

APR 22 2016

NPS Form 10-900

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

Nat. Register of Historic Places National Park Service

1. Name of Property

Historic Name: Fortune Arms Apartments
Other name/site number: Hunter Plaza Apartments (current)
Name of related multiple property listing: N/A

2. Location

Street & number: 601 West 1st Street
City or town: Fort Worth State: Texas County: Tarrant
Not for publication: [ ] Vicinity: [ ]

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[ ] national [ ] statewide [x] local

Applicable National Register Criteria: [x] A [ ] B [x] C [ ] D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 4/13/16
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- [x] entered in the National Register
[ ] determined eligible for the National Register
[ ] determined not eligible for the National Register.
[ ] removed from the National Register
[ ] other, explain: \_\_\_\_\_

Signature of the Keeper

6/7/2016
Date of Action

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**5. Classification**

**Ownership of Property**

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

**Category of Property**

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	total

Number of contributing resources previously listed in the National Register: N/A

**6. Function or Use**

**Historic Functions:** DOMESTIC/multiple dwelling = apartment building

**Current Functions:** WORK IN PROGRESS

**7. Description**

**Architectural Classification:** MODERN MOVEMENT: International

**Principal Exterior Materials:** Brick, Aluminum, Glass

**Narrative Description** (see continuation sheets 6 through 11)

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## 8. Statement of Significance

### Applicable National Register Criteria

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

**Criteria Considerations:** N/A

**Areas of Significance:** Architecture; Community Planning & Development

**Period of Significance:** 1951-1966

**Significant Dates:** 1951

**Significant Person** (only if criterion b is marked): N/A

**Cultural Affiliation** (only if criterion d is marked): N/A

**Architect/Builder:** Armstrong, Charles E. (Architect); Cloer Construction Company, Inc. (Builder)

**Narrative Statement of Significance** (see continuation sheets 12 through 22)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheet 23)

### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested. **Approved December 11, 2013.**
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

### Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

**Historic Resources Survey Number** (if assigned): N/A

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## 10. Geographical Data

**Acreeage of Property:** less than one acre

### Coordinates

Latitude/Longitude Coordinates (use decimal degree format)

Datum if other than WGS84: N/A

1. Latitude: 32.754373° Longitude: -97.336374°

**Verbal Boundary Description:** The nominated property is described as Lots 1, 2, 3 and 4, Block 64, Fort Worth Original Town Addition. This parcel occupies the eastern end of the block bounded by West 1st Street to the north, Burnett Street to the east, West 2nd Street to the south and Florence Street to the west. The nominated parcel is almost square at 199.67' at West 1st Street, 199.89' at West 2nd Street and 200' at Burnett Street and the western property line.

**Boundary Justification:** The nomination includes all property historically associated with the building.

## 11. Form Prepared By

Name/title: Marcel Quimby, FAIA, with Susan Kline, architectural historian  
Organization: Quimby McCoy Preservation Architecture, LLP  
Street & number: 3200 Main Street, #3.6  
City or Town: Dallas State: Texas Zip Code: 75226  
Email: quimby@quimbymccoy.com  
Telephone: 214-977-9118  
Date: October 30, 2015

## Additional Documentation

**Maps** (see continuation sheets 24 through 28)

**Additional items** (see continuation sheets 29 through 54)

**Photographs** (see continuation sheets 5, and 55 through 62)

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**Photographs**

Fortune Arms Apartments

Fort Worth, Tarrant County, Texas

Photographed by James F. Wilson and Marcel Quimby, October 2013 and October 2015

TX\_Tarrant County\_ Fortune Arms Apartments\_0001.tif  
Northeast Oblique. Camera facing: West.

TX\_Tarrant County\_ Fortune Arms Apartments\_0002.tif  
Southeast Oblique. Camera facing: Northeast.

TX\_Tarrant County\_ Fortune Arms Apartments\_0003.tif  
Northeast Oblique. Camera facing: Southeast.

TX\_Tarrant County\_ Fortune Arms Apartments\_0004.tif  
First Floor Lobby Interior View. Camera facing: West.

TX\_Tarrant County\_ Fortune Arms Apartments\_0005.tif  
First Floor Lobby Interior View. Camera facing: East.

TX\_Tarrant County\_ Fortune Arms Apartments\_0006.tif  
Typical Apartment Interior View, floors 2 - 9. Camera facing: South.

TX\_Tarrant County\_ Fortune Arms Apartments\_0007.tif  
Typical Apartment Interior View, floors 2 - 9. Camera facing: West.

TX\_Tarrant County\_ Fortune Arms Apartments\_0008.tif  
Typical Corridor Interior View, floors 2 - 9. Camera facing: South.

TX\_Tarrant County\_ Fortune Arms Apartments\_0009.tif  
Historic Door opening to Apartment Interior View, floors 2 - 10. Camera facing: Northwest.

TX\_Tarrant County\_ Fortune Arms Apartments\_0010.tif  
Typical Apartment Interior View, floors 10 - 11. Camera facing: North.

TX\_Tarrant County\_ Fortune Arms Apartments\_0011.tif  
Typical Apartment Interior View, floors 10 - 11. Camera facing: South.

TX\_Tarrant County\_ Fortune Arms Apartments\_0012.tif  
Typical Corridor Interior View, floors 10-11. Camera facing: South.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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### **Narrative Description**

The historic, 11-story Fortune Arms Apartments, now known as Hunter Plaza, is located at the west end of downtown Fort Worth and occupies the eastern third of the block bounded by West 1<sup>st</sup> Street on the north, Burnett on the east, West 2<sup>nd</sup> on the south, and Florence on the west. Completed in 1951, the building was constructed of cast-in-place concrete with brick veneer with punched window openings. The 'C' shaped buildings' entrance faces West 1<sup>st</sup> Street, near the corner of Burnett Street. Retail lease space faces West 1st, Burnett and the eastern portion of West 2nd street facades; the retail storefronts are set back beneath the face of the building above at West 1st and Burnett Streets, providing a covered walkway for pedestrians at these streets. Surface parking was originally provided at the western portion of the lot; this has recently been replaced by a four-level, cast-in-place concrete parking garage for building tenants.

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### **Downtown Fort Worth**

The City of Fort Worth was originally located on bluffs to the southeast of the intersection of the Clear Fork of the Trinity River on high ground that overlooked the river. Today, Fort Worth's Central Business District (CBD) is bounded by the bounded by Henderson Street to the west, Belknap Street to the north, Jones Street to the east and Lancaster Street to the south. The CBD has two distinct street grids - streets in the southwest quadrant of the CBD are orientated in the cardinal directions with the northwest, while eastern quadrants are orientated parallel to the river, at approximately 40 degrees off the cardinal. Fortune Arms lies between West 1st and West 2nd Streets, on the angled streets. Refer to Map 3.

Fortune Arms is located in the northwest quadrant of downtown Fort Worth and is four blocks to the west of the denser, historic center of the downtown. This historic center contains numerous buildings that are listed in the National Register of Historic Places including Blackstone Hotel (NR 1984), Burk Burnett Building (NR 1980), Electric Building (NR 1995), Farmers and Mechanics Bank (NR 2012), First National Bank (NR 2009), Fort Worth City Club (NR 1998), U.S. Courthouse (NR 2001), Petroleum Building (NR 2009), Sinclair Building (NR 1992) and W.T. Waggoner Building (NR 1979).

### **Setting**

Fortune Arms Apartments is located in the northwest corner of Fort Worth's Central Business District, which is largely comprised of mid-rise buildings and parking lots. Tarrant County buildings, including the historic county Courthouse (now used for county administration offices), the newer County Courts building and Tarrant County Jail, are also located to the northeast, on the other side of West Belknap Street - two blocks from Fortune Arms. Most of the mid-rise buildings in the immediate vicinity date from the 1980s when redevelopment occurred in an area that had previously contained late 19th century residences and early 20th century commercial buildings and apartment buildings; there are no remaining older buildings in the vicinity. Across from the Fortune Arms, on the Burnett Street side, is a large parking lot for the mid-rise Tarrant County Sheriff's office building which faces Taylor Street. The 2-story Fort Worth Public Library is caty-corner at the southeast corner, and the four-story Telephone Buildings is across West 3rd Street, to the north from Fortune Arms. The remainder of the block to the west of the Fortune Arms is parking lots that extend to Florence Street. Across from Fortune Arms on the north side of West 1st Street is a six-story parking garage, with an adjacent parking lot to its west side.

### **Building Description**

Fortune Arms Apartments was one of Fort Worth's early 'modern' buildings and its original design and current appearance reflects this identity with its lack of symmetry, planar wall surfaces of brick without relief, horizontal banding of windows, absence of cornice or projecting eaves, flat roof and a building massing that reflects and

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expresses the buildings' entrance and other uses. Large expanses of aluminum storefront at the ground floor offer views into the retail and public spaces at the first floor.

At the time of this nomination, Fortune Arms (now known as Hunter Plaza) is undergoing rehabilitation, utilizing Federal Investment Tax Credits (ITCs) for historic properties. Alterations to the building will update the building for its continued use for residential apartments and retail at the first floor; these alterations are currently underway with completion of the upper floors scheduled in late December 2015. The remainder of the building is scheduled for occupancy in Spring 2016. BOKA Powell Architects of Dallas are the architects for the current rehabilitation. Quimby McCoy Preservation Architecture, LLP of Dallas provided historic preservation consulting services. The general contractor was Sedalco of Fort Worth.

*West 1st Street (north) facade*

The building entrance is located at the West 1st Street facade and, along with the Burnett Street (east) facade, comprises the building's primary facades that are clad in red and tan brick. The eastern portion of this facade is treated as a separate plane, reflecting the location of the corner residential units and elevator beyond, as well as the taller floor-to-floor height of the eastern wing beyond. This narrow, vertical massing is clad in red brick, with the brick extending above a portion of the remainder of the facade; this red brick at the 11th floor reflects the location of the mechanical room at this floor.

The western portion of the facade is only ten stories in height, and is clad in horizontal bands of tan brick, with the windows occurring in an intermediate horizontal band and with red brick veneer at the building's structural columns. The windows are newer, medium-bronze finish aluminum, paired 2/2 windows between these columns. This portion of the facade includes a tall, tan brick planar wall at the eastern portion of the first floor of this facade with storefront at the western portion.

The first floor exterior storefront is recessed, providing visibility into the retail space; the building's round, plaster clad concrete columns are exposed at this recess. The entrance is adjacent to the solid tan wall near the center of this facade and is quite understated; steps and an accessible ramp identify its location.

This facade retains much of its original appearance with a few changes, including the replacement of the original steel casement windows at floors two through ten with aluminum windows in 2000, following the damage to the original windows by the tornado that passed through downtown Fort Worth. An opening in the brick at the eleventh floor exists with a later window added; the brick infill from the larger, original window is a slightly different color from the original brick is visible around this window. The aluminum storefront at the first floor is largely original, but as doors were replaced with storefronts and other modifications were made, newer aluminum storefront components have been used in selected areas.

The new structural concrete parking garage is located at the west side of the Fortune Arms building. At four stories in height, its top floor aligns approximately with the third floor of the building.

*Burnett Street (east) facade:*

This ten-bay facade utilizes a slightly different vocabulary from the West 1st Street facade. Red brick clads the majority of floors two through eleven with horizontal, punched window openings with medium bronze aluminum, paired 2/2 windows. The windows at the eleventh floor stop shy of the south corner, reflecting the location of the original mechanical room at the southeast corner of the eleventh floor. The lower six floors of the southern 3 bays of this facade are clad in tan brick, but retain the same window patterns as the remaining areas of the facade; there is no difference in plane between these two areas of red and tan brick. These upper floors retain their original appearance with the only change being that of replacement aluminum windows.

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Similar to the West 1st Street facade, the first floor exterior storefront is recessed, providing visibility into the retail space; the building's round, plaster clad concrete columns are exposed at this recess. The aluminum storefront at the first floor is original, but as doors were closed and other modifications were made, newer aluminum storefront components were used. The sidewalk below the recess 'steps down' to follow the declining grade of the street towards the north.

*West 2nd Street (south) facade:*

This narrow facade adjacent to West 2nd Street is similar to the Burnett facade, with tan brick at the lower several floors, red brick above, and with punched openings with paired, 2/2 aluminum windows. The east half of the last bay is solid masonry. Retail space faces West 2nd Street, but is in simple punched openings with canvas awnings. The aluminum storefront at the first floor is original, but as doors were closed and other modifications were made, newer aluminum storefront components were used.

Floors two through eleven retain their original appearance with the only change being that of replacement aluminum windows as described above.

The new structural concrete parking garage is located at the west side of the Fortune Arms building. At four stories in height its top floor aligns approximately with the third floor of the building.

*West facade and adjacent, 'rear' facades of the north wing (facing North First Street) and of the south wing (facing West 2nd Street).*

As these facades are adjacent to and a continuation of one another, they are described together. As viewed from the parking lot of the building, the left portion of this 'rear' facade is the rear of the 'north' wing (that faces West 1st Street) and is ten stories high. This portion of the rear facade is similar to the Burnett Street facade in that it is clad in red brick with punched window openings. A later stair tower enclosure is located at the west end of this facade; this addition has a small footprint (approximately 200 SF in size) and is clad in a light tan precast concrete. This precast concrete tower is without ornamentation except for horizontal lines at the floor lines.

The center portion of this facade is the 'rear' of the 'east' wing (that faces Burnett Street) and is eleven stories in height. Like the facade to its left, this facade is clad in red brick with punched window openings and is eleven stories in height. As with the other facades, the window openings contain paired, 2/2 medium bronze aluminum windows.

The 'right' portion of the facade is the 'rear' of the south wing (that faces West 2nd Street). This 'right' portion of this facade is the 'rear' of the 'south' wing (that faces West 2nd Street). This facade is clad in tan brick with punched window openings and is eleven stories in height.

The portions of the west facade to the far right of this view, is clad in tan brick for the lower seven stories and in red brick at the upper four stories. There is only one window at each floor in this facade; these windows align with each other at this facade; this is the only instance of windows in a vertical pattern on the Fortune Arms building.

A one-story portion of the building 'fills in' (or aligns) with the edge of the south wings; this additional space is an extension of the lease space facing Burnett Street. This large space was originally constructed as one open space for use by retail or commercial uses, with multiple floor levels that aligned with the Burnett Street sidewalk elevations, which are sloping down to towards West 1st Street. This space was later subdivided into dozens of spaces ranging from small offices to larger conference areas and is currently vacant with many of the interior walls removed as part of the current rehabilitation work. The exterior wall is tan brick with a variety of windows and doors, most of which



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have been added to accommodate later users. A trash chute and dumpster enclosure has been added at the southern edge of this facade and opens to the parking lot. This enclosure is screened by tan brick wall.

Like the other facades, floors two through eleven retain their original appearance with the only change that of replacement, paired, medium-bronze anodized 2/2 aluminum windows.

The new structural concrete parking garage is located at the west side of the Fortune Arms building, and adjoins a vacant property. The structural concrete exterior wall will remain exposed, and will be visible from the west until construction occurs at the adjacent site.

**Garage (Noncontributing)**

A new four-story parking garage at the open, west portion of the lot is currently under construction, with construction almost complete (scheduled for the end of 2015). This garage is cast-in-place concrete construction with long-span concrete beams comprising the exterior façade, with large openings and a simple, metal railing at each floor. A fabric mesh will be installed at the exterior of these opening at the facades; this will serve to provide security and privacy for the buildings tenants.

**Interior**

As noted above, the Fortune Arms building is currently vacant with rehabilitation underway. Prior to the current alterations, the original lobby had been modified in the late 1950s and again in 1973 when the Fort Worth Housing Authority converted the building into housing for the elderly. The previous retail spaces had changed greatly since 1951 when it was designed as 'open space' to accommodate changes by tenants. These spaces included such diverse occupants as restaurants, general retail, lounges, a dressmaker, insurance agents and the occasional contractor and architect.

Following the purchase of the building by the Fort Worth Housing Authority, the retail spaces at the first floor were utilized by the housing authority for office space, and the original interior dividing partitions had been removed.

*First Floor*

Historically, the first floor of the Fortune Arms building accommodated at least 8,000 SF of commercial and retail spaces for lease to support services for the residential tenants and nearby residences; this retail space typically had access from the 1st, 2nd or Burnett Streets. The Fortune Arms Coffee Shop was located at the corner of 1st Street and Burnett Street, with access from both the street and the lobby of the building. The building and elevator lobbies were fairly small, as was the path from the main entrance on West 1st Street. According to the 1952 Morrison and Fourmy's Fort Worth City Directory, other retail tenants at the first floor included the Fortune Arms Drug Store, the Fortune Arms Grocery and Employer's Mutual of Nausau. Other commercial businesses listed were E. E. Cloer General Construction, Inc., Hoppner Construction Co. and Well Reporting Services; these businesses showed 200 Burnett Street as their address, indicating that they were located inside the building instead of having a street location.

The current rehabilitation will retain the original first floor public entry and elevator lobby; adjacent spaces that had originally opened to the lobby but have since been 'chopped up', will become part of the lobby public space again. The original community areas behind the elevator lobby had been converted to offices but will now become usable spaces for the tenants, including a fitness center, library, community room and a small theater. The retail spaces will largely remain as such, with individual retail spaces having access from West 1st, Burnett and West 2nd streets.

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*Original Interior Design, Typical Apartment*

Originally, there were 26 apartments per floor; most were 1 bedroom, but a few per floor were two-bedrooms. The apartments were typically laid out with 2'-8" wide front doors across the hall from one another. Door frames were flush wood doors with custom, curved door frames that fit the narrow (2" +/-) thick plaster walls. The one-bedroom units had a dining/living open area with a small kitchenette accessed from the dining area and hidden by accordion doors; a bedroom with bath opened off the living area. The two-bedroom units had a separate living area and kitchen; a small hall opened off the living room and led to the two bedrooms and bath.

*Typical Apartment Floors, floors 2 – 9, Current*

The public area of each typical apartment floor is largely defined by the original C-shaped, 5' wide corridor walls, constructed of metal studs with plaster finish on metal lath; these historic corridor walls remain in place. The original metal door frames are of a unique shape, are character-defining elements and remain in place. The existing non-historic wood doors and hardware (lock, lever and metal kickplate) at these existing door frames remain in place but are no longer functional; these have been painted to match the color of the plaster walls. New aluminum door frames and wood doors lead from the corridors to the apartments and are in the process of being installed throughout the building. The floor is carpeted; the ceiling is the underside of the concrete structural slab of the floor above and has been painted. Electrical, fire alarm, security, telephone and other conduit and wiring are exposed within the corridor.

On each typical floor, there are 17 new apartments, ranging from one to three bedrooms. The layout of most apartments varies, but non-sleeping rooms (kitchens, baths) are located adjacent to the corridor wall, with living and bedrooms at the exterior wall. Each apartment has a living room, a dining area that is open to the adjacent kitchen, bedroom/bedrooms and bath/baths. The floors are typically vinyl plank in the living, dining and kitchen. The bedrooms and closets are carpeted and the flooring in the baths is vinyl. Wall surfaces are painted. The exposed structural beams and underside of the structural slab above have been sealed with a semi-transparent coating.

*Tenth Floor, Current*

Similar to the typical floors below, the public area of the 10th floor is largely defined by the original C-shaped, 5' wide corridor walls, constructed of metal studs with plaster finish on metal lath; these historic corridor walls remain in place. The original metal door openings from the corridor to apartments with their unique frame shape are a character-defining element and will also remain in place. The existing non-historic wood doors and hardware (lock, lever and 18" metal kickplate) at these existing door frames remain in place but are not functional; these have been painted to match the color of the plaster walls. New aluminum door frames and wood doors lead from the corridor to the apartments. The floor is carpeted; the corridor ceiling is suspended gypsum board; electrical, fire alarm, security and other conduit and wiring are installed above this ceiling.

Like the typical floor, there are 17 new apartments on the 10th floor, ranging from one to three bedrooms. The layout of most apartments varies, but non-sleeping rooms (kitchens, baths) are located adjacent to the corridor wall, with living and bedrooms at the exterior wall. Each apartment has a living room, a dining area that is open to the adjacent kitchen, bedroom/bedrooms and bath/baths. Bedrooms and closets are carpeted and the flooring in the baths is vinyl. Wall surfaces are painted and the ceiling is suspended gypsum board, painted.

*Eleventh Floor, Current*

As this floor was originally lease space and later a commercial space (Penthouse Club and the Fortune Arms Club), the sole remaining original character defining feature is the elevator lobby. Many of the existing (non-historic) partitions were removed and a new corridor, in a similar location as the corridor on the lower floors, now exists. New

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aluminum door frames lead from this corridor to apartments. The floor is carpeted; the corridor ceiling is suspended gypsum board, and electrical, fire alarm, security and other conduit and wiring are installed above this ceiling.

This floor has 11 new apartments, ranging from one to three bedrooms. The layout of most apartments varies, but non-sleeping rooms (kitchens, baths) are located adjacent to the corridor wall with living and bedrooms at the exterior wall. Each apartment has a living room, a dining area that is open to the adjacent kitchen, bedroom/bedrooms and bath/baths. Bedrooms and closets are carpeted and the flooring in the baths is vinyl. Wall surfaces are painted and the ceiling is suspended gypsum board, painted.

The remaining spaces on this floor, including mechanical, cellular lease space and storage, are unfinished.

**Integrity**

Fortune Arms Apartments has had few alterations to its exterior since its original construction in 1951, with the largest being the replacement of the original steel, multi-pane casement windows with aluminum double-hung windows in 2000, and the addition of the concrete stair tower at the northwest corner of the north wing. As a result, the Fortune Arms building has retained a large degree of its original integrity. The building remains in its original location and although there have been changes to the immediate surroundings, the feeling of the property has not changed. The building exterior remains intact with its materials, design features and workmanship largely unaltered. The building also retains in association, as the function of the building has remained multi-family residential. The main interior elements of the building—the elevator lobbies, first floor lobby and retail space and residential floors corridors—have remained unaltered with the exception of the finish materials. These spaces still retain their original feeling of their original public use that serves the residents. The layouts of the apartments were changed in 1972-73 and the 2014-2015 alterations, which is to be expected as residential units must change over time to accommodate the changing needs of residential tenants.

In summary, the Fortune Arms building still retains a high degree of integrity in its location, design, materials workmanship, feeling and association. As the neighborhood has changed from residential and early transitions to commercial buildings to larger, mid and high-rise commercial and governmental buildings, Fortune Arms no longer retains its integrity of setting.

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### Statement of Significance

Fortune Arms Apartments is significant as the first residential apartment building constructed in downtown Fort Worth and contributed to an important emerging pattern of urban development. It is further significant as an early, post-World War II interpretation of the Modern Movement architectural style in Fort Worth. It was constructed at a time when the city was experiencing a housing shortage, and it provided an alternative model of housing for single adults and married couples without children, as well as those who worked downtown. As a multi-functional building geared toward professionals, it was designed for the convenience of the tenant with the inclusion of retail and personal services. The building's simplicity of design for this new upscale model of downtown housing reflects the collaboration of an owner and architect with a great deal of collective expertise in single- and multi-family housing. Fortune Arms Apartments is nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture, both at the local level of significance. The period of significance is 1951, the year the building opened, until 1966, the year before the Federal Housing Authority took ownership of the building.

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### Post World War II Residential in downtown Fort Worth

Construction of the Fortune Arms Apartments building began in August 1950 at a time when Fort Worth was facing an acute housing shortage. In 1940, Fort Worth had a population of 225,521. According to the 1950 U.S. Census, the city had a population of 359,246, representing an increase of 59.3 per cent. This growth was fueled by the numerous defense-related industries that located in the Fort Worth area during World War II and continued in operation as the Cold War developed.<sup>1</sup> Also, the years after World War II witnessed the birth of the Baby Boom generation as returning veterans established their families. In addition, the construction of Fortune Arms corresponded with the federal government's support of the construction of rental units in "critical defense areas." Fort Worth fit the definition of a critical defense area due to the city's aerospace industries. The city's population then had increased significantly, but without any discernible additions to its multi-family housing stock.

Fortune Arms was constructed near the edge of Fort Worth's Central Business District, in an area that was showing signs of re-developing from a declining neighborhood of late 19th single-family century homes and early 20th century multiple-family buildings (apartments, apartment hotels and 'rooms' to rent) to smaller commercial buildings, including hotels, beauty colleges, various automobile uses, restaurants, and several nearby institutions including John Peter Smith Elementary School, a YMCA, First Methodist Episcopal Church, First Church of Christ Scientist and the Elks Club. Aerial photographs from 1951 clearly depict the neighborhood and show the infiltration of new construction (refer to Figures 5 and 6). At that time, there were numerous 2-story multi-family apartment buildings throughout Fort Worth, but none downtown. Three older residences were demolished in 1949 to provide the large building site for the Fortune Arms building; this demolition was the first of many to occur over the next few decades.

### History of the Fortune Arms building 1951-1967

When constructed, Fortune Arms was the first mid-rise commercial building in this area of downtown Fort Worth; it was the first multi-family residential development in downtown. The construction cost was estimated to be \$2.5 million and was financed through a Federal Housing Authority (FHA) mortgage-insured project.<sup>2</sup> This large project, with 234

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<sup>1</sup> *Fort Worth Star-Telegram*, December 17, 1950 (morning edition), "Housing, Fort Worth, 1942-1951," Fort Worth Star-Telegram Clippings Collection, Special Collections, The University of Texas at Arlington Library [hereafter referred to as FWSTCC].

<sup>2</sup> *Fort Worth Star-Telegram*, December 17, 1950 (morning) and May 13, 1951 (morning edition), "Housing, Fort Worth, 1942-1951," FWSTCC.

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apartments, was designed to offer a new housing choice for singles and married couples alike and to attract a variety of occupants to downtown Fort Worth.

Fronting Burnett Street on the west between West First and West Second streets, the eleven-story building was hailed as a modern residential and commercial structure advantageously situated adjacent to, but not directly in, the heart of the growing city's downtown. Offering "beauty, comfort, convenience . . . economy and prestige," and designed by Fort Worth architect Charles E. Armstrong, AIA, the building was equipped with 234 residential apartments on the upper floors and 14,500 square feet of commercial space on the ground floor.<sup>3</sup>

The building was constructed by E. E. Cloer, general contractor and developer of the building. Suppliers and subcontractors included Lydick Roofing; the brick, facing tile, and flue brick were provided by Scott Brick and Tile Company; Carl Heizman provided the tile work; electrical work was completed by Burton Brothers; flooring was provided by Blair & Roming; windows were supplied by the Aluminum Shingle Company; Venetian blinds were by Ray & Hamil; and interior painting by Henry DeHart & Sons. Wiring for radios and televisions was installed by Gantt Sound Equipment Company. Robert D. Harrell, an interior designer from Houston and Los Angeles, was the interior designer for the Fortune Arms. A model apartment was furnished by the Leonard Department Store, which was conveniently located two blocks to the east.<sup>4</sup>

Early promotional information indicated that the building would have 210 one-bedroom apartment units with a combined living and dining room, one bathroom, and kitchen. A few of the one-bedroom units were to be completely furnished. The 24 two-bedroom apartments were to have separate living and dining rooms, bathroom, and kitchen. Each unit had two picture windows flanked by metal casement windows and three sets of windows for the two-bedroom units located at the corners of the building. Units also featured year-around air conditioning with manual controls. Other interior features included wiring for radio and television and fully electric kitchens that included garbage disposals, ranges, and refrigerators furnished by General Electric Corporation. The monthly rent for unfurnished apartments varied from \$88.50 to \$95.50. Furnished apartments rented for \$115 to \$125.50. These rates included utility costs. Three automatic elevators provided access from the lobby to the upper floors. Parking was provided at the rear of the building.

As the building neared completion, local newspapers eagerly reported on its modern features. One newspaper attributed the building's exterior design to South American trends. It was noted that a dozen masonry columns formed an eight-foot wide arcade at ground level. Mention was also made of the exterior's "chocolate brown and cream brick, arranged to form a novel design." The first floor was described as having two entry foyers. One opened on to West First Street and the other at the northeast corner at West First and Burnett Street. The foyers connected with the lobby, coffee shop, and dining room. Two businesses—an investment company and an insurance agency—pre-leased office space on the ground floor.<sup>5</sup>

Promoters of the Fortune Arms published an eight-page color brochure about the building's features around the time of its opening. The cover declared that the building was downtown's largest residential apartment building. The inside pages of the brochure referred to the building as "luxurious" and "carefully designed and dedicated to those who want the best in modern design." It boldly proclaimed that "From the moment you approach the entrance to the Fortune Arms you will know that here at last is a downtown apartment home to satisfy the tastes of the most discriminating." It was noted that a coffee shop, barber shop, beauty shop, and the "Cork Room" occupied retail space on the first floor. The coffee shop was to be open daily and would offer a full menu "planned by experienced managers and prepared by expert chefs." Residents

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<sup>3</sup> "One of the Nation's Outstanding Apartment Buildings Fortune Arms Apartments in Now Under Construction by E.E. Cloer," *Southwestern Home Builder*, October 1950.

<sup>4</sup> *Ibid.*

<sup>5</sup> *Fort Worth Star-Telegram*, December 13, 1953 (morning edition), "Fortune Arms," FWSTCC.

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could also pick up fully cooked meals and prepared salads to take up to their apartments; the coffee shop's entrance faced Burnett Street but there was also an interior door that lead directly to the Fortune Arms lobby. Laundry facilities were available in the basement. At a special open house on December 9, 1951, it was noted that nearly 1,500 people toured the building. It came as a surprise to general manager Henry Love that 900 people requested to see the furnished units.<sup>6</sup> Photographs published in the *Fort Worth Star-Telegram* from the opening reflect well-appointed apartments and interior of the private club on the 11th floor.

Fortune Arms Apartments had the distinction of being Fort Worth's largest residential building in downtown constructed in the postwar-era. Almost simultaneously, another high-rise apartment building, the Westchester House, was constructed in the Near Southside of Fort Worth. Conveniently located near the ever-expanding hospital district, Westchester House was marketed to healthcare professionals.

Following Fortune Arm's opening, improvements and changes to the building continued. An adjacent residence was demolished to provide a 100-space surface parking lot for the tenants. An outdoor swimming pool for tenants and their guests opened in 1953 within a new walled patio at the west side of the building.<sup>7</sup> Also in 1953, the swanky Penthouse Club opened on the top floor in 8,000 square feet of previously unoccupied space; the club included a lounge and banquet room, kitchen, and offices.<sup>8</sup> On December 21, 1955, the Penthouse Club was destroyed by a fire that started approximately 45 minutes after the club closed (the rest of the building was relatively unharmed).<sup>9</sup> The open-plan eleventh floor was subsequently filled in with small offices with men's and women's restrooms located near the interior south stair.<sup>10</sup> In February 1957, American Airlines operated a pilot and engineering training facility in the club's former location, but by November of that year, another club, the Fortune Room, was located in the space.<sup>11</sup>

There were a variety of retail services at the first floor retail area, including two insurance agents (including Cloer Insurance and Cloer Investments), Fortune Arms Beauty Shop and the Fortune Room Lounge. Unfortunately the City Directory did not list residential addresses in the building until the 1959 edition, so the tenants and Penthouse occupants are unknown in the mid-1950s. The 1959 Polk's City Directory listed all of the occupants and the retail tenants continued, indicating a strong market, with Fortune Arms Bottle Shop Liquor among the new tenants. The Penthouse tenants included Richmond Plumber, Dally Advertising, KCUL Radio Station and Goodyear Tire and Rubber, who would remain in the building until the 1970s.

Unfortunately the housing units were not in such demand; in the 1959 City Directory, approximately 50% to 60% of the residential units were rented, with 'Vacant' indicated for the others. The tenants listed indicated the building had a mix of men and women (some using 'Mrs.' and others using their first names).

Presumably due to the poor lease rates, the ownership of the building changed frequently over the next decade. The operators of the private club on the eleventh floor also had their own set of difficulties. In 1959 Cloer sold the building to Barnsley, Inc., a firm from Abilene, Texas, that operated it under the name "Birkley Apartment Hotel."<sup>12</sup> In 1960, the proprietor of the Fortune Room was arrested in a federal raid on suspected gaming operations. In 1965,

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<sup>6</sup> "Fortune Arms: Fort Worth's Largest Downtown Residential Apartments," brochure, Tarrant County Archives, Fort Worth, Texas.

<sup>7</sup> Ibid; *Fort Worth Press*, May 17, 1952. *Fort Worth Star-Telegram*, August 7, 1953 (morning edition), "Fortune Arms," FWSTCC.

<sup>8</sup> *Fort Worth Star-Telegram*, December 9, 1951 (morning edition), "Fortune Arms," FWSTCC.

<sup>9</sup> *Fort Worth Star-Telegram*, December 22, 1955 (morning edition), "Fortune Arms," FWSTCC.

<sup>10</sup> "Office Plan of the Eleventh Floor ' floor plan drawing by Richard Burnett, Architect and Paul C. Wharton, Associate, Fort Worth, Texas; issued October 1, 1956. Courtesy of Fort Worth Housing Authority.

<sup>11</sup> *Fort Worth Star-Telegram*, February 14, 1957 (evening addition), "Fortune Arms," FWSTCC; *The Fort Worth*, 21 (November 1957): 27. *The Fort Worth* was a monthly publication of the Fort Worth Hotel Association and the Publicity Department of the Fort Worth Chamber of Commerce.

<sup>12</sup> *Fort Worth Star-Telegram*, May 17, 1959, "Fortune Arms," FWSTCC.

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Campus Associates of California purchased the building. Fourteen months later, that owner defaulted on its loan and the Federal Housing Authority assumed control, with the Fort Worth Housing Authority receiving the building.

### **Fortune Arms 1967-2015**

The Housing Authority made plans to renovate the building and selected Albert Komatsu & Associates of Fort Worth as the architects. Minor modifications were made to the public areas and lease space at the ground floor. Modifications were also made to the housing units. The apartment layouts largely retained their original design, although the kitchen, dining and bathroom layouts were redesigned. A galley kitchen was created in what had been the dining room with the lower cabinets/counter above opening to the living room. The bathroom and closet that opened off the bedroom was redesigned to create a larger closet. The largest change to the building was the addition of a stair tower to the west end of the wing facing West 1st Street; this is clad in a light tan concrete and extends to the tenth floor.

The construction documents were issued April 18, 1972, with construction shortly following. The building was opened as apartments for the elderly in 1973 as "Hunter Plaza" and was named in honor of Robert Lealand Hunter, who had served as Executive Director of the Housing Authority from 1940 until his untimely death in 1970.

When Hunter Plaza opened in 1973 it was fully occupied - and likely this was the first time in the building's history. There were a few commercial and retail tenants at the first floor and in the Penthouse - including Goodyear. The Housing Authority moved their central office into the Penthouse, and in the years to come, moved departments and staff to the retail spaces on the first floor. By 2013, the entire first floor was housing authority department offices.

An unfortunate fire occurred in the building in 1977, and three women residents perished. Mentally impaired clientele were also accommodated in the building later.

On March 28, 2000, an F3 tornado traversed the west side of downtown Fort Worth and came within two blocks of the building, which was occupied by residents at the time. The tornado created a vacuum in the building, and many of the original, multi-paned steel casement windows were torn out of the building and others were damaged (see the original windows in Figure 8). In the downtown area, eight buildings were destroyed, 27 sustained major damage, and 15 sustained minor damage. Due to the damage to the windows, the remaining windows were removed and replaced with new, double-hung aluminum windows that did not replicate the original in style or details. None of the residents were severely injured.

The Housing Authority temporarily closed the building in 2010 following an infestation of bedbugs.<sup>13</sup> The building was subsequently 'tented' and the infestation was successfully treated, but the Housing Authority decided to not reopen the building and instead looked at opportunities to redevelop the 60+ year-old property and continue to providing affordable housing in the downtown area. They selected Carleton Residential Properties as the developer for the project. Current plans are to improve the property, creating affordable and market rate housing units with the use of Federal Historic Investment Tax Credits (ITC) and other incentives.

Although Fortune Arms was built during a housing shortage, it was also built during a time when the city was de-centralizing, and the central business district began to decline. As residents were moving to the suburbs, the city's department stores and other businesses followed them, thus draining downtown of its vitality and making it less attractive for potential residents. In addition, high-rise apartment living had not taken hold in Fort Worth as it had in larger urban

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<sup>13</sup> *Dallas Morning News*, November 19, 1960, January 26, and February 3, 1967, March 28, 1977; *Fort Worth Star-Telegram*, July 1, 2013.

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areas to the east. Prior to the construction of the Fortune Arms (and the previously mentioned Westchester House), only one apartment tower had been constructed in Fort Worth. The 12-story Forest Park Apartments were constructed in 1927 on a bluff near the Clear Fork of the Trinity River on the city's south side. These factors likely contributed to the inability of the Fortune Arms to remain a viable and privately-owned entity and led to subsequent events that resulted in the Fort Worth Housing Authority having ownership of the property.

### **Postwar Construction in Downtown Fort Worth**

A cursory study of construction in the Fort Worth's Central Business District reveals that up until 1960, the Fortune Arms Apartments was one of the largest buildings constructed. It was certainly the largest residential building of the era, and it held that distinction until the mid-1990s when Sundance West was constructed as part of the Bass brothers' revitalization efforts in the city's downtown.

Although the Central Business District experienced a decline in the post-war years, that does not mean there was no new construction during this period. In addition to the Fortune Arms, four large commercial buildings were constructed downtown from 1951 to 1958. These varied in height from nine to thirty stories. Three of these office buildings were constructed around the same time and were all on West Seventh Street. The Fort Worth National Bank (1950-51), 115 W. 7<sup>th</sup>, is a red brick tower of sixteen stories. Granite spandrel panels beneath windows give the building a distinct vertical emphasis. The original portion of the Continental National Bank (1951-1957, demolished in 2006), at 200 W. 7<sup>th</sup>, was built as a four-story brick building. Construction resumed later and the height of the building was increased to 30 stories and the design was re-engineered to support a 32-foot revolving clock on the top. As a result of the redesign, the building was sheathed with an aluminum skin. It reigned as the city's tallest building for a period. The third building was the Oil and Gas Building (c. 1951-54) at 309 W. 7<sup>th</sup>. It was also constructed as a sixteen-story tower with a design similar to the Fort Worth National Bank. All three of these buildings were designed by Preston M. Geren & Associates. The fourth building was constructed in 1957-58 as a nine-story building for Southwestern Bell Telephone. The placement of the windows also gave this brick building a vertical emphasis. This building is located on Houston Street between 10<sup>th</sup> and 11<sup>th</sup> streets, placing it south of the three Geren-designed buildings.

Of these four buildings (one of which has been demolished), all were located in the heart of the city's business district. None had the horizontal and planar emphasis that the Fortune Arms has. None of these buildings were highly ornamented, but the granite spandrel panels of the Fort Worth National Bank and the Oil and Gas Building provide some variation of the wall surface. The flush and unadorned wall surface of the Fortune Arms makes it unique among these. Yet, the unique combination of the red and cream brick provided visual interest without having to add other ornamentation to identify the building's primary entrances. The contrasting brick also reinforces the horizontal emphasis of the building's International style design. The five-story, 80-room Townhouse Hotel was constructed in 1948 a block south of the Fortune Arms at the corner of Burnett and Third streets. This building also had a strong International influence, but was essentially a third of the size of the Fortune Arms and is no longer extant.



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In addition to those discussed above, other post-war buildings constructed in Fort Worth's CBD include:<sup>14</sup>

- 1950 : Southwestern Greyhound Terminal, 901 Commerce Street. Two-story brick, flat concrete canopy above second story windows, recessed first floor (may not be original)
- 1950-51 Fair Building Garage, 800 block Throckmorton. Five-story concrete parking garage. Multi-light steel windows on 2<sup>nd</sup>-5<sup>th</sup> floors have been removed.
- 1953: Yates Building, 1020 Summit. 1-story Modern-International, two-tone brick. Architect Robert P. Woltz, Jr., constructed by Horace O. Duncan.
- 1955: Dreschel Building, 919 Summit Avenue. Two-story brick building, flat concrete canopies over ribbon windows. Designed by Preston M. Geren & Associates.
- 1956: Union Bank & Trust, 100 Main Street. Four-story International style, altered 1982 with a dark brick façade to blend in with county courthouse.
- 1957 : Mutual Savings and Loan, 8<sup>th</sup> & Throckmorton. Demolished
- 1958: Civil Courts Building, 100 E. Weatherford, adjacent to Tarrant County Courthouse. Five-story steel and glass. Architect Wyatt C. Hedrick. Altered with trompe l'oeil façade c. 1980. Demolished 2013.
- 1960 : First National Bank (now Bank of America), 500 W. 7<sup>th</sup>. Architects SOM (New York) and Preston M. Geren & Associates. Articulated frame.
- 1960: Equitable Savings Association, Burnet Street between 7<sup>th</sup> & 6<sup>th</sup> Streets (demolished). Steel and glass, four-story. Preston M. Geren & Associates.
- 1961: IBM, 1330 Summit. Two-story, pilotis first floor.
- 1962 : Criminal Courts Building & Jail, 300 W. Belknap St. Moderne. No windows on front. Easterwood and Easterwood.
- 1963: Southland Life, 901 Summit. One-story box.
- 1964 : Downtowner Motor Inn, 10<sup>th</sup> and Houston. Four-story, L-shaped, International with colored enamel panels that have since been painted or replaced.
- 1965: Moncrief Oil, 9<sup>th</sup> & Commerce.
- 1967: Fritz Lanham Federal Building, 817 Taylor Street. Glass curtain wall.
- 1971 : Fort Worth City Hall, 1000 Throckmorton. Edward Durell Stone (NY), Preston M. Geren, associate architect. Brutalist.

### Architectural Design of the Fortune Arms Apartments - Modern Movement

The early commercial buildings constructed in the post-war building era were typically of two types—taller buildings with a small footprint in downtown locations, and smaller suburban buildings on larger lots with surrounding parking lots. Buildings in downtown locations were typically characterized by brick or curtainwall exterior materials (and often both), rectangular in shape, lack of ornamentation, windows that aligned vertically with infill spandrel panels or occasionally windows, horizontal bands, flat roofs and limited changes in plane and massing. The models were 1940s or early 1950s tall buildings from the larger cities on the east coast, such as New York, Chicago or Philadelphia. These buildings expressed the Modern Movement style—a repudiation of previous, classicist styles.

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<sup>14</sup> This is not meant to be a definitive list of all construction in the CBD during this period but it does include the major projects of the era as well as lesser known buildings. This list was compiled with the assistance of Quentin McGown, IV, a local historian with a special interest in the city's mid-century growth; John Roberts and his website, [www.fortwortharchitecture.com](http://www.fortwortharchitecture.com); Mark Gunderson, AIA; Carol Roark, *Tarrant County Historic Resources Survey: Fort Worth's Central Business District* (1991); and issues of Fort Worth Magazine, published by the Fort Worth Chamber of Commerce.

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Suburban buildings often experimented with building massing; used building planes in experimental ways to define the entries, uses within or to add interest to the building; utilized shading devices where appropriate (typically at west and southern exposures in Texas); incorporated horizontal banding or windows into their designs; and incorporated different materials or color into the building design and little or no use of ornamentation. Such buildings often provide an identity for the owner and unique, site-specific and distinctive buildings were popular in Post-war Texas and are considered Modern Movement in style. Typical examples of smaller buildings that exemplify this type are provided in Figures 31 - 33.

The program and site for Fortune Arms did not fit into either of these two types of modern buildings: the urban lot was almost an acre in size with a large building footprint (the Burnett Street facade is 200' long) while the building was only eleven stories high. Additionally, it was located in an older residential neighborhood that was transitioning to commercial uses prior to and after World War II.

The Fortune Arms architect selected features of Modern Movement commercial building types that were appropriate for a mid-rise residential building—using massing and color as a major design element, horizontal windows on some facades and alternating bands of red and tan brick on the West 1st Street facade, and flat roofs. In addition to using massing and color to establish the building's identity, the use of distinct colors in planes that wrap from one facade to another was a creative way to break up the large mass of the West 2nd and Burnett Street facades and successfully added interest in a manner that had not been used before. Even today, blogs on Fort Worth architecture reflect questions regarding when the tan brick (used at lower areas of the facades) was added to the building. Additionally, the building utilizes systems and materials that were common for residential construction—masonry, concrete frame, punched openings with casement windows—which would have been familiar to both E. E. Cloer (developer and contractor) and architect Charles Armstrong. It is also important to recognize the common features of modern architecture that were not utilized on this building. This includes a curtainwall (which would not have added interest to the facades), vertical windows or features (not appropriate on a building that is wider than it is tall), eyebrows or other shading devices and ornamentation.

The Fortune Arms Apartment is a large building, and the unique design of its façade reflects the architects craft in utilizing simple materials in a design that added interest to this simple but large building form, creating a multi-colored canvas that would be visible from downtown Fort Worth and the city. The building is striking in its simplicity and design, a remarkable feat for one of Fort Worth's early modern buildings. Interestingly, the building's date of construction is not generally known locally, and many assume the building to date from the 1960s or 1970s; it is assumed that this is due to its simplicity of design.

### **E. E. Cloer, Developer and Contractor**

Edward Earl Cloer was born on June 24, 1916 in Ada, Oklahoma. He graduated from Center High School in 1935, and married Ruth Jewell White of Fort Worth the following year. In 1945 he obtained his release from the Army at Camp Hood (now known as Fort Hood) in central Texas and by 1947 had returned to Fort Worth and began Cloer Construction Company. The company was soon building single-family homes throughout Fort Worth, new residential developments that provided housing for the influx of workers and veterans in Fort Worth. Cloer was a charter member of the Home Builders Association of Fort Worth, and in 1950 he was named 'Builder of the Year'.

Cloer developed the Fortune Arms residential project under the Fortune Arms Inc. Company; he was President, wife Ruth Cloer was Vice-President and G. J. Hoepfner was Treasurer. Cloer Construction was the contractor for the \$2.5 million project.

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Cloer continued to develop and build residential housing and expanded into multi-family developments in Fort Worth, Wichita Falls, Abilene, Corpus Christi, Brownsville; he also built housing for the new Sheppard and Reese Air Force Bases and at Fort Bliss Army Base. Cloer owned other related businesses, including the Lumber Bin, a lumber yard in Fort Worth, and in 1970 formed Cloer Realty Corporation. E. E. Cloer died in 1992, and his wife Ruth in 2003.<sup>15</sup>

**Charles E. Armstrong, Architect**

Charles E. [Emery] Armstrong was born on September 23, 1905, in Stephenville, Texas, the son of T.O. and Mittie Miller Armstrong. The family moved to Fort Worth c. 1913 where the young Armstrong attended the city's school. He obtained a degree in architecture from the University of Rome.<sup>16</sup>

Armstrong established an architectural practice in 1930 and incorporated it in 1932. During his career, he designed a variety of building types including schools, shopping centers, hospitals, motels, and churches. However, he demonstrated a particular passion for designing residential housing, both single- and multi-family. The Bachman House in the Monticello addition of Fort Worth, a Tudor Revival-inspired house from c. 1931, has been attributed to Armstrong. During the late 1930s, his designs for three houses in Dallas were published in the *Dallas Morning News*. They were small one-story Ranch-style homes, typically with two bedrooms and a brick exterior. These homes were built in partnership with W.W. Caruth, Jr. and Caruth Building Service in the new Caruth Hills Addition in the vicinity of Lovers Lane and Preston Road. Armstrong designed a one and one-half story Colonial Revival house for Ned and Maude Lydick in Fort Worth's Colonial Hills Addition in 1938. The following year, he designed a one and one-half story English-eclectic style house of brick and Palo Pinto sandstone for Lee Allen in the Monticello Addition. In 1939-40, Armstrong designed an eclectic-style house for independent oilman Woodrow "Woody" Holmes in the newly developed Crestwood area on Fort Worth's west side.<sup>17</sup>

During World War II, Armstrong served in the Army Air Corps where he obtained the rank of major. His architectural skills were put to use for the design and construction of military hospitals and airports. After the war, Armstrong resumed his architectural practice and in 1947-48, was associated with the firm of Scott, Pringle & Armstrong in Los Angeles, California. Upon his return to Fort Worth in the spring of 1948, *Fort Worth Magazine*, the official publication of the Fort Worth Chamber of Commerce, noted that he had "made a study of all types of architecture" while he was in California.<sup>18</sup>

In early 1952, Armstrong's firm completed plans and specifications for an \$8.5 million housing project for Wolters Air Force Base in Mineral Wells, Texas. The complex was described as "buildings of contemporary ranch-style architecture" of frame construction on slab foundations. The project was to consist of 50 one-bedroom duplexes, 700 two-bedroom duplexes, 200 two-bedroom duplexes, and 50 three bedroom single family houses.<sup>19</sup> It has not been confirmed if this project was executed as planned.

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<sup>15</sup> *Edward Earl Cloer*, Family Tree Maker Genealogy, [www.familytreemaker.genealogy.com/users/s/l/i/Earline-L-Silva](http://www.familytreemaker.genealogy.com/users/s/l/i/Earline-L-Silva); accessed October 14, 2013.

<sup>16</sup> "Texas, Deaths, 1890-1976," index and images, *FamilySearch* (<https://familysearch.org/pal:/MM9.3.1/TH-1951-25174-4549-82?cc=1983324&wc=MMTK-3VR:728405296>); accessed 6 September 2013), Death certificates.1962.Vol 052, certificate 025501-026000, Apr, Red River-Tarrant counties, image 511 of 512; *Fort Worth Star-Telegram*, April 9, 1962 (morning edition); *Fort Worth Press*, April 9, 1962.

<sup>17</sup> *Fort Worth Magazine* 29 (September 1954): 46-47; *Fort Worth Press*, April 9, 1962; Tarrant County Historic Resources Survey, *Fort Worth North Side and West Side, Westover Hills* (Fort Worth: Historic Preservation Council for Tarrant County, 1988): 146, 150, 163; *Dallas Morning News*, July 3, August 28, and September 4, 1938; Tarrant County Historic Resources Survey, *Fort Worth: Upper North, Northeast, East, Far South, and Far West* (Fort Worth: Historic Preservation Council for Tarrant County, 1989): 215.

<sup>18</sup> *Fort Worth Star-Telegram*, April 9, 1962 (morning edition); *Fort Worth Magazine* 22 (June 1948): 23.

<sup>19</sup> *Fort Worth Star-Telegram*, January 11, 1952 (morning edition).

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In the 1950s, Armstrong completed numerous projects in the Ridglea area of west Fort Worth. The development of Ridglea started in the late 1920s, but it was not until A. C. Luther began building his Ridglea Shopping Village before it began to flourish. Luther's shopping center was located along Camp Bowie Boulevard, a diagonal brick-laid street that ran from the northeast to the southwest. This major arterial was a link along Highway 80 connecting West Fort Worth to the Central Business District. Luther had chosen a Mediterranean/Spanish Eclectic architectural motif for the development for which the Ridglea Theatre's seventy-foot tower served as a visual landmark along the boulevard. In 1952, Armstrong provided the designs for two buildings that were part of the shopping village's main quadrangle. One of these was a branch for the Fair Department Store. He also designed a shopping center along the traffic circle at the intersection of Highway 377 and the new Southwest Loop.<sup>20</sup> In 1954, Armstrong assisted architect Burton A. Schutt of Los Angeles and Jack Schutts of Fort Worth with the design of the clubhouse for Luther's Ridglea Country Club located a few blocks southwest of the Ridglea Shopping Village.<sup>21</sup> Armstrong also worked with E. E. Cloer, the developer and contractor for the Fortune Arms, on apartment projects in Ridglea, including Ridglea Manors.<sup>22,23</sup>

Armstrong's interest in residential architecture led him to establish "a housing research division" in his office in 1952. Dewitt Tomlinson, a graduate of Georgia Institute of Technology, was hired to head up this department. One topic of interest was "packaged" air conditioning that could be installed in smaller houses at an economical cost. Armstrong was also interested in standardized plans for low-cost housing. In June 1952, he traveled to Washington, D.C. to confer with representatives of the National Research Council and the National Association of Home Builders on this issue.<sup>24</sup>

In January 1953, Armstrong's design for the Arlington Terrace Addition in Arlington, Texas, was named one of the country's outstanding residential subdivisions by the National Association of Home Builders, the only Texas development to receive the award that year. The subdivision was created by the Arlington Terrace Building Company owned by Sol Franck and Morris Silberman of Dallas. Planners for the development were Proctor & Barnes of Dallas. The development was planned for 524 frame houses with two or three bedrooms and such features as "sliding door closet space, ready-built kitchen cabinets and exterior color schemes designed by Armstrong." Marketed as "Happiness Homes," the prices of the houses varied from \$8,450 to \$9,450 and were approved for GI and FHA loans.<sup>25</sup>

Building on the success of Arlington Terrace, Armstrong launched "Homes Styled by Armstrong" on a national scale in "home style magazines" in 1954. The venture provided architectural plans "for modern homes in the \$10,000 to \$15,000 class" and began with thirty-six homes with interior features such as "movable walls, new concepts in window designs, kitchens with efficient work triangle, children's rooms with built-in features, [and] all purpose rooms with separate multi-purpose space to keep game and hobby equipment." R. C. Qvale, "one of America's outstanding color stylists," created the interior and exterior color schemes. Homes Styled by Armstrong had a contract with Ludman Corporation, a manufacturer of awning windows, жалousies, shower doors and sliding doors, to distribute the home plans through their 10,000 dealers across the country. A different house plan would be featured each month. The company's first home, a three-bedroom, two-bath "contemporary" house was built in Fort Worth's Ridglea area by W. F. Lytle. The house was to be introduced to the public through an open house in which visitors could express their opinions on its qualities. Such input was to be used to improve future designs.<sup>26</sup>

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<sup>20</sup> *Fort Worth Magazine* 27 (August 1952): 9.

<sup>21</sup> *Fort Worth Magazine* 29 (August 1954): 39-40 and 29 (November 1954): 26; Tarrant County Historic Resources Survey, *Fort Worth North Side and West Side, Westover Hills*, 125.

<sup>22</sup> *Fort Worth Star-Telegram*, May 28, 1950 (morning edition), "Fortune Arms," FWSTCC.

<sup>23</sup> Edward Earl Cloer, Family Tree Maker Genealogy, [www.family/treemaker.genealogy.com/users/s/l/i/Earline-L-Silva](http://www.family/treemaker.genealogy.com/users/s/l/i/Earline-L-Silva); accessed October 14, 2013.

<sup>24</sup> *Fort Worth Star-Telegram*, June 29, 1952 (morning edition), FWSTCC.

<sup>25</sup> *Fort Worth Star-Telegram*, January 21, 1953 (evening edition), February 15, 1953 (morning edition), and April 12, 1953 (morning edition).

<sup>26</sup> *Fort Worth Magazine* 29 (September 1954): 46-47.

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In 1955, Armstrong was involved with the design of pre-fabricated houses for the Texas Housing Company of Dallas. In May, the company delivered the first of 178 “pre-cut, panelized and factory-engineered houses” from the factory in Dallas to a \$1.4 million residential development in Oklahoma City.<sup>27</sup>

The degree of success Armstrong had with his “Homes Styled by Armstrong” has not been determined. However, it is known that his designs received media attention beyond Texas. At least two of his designs were featured in “House of the Week” articles written by David G. Bereuther and distributed by the Associated Press News features to newspapers across the country. On May 6, 1956, Sunday issues of newspapers in such cities as Oklahoma City, Augusta, Georgia, and New Orleans included an article with a drawing and plans for a one-story Ranch style house identified as “Plan A-702.” Described as “glamorous” yet “economical,” the house was noted for its ability to reduce “housewife’s fatigue” because it was ergonomically designed. The accompanying article quoted Armstrong as saying “Many houses today . . . are so poorly laid out that a housewife literally walks herself to death. We had that problem in mind when we planned A-702.” The kitchen was conveniently located to the front door, the garage, and the hall bathroom. The sink, refrigerator, and stove were grouped together. The house’s open plan made it easy to move from one room to another. Another of his designs appeared in newspapers on Sunday, September 23, 1956. This house, identified as Plan HW-19, was celebrated for its ability to conform to the needs of the modern family. The three-bedroom, two-bath home featured a living room separated from the active areas of the house. A walled-patio at the front of the house added extra privacy. Again, the accompanying article quoted the architect’s thoughts regarding the plan of the house. “You have to consider all the ways a family lives—where children will run and play, where and how the mother performs her many tasks, the way teenagers romp and loll and move about, where father likes to relax, how each member of the family prefers to entertain. Then you plan your rooms around these spheres of activities and you have a house that fits a family.”<sup>28</sup>

Armstrong had a significant impact on the development of the city during the 1950s, designing a variety of buildings, many of which survive. His passion for and expertise in residential design had a positive impact on Fort Worth’s neighborhoods as well as developments in Dallas, Arlington, Oklahoma City, Sheppard Air Force Base, and other communities. Armstrong’s work also included non-residential buildings. A sampling of his work over a ten-year period includes:

- Wherry Housing project, Sheppard Air Force Base, Wichita Falls, Texas, 1951 (with Cloer Construction)
- Ridgeway Manor #3, 3600 Westridge (Ridglea), apartment complex, 1951 (with Cloer Construction)
- Duplex Project, Riverside/NE 28<sup>th</sup>, Fort Worth, 1952
- Hotel in Albuquerque for Homer G. Maxey and associates of Lubbock, Texas, 1953
- 1625 Spurgeon, small Ranch-style in Fort Worth’s Hubbard Highlands Addition, 1953
- Hialeah Arms Apartments, 6200 Greenway Road (Ridglea), Monterey-style, 1953-54
- 4100 Bonnie Drive (Fort Worth’s Ridgecrest), Ranch-style house, 1954
- 4213 Norwich, Ranch-style house in Fort Worth’s Westcliff neighborhood, 1954
- Mitchell Boulevard Elementary School, Fort Worth, 1954
- Eastland Elementary School, Fort Worth, 1957
- Sunrise Elementary School, Fort Worth, 1958
- Southside Church of Christ, 2101 Hemphill Street, Colonial Revival, 1958-59 [Armstrong was a member of this Church]
- Sherwood Manor (nursing home), 910 W. Leuda, 1960-61

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<sup>27</sup> *Dallas Morning News*, May 29, 1955.

<sup>28</sup> See the *Oklahoman* [Oklahoma City, Oklahoma], May 6 and September 23, 1956, *Augusta* (Georgia) *Chronicle*, May 6 and September 23, 1956, and *Times-Picayune* (New Orleans, Louisiana), May 6 and September 23, 1956.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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- Hotel in Beirut, Lebanon
- Town and Country Shopping Center, Fort Worth
- Caravan Motor Hotel, Fort Worth
- Residential housing additions in Dallas, Midland, and Lubbock

In addition, an obituary noted that he had designed homes for several movie stars including the actor Robert Young. This work may have occurred during his association with Scott, Pringle, and Armstrong in Los Angeles.<sup>29</sup>

Armstrong was a member of the American Institute of Architects. In 1953, Governor Allan Shivers appointed him to the State Board of Plumbing Engineers.<sup>30</sup> He was also active in Fort Worth's Hemphill Heights Masonic Lodge 1164. He attained the rank of 32<sup>nd</sup> degree Mason and was a member of the Moslah Shrine Temple. He died on April 8, 1962 and was entombed at Fort Worth's Greenwood Cemetery.<sup>31</sup>

### Summary

Fortune Arms Apartments is significant as the first residential apartment building constructed in downtown Fort Worth and contributed to an important emerging pattern of urban development. It is further significant as an early, post-World War II interpretation of the Modern Movement architectural style in Fort Worth. It was constructed at a time when the city was experiencing a housing shortage and provided an alternative model of housing for single adults and married couples without children, as well as those who worked downtown who were interested in an alternative to the typical housing offered in the post war era—single-family houses with yards. As a multi-functional building geared toward professionals, it was designed for the convenience of the tenant with the inclusion of retail and personal services. It was designed by Charles E. Armstrong, AIA for E. E. Cloer, a Fort Worth housing developer whom Armstrong worked with on numerous housing developments throughout his career. This collaboration of an owner and architect with their collective expertise in single- and multi-family housing is reflected in the building's simplicity of design for this new upscale model of downtown housing.

Fortune Arms Apartments is nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture, both at the local level of significance. The period of significance is 1951, the year the building opened, until 1966, the fifty-year threshold for National Register eligibility.

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<sup>29</sup> *Fort Worth Press*, April 9, 1962.

<sup>30</sup> *Fort Worth Star-Telegram*, April 6, 1953 (evening edition), "Armstrong, Charles E. Architect," FWSTCC.

<sup>31</sup> *Fort Worth Star-Telegram*, April 9, 1962 (morning edition).

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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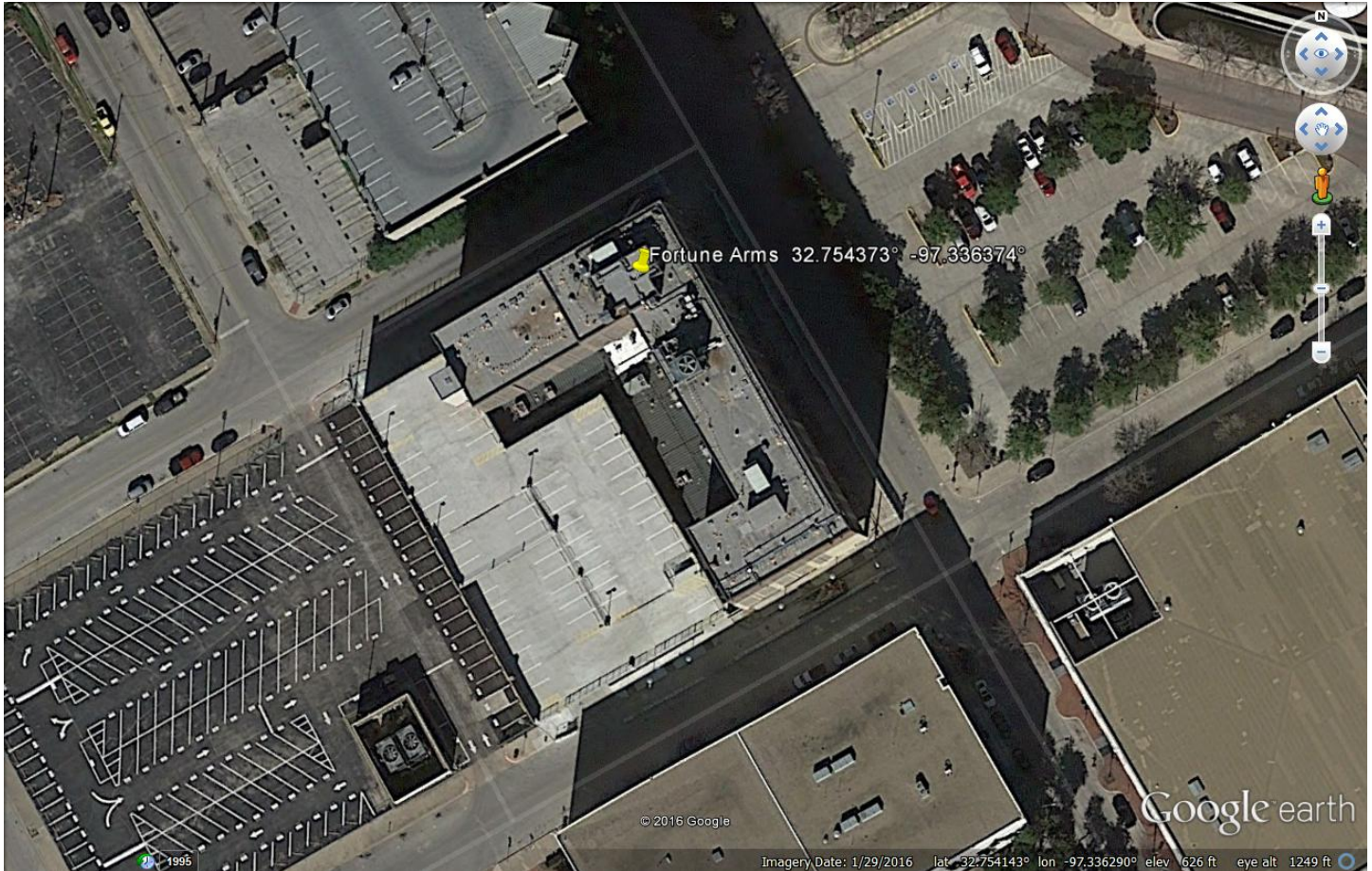
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- Robert Lealand Hunter, Sixth Generation, Mindspring.com. <http://mindspring.com/-hunter-family/d877/.htm> [11/1/2015].
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- Tarrant County Historic Resources Survey, *Fort Worth: Upper North, Northeast, East, Far South, and Far West* (Fort Worth: Historic Preservation Council for Tarrant County, 1989).

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

Map 1

Source: Google Earth, Accessed April 11, 2016



**Coordinates**

Latitude: 32.754373° Longitude: -97.336374°

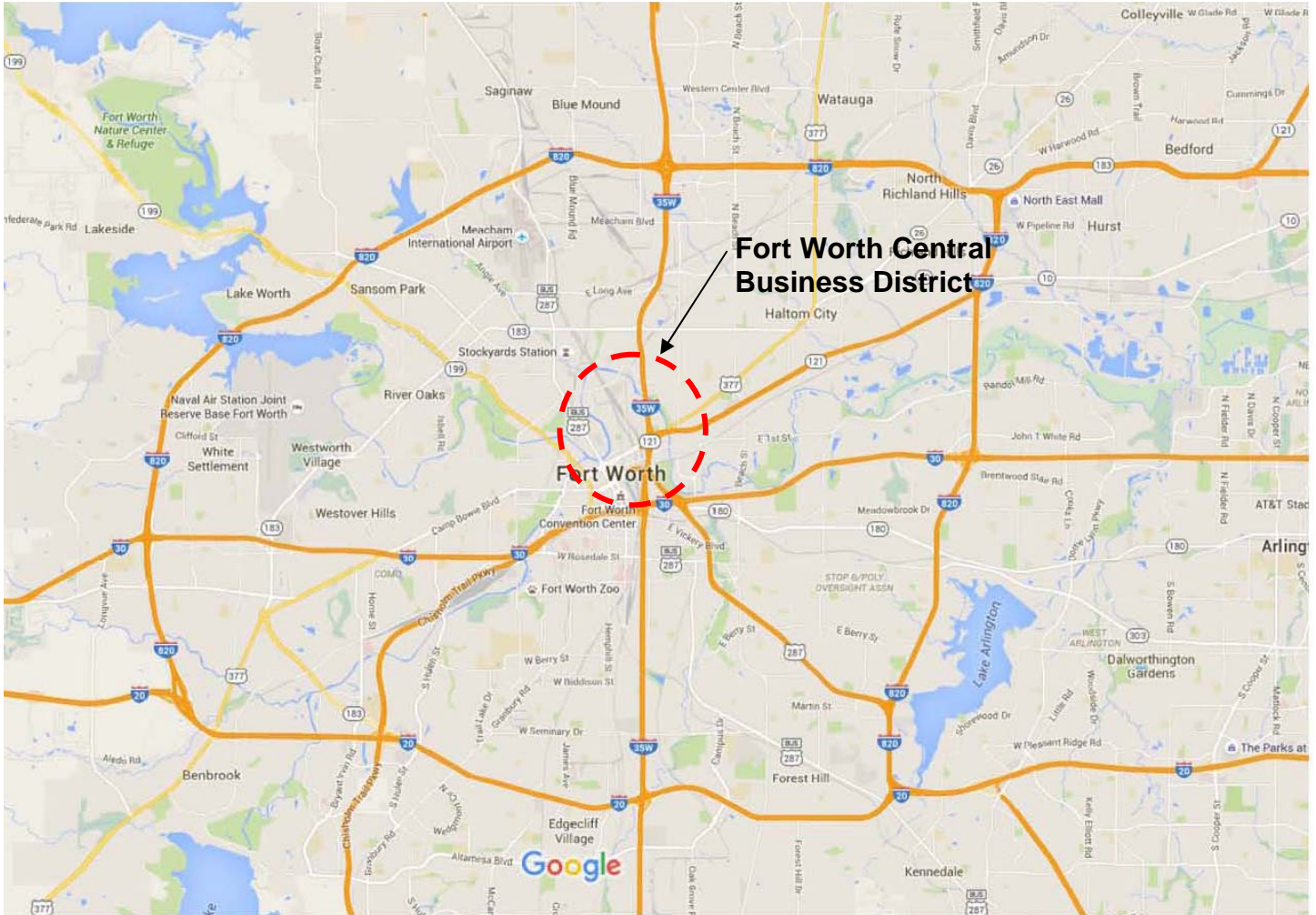
**Verbal Boundary Description:** The nominated property is described as Lots 1, 2, 3 and 4, Block 64, Fort Worth Original Town Addition. This parcel occupies the eastern end of the block bounded by West 1st Street to the north, Burnett Street to the east, West 2nd Street to the south and Florence Street to the west. The nominated parcel is almost square at 199.67' at West 1st Street, 199.89' at West 2nd Street and 200' at Burnett Street and the western property line.

**Boundary Justification:** The nomination includes all property historically associated with the building.



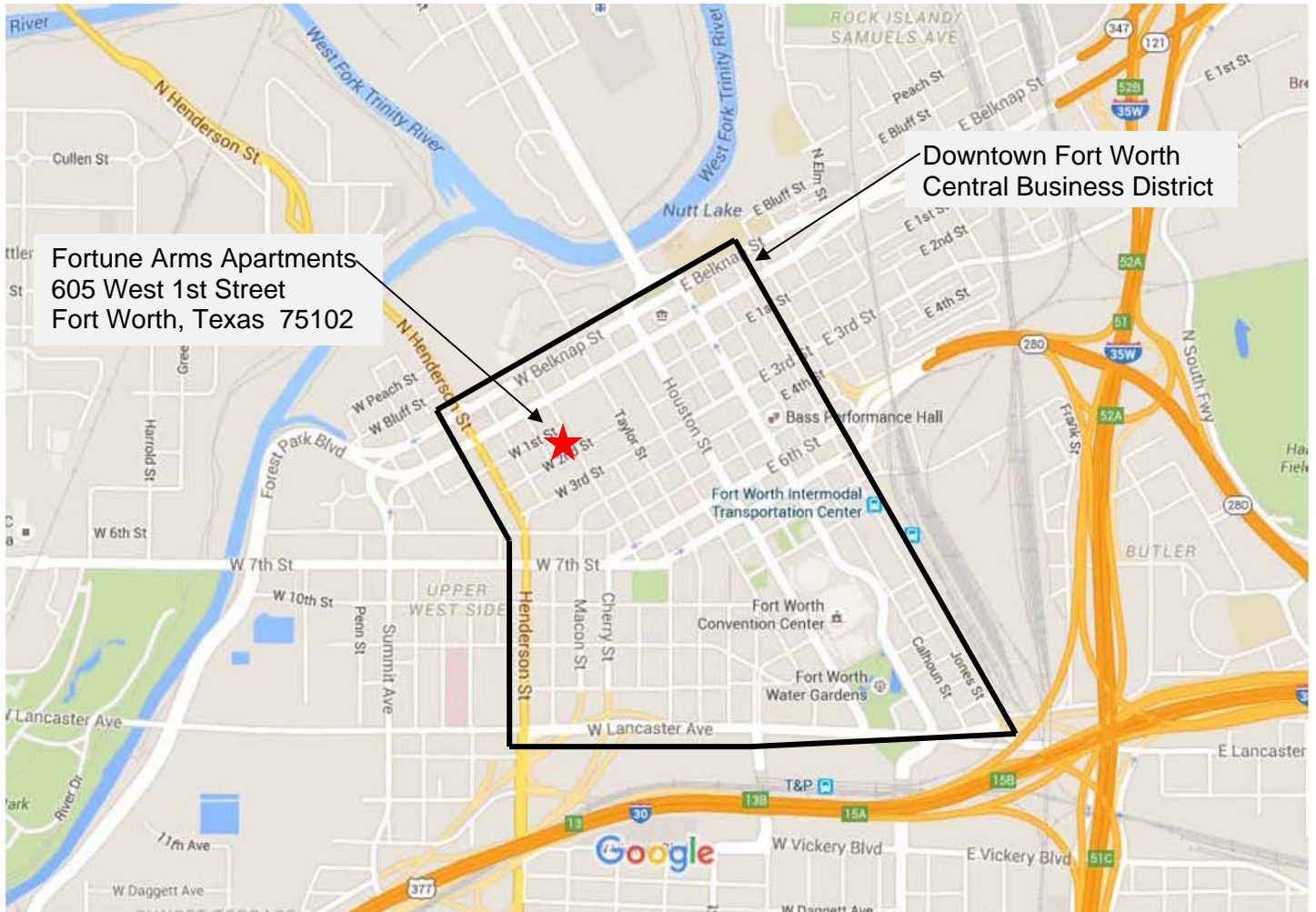
Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

Map 2 - Fort Worth, Texas (Google Maps)



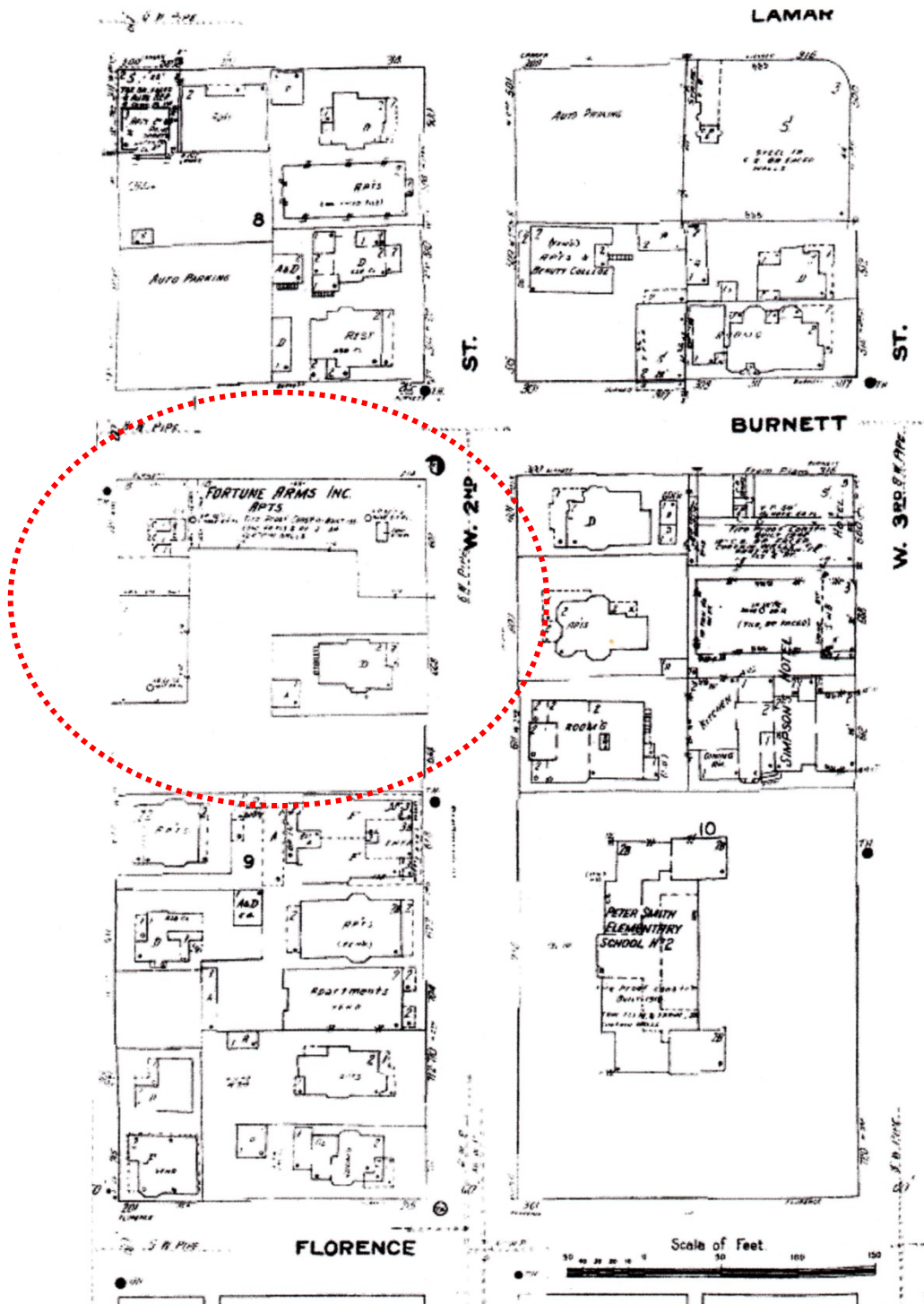
Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

**Map 3** - Fortune Arms building (605 West 1st Street) location in relation to Fort Worth Central Business District (Google Map)



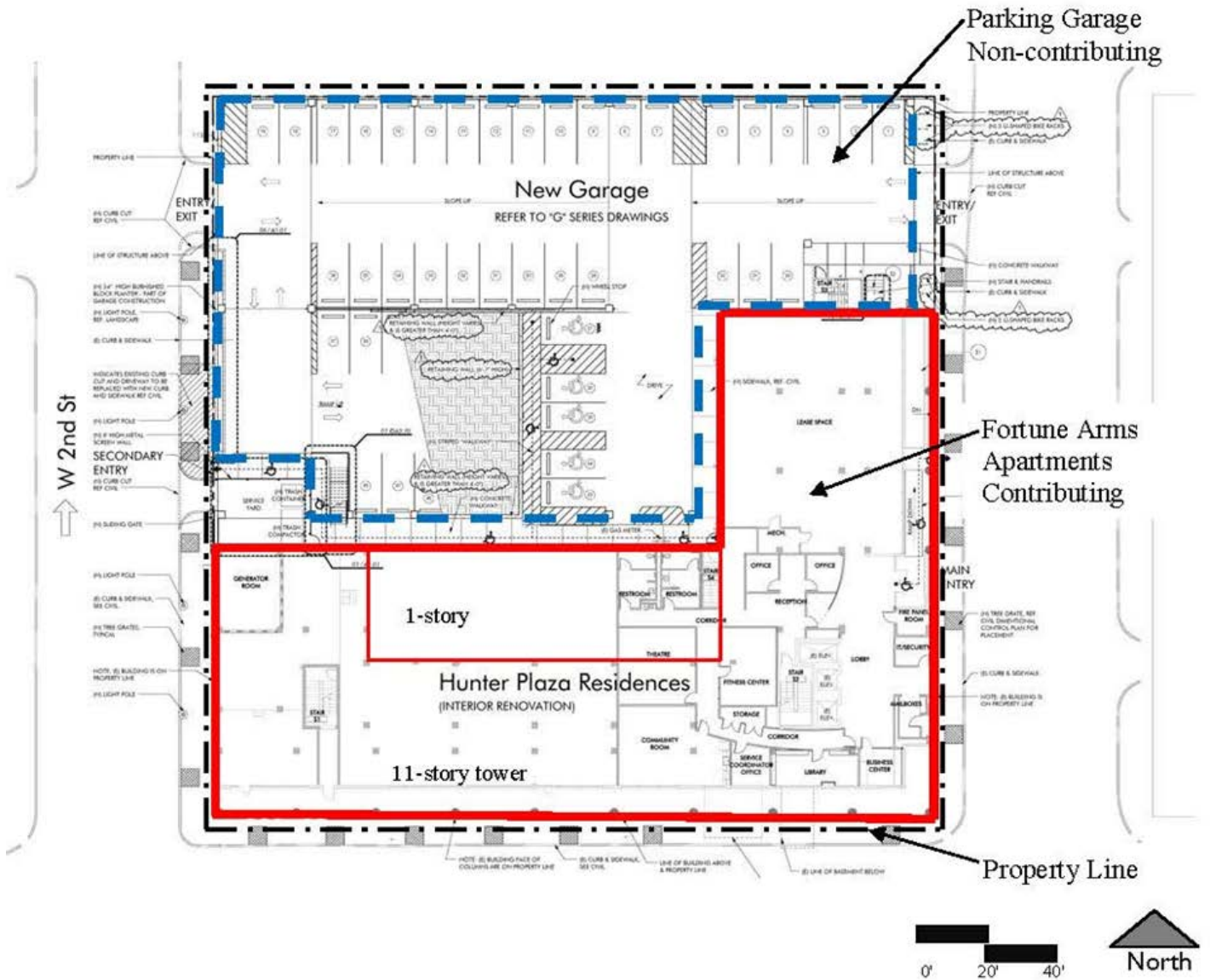
Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

**Map 4** - Sanborn Fire Insurance Map Company, Fort Worth, Texas, Volume 1, 1951, Sheet 9.  
The Fortune Arms Apartments is identified with a red circle. The single-family house located to the southeast was replaced by a parking lot for the tenants.



Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

Map 5: Site Plan showing the proposed National Register District boundary and contributing and non-contributing buildings and structure. Site Plan, issued February 24, 2014, BOKA Powell, Architect. Courtesy of Fort Worth Housing Authority.



Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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Early rendering of Fortune Arms, courtesy of the *Dallas Morning News*, 1950. Note the horizontal lines of the facade and that the building was 10 stories tall.



Cover of 8-page promotional brochure, c. 1951. Courtesy Tarrant County Archives. Note the building was then 11 stories tall, with a Penthouse accommodating a club.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas



Sketch of one-bedroom apartment from promotional brochure, c. 1951. Courtesy Tarrant County Archives



Sketch of two-bedroom apartment from promotional brochure, c. 1951. Courtesy Tarrant County Archives.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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Aerial View 1951. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram's* historic photos of Fortune Arms and surrounding areas of downtown.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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Aerial View 1951. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram*'s historic photos of Fortune Arms and immediate surrounding area.

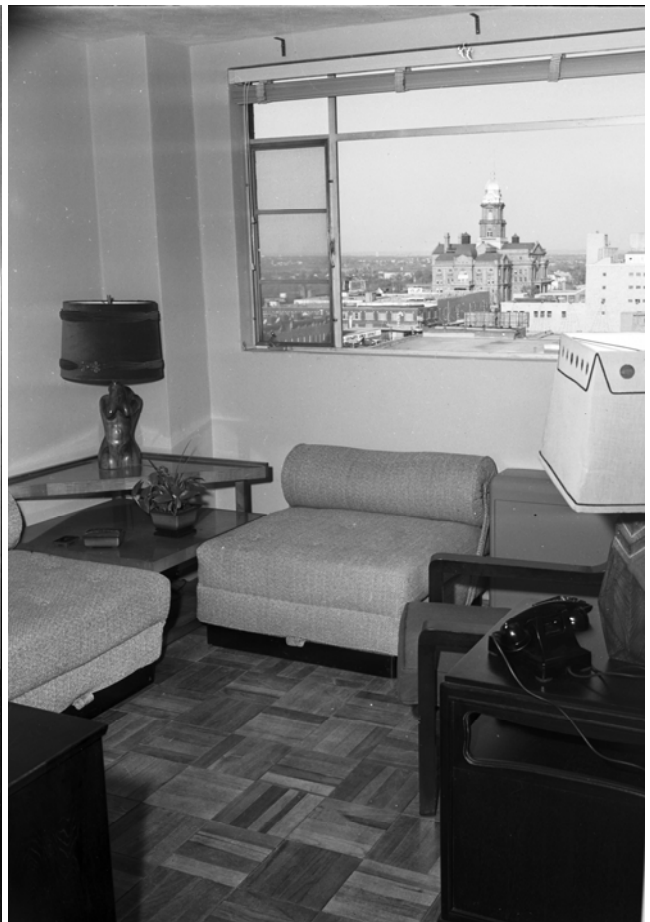


Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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View of kitchette in typical apartment in Fortune Arms, 1951. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram's* historic photos of Fortune Arms.



View of living room in typical apartment in Fortune Arms, 1951. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram's* historic photos of Fortune Arms.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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View of the First Floor Lobby in Fortune Arms, 1951. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram's* historic photos of Fortune Arms.



Interior view of the Penthouse Club, at the top of the Fortune Arms, overlooking Downtown Fort Worth, 1953. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram's* historic photos of Fortune Arms.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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Destruction at the Penthouse Club due to a fire, 1955. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram*'s historic photos of Fortune Arms.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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Fire blazing at the Penthouse Club atop of Fortune Arms, 1955. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram's* historic photos of Fortune Arms.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

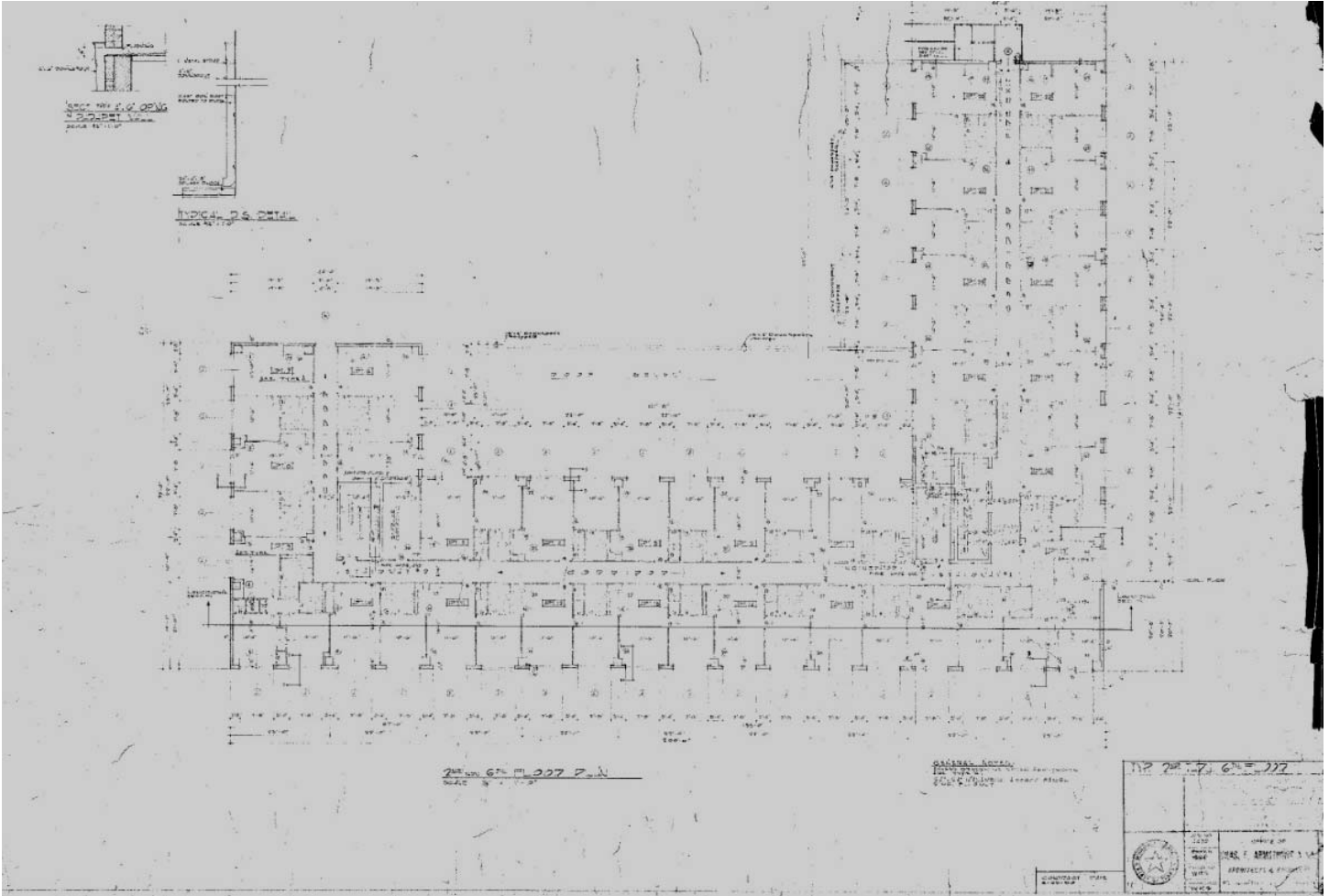
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Mockup section of a DC-6 hoisted into the open hole in the South wall of the Fortune Arms apartments where it would be used in the American Airlines pilots and engineers school, 1957. Courtesy of UTA Special Collections Library. *Fort Worth Star-Telegram*'s historic photos of Fortune Arms.

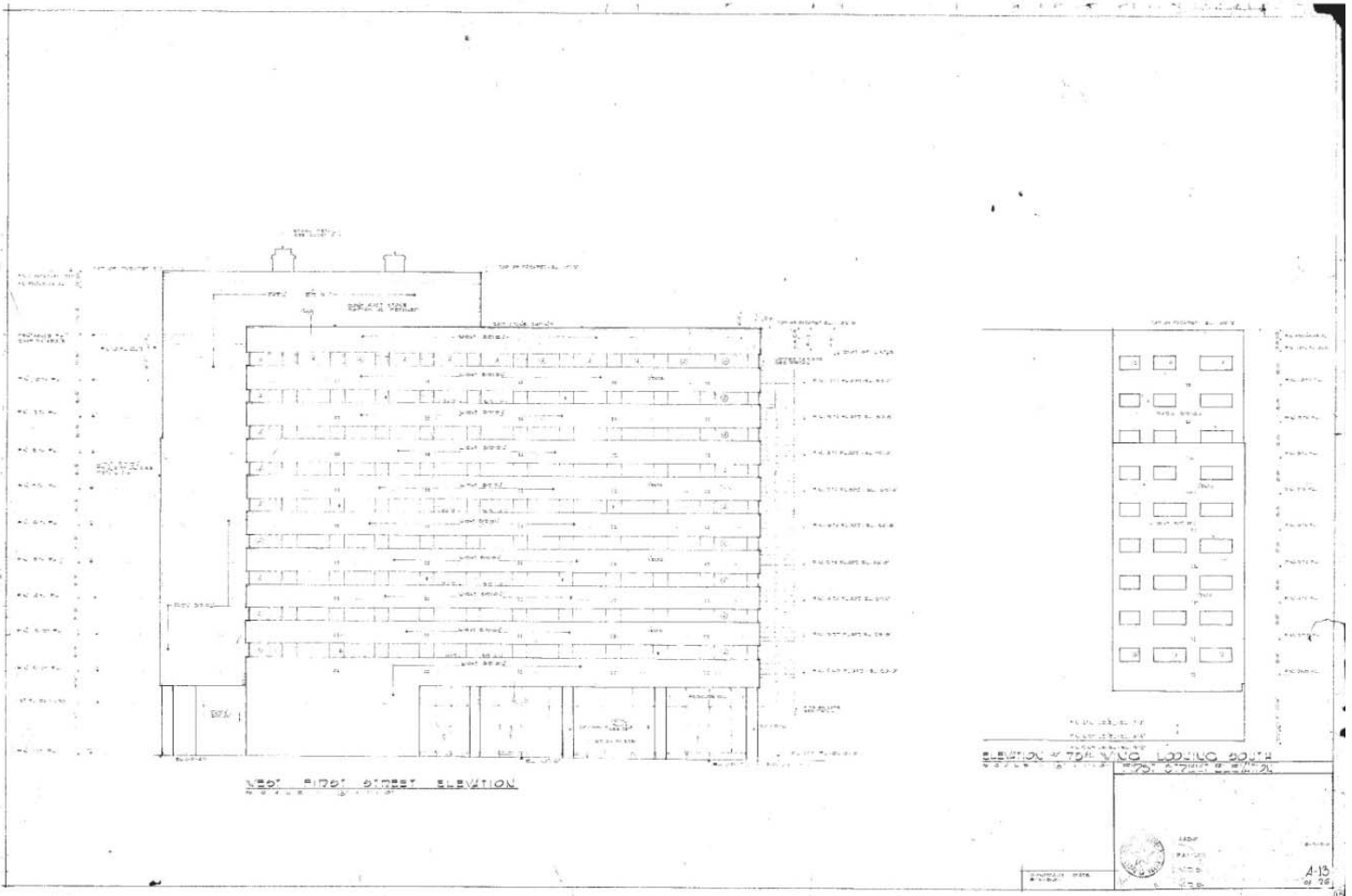
Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

Fortune Arms Apartments - 1950 construction drawings



Second Floor, Architectural Floor Plan; issued July 27, 1951  
Chas E. Armstrong, AIA, Architect. Courtesy of Fort Worth Housing Authority. The long, C-shaped corridor that extends from the ends of the north and south wings remains today.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

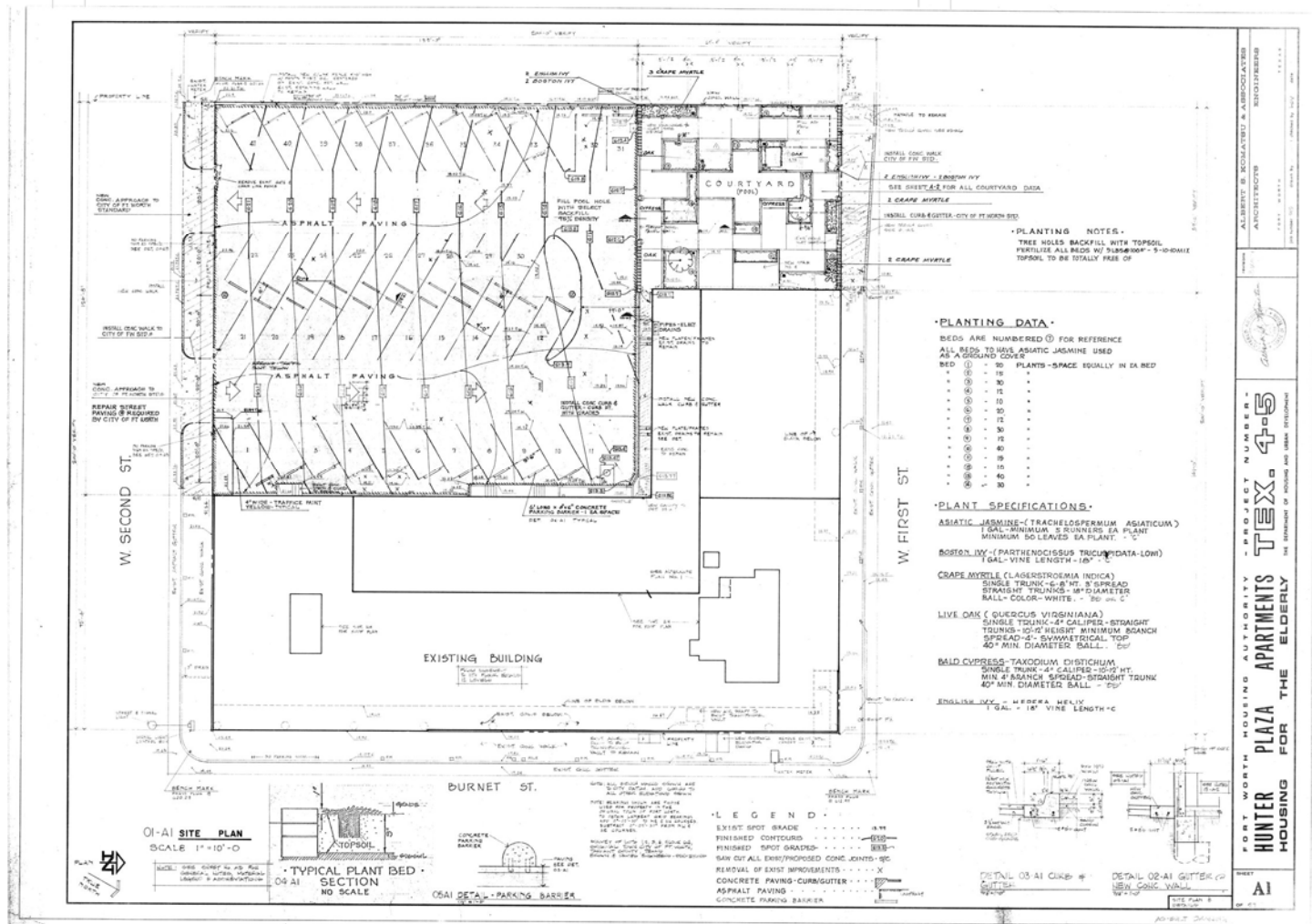


West First Street Elevation, issued August 3, 1950  
Chas. E. Armstrong, AIA, Architect. Courtesy of Fort Worth Housing Authority.

The taller volume slightly behind the wide, horizontal body of the building emphasizes the building's more prominent facade and identifies it as the building entry.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

Hunter Plaza Apartments - 1972 construction drawings

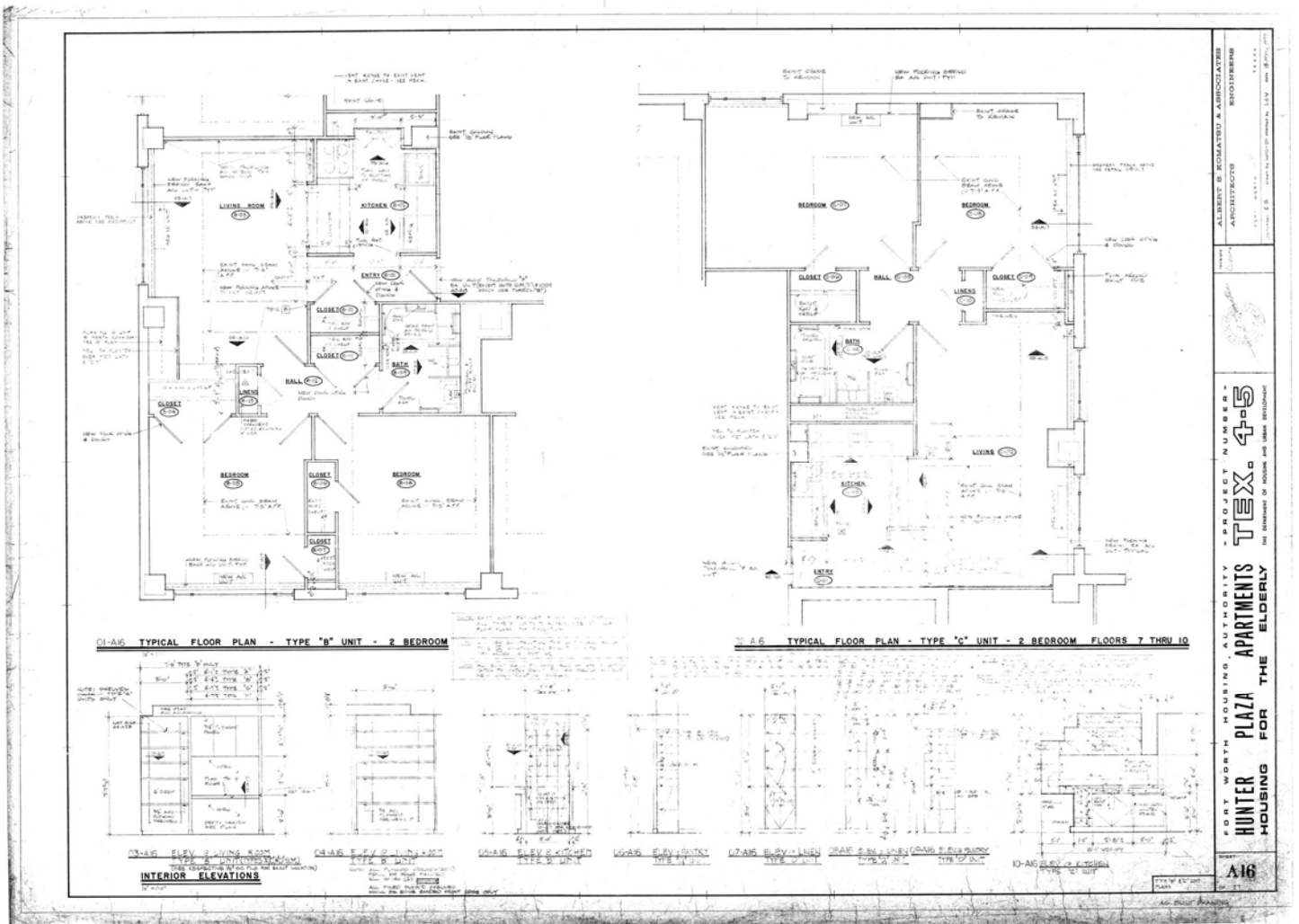


Site Plan, issued April 18, 1971.  
Albert S. Komatsu and Associates, Architect. Courtesy of Fort Worth Housing Authority.





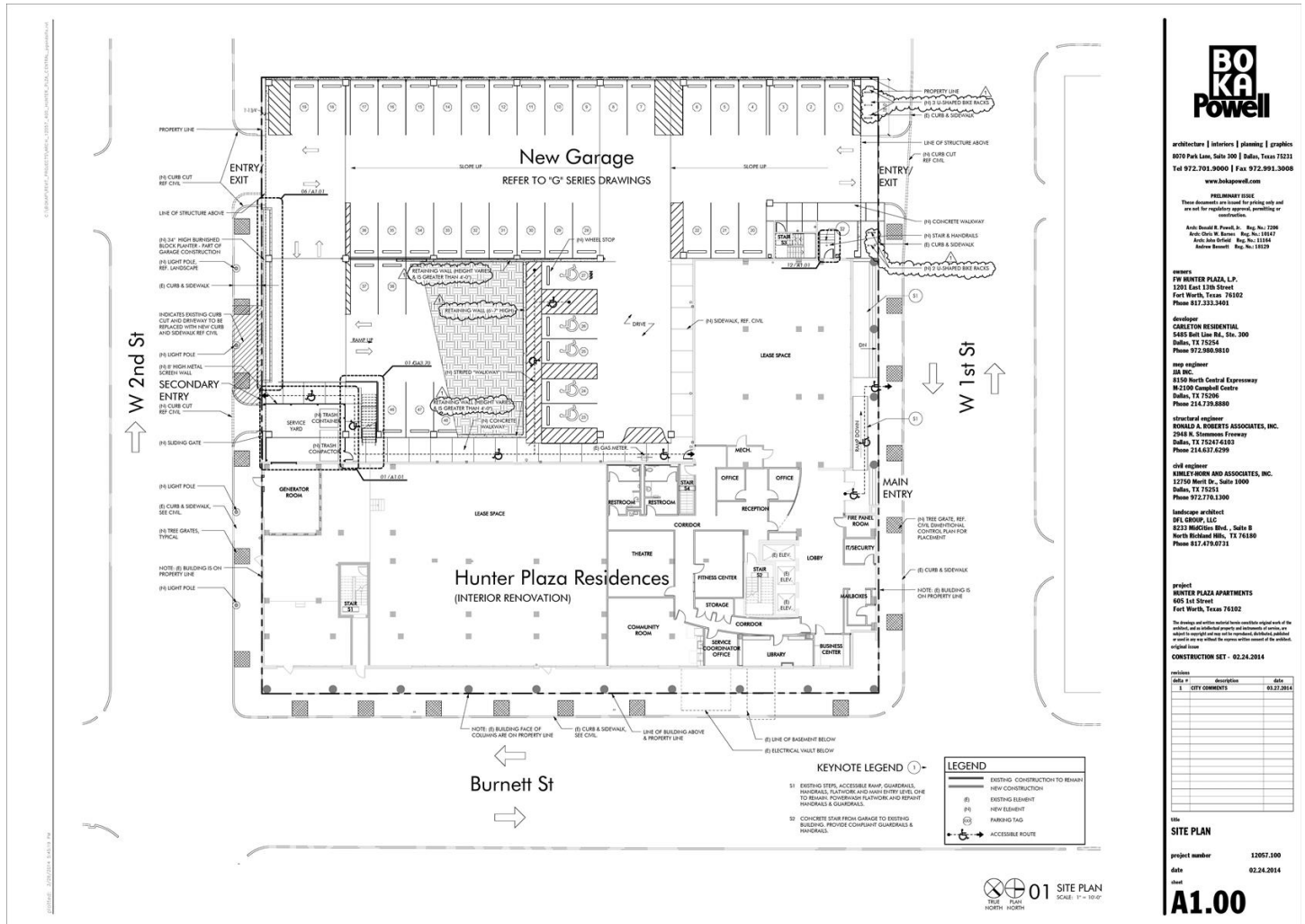
Fortune Arms Apartments, Fort Worth, Tarrant County, Texas



Enlarged floor plans for typical two-bedroom apartments, issued April 18, 1971.  
Albert S. Komatsu and Associates, Architect. Courtesy of Fort Worth Housing Authority.  
The 11th floor included space for the Housing Authority's Central Office and commercial lease space.

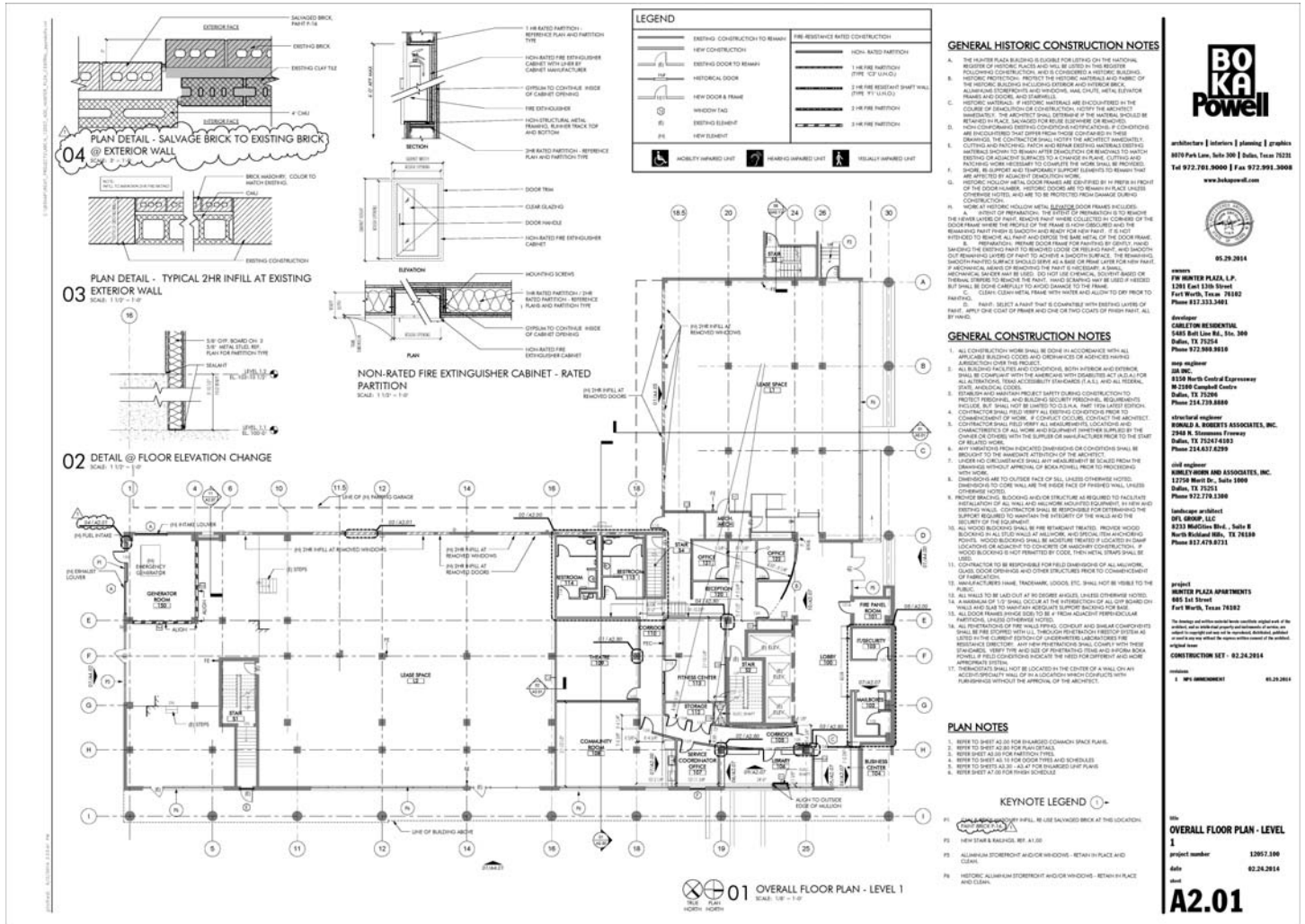
Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

Hunter Plaza Apartments - 2013 construction drawings



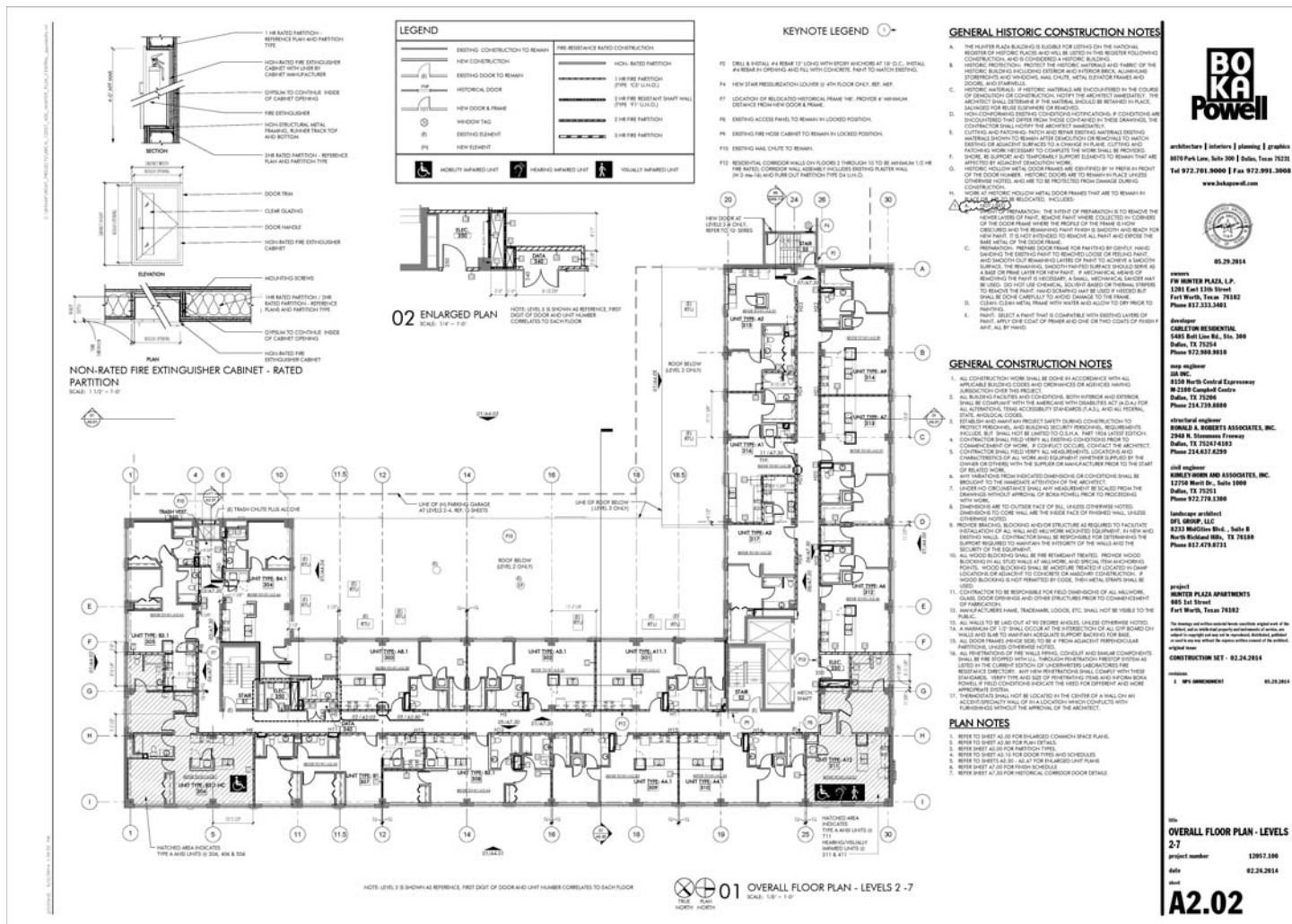
Site Plan, issued February 24, 2014.  
 BOKA Powell, Architect. Courtesy of Fort Worth Housing Authority.  
 The new parking garage on what was parking lot and 1973 courtyard (adjacent to West 1st Street) is shown.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas



First Floor Plan, issued February 24, 2014.  
 BOKA Powell, Architect. Courtesy of Fort Worth Housing Authority.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas



Second thru the Seventh Floor Plan, issued February 24, 2014.  
BOKA Powell, Architect. Courtesy of Fort Worth Housing Authority.  
This plan is typical for floors 2 - 10.



Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Examples of suburban mid and low-rise buildings from the 1950s in Texas**



Office building in Kilgore, Texas c. 1950s

This building exhibits use of building massing to define building components (vertical circulation and entrance) and horizontal banding of windows with eyebrows (for shading) and framed grouping of windows.



Wynnewood Professional Building, Dallas, Texas

This building also exhibits use of building massing to define the entrance as well as horizontal banding at windows, with eyebrows for shading at selected windows.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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Meadows Building, Dallas, Texas., c. 1955

The Meadows Building, considered a classic mid-century commercial building in Dallas, exhibits vertical massing at elevator core to express the building entrance, horizontal ribbon windows at south facing windows with eyebrows, vertical windows at end walls and contrasting exterior materials - red brick and a lighter marble at the end walls. The north facade has horizontal ribbon windows without eyebrows, similar to Fortune Arms.



Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Hunter Plaza Apartments - 2013 and 2014, Pre-Rehabilitation Exterior Photographs**



East (left) and North (right) elevations. Camera facing Southwest.  
James F. Wilson, photographer. October 14, 2014.



North Elevation; doors in loggia recess are the main entrance.  
Camera facing South.  
James F. Wilson, photographer. October 14, 2014.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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North Elevation. Camera facing Southwest.  
James F. Wilson, photographer. October 14, 2014.

**Fortune Arms Apartments, Fort Worth, Tarrant County, Texas**

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East Facade (Burnett Street); this illustrates change in grade from 2nd Street to 1st Street  
Camera facing West. James F. Wilson, photographer. October 14, 2014.



Colonnade at Burnett Street. Camera facing South.  
Original plastered, concrete columns, brick and aluminum storefront remain in place.  
James F. Wilson, photographer. October 14, 2014.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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Detail of aluminum storefront at Burnett Street; Camera facing West.  
Much of the original aluminum storefront remains in place. Green signband dates from 1973 alterations.



South Elevation (West 2nd Street) and East Elevation (Burnett Street).  
Camera facing Northwest.  
James F. Wilson, photographer. October 14, 2014.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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Rear of North 'wing' (facing 1st Street) at left; rear of East 'wing' (facing Burnett Street) in center; rear of South 'wing' facing West 2nd Street at right. One story, tan brick wall in center with office and retail space inside. Camera facing East. James F. Wilson, photographer. October 14, 2014.



One story, tan brick wall at South Elevation.  
Camera facing Northeast.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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North facade (at West 1st Street) at left and West facade (facing patio). Camera facing Southeast. Concrete stair tower addition completed in 1973.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**CURRENT PHOTOGRAPHS**



**Photo 1** - Partial East Elevation (Burnett Street) at left) and North Elevation ( West 1st Street) at right. Camera facing West. Garage seen at far right (west) of North Elevation.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Photo 2** - South Elevation (West 2nd Street) at left and East Elevation (Burnett Street) at right. Camera facing Northeast.



**Photo 3** - North Elevation (West 1st Street) with garage in foreground. Camera facing Southeast.



Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Photo 4** - View of the First Floor Lobby.  
Camera facing West.



**Photo 5** - View of the First Floor Lobby.  
Camera facing East.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Photo 6** - View of a typical Apartment at floors 2 - 9, living/dining and kitchen areas  
Camera facing South.



**Photo 7** - View of a typical corner Apartment at floors 2 - 9, living, dining and kitchen areas.  
Camera facing West.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Photo 8** - View of typical Corridor at floors 2 - 9. Camera facing south.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Photo 9** - View of a historic door opening with original metal door frame, fixed newer (c. 1973) door and hardware. Camera facing Northwest.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Photo 10** - View of a typical Apartment at floors 10 and 11, with kitchen and dining room. .  
Camera facing North.



**Photo 11** - View of a typical apartment at floors 10 - 11, with dining and kitchen.  
Camera facing South.

Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

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**Photo 12** - View of a typical Corridor at floors 10 - 11.  
Camera facing West.



Hunter Plaza

NOW LEASING  
100,000 sq. ft.  
Call: [phone number]







SEDALCO





















FIRE SAFETY  
EXIT  
KEEP THIS DOOR UNLOCKED AT ALL TIMES  
NO OBSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Fortune Arms Apartments  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: TEXAS, Tarrant

DATE RECEIVED: 4/22/16 DATE OF PENDING LIST: 5/25/16  
DATE OF 16TH DAY: 6/09/16 DATE OF 45TH DAY: 6/07/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000353

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

The Fortune Arms Apartments are locally significant under National Register Criteria A and C (Architecture and Community Planning & Development). Built in 1951, the Fortune Arms was one of Fort Worth's earliest Modern Movement high-rise residential apartment buildings. Designed by local architect Charles E. Armstrong, the building is a distinctive local example of Modernist design and ushered in an important new era of downtown development during the community's post-WWII boom years.

RECOM./CRITERIA Accept CRITERIA A+C

REVIEWER PAUL R. LUSIGNAN DISCIPLINE HISTORIAN

TELEPHONE \_\_\_\_\_ DATE 6/7/2016

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

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

**TEXAS HISTORICAL COMMISSION**

*real places telling real stories*

RECEIVED 2280

APR 22 2016

Nat. Register of Historic Places  
National Park Service

TO: Edson Beall  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW (2280)  
Washington , DC 20005

FROM: Gregory Smith  
National Register Coordinator  
Texas Historical Commission

RE: Fortune Arms Apartments, Fort Worth, Tarrant County, Texas

DATE: April 12, 2016

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for the Fortune Arms Apartments, Fort Worth, Tarrant County, Texas
	Resubmitted nomination.
<input checked="" type="checkbox"/>	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
<input checked="" type="checkbox"/>	CD with TIFF photograph files, KMZ files, and nomination PDF
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do\_\_\_) (do not\_\_\_) constitute a majority of property owners
- Other:

