Tarrant Co. Survey Coordinator (FY 2029–30) Tarrant Co. Preservation Communications Specialist (FY 2029–31) 	\$70,000 annually for 3 yrs. <ul style="list-style-type: none"> \$35,000 CLG grant + \$35,000 County match)

Table 6-1. Associated objectives and actions for Goal 1: Updating the Countywide Historic Resources Survey. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ⁱ
	<ul style="list-style-type: none"> • Work cooperatively with non-CLG municipalities to find matching funds for CLG grants • For sponsored CLG projects: <ul style="list-style-type: none"> ▪ Prepare fieldwork methodology meeting ▪ Conduct public outreach ▪ Complete reconnaissance survey, using previously created countywide database ▪ Prepare draft survey report ▪ Prepare final survey report 		<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer (FY 2031) 	

GOAL 2: PROMOTE ECONOMIC BENEFITS AND INCENTIVES

Once historic resources are identified via survey, incentivizing maintenance and rehabilitation can help promote preservation. In turn, successfully completed rehabilitation projects are the best possible advertisements for preservation, helping to grow the preservation movement in Tarrant County.

Table 6-2. Associated objectives and actions for Goal 2: Promoting Economic Benefits and Incentives. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ⁱⁱ
Inform public officials and other decision makers about preservation's economic benefits and incentives	<ul style="list-style-type: none"> • Include articles/stories in periodic electronic newsletter • Email electronic newsletters to stakeholders in Tarrant Co. Historic Preservation Office's (HPO) database • Develop and distribute one-page FAQ sheet • Post information about economic benefits on Tarrant Co. HPO website 	Phases 2–6 (FY 2023–31)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer (Phases 2–6) • Tarrant Co. Preservation Communications Specialist (Phases 4–6) 	*
Encourage municipalities to implement local-level rehabilitation tax abatement	<ul style="list-style-type: none"> • Develop website showing tax abatement options • Add link to website on Tarrant Co. website • Serve as liaison between municipalities in Tarrant Co. to discuss abatement programs 	Phase 4 (FY 2025)	<ul style="list-style-type: none"> • Tarrant Co. Preservation Communications Specialist • THC CLG coordinator 	*

Table 6-2. Associated objectives and actions for Goal 2: Promoting Economic Benefits and Incentives. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ¹¹
Foster working relationships with members of banking, development, and real estate communities	<ul style="list-style-type: none"> Identify and contact financial institutions and other businesses about economic benefits; add to contacts database Share preservation plan and economic analyses about preservation Send invitations to attend workshops, etc. 	Phase 5 (FY 2026–28)	Tarrant Co. Preservation Communications Specialist	*
Encourage participation in Main Street Program	<ul style="list-style-type: none"> Publicize Main Street events on Tarrant Co. HPO website, emailed electronic newsletters, and social media Use historic resources survey results to support existing and potential Main Street cities Assist with Main Street applications Include link to THC’s Main Street website on Tarrant Co. HPO website Share information about program with public through emailed electronic newsletters and social media 	Phase 5 (FY 2026–28)	Tarrant Co. Preservation Communications Specialist	*
Promote “Shop Historic” initiative	<ul style="list-style-type: none"> Develop “Legacy Business” award with CHC Publicize “Legacy Business” awards Feature different commercial nodes in emailed electronic newsletters and social media Use existing “#shophistoric” and “#shoplocal” hashtags on social media Promote Small Business Saturday—the Saturday after Thanksgiving—via emailed electronic newsletters and social media Acknowledge and publicize small businesses that contribute to preservation efforts in Tarrant Co. 	Phase 6 (FY 2029–31)	Tarrant Co. Preservation Communications Specialist	*
Develop Heritage Tourism Plan	<ul style="list-style-type: none"> Rely on THC guidelines Follow core principles of heritage tourism Consider key steps Identify places of interest Share with Texas Heritage Trails Program 	Phase 6 (FY 2029–31)	<ul style="list-style-type: none"> Tarrant Co. Preservation Communications Specialist Professional consultant (FY 2030) 	\$80,000 (FY 2030)

GOAL 3: INCREASE THE NUMBER OF HISTORIC DESIGNATIONS

Part of the countywide survey effort will be to identify properties that are eligible for historic designation. To follow up on these findings, increasing the number of properties officially designated as historic will help trigger legal protections and additional economic incentives for preservation.

Table 6-3. Associated objectives and actions for Goal 3: Increasing the Number of Historic Designations. An asterisk () indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.*

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ⁱⁱⁱ
Identify Candidates for National Register listing	<ul style="list-style-type: none"> • Maintain inventory of potential properties using countywide survey database • Consider Recorded Texas Historic Landmarks • Consider recommendations from previous historic resources surveys • Consider locally designated landmarks • Work with municipal CLG programs • Integrate results from survey updates 	Phases 5–6 (FY 2026–31)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer • Tarrant Co. Survey Coordinator • THC National Register staff 	*
Identify properties eligible for National Historic Landmark (NHL) designation	<ul style="list-style-type: none"> • Query countywide database to list NHL candidates, to include list previously developed by CLG • Review NHL eligibility and themes • Present list to THC and NPS for consideration • Coordinate with THC and NPS 	Phase 6 (FY 2029–31)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer • Tarrant Co. Survey Coordinator • THC National Register staff • NPS NHL staff 	*
Identify eligible RTHLs and Historic Texas Cemeteries (HTCs)	<ul style="list-style-type: none"> • Share information from survey updates with CHC 	Phases 5–6 (FY 2026–31)	<ul style="list-style-type: none"> • Tarrant Co. Survey Coordinator (FY 2026–30) • Tarrant Co. Historic Preservation Officer (FY 2026–31) • CHC 	*
Encourage designations of local landmarks and historic districts	<ul style="list-style-type: none"> • Share information from survey updates with municipalities 	Phases 5–6 (FY 2026–31)	<ul style="list-style-type: none"> • Tarrant Co. Survey Coordinator (FY 2026–30) • Tarrant Co. Historic Preservation Officer (FY 2026–31) • Municipal staff 	*
Select and prioritize properties for designation	<ul style="list-style-type: none"> • Determine which types of designations are the best fit • Eliminate candidates that may no longer be eligible • Prioritize remaining candidates 	Phases 5–6 (FY 2026–31)	<ul style="list-style-type: none"> • Tarrant Co. Survey Coordinator (FY 2026–30) • Tarrant Co. Historic Preservation 	*

Table 6-3. Associated objectives and actions for Goal 3: Increasing the Number of Historic Designations. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ⁱⁱⁱ
	<ul style="list-style-type: none"> Work with the THC 		Officer (FY 2026–31)	
Obtain permission from property owners before seeking designations	<ul style="list-style-type: none"> Confirm current owner information Contact owners of properties and inform them of program and process, etc. Share background info about designations posted on Tarrant Co. HPO website Conduct meetings or conference calls with selected property owners to answer questions. Get written permission to proceed with designation Keep owners informed of steps and timelines 	Phases 5–6 (FY 2027–31)	<ul style="list-style-type: none"> Tarrant Co. Preservation Communications Specialist 	*
Prepare required NRHP/NHL documentation for designation	<ul style="list-style-type: none"> Review applicable forms and guidelines from THC Submit Determination of Eligibility packet to THC Hire qualified professional(s) who meet SOI standards Work with THC and local preservation groups 	Phases 6–Post-Plan (2029–)	<ul style="list-style-type: none"> Professional consultant meeting SOI standards Tarrant Co. Survey Coordinator (FY 2029–30) Tarrant Co. Historic Preservation Officer (FY 2031–) THC National Register coordinator 	\$50,000 annually (recurring 2029 onward) <ul style="list-style-type: none"> \$25,000 CLG or TPTF grant + \$25,000 County match Assumes survey completed under prior action item Assumes historic district(s) of max 500 resources or max 5 individual nominations annually
Promote and celebrate historic designations	<ul style="list-style-type: none"> Celebrate and publicize prior designations Publicize new designation through traditional means and/or social media Develop schedule to inform public (as designations occur, on quarterly or annual basis, etc.) 	Phase 6–Post-Plan (FY 2029–)	Tarrant Co. Preservation Communications Specialist	*
Continually update designation priorities	<ul style="list-style-type: none"> During annual review, continually update list of designation priorities 	Phase 6–Post-Plan (FY 2029–)	<ul style="list-style-type: none"> Tarrant Co. Survey Coordinator (FY 2029–30) Tarrant Co. Historic Preservation Officer (FY 2029–) 	*

GOAL 4: ENHANCE PUBLIC POLICIES ENCOURAGING PRESERVATION

Administering a robust countywide historic preservation program involves commitment of time and funding. Increased staffing is key to this goal. Thoughtful public policies can help ensure that County staff have the support they need, so that preservation policy can be implemented efficiently and equitably.

The Essential Role of County Staff

Implementing the ambitious goals and objectives of this countywide historic preservation plan will require significant thought and time from the Tarrant County Historic Preservation Office staff. To facilitate implementation, this plan recommends hiring additional staff at key junctures in the implementation timeline. Without this essential step, implementation of the other goals and objectives of the plan may falter. The plan simply cannot be implemented without sufficient time and expertise from county historic preservation office staff.

Table 6-4. Associated objectives and actions for Goal 4: Enhancing Public Policies Encouraging Preservation. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{iv}
Continue to request CLG grants to fund implementation of this preservation plan	<ul style="list-style-type: none"> Obtain support and funding from Commissioners Court for continued participation in CLG program: Use CLG funding to implement prioritized objectives and goals of this plan. 	Phases 1–6 (FY 2022–31)	Tarrant Co. Historic Preservation Officer	*
Expand County Historic Preservation Office	<ul style="list-style-type: none"> Hire Preservation Communications Specialist Hire Survey Coordinator 	Phases 1–6 (FY 2022–31)	<ul style="list-style-type: none"> Tarrant Co. Historic Preservation Officer Tarrant Co. Human Resources staff 	\$10,000–\$100,000 annually <ul style="list-style-type: none"> \$60,000 annually for full-time Preservation Communications Specialist (FY 2025–31) \$30,000 annually for part-time Survey Coordinator (FY 2024–30) Additional \$10,000 annually for Historic Preservation Officer (FY 2024–30)
	<ul style="list-style-type: none"> Elevate Historic Preservation Officer 			
Implement fee system to help fund County Historic Preservation Office	<ul style="list-style-type: none"> Research similar fee structures implemented by other local governments in Texas Coordinate with County purchasing office about logistics for processing fees Implement fees for processing County tax exemption applications 	Phases 1–Post-Plan (FY 2022–)	<ul style="list-style-type: none"> Tarrant Co. Historic Preservation Officer Tarrant Co. legal staff Tarrant Co. purchasing staff 	*

Table 6-4. Associated objectives and actions for Goal 4: Enhancing Public Policies Encouraging Preservation. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{iv}
	<ul style="list-style-type: none"> • Offer internal fee-based consulting for preservation-related issues encountered by various departments within County government • Offer fee-based Section 106 consultation assistance • Implement utility surcharge for disposal of materials from demolished historic buildings 			
Develop interlocal agreements between County and municipalities	<ul style="list-style-type: none"> • Develop an interlocal agreement template to function as guide and customize as needed • Target municipalities in Tarrant Co. with existing CLG status and/or ongoing preservation programs • Incentivize participation by offering to apply for CLG funding to undertake and/or sponsor projects • Encourage other municipalities to apply for CLG program through THC: • Host an informational workshop for municipal staff to inform and gauge interest 	Phases 4-5 (FY 2025-27)	<ul style="list-style-type: none"> • Tarrant Co. Preservation Communications Specialist • Tarrant Co. Historic Preservation Officer • Tarrant Co. legal staff 	*
Offer review of existing programs, codes, and ordinances to municipalities	<ul style="list-style-type: none"> • Publicize County staff's availability to help • Coordinate with appropriate municipal staff • Contact THC's CLG staff with questions • Consult with County legal staff to ensure consistency • Make sure local designation criteria accommodate under-told themes and property types • Apply for CLG funding to assist with finalizing language of any updates 	Phases 4-Post-Plan (FY 2025-)	<ul style="list-style-type: none"> • Tarrant Co. Preservation Communications Specialist • Tarrant Co. legal staff 	*
Review and update Tarrant Co. Historic Site	<ul style="list-style-type: none"> • Audit and evaluate existing program • Consider revisions to clarify aspects of program 	Phase 5 (FY 2026-28)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer 	*

Table 6-4. Associated objectives and actions for Goal 4: Enhancing Public Policies Encouraging Preservation. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{iv}
Tax Exemption Policy	<ul style="list-style-type: none"> Consider creating non-residential tax exemption 		<ul style="list-style-type: none"> Tarrant Co. Preservation Communications Specialist Tarrant Co. legal staff 	
Establish County grant program for qualified designated historic properties using Hotel Occupancy Tax funding	<ul style="list-style-type: none"> Research program requirements for similar grant programs around state and nation Work with appropriate Tarrant Co. staff to draft policy to implement grant program Gain approval from County Commissioners Court Select and fund small-scale pilot grant program to test and refine Update grant application and evaluation processes after pilot program Update application process as needed to meet goals established in Heritage Tourism Plan 	Phase 6 (FY 2029–31)	<ul style="list-style-type: none"> Tarrant Co. Historic Preservation Officer Tarrant Co. Preservation Communications Specialist Tarrant Co. legal staff 	*

GOAL 5: ONGOING RELATIONSHIP BUILDING AND WORKING WITH MUNICIPALITIES

While the Tarrant County CLG only holds legal jurisdiction over unincorporated areas of Tarrant County, preservation issues in the county transcend municipal boundaries. Working to build relationships between the County and its municipal partners can help to create a comprehensive and collaborative preservation program throughout the County.

Table 6-5. Associated objectives and actions for Goal 5: Ongoing Relationship Building and Working with Municipalities. The staff costs under this goal represent costs for all staff labor for other objectives, indicated with asterisks (*).

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^v
Support opportunities to continually learn relationship-building skills	<ul style="list-style-type: none"> Provide financial support for staff participation in conferences and workshops Use Tarrant Co. Historic Preservation website to share information about diversity and inclusiveness Develop user-friendly Inclusive Outreach and Public Engagement Guide Communicate regularly with staff in various departments within municipal governments 	Phases 4–6 (FY 2025–31)	Tarrant Co. Preservation Communications Specialist	\$1,500 annually

Table 6-5. Associated objectives and actions for Goal 5: Ongoing Relationship Building and Working with Municipalities. The staff costs under this goal represent costs for all staff labor for other objectives, indicated with asterisks (*).

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^v
Refine inter-governmental communication	<ul style="list-style-type: none"> Identify shared goals and objectives among varying departments Establish regular meetings with County Economic Development Office Foster working relations with County and municipal planning departments Foster working relations with Tarrant Co. Water District Foster working relations with County and municipal parks departments Foster working relations with municipal economic development offices Communicate regularly with municipal code enforcement offices Explore additional funding sources to rehabilitate historic buildings Provide technical support and assistance to help preserve historic properties on publicly owned lands Focus on cultural landscapes on public-owned lands 	Phases 4–6 (FY 2025–31)	Tarrant Co. Preservation Communications Specialist	*
Encourage CLG participation for municipalities countywide	<ul style="list-style-type: none"> Inform municipalities of available technical support from THC Inform municipalities of grants to help fund a variety of projects, such as historic resources surveys, historic designations, and host workshops Assist with application process Assist with necessary requirements for maintaining CLG status 	Phases 4–6 (FY 2025–31)	<ul style="list-style-type: none"> Tarrant Co. Preservation Communications Specialist Tarrant Co. Historic Preservation Officer 	*
Promote greater cooperation with and among municipalities in the County	<ul style="list-style-type: none"> Host an informational workshop Request THC staff participation Develop an action plan 	Phase 5 (FY 2026–28)	Tarrant Co. Preservation Communications Specialist	*
Monitor demolition permitting efforts at local level	<ul style="list-style-type: none"> Regularly communicate with municipal departments that process and approve demolition and building permits Seek CLG grant funding to develop an online tool to track demolition permits countywide 	Phase 6–Post-Plan (FY 2031–)	Tarrant Co. Historic Preservation Officer	\$70,000 (FY 2031) • \$35,000 CLG or TPTF grant + \$35,000 County match

Table 6-5. Associated objectives and actions for Goal 5: Ongoing Relationship Building and Working with Municipalities. The staff costs under this goal represent costs for all staff labor for other objectives, indicated with asterisks (*).

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^v
	<ul style="list-style-type: none"> Share information regarding identified historic resources and proposed demolition permits with municipalities and nonprofits Create social network to share demolition notices and urge for involvement for threatened historic properties 			
Share information with municipalities	<ul style="list-style-type: none"> Make preservation plan available to public Contact public officials, groups, individuals, organizations, and others with an interest in preservation within each of municipalities via email and/or social media 	Phases 1–6 (FY 2022–31)	<ul style="list-style-type: none"> Tarrant Co. Historic Preservation Officer (Phases 1–3) Tarrant Co. Preservation Communications Specialist (Phases 4–6) 	*
Plan workshop/meeting for all municipalities in Tarrant Co.	<ul style="list-style-type: none"> Develop preliminary agenda and select possible venues and date ranges Develop an outreach plan to announce and publicize event and encourage participation Collaborate with THC CLG Coordinator and encourage direct involvement and participation Ask representatives from other CLGs in DFW area to participate and speak Refine agenda in advance of gathering 	Phase 4 (FY 2025)	<ul style="list-style-type: none"> Tarrant Co. Historic Preservation Officer Tarrant Co. Preservation Communications Specialist 	*
Host workshop/meeting for all municipalities in Tarrant Co.	<ul style="list-style-type: none"> Strategize to encourage community support for preservation Discuss municipal priorities Gauge interest in interlocal agreements Develop strategy to host meetings and/or sharing information on regular basis Summarize meeting for a press release 	Phase 5 (FY 2026)	<ul style="list-style-type: none"> Tarrant Co. Preservation Communications Specialist Tarrant Co. Historic Preservation Officer 	*
Contact participants and invitees on regular basis	<ul style="list-style-type: none"> Prepare and email electronic newsletter to summarize projects and activities Post on social media Disseminate through email transmission management software (Listserv) 	Phases 5–6 (FY 2026–31)	Tarrant Co. Preservation Communications Specialist	*

Table 6-5. Associated objectives and actions for Goal 5: Ongoing Relationship Building and Working with Municipalities. The staff costs under this goal represent costs for all staff labor for other objectives, indicated with asterisks (*).

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^v
Consider hosting annual gatherings	<ul style="list-style-type: none"> • Hold in tandem with National Preservation Month each May • Refine, revise, and reassess goals and objectives • Secure sponsorships to help offset costs • Encourage THC attendance and involvement • Publicize event beforehand • Conduct roundtable to assess progress • Invite local representatives to discuss their preservation programs • Develop awards to showcase successful projects/initiatives • Review status of previous most-endangered list and update for coming year 	Phase 6–Post-Plan (FY 2029–)	Tarrant Co. Preservation Communications Specialist	*
	<ul style="list-style-type: none"> • Report results/successes from previous year • Discuss and refine goals • Revisit status of CLG program • Conclude with presentation updating program status for Commissioners Court 			

GOAL 6: CONTINUE PUBLIC OUTREACH AND INVOLVEMENT EFFORTS

To keep the plan’s implementation ongoing and vital will require involvement and input from an array of public and private stakeholders. Ongoing public outreach keeps stakeholders engaged, continually energizing and advancing implementation of the County’s preservation initiatives.

Table 6-6. Associated objectives and actions for Goal 6: Continuing Public Outreach and Involvement Efforts. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vi}
Maintain and expand Tarrant Co. HPO contact database	<ul style="list-style-type: none"> • Use existing stakeholders list as foundation • Designate person within Office of Historic Preservation and Archives to maintain and update list • Create an online enrollment form and post on Tarrant Co. HPO website • Request that recipients of any outreach materials from County CLG share and distribute information to their personal networks • Include request at bottom of all outreach materials 	Phases 1–Post-Plan (FY 2022–)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer (FY 2022–24) • Tarrant Co. Preservation Communications Specialist (FY 2025–) 	*

Table 6-6. Associated objectives and actions for Goal 6: Continuing Public Outreach and Involvement Efforts. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vi}
	<p>that interested parties visit online form to update their own information or enable others to enroll and encode their contact information</p> <ul style="list-style-type: none"> • Always gather new contact information via sign-in sheets at public meetings and events • Consider adding new columns, as necessary, to Tarrant Co. HPO stakeholders list with more targeted information (e.g., willing to volunteer, interest in particular subjects or geographic areas, etc.) • Email an electronic newsletter to parties on list regularly (at least annually) to update and confirm continued interest 			
<p>Communicate regularly with stakeholders</p>	<ul style="list-style-type: none"> • Develop user-friendly template to streamline formatting and production • Format articles to share as social media posts • Ask questions at the end of each article • Inform readers about educational opportunities • Interview preservation stakeholders • Highlight underrecognized designated historic properties • Celebrate new historic designations • Highlight legacy businesses and opportunities to “shop historic” • Profile successful rehabilitation projects • Celebrate municipalities’ CLG participation • Include “Most Endangered” list • Request letters of support for preservation issues • Inform readers about upcoming governmental hearings • Celebrate successful efforts to prevent demolition • Email electronic newsletters to all contacts on Tarrant Co. HPO list of stakeholders 	<p>Phases 1–6 (2022–31)</p>	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer (FY 2020–22) • Tarrant Co. Preservation Communications Specialist (FY 2023–) 	<p>*</p>

Table 6-6. Associated objectives and actions for Goal 6: Continuing Public Outreach and Involvement Efforts. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vi}
	<ul style="list-style-type: none"> • Ask stakeholders to distribute to their networks and share via social media • Ask for contact information updates at end of every electronic newsletter 			
<p>Hold special event for Tarrant Co.'s 175th anniversary in 2024</p>	<ul style="list-style-type: none"> • Refer to national resources like the NTHP to learn about successful event formats • Work with Commissioners Court to determine an event budget • Seek private funding as possible • Execute the event 	<p>Phase 3 (FY 2024)</p>	<p>Tarrant Co. Historic Preservation Officer</p>	<p>*</p>
<p>Target under-told history and under-represented communities</p>	<ul style="list-style-type: none"> • Encourage preservation-related boards and commissions have diverse members, reflecting demographic composition of Tarrant Co. • Have individual face-to-face meetings with leaders of minority community-development organizations • Encourage preservation advocates to volunteer and take part in existing community-development initiatives in under-represented communities before asking minority groups to volunteer for preservation-related efforts • Use electronic newsletter to publicize diverse community engagement opportunities, not necessarily related to preservation • Share historic resources survey findings with diverse community leaders to help identify resources with cultural or ethnic significance that might not be visible from the street or discernable from traditional archival research • Focus local designation criteria on under-told themes and property types • Review local designation criteria to accommodate under-represented themes and property types 	<p>Phases 5-6 (FY 2025-31)</p>	<ul style="list-style-type: none"> • Tarrant Co. Preservation Communications Specialist • CHC 	<p>*</p>

Table 6-6. Associated objectives and actions for Goal 6: Continuing Public Outreach and Involvement Efforts. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vi}
	<ul style="list-style-type: none"> • Work with CHC to apply for State Historical Markers that tell stories about minority leaders, communities, events, and organizations • Ask diverse stakeholders on Tarrant Co. HPO list to provide peer review of designation applications and marker text • Use electronic newsletter to showcase multi-layered history • Invite diverse stakeholders to author electronic newsletter articles • Encourage preservation advocates and stakeholders to share their contact information with other diverse community-development organizations 			
Expand online presence and use social media platforms	<ul style="list-style-type: none"> • Update Tarrant Co. HPO’s websites on regular basis • Create accounts on relevant social media platforms (e.g., Instagram, Twitter, Facebook) • Enhance material available for THC Heritage Trails website for Lakes Trail Region which includes Tarrant Co. • Enhance information available for Convention and Visitors Bureau (CVB) websites countywide • Plan to review and update content and format for all platforms regularly (at least annually) 	Phases 1–6 (FY 2021–31)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer (FY 2022–23) • Tarrant Co. Preservation Communications Specialist (FY 2024–31) • Tarrant Co. IT staff 	*
Engage in public hearings; both County and municipal	<ul style="list-style-type: none"> • Prepare standard County CLG policy statement communicating Tarrant Co.’s position regarding common preservation issues to be approved by County Commissioners Court • Seek volunteer assistance to monitor agendas of landmarks commissions, planning commissions, and city councils across county • Send emails to municipal staff or speak at landmark commission hearings if agenda items conflict with County CLG policy statement 	Phases 5–6 (FY 2025–31)	Tarrant Co. Preservation Communications Specialist	*

Table 6-6. Associated objectives and actions for Goal 6: Continuing Public Outreach and Involvement Efforts. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vi}
	<ul style="list-style-type: none"> • Send at least one CLG Committee member to convey County policy if any agenda includes demolition of designated resource • Ask liaisons to provide summary of any preservation-related discussions, to be shared via emailed electronic newsletters and/or social media • Send email to landmark commission members to thank them for decisions consistent with County CLG policy statement (at least annually) • Instruct Preservation Communications Specialist to follow up with public officials and their staff via one-on-one meetings for high-profile issues • Send thank you notes or emails to public officials and their staff after one-on-one meetings 			
Host preservation-related workshops and training sessions	<ul style="list-style-type: none"> • Focus workshop content on subjects that are accessible to general public • Schedule workshops in tandem with THC, NPS, NTHP, or NPI conferences to take advantage of experts already traveling to area • Hold workshops at public venues, rotating locations around county over time • Use Tarrant Co. HPO stakeholders list to invite people and encourage their participation 	Phases 5-6 (FY 2026-31)	Tarrant Co. Preservation Communications Specialist	*
Support CLG’s responsibilities under Section 106 consultation process	<ul style="list-style-type: none"> • Set up log to record incoming Section 106 correspondence • Add column to stakeholders list to flag contacts with Section 106 expertise and/or interest in Section 106 consultation • Email interested stakeholders with relevant incoming Section 106 correspondence 	Phases 1-6 (FY 2022-31)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer (FY 2022-31) • Tarrant Co. Preservation Communications Specialist (FY 2025-31) 	*

Table 6-6. Associated objectives and actions for Goal 6: Continuing Public Outreach and Involvement Efforts. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vi}
	<ul style="list-style-type: none"> • Set up an ad hoc committee to discuss County’s response if proposed undertaking triggers significant concern • Use CLG preservation policy statement as a guide • Request more information from project sponsor, if necessary, to determine whether County should concur with proposed undertaking • Communicate with THC staff as necessary to ask questions • Compose and mail letter to project sponsor if County CLG does not concur with proposed undertaking and copying interested stakeholders and THC • Archive all Section 106 correspondence on County CLG’s website • Share log of Section 106 efforts with County Commissioners Court annually to document need for continuing staff support 			
Assist with promotion of markers and interpretive signage	<ul style="list-style-type: none"> • Maintain cooperative relationships with organizations responsible for markers • Help communities and neighborhoods apply for grant funding to install street signs identifying historic neighborhoods, downtowns, and other areas • Work cooperatively with municipal staff to develop and/or maintain local marker programs that complement THC’s State Historical Marker program • Tag survey data to identify potential sites for new markers, focusing on under-told stories, as well as tourism-related themes targeted by CVBs 	Phases 5–6 (FY 2027–31)	Tarrant Co. Preservation Communications Specialist	*

Table 6-6. Associated objectives and actions for Goal 6: Continuing Public Outreach and Involvement Efforts. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vi}
	<ul style="list-style-type: none"> Publicize existing markers by developing driving tours that are available online, as apps, or in print, to promote heritage tourism and to help inform local residents of history of their own communities Distribute information about driving tours to chambers of commerce, motels, and other places that tourists patronize regularly Share information with THC's Heritage Trails program, specifically, Lakes Trail Region which includes all of Tarrant Co. Share information with CVBs countywide 			
Plan special event for Tarrant Co.'s 180th anniversary in 2029	<ul style="list-style-type: none"> Refer to national resources like NTHP to learn about successful event formats Work with Commissioners Court to determine an event budget Seek private funding as possible 	Phase 6 (FY 2029)	Tarrant Co. Preservation Communications Specialist	*

GOAL 7: CREATE A RECORD OF THE PREHISTORY AND ARCHAEOLOGY OF TARRANT COUNTY

In addition to the large number of above-ground historic resources, Tarrant County contains over 320 known archaeological sites that reveal much about the past, especially those that occupied the area before recorded history. Maintaining a record of previously recorded sites and related investigations will not only support archaeologists who discover and unearth new sites in the future but will also be a valuable resource for the public to learn more about the history and prehistory of Tarrant County.

Table 6-7. Associated objectives and actions for Goal 7: Create a Record of the Prehistory and Archaeology of Tarrant County. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vii}
Develop meaningful summary of what is known regarding County's prehistory/archaeology	<ul style="list-style-type: none"> Utilize information provided by State of Texas, North Texas Archeological Society (formerly Tarrant Co. Archeological Society), Texas Archeological Research Laboratory (TARL), and other established sources 	Phase 4 (FY 2025)	<ul style="list-style-type: none"> Tarrant Co. Historic Preservation Officer Tarrant Co. Preservation Communications Specialist 	*

Table 6-7. Associated objectives and actions for Goal 7: Create a Record of the Prehistory and Archaeology of Tarrant County. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

Objectives	Associated Actions	Implementation Timeline	Responsible Stakeholder(s)	Estimated Budget ^{vii}
	<ul style="list-style-type: none"> • Create practical document that the public could use and enjoy that would offer an understanding for those who cannot or are unlikely to access state and other databases (while maintaining required confidentiality of site locations) • Distill insights from significant, previous large-scale projects to increase public awareness about importance and sensitivity of archaeological resources in Tarrant Co. 			
Assess archaeological potential of different parts of county	<ul style="list-style-type: none"> • Create publicly accessible map of County that illustrates likelihood for archaeological potential in various zones • Coordinate with TxDOT for permission to use their hybrid potential archeological liability maps (HPALMs) 	Phase 4 (FY 2025)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer • Tarrant Co. Preservation Communications Specialist 	*
Prepare “What to Do if You Discover an Archaeological Site in Tarrant Co.” one-pager	<ul style="list-style-type: none"> • To be available on Tarrant Co. website • Offer guidance but not legal advice 	Phase 5 (FY 2025)	<ul style="list-style-type: none"> • Tarrant Co. Historic Preservation Officer • Tarrant Co. Preservation Communications Specialist 	*

NOTES

ⁱ All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

ⁱⁱ All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

ⁱⁱⁱ All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

^{iv} All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

^v All cost estimates are based on 2020 labor rates. Costs should be escalated annually based on Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for professional services. See <https://www.bls.gov/news.release/cpi.toc.htm>.

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