

# THE SOUTHWEST OFFICE ANNUAL REPORT 2004

*“The Southwest Office, by supporting grassroots efforts in remote southwestern villages, has completely changed my view of the National Trust. You have removed the veil of elitism and have endorsed the things that are important to us, even though we didn’t descend from the Mayflower.” --Wes Reeves, Amarillo*

## Saving Historic Places

When the historic US 83 truss bridge (‘Bonnie & Clyde Bridge’) was threatened with demolition by TX DOT, the Southwest Office dispatched an engineer to refute TX DOT's assertion that the bridge (c.1939) was unsafe and should be removed. The inspection showed the bridge to be safe and that it could be used as a pedestrian bridge. Now, TX DOT is rethinking its plans.



Linden, boyhood home of Don Henley and Texas’ oldest functioning courthouse (c.1860), almost missed an opportunity for restoration. But thanks to the creativity and determination of the Cass County Conservancy and the National Trust, a 1948 7,000sf brick building (formerly a church) will undergo a structural assessment to determine its suitability and adaptability to temporarily house District Court functions while the historic courthouse undergoes restoration.

This building’s eventual use will enable **Cass County** government to maintain its downtown presence. When the county offices move back into the courthouse, this building will be ready for another adaptive use. Recycling at its best.

The Lake Fannin Organizational Camp, built between 1936 and 1938, was the first Resettlement Administration project of its size in the United States and the only one of its kind in Texas. This outstanding collection of rustic cabins, main lodge, bathhouse, etc. used native timber and stone collected on the site just north of **Bonham**. After years of neglect, however, the US Forest Service (owner) and a friends group recognized the site’s needs and called the National Trust for help. After National Trust staff visited the site, a rough plan for assessing and stabilizing the buildings was developed. The Southwest Office committed Intervention Fund dollars, and an architect and engineer prepared a conditions assessment and temporary stabilization recommendations report for the 15 extant buildings. The report is being used as a guide for the US Forest Service and volunteers to implement with respect to protecting this National Register-listed site. In addition, staff from the SWO participated in two work days held at Lake Fannin. This is an example of the kind of ‘foster love’ that the National Trust provides to downtrodden historic sites.



## Building the Movement

The National Trust sponsored a **Better Boards** workshop for 32 participants from five different preservation organizations in the region, including the **Tulsa Foundation for Architecture, the Historic Preservation Alliance of Arkansas, and the Quapaw Quarter Association in Little Rock**. As a result of the two-day workshop, staff and board members from these organizations developed fundraising plans that will help them reach their three-year financial goals. Staff from the Southwest Office helped facilitate the meeting and assisted each organization as it worked through specific exercises to build skills in fundraising and grantsmanship.



Also in 2004, we convened the **Texas Roundtable**—an alliance of all the local and statewide preservation organizations active in the state. We (board and staff members of each organization) meet once a year to exchange ideas, issues, challenges and best practices. In addition, the National Trust sponsors a training session as part of the Roundtable. This year, the National Trust secured the services of Brian Phoebus, Program Director of the National Trust Insurance Services, LLC. Brian flew in from Maryland and spent a half-

day outlining ways in which historic properties and non-profit preservation organizations can secure insurance coverage with competitive rates.

## Revitalizing Communities

The power of money spent in the right places can be dramatic. In the last year, since hiring Lee Alexander to cultivate loans and tax credit deals, the SWO has impacted a number of Texas communities. Lee has focused work on **Houston and Fort Worth** by helping build a network of like entities (community development corporations, CDC's) to help each other and amplify their impacts on community revitalization. Lee (pictured right on the right) provides technical assistance on available tax credit programs, low-interest loans, and an equity fund to seed preservation projects.



Two good examples of community revitalization projects that involve historic rehab tax credits took place in Wichita Falls and San Antonio. The first project involves the adaptation of the vacant **Holt Hotel** into 41 loft-style apartments with 3,440 square feet of ground floor retail space. The project will put a derelict downtown building back to use, enhance the tax base, stimulate new jobs and enhance the quality of life in downtown **Wichita Falls**. The second project entails the rehabilitation of the vacant **Heimann** building into office space, meeting space and classrooms for Avance's national headquarters (a provider of educational programs for parents and children). Once completed, the property will anchor future revitalization efforts planned by the City of **San Antonio**.

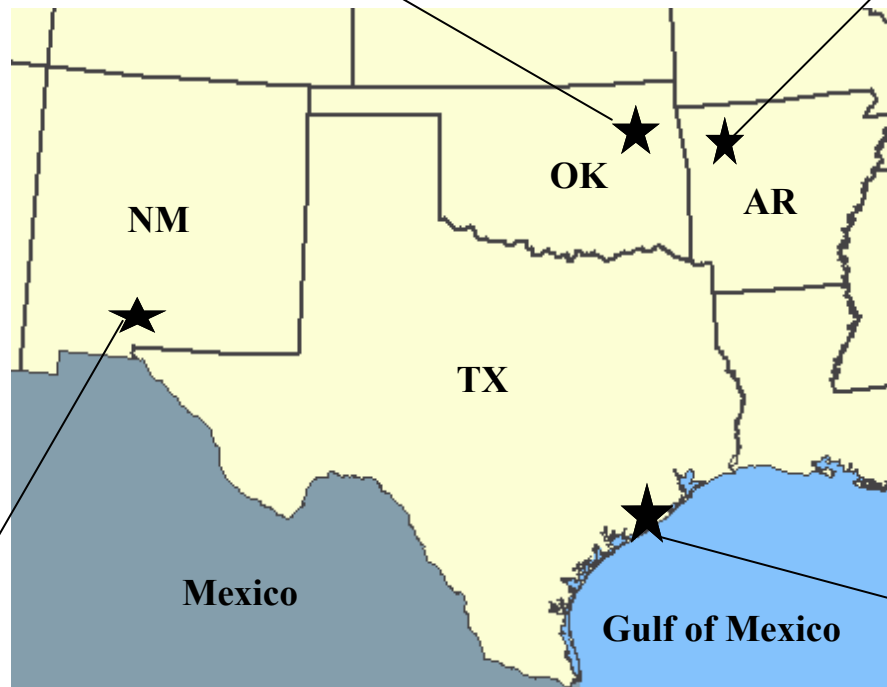
# Grant Highlights in the Southwest



- \$6,470 to the Price Tower Arts Center, Inc. in Bartlesville to ensure that the interiors of the building (exhibits, offices and apartments) are consistent with original F.L. Wright designs in what was his only built skyscraper (c.1952)



- \$1,000 to the Historic Preservation Alliance of Arkansas for a structural assessment of the Combs House (c.1870) in Fayetteville.

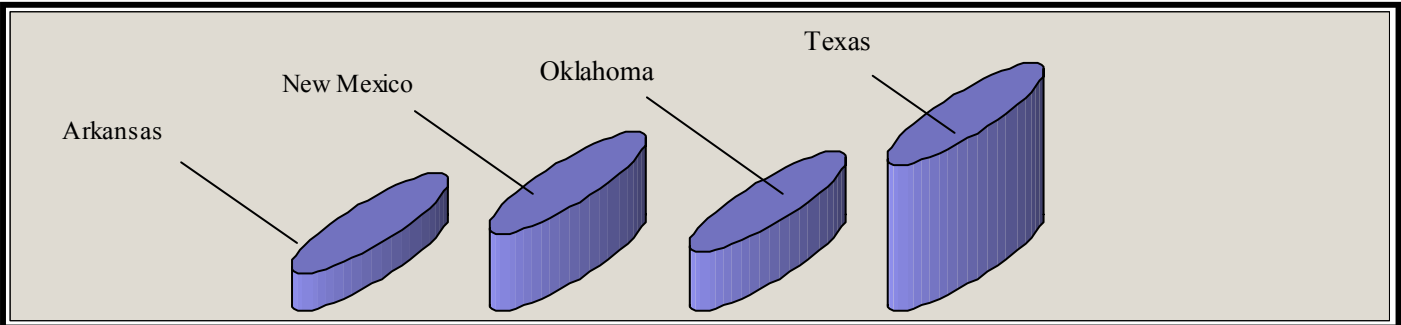


- \$500 to the New Mexico Heritage Preservation Alliance in support of their annual conference; for a walking tour through historic Mesilla to look at examples of adobe restoration.

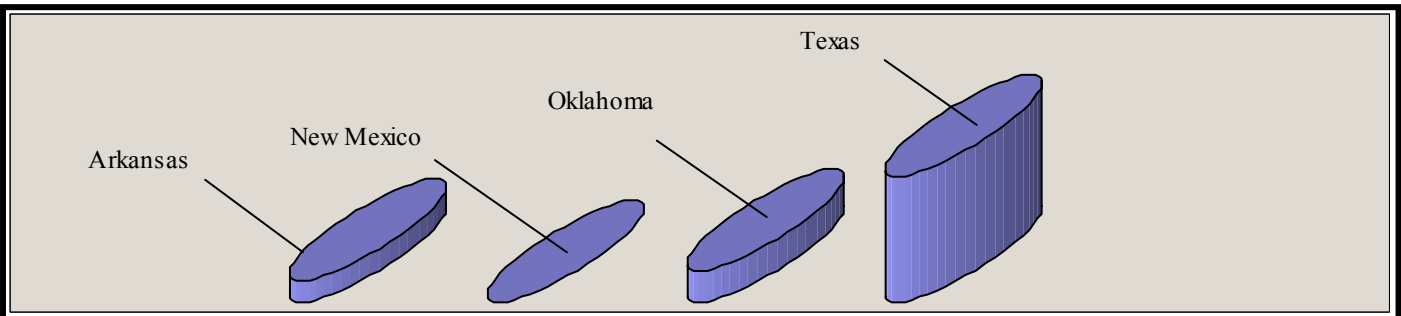


- \$4,000 to St. Mary's Cathedral Basilica (c.1847) in Galveston for architectural services and measured drawings to prepare for the church's restoration.

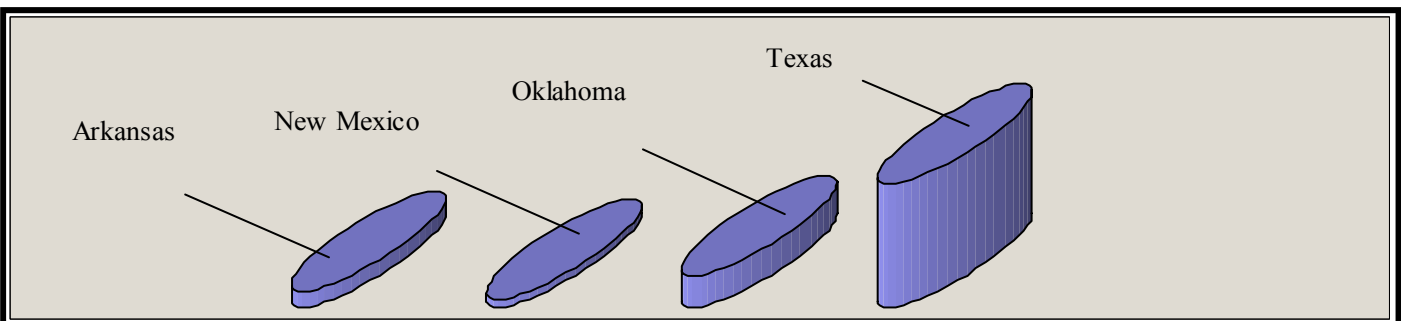
# Funding Activity in the Southwest



## Staff Travel in Region



## Intervention Fund Assistance\*



## PSF Grants Awarded\*

**\*The disparity in Intervention Fund and PSF grant activity is explained by the fact that Texas and Oklahoma have endowed funds to help projects in those states. For example, thanks to a recent gift of \$100,000 from Marcia V. Mayo and Catherine Mayo Moore, the Ruth and Allen Mayo Fund for Historic Preservation in Oklahoma was established. Now, thanks to the sisters' gift in honor of their parents, the Southwest Office has effectively doubled the size of Oklahoma's PSF fund. This translates into more and larger grants for projects in that state.**

**For information on how you can add to or establish a new endowed fund for your state or community, please contact Daniel Carey, Director of the Southwest Office in Fort Worth at 817-332-4398 or email [daniel\\_carey@nthp.org](mailto:daniel_carey@nthp.org).**