

WYATT CEPHAS HEDRICK: BUILDER OF CITIES

Deborah M. Liles, B.A.

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APPROVED:

Richard B. McCaslin, Major Professor  
Randolph B. Campbell, Minor Professor  
F. Todd Smith, Committee Member  
Adrian Lewis, Chair of the Department of  
History  
Sandra L. Terrell, Dean of the Robert B.  
Toulouse School of Graduate Studies

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Wyatt Cephas Hedrick, builder and architect, was born in Virginia in 1888 and came to Texas in 1913. At his death in 1964, Hedrick's companies had managed construction projects worth more than \$1.3 billion. Hedrick's architectural business designed and built edifices of all kinds, including educational facilities, hotels, military bases, railroad terminals, courthouses, and road systems. His companies built all over the United States, and in some foreign countries, but primarily in Texas.

The purpose of Hedrick's structures and their architectural styles changed to accommodate historical events. This can be seen by examining many of the commissions he received during the 1920s and 1930s. Hedrick had a unique opportunity to participate in years of great change and development in Texas, and he played a vital role in the history of those times. This thesis examines the career of Wyatt C. Hedrick from his beginnings in Virginia through his years in Texas, closing in 1940. As a builder, he played a major role in changing the skylines of Texas cities, especially Fort Worth.

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## CHAPTER 1

### INTRODUCTION

In order for areas to develop, certain elements must be present. There must be a need, a means, and a concept, and there must be someone to bring those elements together. The collective literature of Texas studies the history of places, the economic circumstances that spurred growth, and the people who were responsible for development, but very few studies can be found about the people who were responsible for the design and construction of different areas – the architects. One such individual was Wyatt C. Hedrick, an architect-builder who transformed the skyline of several Texas communities, especially Fort Worth, during the early twentieth century.

Literature that focuses on architects in Texas during the early twentieth century is limited. There are a few published sources, including Michael E Wilson's *Alfred C. Finn: Builder of Houston* (Houston: Houston Public Library, 1983), and, *Pratt, Box & Henderson: Architects/Planners, Dallas, Texas* (Dallas: Pratt, Box and Henderson, 1966). After this the information available can be found in general studies and books such as Michael C. Hoffmeyer's "Fort Worth Architecture: A History and Guide 1873 – 1933" (M. A. thesis, University of Texas at Arlington, 1980), Jamie Louise Lofgren's "Early Texas Skyscrapers: A history of Skyscraper Style, 1911-1931" ( M. A. Thesis, University of Texas at Austin, 1987); Barbara Suzanna Braun-Ozuna's "Marshall Robert Sanguinet,

Architect” [sic] (M.A. thesis, University of North Texas, 1995); Judith Singer Cohen’s *Cowtown Moderne: Art Deco Architecture of Fort Worth, Texas* (College Station: Texas A&M University Press, 1988), and Jay Henry’s *Architecture in Texas, 1895-1945* (Austin: University of Texas Press, 1993). These works offer an excellent overall view but their main focus is on architectural styles, not the architects themselves.

Each of these works offers concise histories of the firms and architects that contributed during their time of study. But more is owed to the men who designed and were responsible for building lasting structures that made up the cities of Texas. One of those men was a transplanted Virginian, Wyatt Cephas Hedrick. From the moment he arrived in Texas in 1913, until his death in 1964, he was involved in the progress and development of towns and cities throughout this state and others. This study focuses on Hedrick’s early years, from his childhood until 1940, and how his influence changed the skylines of urban centers all over Texas, especially Fort Worth.

## CHAPTER 2

### THE BEGINNING: CHILDHOOD, COLLEGE DAYS, AND WYATT C. HEDRICK CONSTRUCTION COMPANY

Like many other people in the history of the United States, Wyatt Hedrick was born and raised in one place, and then moved to another when opportunities presented themselves. The place to which he moved was Texas and the time, 1913, was ripe with opportunity. His background and training did not prepare him for a career in architecture, but it did prepare him for the world of business. With each new experience, he moved closer to becoming the owner of an architectural company that created more structures than any other in its time.

Hedrick was the fourth child of Washington Henry and Emma Cephas Hedrick, born on December 17, 1888 near Chatham, Virginia. The Hedricks and their nine children lived in the small community of Museville, located in Pittsylvania County, Virginia. Their home was one that was built by one of the pioneering families of the area, the Oakes, and was an “L shaped, two story house...with marbleized mantles and woodwork and staircase.” Like many off the houses in this area, it finally received electricity in the 1940s thanks to the Rural Electrification Program. Wyatt’s father, “Wash” as he was known, owned enough land that he was able to donate a portion of it for the local two-room school house and a portion for the church and cemetery. The rest was used as a small tobacco farm and, as this was the main industry in this area of Virginia, the



Hedricks, like most of their neighbors in the area, grew up working on the family farm. Wyatt did his fair share, which included a two-year stint in the small curing house. In this room, a charcoal fire was kept burning to maintain a specific temperature twenty-four hours a day in order to cure the tobacco leaves – a job that would contribute to his life-long dislike of smoking.<sup>1</sup>

“Wash” also worked as a foreman of a road repair crew in order to provide for his large family. When not in school or working tobacco, young Wyatt would leave with his father to work with the road crews as often as he could. They would stay out of town for indefinite periods of time, and Wyatt learned to do whatever work he could, which included everything from running the different construction instruments to cooking for the crew. Always a book worm and studier, the young Hedrick took books with him on the road and, according to his father, “held the frying pan in one hand and a book in the other.” When time permitted, he was much like any other young boy, he hunted and fished and played football and baseball. However, his sister Daisy remembered him best “bent over his books by the big open fire in their mother’s bedroom.” This would be reflected years later when, as a parent, Wyatt stressed the importance of an education by telling his children, as his father had, that “the only thing a

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<sup>1</sup> Robert C. Vaden, Jr., *The Quill Pen*, Pittsylvania Historical Society, Feb. 1986; VaGenWeb, “Pittsylvania County, Virginia Genealogy Project,” available at <http://www.rootsweb.com/%7Evapittsy/families.htm>, (accessed Feb 5 2008); Mildred Fender, interview by author, tape recording, Fort Worth, TX., 28 March 2007. Mrs. Fender is Wyatt Hedrick’s second daughter.

person truly owns is what they put between their ears.”<sup>2</sup>

After attending Chatham High School, Hedrick entered Roanoke College in 1905 at the age of sixteen. In the 1906 school year, he was enrolled in “Partial and Special Courses.” According to the catalogue from the same year, these classes were for young men preparing to enter the freshman class or for those who wished to select a special course of study in any of the Departments of the College. One of these departments offered commercial courses, which included “stenography and typewriting, and the theory and practice of business methods.” In 1907, Hedrick was awarded his Stenography certificate, which required he be proficient in the Pitmanic style of shorthand, the style that was used by eighty percent of the stenographers in the country at the time. He was also required to meet all of the accuracy, speed, and grammatical standards on a typewriter, which qualified him to work in any of the best “counting-houses” or offices in the country.<sup>3</sup>

Since none of his official transcripts exist, one can only speculate as to the classes he took. Roanoke did offer a course in fine art, which included the history of architecture, but none that was geared specifically towards any architectural training. This was not unusual during this time as an architect did not have to be

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<sup>2</sup> First quote from “Wyatt C. Hedrick: Distinguished Architect, ‘Man of Distinction,’” *Richmond Times-Dispatch*, 27 Aug. 1950; Second quote from Mildred Fender interview, 28 March 2007; *Richmond Times-Dispatch*, 27 Aug. 1950. Hedrick’s sister Daisy was interviewed for this article.

<sup>3</sup> This information came via email correspondence from Nancy Logan on 16 Nov. 2007. Ms. Logan works in the library and has access to the archives at Roanoke College. The information came out of the 1906-07 catalogue, first quote page 14, second quote page 33. Expenses for Roanoke College in 1906 were estimated to be \$197 – 215, including the \$50 for tuition.

certified to practice, but there is no evidence that he was even interested in architecture at this time. What can be gleaned from the school catalogue is that he liked the sciences. From 1906 through 1909, he was a member of the Roentgen Rays Society, which was a science club. He was also a member of the Demosthenean Literary Society from 1906 through 1909, and in 1909 he was on the Phi Kappa Chi fraternity roll. While he attended Roanoke College he roomed with the family of Walter Biggs. Biggs went on to become a famous painter and illustrator. His work was on the front of many magazines including *Harper's Weekly*, *Bazaar*, and the *Century*. Hedrick was impressed with his work and bought numerous pieces from him years later. This exposure to art was likely one of his first.<sup>4</sup>

After Roanoke College, Hedrick attended Washington and Lee University, where he enrolled in mostly third year classes: German II, Politics I and II, Economics II and Chemistry II. He was also a member of the Phi Gamma Delta fraternity, the Zeta Deuteron Chapter, and the Theta Nu Epsilon Society, which is another fraternity. In 1910 he was awarded a Bachelor of Arts degree.<sup>5</sup>

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<sup>4</sup> Email correspondence from Nancy Logan. School records of 1905- 1909. Later in life Hedrick would serve on the Board of Regents for Roanoke and for Washington and Lee. He resigned his seat at W & L, believing he could do more for Roanoke. Mildred Fender interview, 18 March 2007. Both Mildred Fender and Jean Darden have the work of Walter Biggs in their homes.

<sup>5</sup> The mission statement of Phi Gamma Delta is dedication "to developing men of character within the academic setting, with the aim that they will become fully contributing members of society." To achieve this five core values were promoted: Friendship, knowledge, service, morality, and excellence. "Phi Gamma Delta," available at <http://www.phigam.org/page.aspx?pageid=104>, accessed 28 Jan. 2008. According to Mrs. Jean Darden, Hedrick's youngest daughter, Hedrick fulfilled his service obligation by building structures on the Roanoke campus and donating a portion of his fees back to the college. Mrs. Darden is Hedrick's youngest daughter; This information came from email correspondence Oct. 18, 2007

From Washington & Lee, Hedrick went to work for Lane Brothers Construction Company, a railroad contracting company that was based in Altavista, Virginia. It is not known what position he started with for this operation, only that he became the general superintendent. His next job was with Stone & Webster, who were based in Boston, Massachusetts but had offices in many cities throughout the United States.<sup>6</sup>

Stone & Webster had two different divisions: an engineering corporation and a general management company for public service corporations. A huge conglomerate, they managed a large number of companies all over the United States, including the Paducah Traction and Light Company and the Puget Sound Electric Railway. In 1913, Hedrick moved to Dallas as a construction engineer for the company. One of his first responsibilities was “the design and construction of the trolley lines for Dallas and Fort Worth.” The Texas division of Stone & Webster was made up with five public utility companies. They were the Eastern Texas Electric Company, the Galveston Electric Company, the Houston Electric Company, the El Paso Electric Company, and the Northern Texas Traction Company. Originally known as the Fort Worth Street Railway Company, the North Texas Traction Company had come to monopolize the street car business in North Texas in the late 1890s. In Dallas, the trolley lines would soon become Texas’s largest urban traction system and the city would soon own one

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from Lisa McCown, Special Collections Assistant, Washington and Lee University Leyburn Library, 18 Oct. 2007.

<sup>6</sup> Frances Battaile Fisk, *A History of Texas Artists and Sculptors* (Abilene: Frances B. Fisk, 1928), 134; Email from Lisa McCown Oct. 18, 2007.

of the largest fleets of the arched roofed trolleys known as the “Stone & Webster’s” in any American city.<sup>7</sup>

In 1914, Hedrick stepped out on his own and formed the Wyatt C. Hedrick Construction Company. This move did not come without sacrifice on his part, which included a residence change from the Mansion at Turtle Creek to a room at the YMCA. Money may have been a struggle in the beginning, but it would not be for long because many changes occurring in Texas during this time that contributed to the need for Hedrick’s new business. Population growth created the need for new construction and Texas cities were experienced huge population growth during the first half of the twentieth century.<sup>8</sup> (See Table 1).

This population growth was due to many factors. The statewide population of Mexican nationals was growing due mostly to the oppressive rule of Porfirio Díaz and the revolution that began in 1910. From 1900 to 1920, their numbers rose from an estimated 71,602 to 251,827. The majority of these new immigrants lived in El Paso and South Texas, but many went all over the state to find work picking cotton or doing whatever was available. El Paso’s population

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<sup>7</sup> *A Texas Idea and How It Was Put Across* (Boston: Stone & Webster, Inc., 1925) 8. In 1924, Stone & Webster, Inc. was awarded the Coffin Award. This was the most prestigious award a street car company could receive. It was given to “that electric railway company which during the year has made the greatest contribution toward increasing the advantage of electric transportation for the convenience and well-being of the public and for the benefit to the industry.” (p. 15); Architectural Papers Collection, in possession of the author. This information was on a CD presentation which Ames Fender has used to educate various historic and architectural organizations; Oliver Knight, *Fort Worth: Outpost on the Trinity*. (Norman: University of Oklahoma Press, 1953) 144; Peter Ehrlich, “McKinney Avenue Transit Authority (MATA),” available at <http://world.nycsubway.org/us/dallas/dallas-mata.html>, (accessed Feb 7, 2008).

<sup>8</sup> Mildred Fender interview, 28 March 2007; *Worley’s Directory of Dallas Texas 1914* (Dallas: John F. Worley Directory Co., 1914), 536.

also grew as the smelting and mining center for the Trans-Pecos area of Texas.<sup>9</sup>

TABLE 1  
POPULATION OF THE LARGEST CITIES IN TEXAS AND  
THEIR NATIONAL RANKING PER DECADE<sup>10</sup>

| City       | Rank  | Pop.<br>1910 | Rank | Pop.<br>1920 | Rank | Pop.<br>1930 | Rank | Pop.<br>1940 |
|------------|-------|--------------|------|--------------|------|--------------|------|--------------|
| El Paso    | ----- | -----        | 89   | 77,560       | 86   | 102,421      | 98   | 96,810       |
| Dallas     | 58    | 92,102       | 42   | 158,976      | 33   | 260,475      | 31   | 294,734      |
| Fort Worth | 75    | 73,312       | 65   | 106,482      | 48   | 163,447      | 46   | 177,662      |
| Houston    | 68    | 78,800       | 45   | 138,276      | 26   | 292,352      | 21   | 384,514      |

Another contributing factor was the migration of many farmers to the urban centers due to economic factors. In 1910, fifty-one percent of the farmers in Texas were tenant farmers. A combination of natural and man-made events teamed up against the farmer from 1910 to 1920. There was a national depression from 1913-1914 and a drought. Then World War I broke out in Europe, and reduced the European market, which, in 1913 had purchased two-thirds of the Texas cotton crop. As a result, agricultural prices plummeted. There was also the problem of the cost-of-living, which from 1913 to 1920 doubled while the profit from crops did not. Finally, there was the simple fact that farmers could not afford things such as electricity or running water; they tolerated “bitter winter colds and suffocating heat in the summer ... mosquitoes, flies, and

<sup>9</sup> Randolph B. Campbell, *Gone to Texas: A History of the Lone Star State* (New York: Oxford University Press, 2004), 328; Robert A. Calvert, Arnaldo De León, and Gregg Cantrell, *The History of Texas* (Wheeling: Harlan Davidson, Inc, 2007), 246 – 249.

<sup>10</sup> Cambell Gibson, “U.S. Census Bureau: Population of the 100 Largest Cities and other Urban Places in the United States: 1790 to 1990,” available at [www.census.gov/population/www/documentation/twps002.html](http://www.census.gov/population/www/documentation/twps002.html), (accessed 18 February 2008).

bedbugs ... [and] ... rats and roaches that seemed to scurry about homes at will.” These farmers were looking to find a way out of their plight and, as new jobs, which paid over a third more money than they were making on the farm, opened up in the growing cities, many became a part of the new urban population.<sup>11</sup>

Cities such as Dallas, Fort Worth, and Houston experienced the greatest population growth due to combinations of geographic benefits and human improvements. The main reasons for this were their access to rail and water as a means of efficient communication and transportation.<sup>12</sup>

Houston dictated most of its own success by taking its future into its own hands. In 1914 most of the improvements needed to the Houston Shipping Channel deepened it to twenty-five feet, allowing larger shipments to come and go from the historic Buffalo Bayou area. Exports of cotton and other products flourished, but passenger ships came from New York and other cities. By 1917, the Federal government realized the port city’s potential for shipping war industry goods and allocated \$3,500,000 to increase the depth of the channel to thirty feet and widen it to one hundred and fifty feet. Other contributions to growth came during 1917 from the Humble Oil and Refinery Company and the Gulf Oil Company as the demand for oil increased. Camp Logan and Ellington Air Base were added during WWI. By 1918, Sinclair Oil was also in town and thirty million barrels of oil were being produced annually from eight fields around Houston. By

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<sup>11</sup> T. R. Fehrenbach, *Lone Star: A History of Texas and the Texans* (New York: Collier Books, 1968), 639; quote from Calvert, De León, and Cantrell, *The History of Texas*, 251-252. The average pay for a worker in Texas was listed as \$540 per year in 1909.

<sup>12</sup> Sam W. Haynes and Cary D. Wintz eds., *Major Problems in Texas History* (New York: Houghton Mifflin Company, 2002), 343.

1919, industrial plants were worth \$600,000,000, property values were \$100,000,000, and there was a retail business of \$63,000,000 that was shared between 1,293 businesses. With \$4,000,000 of new construction projected, the future looked bright.<sup>13</sup>

Fort Worth grew steadily after the turn of the century. Several major events contributed to this. First, in 1902, two major meat packers, Armor and Company, and Swift, were enticed to move into Fort Worth and established themselves north of town with the help of a \$100,000 incentive from the city. The new plants were processing 870,000 hogs and 1,200,000 cattle each year. People were needed to work the meat plants and all the other businesses that catered to the cattlemen who made trips into town. Second, when oil had been discovered at the W. T. Waggoner Ranch, located near Wichita Falls, in 1911, refineries were needed. Fort Worth, the nearest major town was chosen in 1912 as the location for two refineries. The third reason was due to the insight of those running Fort Worth at the time. Three training bases, Hicks, Everman, and Benbrook, had been established near Fort Worth by the Royal Canadian Flying Corps before WWI started. When the United States joined World War I in 1917, Fort Worth made over two thousand acres available for a military installation. Camp Bowie, which provided training ground for over 100,000 men, including the

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<sup>13</sup> Campbell, *Gone to Texas*, 327; According to Jesse Holman Jones biographer Bascom N. Timmons, a large tract of land on the Buffalo Bayou was owned by M. T. Jones. Jesse Jones was in charge of selling the bonds that raised the money to widen the Shipping Channel. Jesse Jones did not profit from the sale of this land, it was inherited by one of his great-nieces. Bascom N. Timmons, *Jesse H. Jones: The Man and the Statesman* (New York: Henry Holt & Co., 1956), 65; Marvin Hurley, "Industry for War and Peace," available at [www.houstonhistory.com](http://www.houstonhistory.com), (accessed Feb. 25, 2008).



Texas Thirty-sixth Division. Fort Worth was not the only location for training bases in Texas. Due to the warm and dry climate of the state, new locations, and populations, went up in El Paso, Houston, Dallas, and other Texas towns.<sup>14</sup>

The population of Dallas grew fifty-eight percent from 1910 to 1920, thanks to several factors. The new Southern Methodist University, located north of town, officially opened in 1915. Dallas won the bidding process for the location of one of the twelve new Federal Reserve banks. And the construction of a five-million-dollar union passenger station, that would service nine railroad companies, was begun. By 1916, fifty-one trains a day enabled a quarter of a million passengers a month to travel to or through Dallas. By the end of WW I, Dallas, like many other cities nationwide, experienced a post-war boom. In 1919, building permits were the highest for the decade at \$13,700,000 and bank clearings were recorded at \$1,600,000,000.<sup>15</sup>

These growing cities required someone to build to suit their changing needs. Hedrick's construction company was started as a privately owned company in 1914. By 1917, it was so successful that he incorporated and opened a second office in Fort Worth. In 1919, two more branches were opened to accommodate the needs of the larger markets, one in Houston and one in El Paso. During its seven years of operation Hedrick's company was responsible for the building of many private and industrial structures, as well as several large

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<sup>14</sup> Michael Hoffmeyer, "Fort Worth Architecture: A History and Guide 1873 – 1933." M. A. thesis (University of Texas at Arlington, 1980), 9; Oliver Knight, *Fort Worth: Outpost on the Trinity* (Norman: University of Oklahoma Press, 1953), 192; Campbell, *Gone to Texas*, 353.

<sup>15</sup> Sam Acheson, *Dallas Yesterday* (Dallas: SMU Press, 1977), 168, 170, 178, 278.

government projects. In Fort Worth, as oil companies were moving in and making it their place of business, Hedrick constructed the Home Oil Refining Company plant, the Montrose Refining plant, and added to the Star Refinery. He also constructed the Crown Oil Company's refining plant in Houston and the Oil Well Supply Company's plant in Shreveport, Louisiana, and in Dallas he did repairs for Trinity Oil Company.<sup>16</sup>

The need for more food and dairy businesses is evident by the number of jobs that were completed in this field. In Fort Worth, Hedrick added to the Stock Yards, where cattle were sold, and Swift and Company, where cattle were processed. He also constructed the Nissley Creamery plant, and the Citizens Flour Mill. In Houston he built the Texas Creamery plant and in Abilene, Yarborough Flour Mill & Elevator.<sup>17</sup>

Business locations, industrial and retail, were required as the cities developed into commercial centers. In Fort Worth, Hedrick's company was responsible for the W. C. Stripling retail store, the Winfield Garage, the Star Telegram's new building, the Neil P. Anderson office building, the Miller Electric Building, the Cotton Belt Railroads section headquarters, and additions to Texas Motor Car, Texas State Bank, and the Fort Worth Cotton Mill. In Houston, he added plants for the Southern Motor Company, the Mack Manufacturing Company, Peden Iron & Steel Company, and he constructed the Houston Drug

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<sup>16</sup> *Book on North and West Texas, A Guide for Ready Reference, 1920* (n.p. City: Fort Worth Record, Wichita Falls Record-News, and Ranger Daily Times, n.d.), 103

<sup>17</sup> *Ibid.*

Company's new building. In Dallas he built the Southwestern Forwarding Warehouse, and the Atkins-Polk, Perkins, and Bradford Buildings.<sup>18</sup>

Hedrick's jobs reflect the population growth within the state. In Fort Worth he constructed the Fort Worth (Trimble Tech) High School, and a nurses home at All Saint's Hospital. College Station also added a college hospital at A & M. And in San Angelo, Hedrick built the Angelus Hotel.<sup>19</sup>

Along with these projects were those that were completed for the federal government. These were Love Field in Dallas and Linde Air Products plants in Dallas, Texas; Birmingham, Alabama; Cincinnati, Ohio; Detroit, Michigan; and Norfolk, Virginia.<sup>20</sup>

The Hedrick Construction Company was run by a board of officers who changed periodically. In 1915, Hedrick's first vice-president was Frank Gardner, and they conducted business out of the Plateau Building. The following year his vice president was Thomas S. Byrne and his chief engineer was J. V. Lincoln. Hedrick's men not only worked for him; they conducted business with him. On July 16, 1913, Hedrick and Gardner bought a piece of property together in the Interurban Heights Addition of the City of Lancaster in Dallas County. Priced at \$450, with a down payment of \$250 and two payments of \$100 at 8 percent interest for each party, it would be the first of a long line of Hedrick properties. The relationship he formed with Byrne would last throughout Hedrick's lifetime.

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<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

<sup>20</sup> Ibid.; According to the Dallas Property Tax Rolls, Hedrick had \$1375 in personal property in 1915 – tax paid was \$26.13. 1916 and 1917 Rolls show him working out of the Hughes Building, Dallas with no property; 1918 show him working out of 904 Ackard, Dallas.

In 1922, Byrne formed a construction company of his own in Fort Worth and worked with Hedrick on many projects through the years. Lincoln was one of the people who would buy land from Hedrick in 1919.<sup>21</sup>

In 1917, the Hedrick Construction Company took out a half-page advertisement in the yellow pages section of the *City Directory* declaring they were now engineers (in capital letters) and general contractors (regular print). Hedrick's home address had changed to the Mockingbird Lane neighborhood, one that was a little more prestigious than his old Gillespie Street address from the past two years. He had also moved his officers around so that Lincoln was the auditor and Byrne was the company's general superintendent G. A. Lloyd was listed as his chief engineer. The following year the team stayed the same but once again addresses changed. Business was now conducted out of the South Western Life Building and the residence was listed as Holland Ave. The more desirable addresses reflected the success of his company.<sup>22</sup>

When the second wave of oil discoveries started in Texas in 1917, many opportunists tried making their fortunes. Hedrick was no exception to this rule, and in 1919 he opened Hedrick Oil and Production Company. The three greatest fields were Ranger, Burkburnett, and Desdemona. Hedrick's directory

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<sup>21</sup> *Worley's Directory of Dallas Texas 1915* (Dallas: John F. Worley Directory Co., 1915), 452. As his business grew, Hedrick's listings went from a one line advertisement to a quarter page; Dallas County, "Index to Deeds: Series 2 – Grantors, Jan. 1, 1914 to Dec. 31, 1924" (Dallas: Dallas County Court House), 81. Pauline and Wyatt Hedrick would later buy this piece of property from Gardner on 20 August 1916 for the sum of \$225 (Dallas County, "Deed Vol. 690, p. 587). Lincoln paid Hedrick \$1000 for all of lot 16 in the Mount Vernon Addition to University Heights in Dallas. (Dallas County, "Index to Deeds. Series 2., Vol. 271: HA – HE Grantee. Jan 1, 1914 to Dec 31, 1924" (Dallas: Dallas County Court House), 255).

<sup>22</sup> *Worley's Directory of Dallas Texas 1917* (Dallas: John F. Worley Directory Co., 191), 108; *Worley's Directory of Dallas Texas 1918* (Dallas: John F. Worley Directory Co., 1918), 623.

advertisement read “Drillers of Oil Wells, Both Burkburnett and Ranger Fields. Have Fully Equipped Rotary and Standard Cable Tools Outfits.” The following year there was no trace of this company, which records by omission one of the few business ventures Hedrick undertook that did not succeed.<sup>23</sup>

During the eight years of the Hedrick Construction Company, Hedrick displayed many of the personal traits that would repeat themselves during his life. He became known and accepted in the social circles of Dallas and attended various benefits and dinner evenings. He formed associations with people in influential positions. He managed a booming business. And he married the daughter of a very successful business man, W. C. Stripling.<sup>24</sup>

Stripling had come to Fort Worth as the result of a chance encounter with a Fort Worth business man, William Monnig. Monnig was in the same line of business as Stripling, and they met on a buying trip in Baltimore in the early 1890s. After a discussion concerning the best city to operate their kind of trade, Stripling decided to open a branch in Fort Worth, “using packing cases for counters.” His other stores were located in Alvord and Bowie. Six years later the success of this business caused him to relocate his residence to Fort Worth. When business called for it, the Hedrick Construction Company built an addition

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<sup>23</sup> Knight, *Fort Worth*, 197; Quote from *Worley's Directory of Dallas Texas 1919* (Dallas: John F. Worley Directory Co., 1919), 241.

<sup>24</sup> “Shriners Entertain with Varied Program,” *Dallas Morning News*, 11 Feb. 1915; “Dinner Given Walter Baker,” *Dallas Morning News*, 25 July 1915; “Deaths in Dallas. Mrs. Mary Luce Hughes,” *Dallas Morning News*, 7 March 1918. In each of these articles, the names listed include many of the same people at different events. In the case of Mrs. Hughes’s death, Hedrick was a pall bearer. Mrs. Hughes father-in-law was a very influential business man in Dallas at the time.

to his store.<sup>25</sup>

Stripling's daughter, Pauline, and Hedrick were married on June 12, 1917. The bride had recently returned from Kent Place, New Jersey, where she had been at school, but she was well known in Fort Worth social circles. She and Hedrick were wed in the First Presbyterian Church in Fort Worth, which was "gaudily decorated with white ferns and palms." After a honeymoon in New York, Chicago, and Detroit, the couple made their home in Dallas's Highland Park.<sup>26</sup>

By 1919, Hedrick had expanded his construction company. He operated offices in the four main cities of El Paso, Dallas, Fort Worth, and Houston. He had also moved his residence from Dallas and to Fort Worth, in Arlington Heights Boulevard. Real estate investment was not a new thing for Hedrick by this time. He had been buying and selling lots in Dallas and Fort Worth since 1913, making purchases that would help his wealth considerably in the future.<sup>27</sup>

Personal income was not only on Hedrick's mind. In 1919, the Hedrick Construction Company was added to the list of those that had unhappy workers. Texas had experienced many strikes over the years, and 1919 through 1920 was no exception. The building trades experienced twenty-four strikes during this time, and Hedrick's company was one of them. "Unorganized Mexican laborers

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<sup>25</sup> Knight, *Fort Worth*, 141; Jan Jones, *Billy Rose Presents...Casa Mañana* (Fort Worth: TCU press, 1999), p 109.

<sup>26</sup> *Dallas Morning News*, 17 June 1917; Troy Berry, one of the interior designers that worked for Hedrick's architectural firm, said that the reason the marriage only lasted four years was because "Pauline didn't think he could support her in the style to which she was accustomed." (*Fort Worth Star Telegram*, 10 March 2002).

<sup>27</sup> *Worley's Directory of Dallas Texas 1919* (Dallas: John F. Worley Directory Co., 1919), 131,623; the Fourteenth Census of the United States, 1920, shows Hedrick living with Pauline, their daughter Pauline, and three other people. One is Swiss and lists her profession as a personal nurse. The other two are a married African-American couple.

for the Hedrick Construction Company went on strike August 2, 1919, demanding an increase from 37 ½ cents to 45 cents per hour and a reduction from a nine to eight hour day...this strike was settled by arbitration.”<sup>28</sup>

During his time in the construction business, Hedrick worked for many different contractors. One of those stands out the most. Sanguinett & Staats (S & S) was one of the most prestigious and highly respected architectural firms in Texas during this time, and they used Hedrick to build the great majority of their projects. Marshal Sanguinett and Carl Staats had opened an office in Fort Worth around the turn of the century, in Houston in 1903, and then other offices in Dallas, Wichita Falls, San Antonio, and Waco. They had developed their own flare and distinguishing style, which established their “reputation in cities for the design of modern, steel-frame office buildings,” as well as an enviable list of clientele that included people such as Burk Burnett, W. T. Waggoner, and the City of Fort Worth. They were responsible for two of the first “skyscrapers” in Texas. One was the First National Bank in Houston, built in 1905, and the second was the Flatiron Building, 1907, which is a wedge-shaped building, like the lot it occupies, and a breathtaking seven stories tall. It was the first structure in [Houston?] to be built with a steel frame and still stands as a testimony to that method of construction. In 1911, S & S was also responsible for the Amicable Building in Waco, which was the tallest building west of the Mississippi until

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<sup>28</sup> Christopher Long, “Sanguinett and Staats,” Handbook of Texas Online, available at <http://www.tshaonline.org/handbook/online/articles/SS/oes2.html>, (accessed February 23, 2008); Works Progress Administration, “Federal Writers’ Project: Fort Worth and Tarrant County, Texas” (Fort Worth: Fort Worth Public Library Unit, 1941), 21928.

1922. In Texas, it was “the largest and most prestigious architectural firm in the first two decades of the twentieth century.”<sup>29</sup>

With Hedrick’s construction company, S & S erected many different structures. In Fort Worth alone, the companies worked together on the W. C. Stripling Department Store, Fort Worth Central High School, Nissley Creamery Company, the Star Telegram Building, Winfield Garage, and the Neil P. Anderson Building, which was one of Fort Worth’s earliest completely concrete-structure framed building. All of these projects apparently greatly increased Hedrick’s personal wealth, as well as his reputation.<sup>30</sup>

In 1921, ready for a change that called for him to be on the designing end instead of the manual labor end, Hedrick made the move from construction to architecture by going to work in the offices of S & S. By 1922, he was asked to join the firm as a partner and the Fort Worth branch had officially changed its name to Sanguinett, Staats, & Hedrick, while the Houston branch was known as Sanguinett, Staats, Hedrick and Gottlieb. Carl Staats, who was apparently the designer in the office, had a terrible accident in 1922. While inspecting a job he

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<sup>29</sup> Jay Henry, *Architecture in Texas, 1895-1945* (Austin: University of Texas Press, 1993), 57; Lofgren, “Early Texas Skyscrapers,” 11, 23, 24; Long, “Sanguinett and Staats,” Handbook of Texas Online (accessed 7 Feb. 2007); Architectural Papers Collection, in possession of the author, Ames Fender, “Wyatt C. Hedrick and Associates. Presentation CD.” N.p., n.d.; Quote from Henry, *Architecture in Texas*, 7.

<sup>30</sup> Hoffmeyer, “Fort Worth Architecture,” 42; *Book on North and West Texas*, 103; Architectural Papers Collection, in possession of author, “List of Buildings Constructed,” by S & S before Hedrick’s arrival. According to a report at the Historic Preservation Society, entitled “Inventory and Assessment of Green B. Trimble Technical High School Fort Worth, Tx.,” Hedrick was approved by the building commission on March 22, 1918 as the General Contractor. He was to be paid \$90,218.00 to complete the job in five and a half months. As a comparison, the heating contractor was paid \$9,476.00, the plumber \$4,609, and the wiring contractor \$1,291.00. There were two construction teams that built Central High School, Hedrick’s and the Bryce Building Company.



fell down an elevator shaft, which resulted in an extended stay in the hospital, during which time his wife passed away. Hedrick found himself “in charge of both the design and the construction of the contracts ... thus consolidating the duties of both Sanguinet and Staats.” Staats retired in 1924, while Sanguinett waited until 1925; at that time, Hedrick bought them out and changed the business name to Wyatt C. Hedrick – Architect and Engineer.<sup>31</sup>

In 1925, Wyatt C. Hedrick was thirty-six years old. The tobacco farm with no electricity was a long way from the bright lights of Fort Worth, as was the curing room from the architect’s office. With no formal training in architecture or engineering, Hedrick had worked his way up from nothing and now owned the most successful architectural company in Fort Worth. Many men would consider his success at this point enough, but for Hedrick it was only the beginning. From here he would become one of the men who changed the skyline of Texas.

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<sup>31</sup> Jamie Lofgren, “Early Texas Skyscrapers,” 171; Barbara Suzanna Brun-Ozuna, “Marshall Robert Sanguinet, Architect,” [sic] M.A. thesis, (University of North Texas, 1995). According to this thesis, in 1922 Sanguinett and Staats “invited construction magnate Wyatt C. Hedrick to join the firm” (33); *Dallas Morning News* Jan. 21, 1922. On this day it was reported that W. C. Hedrick Construction Company of Dallas decreased its capital stock from \$300,000 to \$214,000 in the January 21, 1922, section of “Texas Charters.” According to the Inflation Calculator at <http://www.westegg.com/inflation/> this converts to \$938,584.92 in 2006 money. This transaction occurred around the time Hedrick bought into the partnership; Brun-Ozuna, “Marshall Robert Sanguinet,” 70; Henry, *Architecture in Texas*, 44.

## CHAPTER 3

### WYATT C. HEDRICK, ARCHITECT – ENGINEER: THE FIRM, THE CITIES, AND THE STYLE OF ARCHITECTURE

It ain't the individual...  
But the everlastin' teamwork,  
Of every bloomin' soul.

*J. Mason Knox*

The credit for Hedrick's success does not belong to Hedrick alone. Like any great leader, he knew his strengths and weaknesses, and he believed in hiring the right man for the job. Sanguinet & Staats (S & S) was "one of the first firms to use a large office team of architects, engineers, and other support people," a practice that Hedrick would see the value of and also employ. With these people, his company was responsible for the construction, from concept to fruition, of \$35,586,500 worth of buildings during the 1920s. Of this total, Houston was responsible for 36 percent, Fort Worth for 29 percent, different locations around Texas were 21 percent, and the remaining 14 percent came from outside of the state. These numbers reflect another reason for Hedrick's success: many Texans enjoyed an era of prosperity in the 1920s, and the state's urban areas began growing rapidly. In this time of change, the country was introduced to a new style of architecture. This "Moderne" style served as a launching pad for Hedrick's company and would also become his best known

legacy.<sup>32</sup>

From the time that Hedrick became a partner in S & S, he had the fortune to work with, and later inherit, some of the best people in the business. He was also wise enough to know that if better men were available, he should hire them also. According to Bob Coffey, Hedrick's grandson, "he always said to hire people that were smarter than you," and that appears to be exactly what he did. This savvy business sense created a most formidable team that would eventually become the third-largest architectural business in the country. Many who worked for Hedrick went on to illustrious careers. Men such as Preston Geren, Sr., Joseph Patterson, and Edward Wilson were all a part of Hedrick's firm at one time or another, and all became respected and successful in the field of architecture. Hedrick was proud of his people and the successes they achieved, and encouraged each to do what was best for himself. He stated that one of the things that gave him the most satisfaction in life was the fact that so many of the people that had worked for him had been able to leave his company and become successful on their own. If a person quit his employment for reasons Hedrick deemed petty, he would inform them that he was sorry to lose them. But if things did not work out for them, he would not hire them back. As Mildred Fender, Hedrick's daughter, stated, "Daddy did not put up with sour grapes."<sup>33</sup>

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<sup>32</sup> Jay Henry, *Architecture in Texas*, 7; Information for these numbers was taken from the Hedrick Project Book, which is in possession of author, and is explained in detail in Appendix A.

<sup>33</sup> Bob Coffey, interview with author, tape recording, 3 Feb. 2007. Bob Coffey is Hedrick's grandson by Pauline Coffey, who was Hedrick's oldest daughter. Pauline was the daughter of Hedrick and his first wife, Pauline Stripling, whose family established Stripling's, a

A brief look at some of these people, and their positions within the company, creates an understanding of Hedrick's commitment to hiring the best, as well as a deeper appreciation of his business sense that told him to keep the best of those who worked for S & S. Geren was one of these men. He received his degree in architectural engineering in 1912 from Texas A & M University. After several jobs with other firms, distinguished service in World War I, and a professorship and position as department head at Oklahoma State University, Geren joined Sanguinett, Staats, and Hedrick in 1923. From 1923 until 1934, Geren served as chief engineer and worked with Hedrick overseeing many of the projects such as the Fort Worth Club in 1925, the Electric and Fair Buildings in 1927 and 1930, and the Texas and Pacific (T & P) Passenger Terminal in 1930. After leaving Hedrick's employment in 1934, Geren's career included work such as the Kimbell Art Museum and Farrington Field in Fort Worth, and he was twice presented with awards for civic affairs.<sup>34</sup>

Two draftsmen who began work for Hedrick's firm in 1925, Joseph Patterson and Edward Wilson, also provided examples of success stories among his employess. Patterson taught architecture at Oklahoma State. After WWI he went to work for Hedrick as a designer. His forte was as an "interpreter of historic architectural ornament" as well as being an outstanding draftsman. Like all of the other draftsmen at the firm, his talents were not just limited to one

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Fort Worth department store; Cohen, *Cowtown Moderne*, 19-24; Mildred Fender interview, 28 March 2007.

<sup>34</sup> *Transactions of the American Society of Civil Engineers* (Ann Arbor: University of Michigan Press, 1988), 1350; Cohen, *Cowtown Modern*, 21.

particular style or type of building. He left the practice in the early 1930s and went on to design many of the well known Gothic style churches in Texas, as well as the Fort Worth Museum of Science and History. Wilson received his architectural training at the Armour Institute of Chicago and at the University of Tulsa. He also served in WWI and then started practicing architecture in Tulsa Oklahoma for the H. H. Mahler Company. He joined Hedrick in 1925 and left the practice in 1939, after working his way up to become Hedrick's chief draftsman. He was very versatile with his architectural designs and created in many different styles, including streamline and cubist. After leaving Hedrick's firm he designed the Bowen Bus terminal, which was located across from three of Hedrick's larger Fort Worth contracts – the T. & P. Terminal, the T. & P. Warehouse, and the Post Office. Added to his tremendous list of accomplishments are many college buildings throughout Texas, and the old Frank Kent Cadillac dealership that was located next door to the T. & P. Terminal. Wilson and Patterson went into partnership together in the late 1930s and conducted a successful business for almost thirty years.<sup>35</sup>

The biggest contributor to the success of Hedrick's early years, without question, was Herman Koeppe. It is truly remarkable how little information is available about the man who contributed more to Hedrick's reputation as *the* Art Deco architectural firm of Fort Worth than any other. Koeppe had worked for S &

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<sup>35</sup> Cohen, *Cowtown Moderne*, 22-24. Quote from page 22; Christopher Long, "Patterson, Joseph Julian," Handbook of Texas Online, available at <http://www.tshaonline.org/handbook/online/articles/PP/fpald.html> (accessed February 26, 2008); Quentin McGown, *Fort Worth in Vintage Postcards*, (Charleston: Arcadia Publishing, 2003), 102.

S and continued employment with Hedrick when he bought the practice. Hedrick promoted him to chief designer for the large majority of the projects from 1925 until his death in 1941. Koeppe brought a unique element to the firm. He was born in Leipzig, Germany, and toured Europe at a young impressionable age. This tour introduced him to the newest forms of architecture as well as exposing him to the old. "Upon returning home, he began his lifelong habit of studying foreign and U. S. architectural journals to keep abreast of contemporary stylistic trends." Koeppe's personal forte was Moderne Style (Art Deco), and his distinguishing touches can be seen in the detail and style of the buildings in which he had a part. His ability to create amazing architectural monuments is truly a testimony to his attention to detail. He, along with Hedrick, created the Aviation Building and Central Fire Station during the 1920s, and in the 1930s, a few of his other creations included the Texas and Pacific Terminal and separate Warehouse, the Will Rogers Complex, and Fort Worth City Hall. Koeppe worked out of the Fort Worth office for most of the time that he worked for Hedrick. From there he also designed for the Dallas branch. Hedrick and Koeppe were the perfect complement to each other in the business sense, and quite possibly neither could have done as well without the other.<sup>36</sup>

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<sup>36</sup> Cohen, *Cowtown Moderne*, 22; It has been said that Koeppe did not get the recognition he deserved. The author does not know what kind of recognition he was given during his life time from Hedrick, or any of his peers, but the fact that there is so very little information about Koeppe would suggest that there is a need for some literature about him. In two different telephone conversations on 28 February 2008, one with Paul Koeppe, Koeppe's grandson, and one with Ames Fender, Hedrick's grandson, the author of this thesis speculated that Koeppe was as good as he was because he did not have to worry about obtaining clients for his work, and that Hedrick was as good as he was because he did not have to worry about being able to deliver an

Many architectural writers give the credit solely to Hedrick for his company's success in this style. One of those is Michael Hoffmeyer. His 1980 thesis, "Fort Worth Architecture: A History and Guide 1873 – 1933," which is often used as a basic reference on the subject states, "although Hedrick's early designs of high-rise buildings were probably influenced by his association with Sanguinet and Staats, he later developed into the foremost Fort Worth designer of the Art Deco style, with the prime example being the Texas and Pacific Passenger Terminal (1930)." Two points of interest can be taken from this statement. The first is that, having examined the architects in the firm, it should be understood that the success was a team accomplishment. As evidence, Koeppel was the designing architect for the T & P complex. The second is that it can be assumed that Hedrick's early association with S & S would influence his early work; however, when Hedrick joined the company in 1922, the style of S & S buildings started changing, which suggests that the late style of S & S was changed by the addition of Hedrick as a partner. This small point is never addressed anywhere, which underscores Hedrick's influence on S & S and his contribution to the architectural arena at the time.<sup>37</sup>

Over the years Hedrick worked in association with architects on different projects and set up offices in conjunction with local architects in different towns around Texas. This worked as a symbiotic relationship, as local architects had the backing of Hedrick's firm, and he had a local architect working in areas they

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outstanding product to the customer with Koeppel working for him. Both parties agreed with this concept.

<sup>37</sup> Hoffmeyer, "Fort Worth Architecture," 17.

may not otherwise be exposed to. This also worked to Hedrick's benefit, as sometimes the client preferred an architect not employed by Hedrick, but needed the services of his firm to complete the job. One of the architects that Hedrick worked with on more than one project was Alfred C. Finn.<sup>38</sup>

Finn was another product of S & S. He received his training at the Dallas branch from 1904 to 1907 and then transferred to the Fort Worth location until 1912. At this time he left the firm to go to Houston and set up his own business, where he would become one of the few main architects during the twenties. Finn was a legend in his own time, completing many projects; one of those was Governor-to-be Ross Sterling's Bay City home in 1925, and another was the San Jacinto Monument in 1938. Finn and Hedrick worked on a few Fort Worth projects together in the 1920s, including the Worth Hotel and Theatre Complex and the Hollywood Theatre.<sup>39</sup>

Hedrick's timing in taking over S & S could not have been better. The 1920s brought prosperity to many areas of Texas. It was a time of economic growth, new industries, and oil money; "for most Southerners the overriding theme of the 1920s was, very simply, expansion," which led to construction of every kind. Between 1920 and 1930 the population of Texas grew by an

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<sup>38</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 1.

<sup>39</sup> Cohen, *Cowtown Moderne*, 39-46; Greater Houston Preservation Alliance, "Houston Deco: Modernistic Architecture of the Texas Coast," available at [www.houstondeco.org/](http://www.houstondeco.org/) (accessed Feb 27, 2008); Ross Shaw Sterling and Ed Kilman, *Ross Sterling, Texas: A Memoir by the Founder of Humble Oil & Refining Company* (Austin: University of Texas Press, 2007), 243. This three-story home designed by Finn was a duplicate of the White House and had over 21,000 square feet. It was later donated by Sterling to the Optimist Club of Houston in order to provide a home for underprivileged boys. It was renamed Boy Harbor (Ross Sterling Autobiography); Greater Houston Preservation Alliance, "Houston Deco: Modernistic Architecture of the Texas Coast," available at [www.houstondeco.org/](http://www.houstondeco.org/), (accessed 26 Feb. 2008).



unprecedented one million people, who were all needing places to work and live. By 1930, Texas's largest cities by population were Houston (292,352), Dallas (260,475), San Antonio (231,453), and Fort Worth (163,477). Oil discovery and production was responsible for much of the building taking place during this time period. Steel was needed for pipelines, refineries were needed for production, and banks were needed to store all of that money. Tax revenues grew with the oil industry and, when the federal government started matching funds to build roads in 1921, Texas used some of this money for road systems. An added one cent tax per gallon implemented by the state was contributed and, by the end of the decade, Texas had 18,728 miles of main highways to provide a smooth ride for all those new cars. Hedrick's business would benefit from all aspect of this new construction.<sup>40</sup>

Fort Worth became a major hub of activity for the oil business. Due in part to the fact that most of the railroad companies went through downtown, Fort Worth was the heart of the railroads in Texas. It also offered modern conveniences that smaller boom-towns could not. By 1921 there were over three hundred oil-company offices, and fifty manufacturing plants that supplied the oil fields. By 1922, there were twenty-one oil refineries in the Fort Worth area. This brought over two-thousand oil corporations or organizations that were trying to find somewhere to conduct business. All of these factors contributed to "the twin cities of Dallas and Fort Worth... [being one of]... the fastest growing

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<sup>40</sup> Quotation from George Brown Tindall. *The Emergence of the New South, 1913 – 1945* (Baton Rouge: Louisiana State University Press, 1967), 71; Campbell, *Gone to Texas*, 361.

metropolises of the 1920s.” In Fort Worth, much of the oil business was conducted in the lobby of the Westbrook Hotel, as there was not any other location that could accommodate all of the activity. Men such as Kenneth Davis, Richard Dulaney, H. J. Justin, Sid Richardson, Kay Kimbell, and Alva P. Barrett moved into town and saw the need to build their empires, and new construction sprung up everywhere. The ripple effect took over and other businesses, such as banks, retail stores, automobile industries, and entertainment market, found themselves having to expand to meet the rising demands of their new customers. Hedrick, and other architectural firms such as Joseph R. Pelich, Elmer Withers, Clyde H. Woodruff, E. W. Van Slyke, Louis B. Weinman and Son, and Wiley G. Clarkson, was there to design and build whatever they needed.<sup>41</sup>

Once Houston began to grow it never slowed down. Oil refineries and other industries soon established themselves in the biggest shipping port in Texas. Galveston had held that distinction until the great hurricane of September 8, 1900, which completely devastated the small island and killed approximately six thousand people. But now it belonged to Houston, the home of oil tycoons and powerful business men like Ross Shaw Sterling and Jesses Holman Jones. Hedrick would construct multiple projects with both men. As two of the main leaders and shakers of Houston their similarities are hard to overlook. They both worked and owned lumber businesses. They both owned newspapers - Sterling

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<sup>41</sup> Tindall, *The Emergence of the New South*, 101;Cohen, *Cowtown Moderne*, 30 ; Quotation from Knight, *Fort Worth*, 199; Willis Cecil Winters, “The Genealogy of Fort Worth Architecture: 1877-1946,” August 15, 2006. This paper was found at the Fort Worth Historical Preservation Society in the “Wyatt C. Hedrick” file.

the *Post-Dispatch*, and Jones the *Chronicle*. They were both real estate developers; although truthfully no one could ever compete with the vast amount of real estate Jones contributed everywhere. They both became involved with the oil business, Sterling as founder and president of Humble Oil from 1911 until 1925, and later as the president of Sterling oil and Refining Company from 1933 until 1946, and Jones as one of the first investors in Sterling's Humble Oil Company. They were both involved in the banking industry: Sterling as the chairman of the Houston National Bank, in which he owned the controlling interest, and Jones as the President of the National Bank of Commerce. They were both involved in politics, Sterling was the chairman of the Texas Highway Division in 1930, and then as Governor of Texas, from 1931-33. Jones was Head of the Houston Harbor Board, where he organized the sale of millions of dollars in bonds to pay for the deepening of the channel in 1914 and, by request of President Woodrow Wilson, as General Director of the Red Cross during WWI. His most powerful position was as the Chairman of the Reconstruction Finance Corporation from 1933 to 1939. Here he delegated fifty billion dollars to programs during the Depression for relief, growth, and development. It was widely acknowledged that this job made him the second most powerful man in the Roosevelt administration. He then went on to be head of the Federal Loan Agency in 1939, and finally as Secretary of Commerce in 1940. Both Sterling and Jones played a large role in Hedrick's life and will be covered as the need

arises.<sup>42</sup>

In Dallas, reasons for construction differed from those in Fort Worth or Houston. The Dallas – Fort Worth metropolis was developing faster than any other area in Texas during the early 1920s. The two communities had always had their differences, but they became more evident as the building boom progressed. Dallas realized what was missing in the oil equation and created its own niche by filling the void. The Federal Reserve Act led to the creation of the Federal Reserve Banks in 1913. As the home of one of these banks, Dallas quickly established itself as the primary banking center of Texas. It also grew up as the cultural and fine arts area of Texas. Despite the fact that he was getting the lion's share of business in Fort Worth and Houston, the Dallas branch of Hedrick's company built very little in Dallas during the 1920s and 1930s. Indeed, he was responsible for more Dallas buildings when he conducted business as Hedrick Construction from 1914-1921. Why then would he maintain a Dallas office? One can only assume that much of the business conducted out of state during this time, such as that in Louisiana, Mississippi, and Tennessee, and in east Texas, such as Nacogdoches, Marshall, and Kilgore, benefited from a location closer than the Fort Worth or Houston branches. It is also possible that

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<sup>42</sup> Calvert, De León, and Cantrell, *The History of Texas*, 246; Lionel V. Patenaude, "Jones, Jesse Holman," Handbook of Texas Online, available at <http://www.tshaonline.org/handbook/online/articles/JJ/fjo.html>.

(accessed Nov.3, 2007); Sterling and Kilman, *Ross Sterling, Texan*, 35, 58. Jones made an initial investment of \$160,000 which bought him 75 shares at \$135 each. He held on to them until they reached around \$160 per share and then sold; Bascom Timmons, *Jesse H. Jones The Man and The Statesman* (New York: Henry Holt and Company, 1956), 90.

maintaining an office in the banking center of Texas exposed him to potential clients.<sup>43</sup>

Other cities, such as Midland and Amarillo, found themselves in much the same situations as Fort Worth and Houston. Oil production in the Permian Basin brought in money that funded the development of businesses of all kinds. Populations exploded, and construction began with fervor. Along with these changes came others that would improve future lives. In 1923, those living in West Texas were given an opportunity to obtain a higher education when Governor Pat Neff signed in a measure that supported progressive additions to the education of Texans. This led to the creation of Lubbock's Texas Technological College, for which Hedrick would build the foundations during the 1920s and 1930s.<sup>44</sup>

Architecture in the 1920s not only boomed, it evolved into a new phase due to several events culminating around the same time. World War I was over and, while Europe struggled to get back on its feet, the United States experienced a post-war boom. Changes in architecture were representative of the new-and-ready-to-move-on feeling that swept the country, people were ready to abandon many of the older more classical styles and enter into a new phase

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<sup>43</sup> Calvert, De León, and Cantrell, *The History of Texas*, 246; on February 28, 2008 the author spoke with Kate Singleton, former head of the Fort Worth Historical Preservation Society. She also believed that the Dallas location was there to serve as a convenience to Hedrick's customers. She also pointed out that the rivalry that has always existed between Dallas and Fort Worth may have contributed to an office being in Dallas. While there was almost no business in Dallas during the 1920s and 1930s, the location sold many lucrative jobs from the 1940s onward.

<sup>44</sup> Campbell, *Gone to Texas*, 262, 371; See Appendix A for a list of buildings constructed during the 1920s and 1930s by Hedrick.

called “Moderne”; it was a perfect style to create a more contemporary look. This style had actually begun to develop in Europe before the beginning of the war, but the accepted time period of development in the U. S. is generally 1920 to 1941, or the “period between the wars.” Hedrick bought into the architectural business at quite possibly the best time for establishing a distinct style. No one firm had yet established a reputation for designing Moderne buildings. He basically entered the field with an established, more than qualified business, with a clientele who were ready to experiment. Today, the Moderne Style is more commonly known as Art Deco, but this was a phrase that was not used until 1968 by a British art historian, Bevis Hillier.<sup>45</sup>

Many of the elements of the Moderne Style emerge from the Art Nouveau Style, which had preceded it. Art Nouveau was an extremely ornamental form of expression filled with curvilinear and organic forms. With emphasis on individual artistic expression, it was the art world’s rebellion against the new wave of industrialization and machinery and was easy to spot by the extensive swirls reminiscent of plant stalks or peacock feathers. Moderne quickly caught on and took over from the Nouveau phase and started influencing all areas of decorative and industrial art. It distinctly changed the look of cars, jewelry, advertisements, metalwork, electrical appliances; indeed almost everything that could be used to embellish any surroundings. As an art phase that developed over almost a quarter of a century, its evolution can be divided into three distinct periods.

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<sup>45</sup> *Fort Worth Star Telegram*, Dec. 27, 1981; Cohen, *Cowtown Moderne*, 7; It is interesting to note that Moderne Style was popular at the same time that Koeppel worked for Hedrick, and that the man and the style both passed on in 1941.

According to David Gebhard, a noted architectural historian, these periods were the Zigzag, Streamline, and PWA Moderne. Zigzag is primarily the style that was used during the late 1920s; Streamline was popular in the 1930s; and both can be seen in Hedrick's buildings. Zigzag and Streamline refer mainly to the ornamental features, whereas the PWA generally refers to the Public Works Administration, which was responsible for subsidizing a tremendous amount of architectural work during the years of the Depression. One of the main features of PWA was the lack of ornamentation, which can be seen when it is compared to both Zigzag and Streamline. The main reason for this was to cut back on spending.<sup>46</sup>

Three things in particular influenced the first period of the evolving Moderne style that came to be known as Zigzag. As Koeppel used many of these individual elements in his designs they should be explained. First, the 1923 discovery of King Tutankhamen's tomb brought about an Egyptian Revival in decorative applications. Elements such as solar disks, poppies, lotus blossoms, ziggurat shaped rooflines, Egyptian sculptures, and decorative friezes with Egyptian figures on them became components of elaborately decorated interiors and exteriors. Second was a new interest in Meso-American artifacts. Rediscoveries in the Yucatan, and in the pyramids close to Mexico City known as Teotihuacán, brought in other elements from the past. These were motifs that could be found in ancient step-pyramid complexes. The Mayan arch, ancestral

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<sup>46</sup> Laurie Schneider Adams, *Art Across Time: The Fourteenth Century to the Present* (New York: McGraw Hill, 2002), 858-859; Henry, *Architecture in Texas*, 195.

figures, and geometric patterns, which also connected with a renewed interest in Native Americans, started being used on many buildings – most notably the entrances and roof lines. And third was the fact that these revived styles, as well as those from South America, Africa, and North America, were all influential in an exposition that was held in France in 1925.<sup>47</sup>

The Exposition Internationale des Arts Décoratifs et Industriels Modernes was originally supposed to take place in 1916 but was postponed due to the war. The Moderne movement had already begun in the earlier years of the century but needed something to bring it into full swing, and the Exposition did the trick. In 1925, twenty-seven countries showcased their newest and best designs. The United States did not attend as Herbert Hoover, the Secretary of Commerce, explained had it had no modern decorative art to contribute.<sup>48</sup>

The biggest influences from the French show were the use of surface ornamentation that reflected the discoveries of the ancient cultures, and the changing art forms and materials of the new age. Suddenly new possibilities of incorporating materials such as cast glass, aluminum, celluloid, synthetic fibers, and other man-made materials became new avenues for embellishing borders, entrance casings, window frames, and roof lines, as well as endless possibilities on the interiors of the buildings. The focus became balance and geometry, using mirror images, chevrons, sunbursts, and repeated designs. This new style used

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<sup>47</sup> Henry, *Architecture in Texas*, 73; Cohen, *Cowtown Moderne*, 8-10. Two fine examples of Zigzag roof lines that almost everyone in America is familiar with are the Chrysler and the Empire State Buildings.

<sup>48</sup> Carla Breeze, *American Art Deco, Architecture and Regionalism* (New York: W. W. Norton & Co, 2003), 9.



newer materials, such as aluminum and steel, as well as new fire-proof materials, such as steel frames and terra-cotta, which would make the buildings of the 1920s and after more likely to survive than those built before and just after the turn of the century. All these elements become important in Hedrick's growing business and, as previously mentioned, he made sure he employed people who excelled in the newest trends to give him the advantage.<sup>49</sup>

All that was needed was someone to supply the company with the income it needed to operate, someone to generate business. Hedrick was the man. He had the ability to find the work: "He had an instinct of where business was going to be, and he was there when the elevator opened. He was the first man they happened to walk off and meet." He was able to find out what the customer wanted and then convey that to his team. By hiring the best, he was free to supervise the development of projects and guide the process. As Mildred Fender stated, "Daddy had vision... he was the best editor, and he had really good taste." While he may not have been able to transfer this vision into architectural blueprints, he was responsible for gathering the team that could, for presenting the client with his interpretation of what the client wanted, and for backing up the architectural rendering to the client. He proved himself and his companies many times, which can be seen not only by the multitudes of buildings that still stand, but by the simple fact that a great many of his contracts were repeat customers, like Jesse Jones, who had the money to hire any firm he chose, and he chose

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<sup>49</sup> Quote from hunter Barrett interview with author, 27 Jan. 2008; Cohen, *Cowtown Moderne*, 6-11; Henry, *Architecture in Texas*, 225.

Hedrick. With his abilities “he could generate more business than the firm could take care of. He inspired people to work and produce more than they were normally, or naturally, capable of doing and not by intimidation, never by that, by flattery, by nicety, by sincerity, by that smooth, southern manner he had.”<sup>50</sup>

An interview with Hunter Barrett, the son of A. P. Barrett for whom Hedrick built the Aviation Building in Fort Worth, reveals an interesting perspective on business in the 1920s and 1930s:

Opportunities existed; the world was a smaller place. You could know more influential people in Mr. Hedrick’s generation than you ever could now. You don’t have local merchants, local hardware.... Who knows Wal-Mart, Target? Who is Gap? It isn’t a Stripling or ... a Cox. Or it’s not a name. Nobody owns the bank anymore, and everything is a conglomerate, with stock holders that own the majority of the company... just multitudes of nobodies that is hired management, and they don’t give a damn, except for their parachute. So it’s another world from Hedrick’s world. When Hedrick was growing up, if he met someone in the steel business, they dominated the steel business, and there were only six of them in the country, so if you knew two of them you knew a third of all of the people in the steel business. If you had talent, if you had drive, if you had ... ambition, and ambition is what attracted everyone, because the doers were all ambitious. And they realized if they associated with ambition, they had far more chances of success than the ones that just wanted to limp through. So yes, it was not easy, it did not open doors, but someone with his graciousness, and Southern smoothness, got a lot further along than a Bostonian, or someone from New Jersey etc. It worked very well for Mr. Hedrick because politics were a lot more influential in that era. People were in office for longer times, people ... it used to be respectable to be a politician. And politicians wielded a lot of influence. If you wanted an Air-Force job, you had to have political connections, you didn’t get them because you were the best engineer, or you spoke Spanish and it was going to be in Spain. It was because you had some political connection. And you had the ability to fulfill the job at

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<sup>50</sup> Hunter Barrett, Interview with author, Jan. 27, 2008. When asked if he had ever hired Hedrick, Barrett’s answer was “continuously.” He conducted a tremendous amount of business with Hedrick’s firm as a commercial developer. This business occurred during the 1950s and 1960s, after Hedrick had taken on a new partner by the name of Tom Stanley; second quote, Mrs. Mildred Fender interview; third quote, Hunter Barrett interview.

hand. And whether it be a hotel, whether it be whatever, Mr. Hedrick had the connections ... there wasn't any place that he would not be welcome. Without naming names he had personnel that did the work, but lacked the personality. They would never be invited be invited for dinner, where the deal was consummated, as Mr. Hedrick would be. They could do anything in the way of making the machinery wheels mesh and go around, but they weren't socially gifted with what got the job.<sup>51</sup>

With this combination, the ground work was set for Wyatt C. Hedrick Architect – Engineer. The population of Texas was moving, multiplying, and motivated. The new oil industry required construction to conduct business, entertain, and flaunt its success to the world. Other businesses needed expanding or remodeling to keep up with new demands. A new style that matched the opulent tastes of the nouveau-riche was born. And Hedrick made sure he had connections to the many that would need his services and a company that could back his word.

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<sup>51</sup> Hunter Barrett, interview with author, 27 Jan. 2008.

## CHAPTER 4

### LET THERE BE OIL! CONSTRUCTION FROM 1922 – 1928

The skyscrapers built during the first decades of this century were immensely popular, and captured the hearts of the people in a way few modern buildings could match. Not only were they big and dramatic, the early skyscrapers were entertaining, approachable and comprehensible, satisfying a need for beauty while incorporating traditional human values. The architects who designed them, concerned with image, detail and meaning, were also sensitive to historic tradition and continuity. Ornament, texture and color broke down the large building masses, creating a human scale and a more visually interesting environment at street level; and tops were metaphorical and meaningful, contributing unique and recognizable shapes to the skyline. Symbols of civic pride as well as personal wealth, the early skyscrapers were more than just office buildings, they were monuments to a glorious future.<sup>52</sup>

The six years from 1922 until 1928 were ones of constant change in Hedrick's life. What started as a partnership in 1922 soon became a sole proprietorship in Fort Worth and a limited partnership in Houston with R. D. Gottlieb. His personal life also changed, first with divorce and then with a new marriage. During these busy years he facilitated the construction of skyscrapers, hospitals, schools, hotels, banks, clubs, and other buildings in many locations, but primarily in Fort Worth and Houston. He thus became a key builder in the reshaping of the Texas skyline, as well those of a few other southern states, during a period of oil-driven prosperity.

In June 1922, shortly after entering into the partnership with S & S, Hedrick's marriage ended. Pauline (Stripling) and Wyatt Hedrick had one

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<sup>52</sup> Lofgren, "Early Texas Skyscrapers," 3.

daughter together, named Pauline, who was born August 21, 1918. Little Pauline went with her mother, as was commonly the case, and Hedrick went on with his work.<sup>53</sup>

Commissions obtained while Hedrick was a partner with S & S varied. They included the Medical Arts, the Cotton Exchange, the R. S. Sterling Auto Garage, and the First and Second National Bank buildings in Houston; and the King Candy Factory and the South Western Stock Show Exhibit Hall in Fort Worth. Other notable buildings around Texas during the partnership years were the First Methodist Church in Wichita Falls, the Stephen F. Austin Hotel in Austin, and the Lamar Life Insurance Buildings in Jackson, Mississippi. The company was also responsible for banks in San Antonio, Brenham, Galveston, Texarkana, Lubbock, and Decatur in Texas; Jackson, Mississippi; and Baton Rouge, Louisiana.<sup>54</sup>

Some commissions that were completed while the company was Sanguinet, Staats, and Hedrick would lead to lucrative jobs at a future date. One of those was the addition of a south wing to the Santa Fe Hospital in Temple, Texas. The cost of this addition was \$150,000. It is worthy to note that the first major part of this hospital, that would come to be known as Scott and White, was built by Sanguinett and Staats in 1908, and the addition was in 1924. It is also note worthy that Hedrick was rehired to add the \$7,075,000 Hospital and Clinic in

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<sup>53</sup> Information about Pauline Hedrick was supplied by Bob Coffey. Pauline married William Robert Coffey March 1, 1940. Bob Coffey is their son.

<sup>54</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, (see Appendix A).

1951. So whether or not he received the first commission on his own merit or that of S & S, the follow-up job shows that he was well worth rehiring. Other hospitals that his company was responsible for were the Deaf Smith County Hospital in Hereford, St. Joseph's in Fort Worth, St. Anthony's in Amarillo, and Terrell State Hospital in Terrell.<sup>55</sup>

Many of the commissions obtained while still in partnership with S & S were finished after Sanguinet retired. One of those was Texas Technical College. In 1923, a new measure signed by Governor Pat Neff called for the establishment of a university in West Texas, and Hedrick found himself in Lubbock. Exactly why Sanguinet, Staats and Hedrick was awarded the contract is not clear; Mildred Fender stated that Hedrick and Clifford Jones, the future chancellor of the University, were friends and she believes that had something to do with Hedrick winning the contract. What is certain is that Hedrick was responsible for the core of Texas Technical University and built the first twelve buildings from 1924 through 1934 for a total of \$3,000,000. Throughout that time plans were submitted, approved, calls for bids made, and then turned over to the board of directors at the college; it was an ongoing series of projects rather than one that was continuous. Instead of remaining in Lubbock during the long period of time that construction took place, Hedrick brought his brother, Russell, to oversee the construction phases of the University. Before his death in 1964, Hedrick returned to Texas Tech and added an additional sixteen projects that

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<sup>55</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 32, 36; Long, "Sanguinet and Staats," Handbook of Texas Online (accessed 7 Feb. 2007); Works Progress Administration, "Federal Writers' Project, 11896-11897.

included the construction of the power plant and the the football stadium, for the additional sum of \$9,730,000. He also built other businesses in Lubbock as it expanded due to the new university. Hedrick built the Lubbock Hotel in 1925 and went back again in 1929 to add to it; these two commissions netted \$830,000.<sup>56</sup>

While he was constructing Texas Tech, other universities used Hedrick's services during the 1920s. He was hired to build the swimming pool at Texas Wesleyan College and the musical arts building at Southwestern Baptist Seminary in Fort Worth. In Austin, he built a girl's dormitory for the University of Texas and at Southern Methodist University in Dallas he was contracted to build Snider and Virginia Halls. Snider Hall was a dormitory for the young university. Mr. and Mrs. C. W. Snider of Wichita Falls not only donated the \$150,000 for the building but also fully furnished it. This building was large enough for 100 girls plus extra facilities for "guest and executive rooms and private parlors." The three-story building, plus a basement, was equipped with the latest conveniences and, as a sign of the times, it housed the department of home economics.<sup>57</sup>

As roads improved in Texas, driving became a new and more affordable luxury that caught on in the 1920s. Hedrick did not miss opportunities created by the auto industry and was involved in the construction of nine new auto sales buildings in Fort Worth and Houston. As mentioned, one of these was the R.S.

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<sup>56</sup> Mildred Fender interview, 28 March 2007; "Contract Awarded for Texas Tech Building," *Dallas Morning News*, 9 Sept. 1927, "Construction Activities in Dallas and Elsewhere," *Dallas Morning News*, 12 Feb. 1928; Hedrick Project Book, Architectural Papers Collection in possession of author, 17-24, 40-41.

<sup>57</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 17; "Snider Hall to Be Opened," *Dallas Morning News*, 14 Nov. 1926.

Sterling (his future father-in-law) Auto Sales Building that was built in 1924 for \$250,000. The other commissions totaled \$655,000 respectively. In addition to places to sell the automobiles, businesses and individuals needed buildings to store these new commodities, and so Hedrick built \$70,000 worth of garages, some of which were fabricated in the new Moderne style.<sup>58</sup>

Along with the luxury of driving came the added need for material goods in all new households. Prominent businesses such as Shaw Jewelry and Martha Washington Candy Company were among the thirteen new store buildings that Hedrick was responsible for throughout Texas. Others, such as Pangburn Ice Cream and Crystal Creamery of Fort Worth, were needed to manufacture dairy goods.<sup>59</sup>

As the population of Texas grew through the 1920s, new schools were also needed. Hedrick was not the only architect responsible for the massive building campaign, but he was a major contributor. When Stephen Fox, a noted professor of architectural history in Texas, was asked about Hedrick, he regretted that he did not know much about him but relayed an anecdote from architect Gale Cook from Nacogdoches: "Hedrick was notorious for sweeping into small towns, wowing the school boards with a list of his prominent commissions and his own winning personality, then showing up at the office of the local architect who had been passed over and proposing that the local architect design the school for Hedrick and they would split the fee." When asked about this Mildred

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<sup>58</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 29.

<sup>59</sup> Ibid., 49.



Fender, Hedrick's middle daughter, responded that her father had an enormous network of friends and business acquaintances who would inform Hedrick when a job was taking bids and that he was an amazing salesman that could deliver the goods promised. This example shows that Hedrick was a resourceful business man. Drawing up plans was only one part of constructing a building and the fact that Hedrick had a team of architects working for him in the home office, but would instead use a local architect who had already been passed up, shows that he was willing to work with the local business people and share the profits. It also suggests that he was wise in not tying up his architects with plans that others could handle, leaving them to work on other business that he was drumming up.<sup>60</sup>

Between 1922 and 1929, Hedrick's firm was responsible for the planning and construction of sixteen schools, primarily in Houston but also located in Comanche, Benavides, and Gainesville. In 1923, public schools were separated from the municipal government by the Texas legislature. Schools in Texas had never been a priority for the government of Texas, and most schools in the past were church - or organization - sponsored. With the change in 1923, the independent school system was born and as populations grew, the system called for the construction of educational facilities. From 1925 until 1929, Hedrick was responsible for thirteen new schools in the Houston Independent School District.

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<sup>60</sup> Quote from Stephen Fox, email correspondence, 12 Feb. 2007; Mildred Fender interview, 28 March 2007;

By the time 1930 arrived, there were 57,000 students in attendance in the Houston school district.<sup>61</sup>

By 1925, Hedrick was ready to give matrimony a second try, and on December 17, 1925, his thirty-seventh birthday, he was married again. The new bride was Mildred Sterling, the daughter of Ross Shaw Sterling, who was the founder of Humble Oil, chairman of the Houston National Bank, owner of the Houston *Post-Dispatch*, and a future governor of Texas. This relationship would introduce Hedrick to new potential clients. As his grandson, Ames Fender, later said, "Hedrick married well. It was good for business. He was the kind of man who would marry for the connections it provided."<sup>62</sup>

Jesse Holman Jones was one of the connections that could be tied to Sterling. Jones was quite possibly one of Hedrick's biggest private clients. Jones's business ventures in Houston and Fort Worth made him one of the largest single investors in both cities as well as a huge source of revenue for Hedrick and other architects. He began his Fort Worth real estate ventures in 1925 as one of the principal owners of the Fort Worth Properties Corporation and at the time of his death in 1954 still owned six huge buildings there. His primary arena, however, was Houston, where he owned thirty-five skyscrapers, thirty-

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<sup>61</sup> Hedrick Project Book, Architectural Papers Collection, in possession of the author, 100-101; Houston ISD, available at <http://www.houstonisd.org>. (accessed 21 Feb. 2008).

<sup>62</sup> "Forgotten Master," *Fort Worth Star Telegram*, 10 March 2002, sec. D, p.1, 4-5. This statement in the newspaper came from an interview with Ames Fender, Hedrick's grandson.

three of which he had built.<sup>63</sup>

One of the Jones's Fort Worth projects was the Medical Arts Building. It was located near historic Burnett Park, within easy walking distance from the downtown area. It was reported by the *Fort Worth Press* that "Lloyd H. McKee, of Worth Mills, and W.C. Hedrick of Sanguinet, Staats & Hedrick, architects... [were] expected to finance the building," but nothing more can be found to support this statement. The building was eighteen stories tall and capped with a green tile roof. Constructed of stone and reinforced with steel, it was faced with buff colored brick, and decorated with ornamental figures over the street floor windows and the arched main entrance. The inside had polished marble floors, cream colored walls, and gold and purple concaved arches that spanned the lobby. Tenancy of the building was strictly limited to those in the health care profession, such as doctors, dentists, and surgeons. To make sure that only qualified professionals were accorded space, a committee comprised of the Tarrant County Medical Society would approve applicants. This was so that the public would associate the Medical Arts Building with "ethical practitioners ... [and not] ... quacks." Because of this the suites were designed along the medical profession and included clinics, operating rooms, and laboratories. It was started in 1926 and built at a cost of \$1,200,000 on land that was owned by

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<sup>63</sup> Patenaude, "Jones, Jesse Holman," Handbook of Texas Online, (accessed Nov.3, 2007); Cohen, *Cowtown Moderne*, 39-46; Kate Singleton, "Electric Building Fort Worth, Texas" (n. p., n. d.),16.

Hedrick and McKee.<sup>64</sup>

There were other jobs that came as a result of being a member of the Sterling family. In 1925, Ross Sterling started a radio station that operated out of the twenty-second floor of his *Houston Post-Dispatch* Building. He had bought into radio for \$25,000 at the insistence of Ross Jr. (his beloved son who passed away before the deal was done) and Ross's friend and neighbor, Howard Hughes Jr., believing it was a good commercial opportunity. Radio was relatively new to the world. Call letters were issued to new stations, and were originally three letters, but by spring 1922 the three letter combinations had run out and so a new rule was made. Starting in 1922 four letter combinations were issued. Broadcasters east of the Texas/New Mexico border were issued combinations that started with the letter W and had the middle letter of A. Some of these combinations can still be seen in Fort Worth – WBAP, Dallas – WFAA, and College Station – WTAW (Watch the Aggies Win). By January 1923, the line was moved from the Texas/New Mexico border to the Mississippi River. From that point on all call letters issued in Houston began with a K. In May of 1925, KPRC (Kotton Port Rail Center) was issued its letters. KPRC – also known as the “Beacon of Houston”--soon needed a new plant to increase its power to 1000 watts in the daytime and 500 at night. So in 1929, Hedrick was commissioned by his father-in-law to build the new plant in Sugarland, Texas, home of Imperial Sugar. Sterling became the first Texan to use the air waves in a political race

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<sup>64</sup> Works Progress Administration, “Federal Writers’ Project,” 21469-21470; According to author Frances Fisk, Hedrick had a staff of forty men at this time whose total annual salary was \$150,000 (135). This number fluctuated through the years all the way up to a staff of around 400.

when he ran for governor: these messages were broadcast from the new building that Hedrick built for him.<sup>65</sup>

Along with the radio, the telephone was spreading rapidly through Texas and so exchange buildings had to be constructed. Hedrick was responsible for Southwestern Bell Telephone Company's buildings in San Antonio, Houston, and Fort Worth in 1925, as well as two additional exchanges in Houston in 1929.<sup>66</sup>

Publishing, of course, remained important in Texas. The Gulf Publishing Company was started and run by Ray Lofton Dudley. Dudley was once an employee of Sterling at the *Post-Dispatch*. Gulf Publishing was only a part of Dudley's oil industry publishing business and was very successful, becoming the "world's largest specialized publisher of oil-related news and information." The cost for the initial Gulf Publishing Building totaled \$85,000 when Hedrick built it in 1927, which was small change compared to the \$896,000 they paid in 1956, when Hedrick expanded it.<sup>67</sup>

In the three year period from 1926 until 1929, the Wyatt C. Hedrick Architect – Engineer Company was responsible for thirteen railroad jobs that totaled \$352,500; all of these were for the Fort Worth & Denver Railway

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<sup>65</sup> Sterling and Kilman, *Ross Sterling, Texan*, 68-70. Within a short time of this transaction Ross Jr. died unexpectedly, but Sterling continued with his ambitious dream. To rectify the fact that not many people owned radios at the time, Sterling handed out over 12,000 hand held radios when customers bought subscriptions to his newspaper; Bruce Williamson, "Houston Radio History; A Salute to Houston Broadcasters and Broadcasting," available at [http://houstonradiohistory.blogspot.com/2007\\_06\\_01archive.html](http://houstonradiohistory.blogspot.com/2007_06_01archive.html), (accessed 11 March 2008); Hedrick Project Book, Architectural Papers Collection, in possession of author, 49, 54, 58; The *Post-Dispatch* Building was another of Sanguinet, Staats, Hedrick, and Gottlieb's commissions, but it is not recorded in the Hedrick Project Book.

<sup>66</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 63.

<sup>67</sup> Sterling and Kilman, *Ross Sterling, Texan*, 244; Hedrick Project Book, Architectural Papers Collection, in possession of author, 49, 54.

Company. The T & P railroad had originally given Fort Worth eastward access, but others were needed to take the town elsewhere. One of the lines that would do this was the Fort Worth and Denver City Line (later the Fort Worth and Denver Railway Company). It was chartered in 1873, but it did not begin construction until 1881, when the company was bought by General Grenville M. Dodge. Tracks were laid from the north of Fort Worth through Decatur by May 1, 1882, and it finally reached the New Mexico Territory by January 26, 1888. Tracks laid into Fort Worth in 1890 completed the line. By the late 1920s improvements and new stations and roundhouses were needed. Seven of Hedrick's commissions from the Fort Worth and Denver City Line were for passenger stations across Texas. He constructed new passenger stations in Abilene, Childress, Clarendon, Lockney, Lubbock, Plainview, and Fort Worth. Amarillo and Wichita Falls received new roundhouses, Fort Worth a Terminal Warehouse, and Sterly a new Engine house. To add to what they already had, Hedrick built Amarillo a boiler house, and a store house.<sup>68</sup>

Traveling further south west, the oil money of the Permian Basin brought Montana attorney, rancher, and oilman T. S. Morgan into Midland in 1925, where he realized the need for a center for the new oil companies in the area. He commissioned Hedrick's firm to construct the Petroleum Building and Yucca Theatre, where he hoped to add to his fortunes. Plans were sent to the Dallas

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<sup>68</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 89-90, 94; Knight, *Fort Worth*, 127; Lubbock's station is now the Buddy Holly Center, a tribute to the city's most famous son. The Buddy Holly Center, available at [www.buddyhollycenter.org](http://www.buddyhollycenter.org) (accessed 11 Feb. 2007).

Chapter of Associate General Contractors, where construction bids were submitted by contractors interested in the job. Contracts were awarded to many different companies, one of them, the general construction contract, was given to another Dallas firm, Hickey & Harrington.<sup>69</sup>

On July 4, 1929 the formal opening and dedication of the Petroleum Building was held and later in the year, five months later on December 5, the Yucca opened. These buildings were all executed in the new Moderne Style, using the new decorative embellishments and materials. It is said timing is everything and Hogan, like many of Hedrick's clients at the end of the 1920s, would face much disappointment in the future of oil. The discovery of more oil in East Texas in October 1930, when Columbus Marion Joiner drilled in an area that was believed to have no oil, proved to be near fatal for the Midland area. By 1933 these East Texas wells produced a total of 205 million barrels of oil – more than the total of the rest of Texas. Efforts to halt production of oil by Hedrick's father-in-law, Governor Sterling, failed. His declaration of martial law in August 1931, which shut down the East Texas field to stop overproduction, did not produce the desired results. Oil prices succumbed to the law of supply and demand, and the price of oil went as low as two cents a barrel. The tenants of the Petroleum Building and other businesses in Midland could not hold on, and the building, which cost \$650,000 to build, did not become the center of oil as

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<sup>69</sup> Texas Historical Commission, available at [www.thc.state.us](http://www.thc.state.us) (accessed 29 March 2007); "Midland Building to Cost \$700,000," *Dallas Morning News*, 9 Feb. 1928; "Construction Activity in Dallas and Elsewhere," *Dallas Morning News*, 5 Feb. 1928. Things must have moved much faster then. The bidding closed on 7 February, just two days after the notice was placed.

Morgan had hoped for until the mid-1930s, when many returned and the building became a part of the redevelopment of Midland. The Yucca provided a variety of entertainment during the years of the Depression, but it was not until the late 1930s and early 1940s, while expanding for World War II, that the area would generate the excess money needed for the profit Morgan had foreseen in the 1920s.<sup>70</sup>

All of this expansion was accompanied by the growing cities adding municipal projects in the years 1924 through 1929. Hedrick's share of the improved facilities included commissions all over Texas. Brownwood added an auditorium; Lubbock, Childress, and Goose Creek built city halls; Harris County commissioned a new court house and then a new jail. On January 20, 2007, the *Childress Index* announced the city's plans to restore their Hedrick-built City Hall, which had been neglected over the years, by removing the "corrugated metal coverings and plywood off the windows" so that "Childress can open its eyes to an architectural treasure." The City Hall was described as "Greek Revival in its overall visual impact but stylization of some of its elements pushes it toward the Art Moderne category" by the author, who also described Hedrick as "one of America's most prominent architects in the first half of the last century."<sup>71</sup>

Texans needed places of worship as well as places to live and work. The people were diversified in their religious choices as they moved in from many

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<sup>70</sup> "The Petroleum Building," available at <http://atlas.thc.state.tx.us>, (accessed 29 March 2007); Calvert De León, and Cantrell, *The History of Texas*, 320; Campbell, *Gone to Texas*, 381.

<sup>71</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 63; All quotes from "A Renovated City Hall Will Showcase Style of Famous Architect," *Childress Index*, 20 Jan. 2004, 1, 10; Breeze, *American Art Deco*, 9.



different areas. Hedrick's "Project Book" shows that he was in charge of three Methodist churches and two Catholic churches. A Baptist, a Presbyterian, and a Christian Church. These places of worship were located all over Texas: Austin, Baytown, Corpus Christi, Houston, Forth Worth, and Wichita Falls. They were executed in various, but mainly traditional, styles, which again showed Hedrick's ability to please his customer with the building style they chose.<sup>72</sup>

Not wanting to limit himself to Texas, Hedrick ventured into Tennessee, where he and Sterling had a joint project. The Sterick Building in Memphis was the tallest building for twenty-seven years after it was built in 1928. It was named after the partners who were responsible for its construction, Sterling and Hedrick. At the same time that the Sterick was being constructed, Sterling commissioned Hedrick to build an office in Houston that would be completed in 1930. These two buildings were responsible for bringing both Hedrick and Sterling to financial ruin, at least temporarily. The combination of the two buildings was too much for Sterling to support financially when he became governor and let his personal finances take the back seat to his responsibilities to the state. As for Hedrick, he filed for voluntary bankruptcy on January 10, 1934. The report in the *Dallas Morning News* showed how he was overextended: "Larger obligations set out in

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<sup>72</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 13; Within the Architectural Papers Collection there is an application with the date of May 14, 1951, stamped on it. This application lists information about Hedrick such as his family members, organizations he belonged to, family history, and religious affiliation. On it he lists that he is Episcopalian. When Mrs. Mildred Fender was asked about it she verified the answers but did not know what the application was for. This application was also the source for the title of this paper; when asked what his vocation was his answer was architect, engineer, rancher, farmer, developer of cities.

the petition are notes and bills of the Sterick Building Company in Memphis totaling \$600,000... [and]... \$435,000 to J. M. West on bonds he indorsed for the Sterick Company.”<sup>73</sup>

Another of Hedrick’s customers was T. M. Baker, an Iowa-born and Missouri-raised son of a man who was in the hotel business. While on holidays in San Antonio he arranged the lease of the St. Anthony Hotel, which established his Texas base for what was to become a large Texas hotel chain. Hedrick was involved in two of the hotels in the Baker chain. In 1923, Sanguinet, Staats and Hedrick built the Stephen F. Austin Hotel in Austin for \$755,000 and then in 1929, Hedrick built the Baker Hotel in Mineral Wells for \$1,500,000. The Baker was built to replace the Crazy Hotel, which burned down in 1925. When it burned the leaders of the city realized that people who were coming to the city to seek out its healing waters needed somewhere to stay. When they contacted Baker he not only agreed to build a hotel, he built the largest structure Mineral Wells has seen to this day. The Baker opened on November 22, 1929, three weeks after the Stock Market crashed. “Activity at the Baker Hotel continued at a hectic pace despite the Depression” and anyone who was anyone showed up to entertain the guests, including Lawrence Welk, Guy Lombardo, Mary Martin, Dorothy Lamour, Judy Garland, and Pat Boone. The list of guests is even more

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<sup>73</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 2-3. Sterling and Kilman, *Ross Sterling, Texan*, 128; Quote from “Wyatt C. Hedrick Files Petition in Bankruptcy,” *Fort Worth Star Telegram*, 11 Jan. 1934; The Sterick Building still stands proudly in Memphis and was recently the setting of choice for the movie *The Firm*, which was based on a popular John Grisham novel Jean Darden interview, tape recording, 23 March 2007. Mrs. Darden is Hedrick’s youngest daughter. The author reviewed this film to double check this information and the Sterick is indeed featured in many scenes, for both inside and outside shots.

impressive, and by the time it closed in 1963 it claimed to have served over two million guests.<sup>74</sup>

The 1920s were a time of change in America. For Hedrick those years laid the foundation for a company that would go on for another three and a half decades. Unlike some other architects of the time, such as Frank Lloyd Wright who stayed with a well-established style, Hedrick adapted and learned new techniques. These were needed to please his ever-changing customers as styles progressed and progress demanded different reasons for construction. By the time the decade was over, Hedrick's presence in Texas was everywhere. To quote Ames Fender, "he was an engineer by education, builder by trade, and became an architect through experience."<sup>75</sup> He was responsible for the building of universities and schools; city Halls and a county courthouse; communications networks from telephone exchanges to railroad stations; churches; hospitals; retail and manufacturing buildings; hotels, theaters, banks and offices. His place in 1920s Texas architectural history could not be disputed.

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<sup>74</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author, 2; Texas Historical Commission, Austin, Texas, available at [www.thc.state.us](http://www.thc.state.us), (accessed 29 March 2007); There is a note in the Texas Historical Commission write up that states that the Baker was modeled after the Arlington Hotel in Hot Springs, Arkansas, and that Hedrick is also the architect of record for that hotel. There is no evidence to confirm that statement.

<sup>75</sup> Fender, "Wyatt C. Hedrick and Associates. Presentation CD," Architectural Papers Collection.

## CHAPTER 5

### FORT WORTH EXTENSION COMPANY, WESTOVER HILLS, AND KEERICK PROPERTIES

A new company appeared in the *1923 Fort Worth Phone Directory*, the Fort Worth Extension Company. The listing named two officers; they were Lloyd H. McKee, president, and Wyatt C. Hedrick, vice president. The purpose of the company was to buy property and develop it. Their main location was an area west of Fort Worth that would come to be known as Westover Hills, but they would also invest in other properties. The establishment of this company, and others that were formed because of it, show Hedrick's desire to contribute and participate in the ever changing landscape of early Fort Worth. It also showed his desire to make a dollar where a dollar could be made.<sup>76</sup>

Hedrick's partner in this venture, McKee, was no stranger to business. He had married Helen Waples, who was from the family who owned the Waples-Platter Company. Begun as a mercantile business, it had progressed into a giant of a company with eleven divisions. Some of those divisions were Ranch Style Beans, Great Western Foods, and White Swan. In 1923, McKee was the vice president of the Waples-Platter Company.<sup>77</sup>

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<sup>76</sup> Polk, R. L. and Company, *Fort Worth City Directory*, 1923 (Dallas: Morrison & Fourmy Directory Company, 1923), 707.

<sup>77</sup> GenForum, "Platter Family Genealogy Forum," available at [www.genforum.com](http://www.genforum.com), (accessed 8 Jan. 2008). According to Ellen Reisman, great grand daughter of Helen and Lloyd McKee, their son, Edward Waples McKee was the food chemist for the company and was responsible for developing Ranch Style Beans; Polk, R. L. and Company. *Fort Worth City Directory*, 1923 (Dallas: Morrison & Fourmy Directory Company, 1923), 707.

From November 28, 1922, until December 7, 1937, the Fort Worth Extension Company (FWEC) executed thirty-seven warranty deeds, some for up to as many as much as ninety-two acres. They bought land all over Fort Worth but mainly in Arlington Heights, River Crest, and Westover Hills. The plan for developing this area was not one that was unique to McKee and Hedrick; there were many areas outside of the Central Business District that were developing as transportation to and from those areas became available. Two of those developments were in Arlington Heights and River Crest.<sup>78</sup>

The Arlington Heights development was started in 1889 by Alfred W. and H. B. Chamberlain, and River Crest was the vision of John W. Broad, David T Bomar, and others. Both of these areas became the choice location for the city's wealthy oil men and merchants. Not only were they close to the Central Business District, but they were located on "the high bluffs overlooking the West Fork of the Trinity River." This not only rewarded the home owner with wonderful views but also provided air circulation to cool the homes in the long, hot summer months. One of Hedrick's new business partners at Sanguinet, Staats, and Hedrick, Marshall Sanguinet, was the first to build a house in the Chamberlain addition in 1890. His residence, when it was built, was one of the more modern and most innovative houses in Fort Worth. This area featured many amenities such as street car service to and from the area, Lake Como, and a hotel, Ye

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<sup>78</sup> See Appendix B. Tarrant County, Texas, "Grantee Index to Deeds: From April 24, 1876 to Dec. 31, 1937" (Fort Worth: County Clerks Office), 269; Historic Preservation Council for Tarrant County, Texas, *Tarrant County Historic Resources Survey: Fort Worth's Near North Side and West Side – Westover Hills* (Fort Worth: Historic Preservation Council for Tarrant County, Texas, 1988), 189.

Arlington Inn. Of the original twenty homes first built in Arlington Heights from 1890 to 1893, Sanguinet – along with his partners at the time, Messer and Messer – designed most of them. Settlement in this area was somewhat slow after the initial development, much of which was due to the simple fact that utilities were not in situ. This changed after World War I. Benjamin E. Keith, the president of the Fort Worth Chamber of Commerce, and other business men of the area promoted the Arlington Heights area as a military base. Camp Bowie, as the 2,000 acre, rent-free facility, became known, began construction in 1917. Temporary wooden buildings and tents were erected and telephone, electric, and water lines were installed. When the war ended, temporary structures were dismantled but utilities remained. With these amenities, the area blossomed.<sup>79</sup>

River Crest was begun in 1911 by John W. Broad, David, T. Bomar and several other associates on 640 acres of land north of the Arlington Heights area. It had many bluff-top residential homes that belonged to such notable Fort Worth residents as W.C. Stripling and Amon Carter. River Crest Country Club was in the neighborhood for the pleasure of its wealthy residents – most of whom had made their money in cattle, oil, real estate, banking, or mercantile interests. It was located next to Westover Hills and was well developed by the early 1930s,

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<sup>79</sup> Historic Preservation Council for Tarrant County, Texas, *Fort Worth's Near North Side and West Side – Westover Hills* (Fort Worth: Historic Preservation Council for Tarrant County, Texas, 1988), 96, 98, 100, 189; Tarrant County Archives, "Marshall Sanguinet" (N.p.: n.d); Carol Roark, *Fort Worth's Legendary Landmarks* (Canada: Historic Preservation Council for Tarrant Co., Texas, 1995), 7, 14. In 1893, after the Panic, the Chamberlains were some of the many that went bankrupt. The Sanguinet house was recorded as a Texas historic landmark in 1981 and was listed on the National Register of Historic Places in 1983.

when Westover Hills really started developing.<sup>80</sup>

The area of Westover Hills is located four and a half miles away from the Central Business District which, during the 1920s, was far away enough to be out in the suburbs. By that time, “commercial activity so expanded the metropolitan area in the 20s that Fort Worth was only an island surrounded by a large area of residential suburbs.” McKee and Hedrick had definite plans for development in Westover Hills. It was to be one of the most prestigious neighborhoods, and a rival to River Crest. Deed restrictions were placed on all construction that stipulated that the FWEC had final approval on future house plans. Masonry construction was required and minimum costs were established. Along with this, the founders of the development had the area platted and the roads named; one was “Lloyd Drive” and another was “Wyatt Drive.” One of the first homes built belonged to McKee, who started construction in 1924 and finished in 1927. Interestingly, even though his partner owned the most successful architectural company in Fort Worth, McKee’s house was designed by Jamieson & Spearl from Kansas City, Missouri. Hedrick supervised the construction, using his regular construction company and another run by a former superintendent of Wyatt C. Hedrick Construction, the Thomas S. Byrne Construction Company.<sup>81</sup>

Hedrick built his house in Westover by 1928. Number 5, Westover Road,

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<sup>80</sup> Historic Preservation Council for Tarrant County, Texas, *Fort Worth’s Near North Side and West Side – Westover Hills*, 96, 98.

<sup>81</sup> Quote from “History of Fort Worth 1859-1936” (n. p., Aug 24, 1959) 3; “Westover Hills” available at [www.winiklein.com/neighborhoods2/westover\\_hills.html](http://www.winiklein.com/neighborhoods2/westover_hills.html), (7 July 2007); Historic Preservation Council for Tarrant County, *Fort Worth’s Near North Side and West Side – Westover Hills*, 189, 202. Byrne’s company still operates in Fort Worth and continues to be very successful.

is a Spanish Colonial style home, faced with stucco that is finished with a rough brush texture with red Spanish tile on the roof. With a “projecting, arched portico of shellstone with pilasters and bracketed balcony above,” the house is classic, tasteful, and appears somewhat small in comparison to its neighbors. There also seems to be no architect of record for this home, but it was surely one of the architects in his office. During the 1940s, the home was owned by President Franklin D. Roosevelt’s son, Elliot, and as the President visited many times the house was “bugged” during the visits.<sup>82</sup>

Things do not always go as well as planned, and this was the case with Westover Hills. With everything in place and ready to develop, the area did not catch on immediately. Some of this was undoubtedly due to the stock market crash of 1929; some of it was due to people continuing to settle in Arlington Heights and River Crest. It was not until around 1930 that things starting picking up and lots started selling. In 1931 Arlie Clayton Luther, a farm equipment salesman and real estate developer, met John E. “Jack” Byrne and Victor Marr Curtis in Florida while they were constructing high end homes. Starting in 1932, the Byrne – Luther Inc. partnership bought twenty-four lots in Westover Hills and contributed greatly to the development of the area. Curtis was the architect for

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<sup>82</sup> Historic Preservation Council for Tarrant County, *Fort Worth’s Near North Side and West Side – Westover Hills*, 190, 199; Tarrant County Historic preservation, Work Sheet for Hedrick House in Westover Hills File, no author or date on work sheet. The work sheet also records that the “original 4 door ice box is still working and on back porch. Water pipes/valves under house are marked w/ old railroad baggage tags. Each room with closet in house has a separate lock – keys are marked to significant events.” Assessors Abstract on property shows Ruth Goggins Edison (who married Elliot Roosevelt) as the owner of the property valued at \$35,000 on 12-7-44. This was around the time Hedrick sold the property. Abstract number is Vol. 1652, p.408.



the Byrne-Luther firm, but left in 1932. Joseph J. Patterson took his place.<sup>83</sup>

In 1928, a new firm, Keerick Properties, appeared in the *Fort Worth City Directory*. Listed as its officers were Lloyd H. McKee, president; Wyatt C. Hedrick, vice president; and T. O. Baker secretary-treasurer. Taylor O. Baker was very active in Hedrick's companies. His service as secretary-treasurer must have been exemplary as he served in this capacity for all but one of Hedrick's companies. It is possible by that time that he could not take on any more responsibility as he was secretary-treasurer for Wyatt C. Hedrick Inc., the Fort Worth Extension Corporation, Keerick Properties, and executive secretary for the Associated General Contractors of America - whose Fort Worth chapter had an office in suites 1013-14, just a few doors down from Hedrick's architectural practice.<sup>84</sup>

Not much is known about Keerick Properties other than it also operated out of the same office that the FWEC and Hedrick's architectural company did. Together they occupied offices 1005, 1006, and 1007 on the tenth floor of the First National Bank. The eleventh floor of the same building was occupied entirely by the architectural drafting department of Hedrick's architectural company. It is assumed that Keerick was responsible for managing the affairs of FWEC. One of the main reasons for this assumption is the record of a civil case

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<sup>83</sup> Historic Preservation Council for Tarrant County, Texas, *Fort Worth's Near North Side and West Side – Westover Hills*, 97.

<sup>84</sup> Polk, R. L. and Company. *Fort Worth City Directory, 1929* (Dallas: Morrison & Fourmy Directory Company, 1929), 237,936; The name is a combination of McKee/Kee and Hedrick/rick which was a practice Hedrick also used for the Sterick Building in Memphis. Baker died Oct. 22, 1949. His obituary in the *Dallas Morning News* listed him as "chief auditor and public relations man for Wyatt C. Hedrick, Inc." He was 66.

between the City of Fort Worth and Keerick Properties Corporation. In this case the City of Fort Worth was ordered to repay Hedrick and Keerick Properties the sum of \$13,639.78 - \$763.75 was to be paid at time of judgment and the rest was to be paid in fifteen annual installments of the same amount. These monies were a refund for "paving extended in connection with the portion of such original properties now in Henderson Street." At the same time, a ten-foot-wide strip of land on each of lots one, two, twelve, thirteen was awarded (condemned) to the city. This was one of the examples of Hedrick having to wait to collect money he was owed. This case along with many others would contribute to his financial hardships during the 1930s.<sup>85</sup>

Yet another new company also appeared in the *1928 Fort Worth City Directory*. Listed under Wyatt C. Hedrick, Inc. was the new "Fort Worth Building and Loan Association." This company remained in the phone directories through 1931. Listed as the officers were: Wyatt C. Hedrick, president; R. A. Stuart, vice-president; R. R. Darran, vice-president/treasurer; and Mrs. Marian Prescott, acting secretary. Their quarter-page advertisement informed home buyers that they offered "Home Loans Easily Repaid" and lists the services offered as: "8% per Annum Compounded Semi-Annually Paid on Monthly Savings and Advance Paid Certificates," as well as generous "7% Cash Dividends Paid on Fully Paid Certificates." It only makes sense that if Hedrick was buying the land, designing the buildings, and developing the area that he should get involved in the financial

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<sup>85</sup> Polk, R. L. and Company. *Fort Worth City Directory, 1928* (Dallas: Morrison & Fourmy Directory Company, 1928), 572; City of Fort Worth, Texas, "Contact No. 991" (Fort Worth: City Secretary's Office, 30 Aug. 1930), 2.

operations as well. The Westover Hills project was set up very much like the Hedrick architectural company, in a corporate manner. All services could be obtained through one main corporation.<sup>86</sup>

The Fort Worth Extension Club continued to sell properties until May 5, 1951, although it did not continue to buy property. The main reason that can be found for this was the death of Lloyd McKee in 1935. Before his death, which was during the Depression, most of the transactions of the FWEC were releasing deeds of trust on McKee's lots. As for Westover Hills itself, it kept developing. What was referred to by many of the locals as "Leftover Hills" due to the fact that it was not as popular as River Crest and the Arlington Heights areas, became prime real estate. In 1937, the City of Fort Worth was planning to annex the area and gain the extra tax income. But in May, 1937, the residents moved quicker than the big city and incorporated themselves by a vote of 35 – 0. In retaliation Fort Worth cut off the area's water supply for a week. Lawsuits ensued and negotiations took place, when things stalled the city once again turned off the water. Months went by and finally an agreement was reached: "Westover Hills would remain independent but would forever pay higher water rates than Fort

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<sup>86</sup> Polk, *Fort Worth City Directory, 1928*, 504; Polk, R. L. and Company, *Fort Worth City Directory, 1930* (Dallas: Morrison & Fourmy Directory Company, 1930),75; Polk, R. L. and Company. *Fort Worth City Directory, 1931*. Dallas: Morrison & Fourmy Directory Company, 1931. The only change in officers was the replacement of Mrs. Marian Prescott with A. V. Ammann. Interestingly enough, listed under Hedrick's advertisement in the 1930 and 1931 *City Directory* is the Tarrant County Building and Loan Association, who offered 6% and 7% dividends as opposed to Hedrick's 7% and 8%. One of their vice-presidents was none other than W. C. Stripling, Hedrick's ex-father-in-law.

Worth residents.”<sup>87</sup>

The development of Westover Hills reveals the complexity of Hedrick’s business ventures. His ability to envision, form partnerships, offer financing, and welcome other developers also reflects his ambition to contribute further to the settlement and development of Fort Worth, where he lived. Like his architectural firm, the Westover Hills venture was set up as a corporate organization. The Fort Worth Extension Corporation bought and sold the land; the Fort Worth Building and Loan Association financed the deals, and Keerick properties managed the developing area. Only the passage of time has told the real story of the McKee and Hedrick dream. The building standards are still maintained as strictly as when they were established and many of the older homes are eligible for historic preservation. By the year 2000, the 658 residents of Westover Hills reported the highest per capita income in Texas, and they ranked twelfth in the United States. The community is a proud testament to its founders.<sup>88</sup>

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<sup>87</sup> Tarrant County, Texas, “Grantor Index to Deeds, Jan 1, 1950 – Dec. 31., 1955 (Fort Worth: County Clerks Office), 21; “Prestige Belies ‘Leftover Hills’ Start,” *Fort Worth Star Telegram*, 21 Nov. 1999; In 2008 a single lot’s average price was \$300,000 – without a house.

<sup>88</sup> U.S. Census Bureau, “Table DP-1. Profile of General Demographic Characteristics: 2000. Geographic Area: Westover Hills town, Texas,” available at <http://censtats.gov/data/Tx1604877788.pdf>, (accessed 10 March 2008); In the year 2000, the average mortgage was \$2,702 per month, over 55% of the residents made \$200,000 per year, with the mean at \$298,281, and 66.8% of the residents worked in management, professional, and related occupations; MedLibrary.org “Westover Hills,” available at [http://medlibrary.org/medwiki/Westover\\_Hills%2C\\_Texas](http://medlibrary.org/medwiki/Westover_Hills%2C_Texas), (accessed 10 March 2008).

## CHAPTER 6

### FORT WORTH'S MASSIVE BUILDING PROGRAM: "THE FIVE YEAR WORK PROGRAM" 1928 – 1933

Thus, in all these ways, we will transmit this city. Not only not less,  
but greater and more beautiful than it was transmitted to us.

Athenian Code

With all of the new expansion, Fort Worth experienced growing pains around the mid-1920s. In 1925 a new city charter was drawn up, establishing a new city commission form of government, and several groups got together and decided that, since they were promoting reorganization for the benefit of the city, they should consolidate; these were the Manufacturers and Wholesalers Association, the Young Men's Business League, and the Fort Worth Chamber of Commerce. The revised Chamber needed new leaders: Hedrick was one of the six men on the nominating committee in charge of choosing officers for the organization and was one of the twenty-one picked for the directorate. Their main purpose was managing a plan that would simply be known as the "Five-Year Work Program", a ten-point program that would guide the spending of \$100 million dollars on construction and improvements in Fort Worth. There was no way the Chamber could have known the benefits this program would provide to Fort Worth when the Stock Market crashed on October 29, 1929.<sup>89</sup>

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<sup>89</sup> Fort Worth's city commission form of government was modeled after Galveston's that was established after the great hurricane of 1900; Kate Singleton, "Electric Building," 14; *Dallas Morning News* 12 Dec. 1927 and 6 Jan. 1928; Fort Worth Chamber of Commerce, *Five Years of Progress: 1928 – 1932* (Fort Worth: Stafford-Lowdon, 1932), 3.

The thought process behind the Five-Year Program was to help Fort Worth develop from the small outpost of the past into a city of the future through the work of a group of investors working together with politicians. Goals were established to create a more unified look for the young booming city; this would include a modern central business area as well as access to and from that area. The plan called for a number of municipal projects that would be supported by bonds. City government was to work on public buildings, streets, overpasses, and utilities, while the private sector worked on office buildings, banks, and the like to capture new and expanding businesses. In order to finance this vision, “Fort Worth’s businessmen-politician, possessed of a self-assured vision of the future, successfully sold their optimistic dream to the voters.” The municipal bond package passed, and by 1929 the project was in full swing.<sup>90</sup>

There were ten major objectives that were adopted by referendum vote. Out of these ten objectives, four directly involved Hedrick. Objective one was securing a union depot; objective two was locating new industries to Fort Worth; objective three was securing the building of an adequate city auditorium; and objective nine was securing the construction of adequate freight terminals for Fort Worth.<sup>91</sup>

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<sup>90</sup> Texas Historical Commission. “The Electric Building,” available at <http://atlas.thc.state.tx.us/>, (accessed 29 March 2007). The *Dallas Morning News* on 18 Feb. 1928, reported that Hedrick, and four other men, who together served as the Association of Commerce Highway Committee, addressed the Tarrant County Commissioners’ Court on 17 February 1928, to promote \$3,500,000 for the roads portion of this bond. It is also interesting to note that at this time Hedrick’s father-in-law was Ross Sterling, future governor of Texas, who was the chairman of the Texas State Highway Commission; Quote from Cohen, *Cowtown Moderne*, 34.

<sup>91</sup> Fort Worth Chamber of Commerce, *Five Years of Progress*, 3.

The value of the Five Year Program could be seen in many aspects. In order to present a “visually unified” central business district, certain elements were considered and implemented. One of these elements was the new Moderne Style. A second element could be seen in component details: “The buildings share similar characteristics: usually constructed of a light buff or cream brick or light stone facing with cast stone and/or terra cotta decorative elements... [and]... the majority are all approximately twenty stories tall.” The final element in producing a unified look would be hiring a firm that would be able to design the buildings so that they were uniquely different, yet similar enough that they complemented each other. The phenomenal number of structures that were constructed within the five years was one of the major reasons that Fort Worth did not feel the full brunt of the Depression until 1933, when the plan ended. Indeed, according to city building permits issued in 1930, Fort Worth was doing far better than the national average, this was a direct benefit of the Five-Year Plan.<sup>92</sup>

Hedrick’s share in the buildings of the plan was enormous, more than any other architectural firm. Aside from the multiple smaller buildings, there were twenty-one major structures erected within and around the Central Business District. Fourteen of these were Hedrick projects: the Petroleum and the Electric Buildings; the Elks Club; the Texas and Pacific Passenger (T & P) Terminal, the separate Warehouse, and the Baggage Express addition; Texas Christian

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<sup>92</sup> Quotes from Singleton, “Electric Building,” 14; Cohen, *Cowtown Moderne*, 90.

University (TCU) Stadium; the Hollywood Theater; Central Fire Station and the Fire Alarm Signal Building; the Aviation, the Fair, and Sanger Buildings; the Central Post Office; and the Lone Star Gas Building. Most of these structures were built in the new Moderne style, which was the specialty of Hedrick's chief architect, Herman Koeppe. This solidly established Hedrick's business as the Moderne/Art Deco architectural firm during the massive expansion period of the 1920s and 1930s. The Moderne buildings included the Fair, Petroleum, Electric, and Aviation Buildings; the Hollywood Theatre; the Lone Star Gas Building; the T & P Terminal and Warehouse; the Central Fire Station and Fire Alarm Signal Station; and TCU's new stadium.<sup>93</sup>

The Lone Star Gas Building was unique in its design as it was the first building in Fort Worth to have a completely Zigzag Moderne exterior. Until this point certain elements of the movement had appeared in a few of the buildings, such as the elaborate interiors of the Worth and the Hollywood Theatres, but no one had combined all of the "architectural as well as the decorative elements of the Zigzag Moderne Style in its exterior design." One of the most obvious characteristics of the building was the recessed windows. This put more focus

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<sup>93</sup> By 1931, Hedrick was the only architect listed in the yellow pages of the *Fort Worth City Directory*. By contrast there were seven listed in the 1923 edition; Cohen, *Cowtown Moderne*, 34-35; Hedrick Project Book, Architectural Papers Collection, in possession of author, 2-3, 40, 63-64, 89-90, 135, 142. The dates on the buildings given in this chapter are the ones recorded in the Hedrick Project Book. Some of them conflict with dates posted in other written works, suggesting that they are when the contract was first signed and not when the buildings were completed; The Central Business District developed from the original site of Fort Worth. According to Michael Hoffmeyer in his thesis "Fort Worth Architecture: A History and Guide 1873 – 1933," this area has the most variety of architectural styles of any area of Fort Worth due to three main factors: "competition for building greater monuments to corporate wealth; the concentration of business activity; and the longer period of existence of the Central Business District" (145).



on what would have been rounded, handsome columns in a Beaux Arts structure. In the Art Deco version, the column was flattened and the column tops and bases were embellished with Moderne ornamentation, chevrons, zigzags, flattened florals, and spirals, as seen in the Paris Exposition of 1925. Even though this building was only four stories high, bands of ornamentation divided the building into three distinct sections--the base, shaft, and capital, just like many of the skyscrapers of the period. As the building was white brick and limestone, the prevailing feature was the black granite entrance and a metal grill over the doorway. This feature would also be used on the Fort Worth City Hall almost a decade later but in PWA Moderne rather than Zigzag. The architectural importance of this building was significant in the fact that it was a transition from the old, Beaux Arts, to the new, Moderne.<sup>94</sup>

The most active investor in the Five Year program was the Fort Worth Properties Corporation owned by Jesse H. Jones. Out of the fourteen projects constructed by Hedrick, he commissioned three of them. They were the Electric Building, the adjoining Hollywood Theatre, and the Fair Building; combined they represented \$3,165,000 in contracts. Jones had already built several structures in Fort Worth, including the Medical Arts Building and the Worth Hotel and Theatre. Kate Singleton, a researcher and writer for the National Register of Historic Places, wrote that one of the reasons “Jones chose to develop property in Fort Worth was his connection to architect Wyatt C. Hedrick.” There would

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<sup>94</sup> Quote from Cohen, *Cowtown Moderne*, 52

also be the simple fact that opportunities for wealthy businessmen abounded in Fort Worth at this time, and Jones was a very wealthy businessman.<sup>95</sup>

The outside of the Electric Building was a combination of styles, topped by a Moderne roof-line and another feature of the time, tripartite sectioning of the building. As skyscrapers were a new type of construction, ways of designing and supporting were new and different than those which had preceded them. Again Louis Sullivan's three part formula, three distinct sections – a base, a shaft, and a capital – can clearly be seen in this building. The first two floors make up the base, the shaft extends upward to floor fourteen, and the capital consists of floors fifteen through eighteen. The interior of the building was equipped with new innovative features such as a “chilled air system” and lights hidden in column tops – the first of this kind. Attached to the Electric Building was Jones's Hollywood Theatre.<sup>96</sup>

Jones hired the team of Hedrick and Alfred C. Finn to work on the Hollywood project. Finn was a Houston-based architect by this time and was Jones' favorite judging by the amount of commissions he was awarded. This was not the first, or last, time Hedrick and Finn would work together; they had also completed the Worth Theatre for Jones a few years prior. With Finn's flare for the elaborate, the theatres became the retreat from the everyday life that

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<sup>95</sup> Singleton. “Electric Building,” 16-17; Hedrick Project Book, Architectural Papers Collection, in possession of author, 2, 135,142. In the last few years of the 1920s, Jones invested over six million dollars in Fort Worth real estate.

<sup>96</sup> Singleton, “Electric Building,” 6; The Fort Worth Electric Light and Power Company was established on October 12, 1885. Customers who were willing to convert to the new form of power made the company a competitor for business with the Fort Worth Gas Light Company (Knight, *Fort Worth*, 139).

Jones wanted them to be. The Worth was an Egyptian Revival dream, part of the Moderne Style, with lavish decorative motifs that represented the interior of a temple. The Hollywood was completely different. With angular sun rays and starbursts, zigzags, flowers and foliage, and indirect lighting, it was truly “a combination of modernistic and futuristic ideas...brimming with the flattened, stylized motifs derived from the Paris Exposition of 1925.”<sup>97</sup>

One of the biggest projects of the “Five Years of Progress” plan was the Texas and Pacific (T & P) Terminal, Warehouse, and Baggage Express Building. The need for work can clearly be seen in the number of bids that Hedrick received and the distance that the contractors traveled when the job was posted. On April 17, 1930, the *Dallas Morning News* announced that bidding would be opened the following morning for the \$4,000,000 project and that they were expecting seventy-five to one hundred bids. Five days later another article reported that one hundred and fifty-six bids were submitted. The winning contracts went to P. O’B Montgomery of Dallas for the passenger station; Hart-Enterprise Electrical Company of New Orleans, and J. C. Koriath Plumbing and Heating Company from Sherman, for lucrative contracts on both the Passenger Station and the Warehouse.<sup>98</sup>

The T & P Terminal was to be used by four of the nine train lines that went

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<sup>97</sup> Cohen, *Cowtown Modern*, 44-45.

<sup>98</sup> *Dallas Morning News*, April 17 and 22; It was not long after this project that the City of Fort Worth requested that the contracts for Fort Worth buildings be awarded, if possible, to local businesses; Works Progress Administration, “Federal Writers’ Project,” 22747. The street on which the T. & P. complex is located runs parallel to the railroad tracks. It is named “Lancaster Avenue” after its president.

through Fort Worth; these were the T & P, the Missouri Pacific, the Fort Worth and Denver, and the Missouri, Kansas and Texas (M, K & T). At the time of its construction it was easily accessible from the city by bus or street car from the center of Fort Worth. If a taxi ride was preferred the fare was twenty-five cents for up to four people from any of the down-town hotels. Designed along the ideas of J. L Lancaster, who was the president of the T & P, it was the culmination of a 21- year plan to replace the outdated terminal; indeed maps of Fort Worth in the 1920s already have the location of these two buildings designated on them.<sup>99</sup>

The funds for the building came from the T & P Railroad and from a bond package passed in 1929. The city provided \$3,000,000 and T & P pledged \$13,000,000. The city's responsibilities lay in the supplementary construction such as necessary street work for the new building and track relocation; T & P was responsible for the buildings. Despite the economic woes of the times, people believed that the railroad had brought times of prosperity before and could do it again. In 1872, Colonel Thomas A. Scott, who was then president of the T & P, came to Fort Worth to evaluate its location: The line was to be built from Marshall, Texas to San Diego, California, along the 32<sup>nd</sup> parallel for military use and to serve as a national mail route. Three hundred and twenty acres were donated south of town by E. M. Daggett and Thomas and Sarah G. Jennings. Before the railroad even arrived in town the price of real estate escalated and the

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<sup>99</sup> Works Progress Administration, "Federal Writers' Project," 23015, 22747; Cohen, *Cowtown Moderne*, 92; City Plan Commission, *Fort Worth, Texas, Central Business District, 1920 Map* (Saint Louis: Bartholomew & Associates, 1920).

population went from around 1,200 to over 2,000.<sup>100</sup>

With the funding and the contracts in place, work began on the T & P complex in the summer of 1930 and the station was formally opened November 2, 1931. With its completion, objective number one on the Five Year plan, building a union depot, could be crossed off the list. The result was an incredible work of Art Deco opulence. Every element of the period was visible on the outsides of the buildings, especially on the passenger terminal. Intricate brick, stone, and terra cotta work, mixed with metal and plaster accents, depicted an opulence of chevrons, ziggurats, ellipses, and octagonal towers. This outside was a mere shell when compared to the inside of the passenger terminal, which was without a doubt the most spectacular example of an Art Deco interior in Fort Worth. As Judith Cohen writes, “the main waiting room is the most spectacular surviving Zigzag Moderne interior in Fort Worth. Measuring ninety by sixty feet, the room is a tour de force of Moderne designs derived from the Paris Exposition of 1925 ... Even now, after the passage of more than fifty years, the proportions of this majestic building and the profusion of its ornamentation continue to evoke awe and delight in the spectator.”<sup>101</sup>

The companion building, the T & P Warehouse (Fig. 3), was not quite as elaborate in outside architectural features as the station; however, what little it lacked in style, it more than compensated in size. It measured 611 feet by 100

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<sup>100</sup> Cohen, *Cowtown Moderne*, 34; Hoffmeyer, “Fort Worth Architecture: A History and Guide 1873 – 1933,” 7.

<sup>101</sup> Historic Preservation Council for Tarrant County, Texas, *Tarrant County Historic Resources Survey: Fort Worth's Central Business District* (Fort Worth: Historic Preservation Council for Tarrant County, Texas, 1982), 48; Cohen, *Cowtown Moderne*, 80-81.

feet and was eight stories high. In the basement there was a storage space, a machinery room, and heating facilities. The seven floors above were dry storage areas that could be divided into size appropriate areas. On the west end of the building, an area 90 by 100 feet was devoted to refrigeration and cold storage. Equipped with eleven freight and one passenger elevator, this storage facility added the modern conveniences that objective nine of the Five Year Plan was looking for: adequate freight terminals for Fort Worth. It also contributed to objective seven, which was developing the Fort Worth market through the location of additional wholesale houses as it provided so much storage area, both dry and cold, that in 1932 it was “already making [itself] an incubator of new industry.”<sup>102</sup>

Just outside of the Central Business District there was a need for a different kind of structure within the Five Year Plan. Texas Christian University had moved its campus back to Fort Worth in 1910. Originally a Fort Worth institution, it was started by two Disciples of Christ ministers, Addison and Randolph Clark, and then in 1895 it moved to Waco. In 1910 the campus had burned down and a new site was needed. Fort Worth offered the sweetest deal. Fifty-six acres of land, \$200,000 cash, and the city’s word that the new university would get streetcar service and utilities to the new campus. The new location soon expanded as enrollment climbed and by the 1930s it was “150 acres on

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<sup>102</sup> Fort Worth Chamber of Commerce. *Five Years of Progress: 1928 – 1932*, 18. Refrigerated storage and transportation had proved its importance starting on May 13, 1877. This was the first time cattle were killed and shipped east in a refrigerated car. (Knight, *Fort Worth*, 106)

rolling prairie land” valued at more than \$2,200,000. When TCU won the 1929 Southwest Athletic Conference football championship, it was decided that a new stadium was needed. A fundraising campaign, headed by Amon G. Carter, was started to raise the needed money. On January 20, 1930 a group of five men left on a trip to four states to “gather data for the new Texas Christian University athletic stadium.” One of these men was Hedrick. Their final decision was to model the stadium after the University of Nebraska’s Husker’s Bowl. For a cost of \$350, 000, Hedrick built a stadium that was designed for expansion as the need arose. Seats were arranged with one east and one west stand. It was a horseshoe setup and would contain a “gridiron in the center encircled by a cinder track.” With Classical and Zigzag Moderne details, the stadium would be current with the designs of the times. Butcher and Sweeney of Forth Worth won the contract with their bid of \$273,579 and a completion date was set for September 10, 1930.<sup>103</sup>

Another of the Five Year building projects was the Aviation Building (Fig. 4), also built in 1930. Anyone studying the architecture of downtown Fort Worth

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<sup>103</sup> Knight, *Fort Worth*, 189; First quote, Works Progress Administration, “Federal Writers’ Project,” 22752; Second quote, “T. C. U. Officials Study Gridiron Arenas in East,” *Dallas Morning News*, 21 Jan. 1930; Third quote, “To Model Frog Stadium After Huskers’ Bowl,” *Dallas Morning News*, 30 Jan. 1930; “Bids let for New Frog Stadium; to be Completed Sept. 10,” *Dallas Morning News*, 20 April, 1930; According to Jerome A. Moore author of *Texas Christian University: A Hundred Years of History*. Fort Worth: Texas Christian University Press, 1973, the stadium was expanded in 1947 by adding the east stand. The stadium could then hold 25,000 spectators. A second expansion took place in 1948 and the total seating capacity was raised to 33,500. The architectural company hired for the job was Hedrick’s. On Dec. 1, 1951 the stadium was renamed the Amon G. Carter Stadium to honor Carter for work on the stadium project and to recognize his many contributions to the university. (141); Historic Preservation Council for Tarrant County, Texas, *Tarrant County Historic Resources Survey: Phase III, Fort Worth’s Southside*, (Fort Worth: Historic Preservation Council for Tarrant County, Texas, 1986), 246.

will run across references to this structure. Both Jay Henry, a noted architectural historian, and Cohen refer to it as one of Hedrick's best, if not his finest, example of Zigzag Moderne architecture. The Aviation Building was designed and constructed for A. P. Barrett. Barrett had bought Texas Air Transport (TAT) in 1928 with financial backing from six other investors, including Amon Carter. TAT was a small air service that flew from Fort Worth to Dallas and, in 1928, added Houston to its route. Barrett foresaw the growth in the air industry and planned for its future, including placing equipment in his airplanes that could communicate with ground crews and instruments that tracked weather developments, and the construction of a building that would house the executives of his company that he hoped would fly worldwide. Barrett's company, TAT, would evolve and change hands and eventually became the company known today as American Airlines.<sup>104</sup>

The Aviation Building was a unique combination of designs, due in part to Barrett's extensive traveling. His choice of ornamentation was unlike any seen before in Fort Worth: "No doubt Barrett was responding to his own personal preference... when he accepted the southwestern, Mayan, and Aztec Indian motifs in Koeppe's design for his modern skyscraper. Two of the most striking elements of the developing Zigzag Moderne Style – the stepped pattern of the ziggurat temples of Mexico and the geometric motifs of American Indian art – were combined to create the dramatic Mayan entrance of the Aviation Building."

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<sup>104</sup> Henry, *Architecture in Texas*, 225; Cohen, *Cowtown Moderne*, 44.



It was adorned with multiple embellishments inside and out, including carved gold-leaf molding, black Italian marble walls, and Monel elevator doors. The fate of the Aviation Building is one that befell many other buildings in the 1970s and 1980s. On July 23<sup>rd</sup>, 1978, it was brought to the ground by an implosion team to make room for progress. The Continental Bank Building's glass and steel, forty-story structure took its place. But the Aviation Building and others constructed during the 1930s satisfied objective two in the Five Year Plan, securing new businesses to Fort Worth.<sup>105</sup>

Just a block away from the Electric Building, Jones built the new Fair Building. It cost \$1,750,000 and was the most expensive project Hedrick completed for an individual in Fort Worth during the Five Year Plan. Begun in 1890, by W. B. Schermerhorn, as a variety store, the Fair was to be one of the largest department stores in the city, and would occupy the first six floors of the new eighteen story skyscraper. Even in the early days of Fort Worth, a building had to be torn down to make room for progress; the designated sacrifice was the Touraine Building. This project served as the example that the money was held by few, as the Touraine Building had been sold to A. P. Barrett of the Aviation Building, who had in turn sold to Jones. One of the agreements reached with the city for construction of his new building was that Jones release some of his property on Throckmorton Street, so that it could be widened. As this would even the road up with the north side, where another Jones property, the Fort

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<sup>105</sup> Cohen, *Cowtown Moderne*, 46, 55.

Worth Club was located, he agreed. To round the story out, Hedrick also built the Fort Worth Club.<sup>106</sup>

The outside of the Fair Building was an example of innovative brick and stone work. Continuous brick piers placed emphasis on vertical structure. Brick work was also a part of the outside embellishment by using a new decorative technique. “Up-shading” was provided by the masons using nine different colors of brick, ranging from the darkest to the lightest. This was accented by the use of ornamental cast stone of Mayan deities and scroll designs. The top of the building made it easy to pick out of the Central Business buildings. It was topped with a Gothic Frieze that is made out of a light cast stone. The inside of the Fair had the most rentable space of any building in Fort Worth – 260,000 square feet. The first six floors were occupied by the Fair Department store and the eighteenth and nineteenth floors were leased to the Fort Worth Grain and Cotton Exchange and its members. The remaining floors contained 10,000 square feet of rentable space or twenty eight offices. The Fair continued to operate until 1963, when it was sold to the Service Life Insurance Company.<sup>107</sup>

The original central fire station was located on Main Street, between Eleventh and Twelfth. Costing \$1,000 in 1873, it was a small frame building with a bell tower. The first expansion project took place in 1883, which is also when the largest bell in Texas was purchased for the alarm system. Realizing the

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<sup>106</sup> Hedrick Project Book, Architectural Papers Collection, in possession of author,3; *Dallas Morning News*, 9 April 1929; Knight, *Fort Worth*, 141.

<sup>107</sup> Works Progress Administration, “Federal Writers’ Project,” 9175-9176. “\$2,000,000 Fair Building Opens Monday,” *Fort Worth Star Telegram*, 31 Aug. 1930.

need for a permanent department, the City started paying the department in 1893, and by the turn of the century there were a total of “seven stations with one hook and ladder company, one chemical company, three engine companies and three hose companies.” The department’s first fatality came shortly after 1900: “Dick Rocket fell off No. 1 H & L and was run over. Death resulted 20 minutes later.” But the most taxing time in those early years was surely the fire of April 3, 1909, that destroyed over 300 buildings and twenty blocks of downtown Fort Worth. By December 1930, times had changed. The new Moderne-style, state of the art Central Fire Station was complete and the envy of other departments statewide. This structure, more than any other, is a marker in the progress of Koeppe’s Moderne edification. It contained many elements from prior Moderne buildings Hedrick’s firm had erected--Egyptian motifs as in the Worth Theatre, “classically inspired volute and compressed floriated motifs first seen on the Lone Star Gas Building,” and intricate brick accents above and around the windows and entrance ways like the Aviation. It also had elements that would show up in later buildings. The prime example of this is the seventy-foot tall tower, much like the one that would be added to the Will Rogers Memorial Coliseum in 1936. This was also the first municipal building that was constructed in the Moderne style.<sup>108</sup>

Another project was the \$590,000 Sanger Brothers Store. Alex and Philip Sanger had built a chain of stores based on “innovative merchandising, public service, civic involvement, and employee relations.” They had expanded in 1925

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<sup>108</sup> Knight, *Fort Worth*, 154; “A Visual History of Fort Worth’s Central Fire Station No. 2,” (n.p., n.d.), 2-3, 6; Cohen, *Cowtown Moderne*, 70-72.

but by 1928 needed more room. Their new building seemed ill-fated from the start. Hedrick did not use his usual construction company for this project, instead the firm of Wohlfield and Witt was used. One of the walls collapsed during construction and the adjacent store, J. C. Penny's, caught on fire two different times during construction. Near completion the newspapers advertised the new Sanger Building and what it took to construct it: "500 tons of stone, twenty-nine tons of granite, 380 tons of steel, forty miles of wiring, and an acre of glass were used in the building." But all of this was not enough to overcome history. The store opened June 25, 1929 and closed in 1930 when the Depression claimed another victim. It remained vacant until 1943, when it was remodeled and used for the United Service Organizations. Then in 1946, neighboring J. C. Penny's bought the building. The Sangers returned to Fort Worth in 1977 and opened Sanger Harris, which was later sold to Foleys.<sup>109</sup>

In 1856, postal service was established in Fort Worth and Julian Feild was named the first Post Master. Some twenty-eight years later, on October 1, 1884, the Fort Worth postal service started home delivery of mail, under the leadership of postmistress Belle M. Burchill. By 1896 the Fort Worth Post Office had moved into its fifth new location on Jennings Avenue and by the time the 1930s arrived, it was well past time for another new location (from 1900 to 1930, postal receipts went from \$75,510.45 to \$1,650,682.11). Sites for the building were inspected in January 1931, by Ferry K. Heath, the Assistant Secretary of the Treasury. This

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<sup>109</sup> Roark, *Fort Worth's Legendary Landmarks*, 143.

inspection finally brought an end to a two-year debate about the location of the new building. Many Fort Worth citizens had wanted the Post Office on a different site, but the argument for the new location, which was next to the new T & P terminal, prevailed. This location would save much time and money, since most of the mail was delivered by railroads. Hedrick had already taken preliminary plans, by Joseph Patterson, to Washington for approval by the time the site was approved and had advertised for bids for construction. One of the things that contributed to Hedrick winning this commission was overload in the main architect's office in Washington. As stated in the *Dallas Morning News*: "Mr. Hedrick was selected by Secretary of Treasury Mellon to draft plans for the building in order to expedite the work and relieve the architect's office [in Washington] of the work, as that office now has more than it can do." It should also be noted that in the *1930 Fort Worth City Directory* the only two architects listed were Wyatt C. Hedrick and Elmer Withers.<sup>110</sup>

Work began on August 11, 1931, and the Post Office opened for business on February 21, 1933. The building was designed in a Beaux Arts manner, which resembles Greek architecture with embellished ornamentation. This architectural style rendered a classical, timeless edifice, with sixteen Corinthian columns running the length of the Cordova Limestone building. The observant eye can catch one detail that does not fit the classical motif, instead of the tops of the

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<sup>110</sup> Knight, *Fort Worth*, 159; "Will Inspect Sites For Federal Building," *Dallas Morning News*, 12 Dec. 1930; "Discuss Plans On Post Office," *Dallas Morning News*, 20 Nov. 1930; Works Progress Administration, "Federal Writers' Project," 18263; Polk, R. L. and Company. *Fort Worth City Directory, 1930* (Dallas: Morrison & Fourmy Directory Company, 1930), 47.

columns being traditional rolled scrollwork, they were crowned with sculpted Hereford and Longhorn heads – an homage to the historic past of “Cowtown.” The inside was designed so the foyers opened into a corridor that measured 220 by 22 feet. It was dressed with bronze lamps, brass doors, marble floors and walls. The corridor was to serve the public with 2,250 lockboxes, service windows, and six glass-topped bronze tables that accommodated eight people comfortably. The ceiling was designed with coffered panels decorated with a skin of rich green plaster and gold leaf from which eighteen lamps hung. The construction of the Post Office and the T & P complex served as the southern boundary for the downtown area. The Post Office alone cost \$1,100,000 which during the early years of the Depression was a welcome influx of money into the community.<sup>111</sup>

Hedrick’s ability to win contracts, hire people who could fill them, and supervise them to completion was unequaled during this time in the architectural history of Fort Worth. Because of this, his share in the Five Years of Progress program was larger than any other architectural company of the time. Much of the building during this time was designed in the new Moderne style, but Hedrick was not committed to just one phase in architectural decoration and adapted to what his customer requested, as anyone could see in the Beaux Arts façade of the new Post Office.

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<sup>111</sup> Works Progress Administration, “Federal Writers’ Project,” 18263, 22309-22313, 22759; Roark, *Fort Worth’s Legendary Landmarks*, 175; Hedrick Project Book, Architectural Papers Collection, in possession of the author, 64.

His role in filing the needs of the Five Year program can be seen as he satisfied three of the four objectives; the fourth, building an adequate city auditorium, he would do by 1936. Objective one and nine, securing a union depot and constructing adequate freight terminals, were filled with the T & P Complex; and objective two, was satisfied by the construction of buildings such as the Aviation, the Fair, and the Electric Buildings. Added to this was the massive amount of construction that catered to the expansion of businesses during difficult times. The Lone Star Gas Building, Central Fire Station, and the fated Sanger Brothers were just a few who participated in the Five Year, One Hundred Million Dollar, plan of expansion. Due to this program the Depression did not hit Fort Worth with full fury until 1933. And due to Hedrick's contributing role in this program, much of the City of Fort Worth still stands as a monument to his success.

## CHAPTER 7

### THE THIRTIES, THE DEPRESSION, AND THE PUBLIC WORKS ADMINISTRATION

It is no more possible to trace the final employment stimulated by money paid on a PWA construction project that it is for the eye to catch the last faint ripple resulting from the throwing of a stone into a quiet mill pond.

Harold Ickes

It did not take long for Texans to realize that the prosperity of the 1920s would not repeat itself in the 1930s. By 1931 most of the construction was over and would not resume until almost 1940. There were a few exceptions to the rule, but the easy money was over.

The Hedrick Project Book records the financial impact the Depression had on his firm. His biggest building year of Fort Worth's Five Year Plan was 1930. At the same time, he also had construction going on in locations such as Memphis, Tennessee; Monroe, Louisiana; and Houston, Midland, and Marshall in Texas. With all of this activity his corporation must have grown considerably to accommodate the needs of the clients. By the end of 1931, with the exception of three large jobs--the Will Rogers Coliseum and the Narcotics Farm in Fort Worth, and the Southern Pacific Passenger Station in Houston--and a few small jobs, totaling less than \$300,000, Hedrick recorded no work until 1937.<sup>112</sup>

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<sup>112</sup> See Appendix A; By 1930, there were two architectural firms listed in the *Fort Worth City Directory*: Hedrick and Withers & Thompson. Hedrick was the only architect listed in 1932, (Polk, R. L. and Company, *Fort Worth City Directory*, 1930 (Dallas: Morrison & Fourmy Directory



When studying the list of jobs that were contracted during the late 1920s, it becomes evident that many of the jobs that Hedrick completed were due to be paid after the stock market crashed. The question of whether or not he received payment remains unanswered; however, one indication that he did not was that in January, 1934, Hedrick filed for bankruptcy. His debt totaled \$2,970,986. His assets were listed as real estate, \$164,300; stocks and bonds, \$227,894; and open accounts at \$69,253, while his personal account contained \$6.75. One of the outstanding causes of this was a building he and his father-in-law, Ross Sterling, built in Memphis, Tennessee, that was known as the Sterick Building. Notes and bills for this venture totaling \$600,000 were the reason for the petition: \$435,000 of this was for bonds that he indorsed to J.M. West and \$90,000 was to the Otis Elevator Company. In addition to these was a note for \$300,000 to the Tillar Fidelity Company of Fort Worth. The Sterick also contributed to Sterling's financial ruin. When it was added to the debt of his new Sterling Building in Houston, the lack of rent being paid in his other properties, the liquidation of \$800,000 of stock in his Houston National Bank, his Southwest Texas ranch, and the *Post-Dispatch* to secure the bank, he lost everything. As Sterling wrote later, "Thus vanished what was left of the fortune I had amassed through my years of hard work and enterprise as a feed merchant, banker, rice farmer, railroad operator, and developer of the Humble Oil Company. They were gone with the wind."<sup>113</sup>

To state that the stock market crash of 1929 was the reason for the

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Company, 1930), 47. Polk, R. L. and Company, *Fort Worth City Directory, 1932* (Dallas: Morrison & Fourmy Directory Company, 1932), 45).

<sup>113</sup> "Wyatt C. Hedrick Files Petition in Bankruptcy," *Fort Worth Star Telegram*, Jan. 11, 1934; Sterling and Kilman, *Ross Sterling, Texan*, 182-183; Jesse H. Jones and Edward Angly, *Fifty Billion Dollars: My Thirteen Years with the RFC 1932-1945* (New York: The MacMillan Company, 1951), 85.

Depression would be wrong. Signs of a slowdown and economic hard times were present earlier in the twenties. Car sales had slowed, coal, textile, and the railroad industries were in trouble, and a slowdown in international trade, due to protective tariffs, had weakened the European economy. This directly affected the United States as the European's stopped further investments and defaulted on many of their international loans. By June, "industrial and factory production indexes reached a peak and turned downward. Steel production, freight-car loadings, home-building, and automobile production were on the decline; agriculture had not recovered since the end of the first world war; employment was difficult to obtain and to retain because of the decline in many of the major industries." People in Texas were generally optimistic about their future, even though there was an occasional doomsayer. The *Texas Spur* ran an article predicting 1929 would be "a banner year in building and development progress" and despite the slowdowns in some industries, insurance, pharmaceuticals, and some rural businesses were still enjoying prosperous times. As a result of this year-end statements reflected the end of the prosperous times. Some banks in Lubbock and Dallas even reported gains in bank deposits.<sup>114</sup>

But the reality was bleak. Tens of thousands of people lost their jobs daily, swelling the ranks of the unemployed. With conditions as bad as they were it was impossible to get away from as little else was talked about. Before the Depression there was building going on in every part of the country. Construction

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<sup>114</sup> Calvert, De León, and Cantrell, *The History of Texas*, 316; Donald W. Whisenhunt, *The Depression in Texas: The Hoover Years* (New York: Garland Publishing, Inc, 1983), 25, 27.

labor and demand for material goods was high. Out of every twenty men, one of them worked in construction and one worked in the mines, office, or railroads. When the Depression hit, among the first to become unemployed were the construction workers. This had a domino effect on the entire economy.<sup>115</sup>

In Washington, Texas representatives did what they could to extend aid to the people. It was believed by many that if the government took the credit for economic prosperity, they also had a “moral responsibility for alleviating depressed conditions.” John Nance Garner sponsored a two-billion-dollar Public Works Bill, stating he would rather use federal funds than see Americans starve. Senator Morris Sheppard suggested amplified demands would help encourage Congress to pass relief measures, and Senator Tom Connally worked with fellow senators to pass a public works bill vetoed by President Herbert Hoover.<sup>116</sup>

Back in Texas, those who were not reluctant to accept government help were willing to do almost anything to get it. As one man wrote: “Write and phone if you hear of any relief coming down my way. I am willing to be either a Democrat or a Republican for a few weeks if that will help any.” Another thing happening in Texas at this time was a changing of the guard. On January 20, 1931, Ross Shaw Sterling was inaugurated as the governor of Texas. As a crowd of nearly 15,000 gathered below the granite steps of the Capital, Sterling took the oath of office with his family beside him. On the platform were his father; sister, Florence; brothers A.A., Jim, and John and their wives; his son

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<sup>115</sup> Sterling and Kilman, *Ross Sterling, Texan*, 180; Ickes, *Back to Work*, 196-197.

<sup>116</sup> Whisenhunt, *The Depression in Texas*, 144-145;

Walter and his wife; and his two eldest daughters and their husbands, Winston Wheeler and Wyatt Hedrick. Had Sterling known how the history books would treat his term in office, he probably would have stayed home.<sup>117</sup>

A working man all his life, Sterling did not believe in the dole system. He believed that “those who don’t work shouldn’t eat,” but he did believe in providing jobs for those who wanted to work or support for those who could not due to physical disabilities. He saw the need to fund public work projects in Texas as a solution to unemployment, declaring “even should some of those public projects not be worth the money expended, it would be worth all it costs because of the aid it would provide the working needy.” It was the first suggestion of its kind by a Texas official and it failed. Legislators agreed to make recommendations to governments and industries throughout the state to provide more work and then adjourned, doing nothing to follow it up. From this point on there was no love between the legislature and the governor’s office, and very little help for the people of Texas.<sup>118</sup>

In Washington relief was finally on the way. The Public Works Administration (PWA) was a product of the National Industrial Recovery Act (NIRA) which was enacted to bring the process of relief and recovery. Two separate agencies ran the NIRA, one was the National Recovery Administration, the other was the PWA. Directed by Harold Ickes, its purpose was to “hire unemployed workers to build projects of permanent value.” Its contribution to

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<sup>117</sup> Ibid., 146; Sterling and Kilman, *Ross Sterling, Texan*, 134-135.

<sup>118</sup> Sterling and Kilman, *Ross Sterling, Texan*, 180-181; Calvert, De León, and Cantrell, *The History of Texas*, 320.

Texas was enormous and needed. By 1939, 922 projects had been a part of this program for a total of \$109,601,943. Hedrick's contribution to this effort was mostly his participation in obtaining PWA funding for different projects.<sup>119</sup>

On September 15, 1933 a meeting was held in Fort Worth. The subject was the Public Works Administration and who deserved contracts. The Texas Public Works Advisory Board had worked until almost midnight the prior evening selecting eight applicants and putting their proposals together. The next meeting was held on the following Wednesday; and one of the people scheduled to attend was Col. H. M. Waite, Washington's deputy administrator for the PWA. Present were Hedrick, Bradford Knapp, president of Texas Tech; and John A Hulen, chair of the college building committee, all of whom were "arguing the merits of the \$650,000 Tech dormitory project." This was not the first of these meetings that Hedrick would attend and by no means his last. His involvement in obtaining many of the contracts that were built with the help of PWA money was directly responsible for him keeping his business afloat during these difficult times.<sup>120</sup>

Numerous reports indicate how active Hedrick was in winning contracts. This was undoubtedly due to a number of factors. He knew the people involved in awarding PWA assistance, indeed he even moved his family, which by now included his two little girls Mildred and Jean, to Washington for a short while during the 1930s in order to obtain as much work as he could by staying involved. He knew how to bargain with the authorities, he benefited from the

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<sup>119</sup> Calvert, De León, and Cantrell, *The History of Texas*, 328;

<sup>120</sup> "Public Works Aid Sought by Texas Cities, Colleges," *Dallas Morning News*, 18 Sept. 1933.

contracts that were won, which would make him all the more motivated, and he had the team available that immediately showed the authorities what they would get for their investment.<sup>121</sup>

On August 12, 1934, a meeting was held at Canyon, Texas. The topic was the seven different State Teachers Colleges in Texas and their building projects, such as dormitories, science buildings, music halls and other needed facilities. The architect in charge of PWA projects for Texas, Hedrick, was still in Washington trying to get the approval for eleven different projects that had been requested by the different colleges. Of the seven locations, the North Teachers State College at Denton received the lion's share. It was awarded a new library, a hospital, a home demonstration house, a music building, and Marquis Hall (a dormitory) for a total of \$1,132,000. The second place went to Stephen F. Austin State Teachers College in Nacogdoches. They were awarded \$245,000 for a new dormitory and a science building.<sup>122</sup>

A large portion of PWA money was spent on improving county and city facilities. The Hedrick Project Book reflects the willingness of the communities to take advantage of the help they could get from the government. In Fort Worth, a bond election passed that would pay for six municipal projects. These included the Will Rogers Coliseum in Fort Worth, and the City Hall and Jail.<sup>123</sup>

To prepare for 100 years of independence from Mexico, the State of

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<sup>121</sup> Jean Darden interview with author, 23 March 2007.

<sup>122</sup> "Teachers' Colleges To Get PWA Projects," *Dallas Morning News*, Aug. 13, 1934; See Appendix A.

<sup>123</sup> City of Fort Worth, Texas, "Minutes of the City Council" (Fort Worth City Secretary's Office, 24 July 1935, 4 Sept. 1935), 117, 135.

Texas planned a huge celebration. The celebration would officially begin in Gonzales in November of 1935. Plans for this celebration had first emerged in 1922. Later, Jesse Jones, who was Director General of the Texas Centennial from 1926 until 1932, and Vice-President John Nance Garner had secured \$3 million in federal funds, for the “funding of all large permanent buildings and memorials for the Centennial celebration.” Towns and cities throughout the state planned events to commemorate historical moments and people of the revolution. The main event of this celebration was to be held in Dallas, at what is now known as Fair Park, where fifty buildings were constructed for celebrations and historical programs. Not to be out done, Fort Worth planned its own event, the Frontier Centennial.<sup>124</sup>

A place to stage this event was needed and so was the money. On July 24, 1935, the city council proposed an election to vote on the selling of bonds for several projects: a city hall, with no specified amount; police and jail building for \$275,000; a city-county hospital for \$137,500; a T. B. sanitarium for \$27,500; a new public library for \$220,000; a sewage disposal plant for \$91,000; and a Texas Centennial building for \$687,500. According to a Fort Worth Chamber of Commerce newsletter, more than one half of the bonds were subscribed within a few days. By the following month, ten possible tracts of land had been located, a motion to apply for federal aid had been made, and a motion to “secure preparation of plans from local architects w/o obligation to the city” had been

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<sup>124</sup> Singleton, “Electric Building,” 16-17; Timmons, *Jesse H. Jones*, 142; Patenaude, “Jesse Holman Jones.”

passed. It was also determined that “the architectural firm selected to prepare plans [should understand] that other architects will be associated with them, if necessary, in order to complete the construction program.”<sup>125</sup>

On August 16, 1935, the news of Will Rogers’ death in an airplane crash in Point Barrow, Alaska, hit the airwaves. Two of Rogers’ friends were Amon G. Carter and Jesse H. Jones, who was now the chairman of the Reconstruction Finance Corporation. Indeed Jones “initiated the creation of a Will Rogers Commission to perpetuate the memory of the wit-philosopher”: Carter was one of the members of this commission. In Fort Worth, at the August 21 City Council meeting, it was moved that flags be flown at half mast and, pending the success of the bond election, a portion of the complex be designated as a memorial to Rogers due to his interest in livestock.<sup>126</sup>

Realizing the gravity of time restrictions the board decided to ask the Public Works Administration (PWA) for \$725,000 in emergency funds. Carter had suggested a memorial to Rogers be built in Fort Worth, but Harold Ickes, the director of the PWA, thought it a ludicrous idea. Because Carter hoped that the Coliseum would eventually become the home of the Fat Stock Show and Rodeo, it was dubbed “Amon’s Cowshed” in Washington. This did not faze Carter.

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<sup>125</sup> City of Fort Worth, Texas, “Minutes of Fort Worth City Council” (Fort Worth: City Secretary’s Office, 7 July 1935), 117; Fort Worth Chamber of Commerce, “Master Showman to Direct Centennial,” *Fort Worth Chamber of Commerce News*, Vol. 9, No. 3, March, 1936; City of Fort Worth, Texas, “Minutes of Fort Worth City Council,” (Fort Worth: City Secretary’s Office, 14 Aug. 1935), 125.

<sup>126</sup> Bascom N. Timmons. *Jesse H. Jones: The Man and the Statesman* (New York: Henry Holt and Company, 1956), 272; City of Fort Worth, Texas, “Minutes of Fort Worth City Council” (Fort Worth: City Secretary’s Office, 21 Aug. 1935), 125.



When Ickes tried to dissuade Carter further, Carter sent his plan directly to his old friend at the White House, President Franklin D. Roosevelt. Sitting outside of the president's office, Carter overheard Postmaster General James Farley say, "Amon wants to build a cowshed." After a formal application was submitted by Fort Worth, Farley answered them by telegraph, "Your proposal received, was always in favor of large cowsheds." Carter finally received word from his friend Jones in November, "Your cowshed has been approved by the administration." The project was finally a go.<sup>127</sup>

On October 30, the city council passed a resolution hiring Hedrick and Elmer G. Withers as the architects for the complex. On November 14, a contract was signed between the City of Fort Worth and the architects as they agreed to take responsibility for all architectural, engineering, and construction needs, including providing all surveys, plans, equipment, materials, and labor needed to finish the job. In return, the city agreed to pay the architects five percent of the total cost, which totaled \$80 thousand dollars.<sup>128</sup>

On March 10, after the site was made ready, ground was finally broken and the work began. The pressure to complete a project such as this in the short time span available must have been enormous. Working with the city could not

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<sup>127</sup> City of Fort Worth, Texas, "Minutes of Fort Worth City Council," (Fort Worth: City Secretary's Office, 23 Oct. 1935), 147; This article was in the "Will Rogers Coliseum File" at the Historic Preservation Council for Tarrant County. There was no title, author, publication information, or date; The Fat Stock Show was inaugurated in 1896. Its purpose was to promote better "breeding and feeding" techniques for livestock. (Knight, *Fort Worth*, 137).

<sup>128</sup> City of Fort Worth, Texas, "Minutes of Fort Worth City Council," (Fort Worth: City Secretary's Office, 30 Oct. 1935, 26 Feb. 1936), 152, 208; City of Fort Worth, Texas, "Contract No. 1251," (Fort Worth: City Secretary's 14 Nov. 1935). This contract is between Hedrick, Withers, and the city of Fort Worth; referring once again to the inflation converter, this represents \$1,164,394 in 2006 money.

have been hassle free, as they were ultimately in charge of accepting and rejecting bids. This, according to the minutes of the council, they did through the month of November, 1936, after informing Hedrick and Withers on March 4<sup>th</sup>, that they would be penalized \$500 for every day the construction was not finished after August 1, 1936. Despite the odds, the work went on, the building was completed and, on December 23, 1936, the official dedication was held.<sup>129</sup>

The architectural elements of the Coliseum are a visual record of the progression to what became known as PWA Moderne. This style falls into the Art Deco category and, like most artistic styles, was in response to the conditions within the country. With tightening budgets and supplemental funds coming from the PWA, unnecessary decorative elements were removed to save money. Not willing to remove all the elements of the Moderne movement, the architects produced a stripped down, Depression style, version of the former, known as PWA Moderne. Will Rogers Coliseum is a prime example of this style.

The Coliseum is extraordinary in many ways. The dome itself is a remarkable feat of engineering, one on which the designer, Herbert M. Hinckley staked his reputation. With no supporting columns to hold it up, the dome offered an unobstructed view of the entire coliseum: it was the first of its kind. His plans called for circular steel framing that interlocked, allowing for expansion and contraction due to the heat and cold of the seasons. When put up for review, all

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<sup>129</sup> *Fort Worth Chamber of Commerce News*, "Master Showman to Direct Centennial" (Fort Worth: Fort Worth Chamber of Commerce, 3 March 1936), Vol. 9, No. 3; City of Fort Worth, Texas, "Minutes of Fort Worth City Council," (Fort Worth: City Secretary's Office, 4 March 1936), 210.

the architects and engineers rejected Hinckley's plans except Hedrick. He did question Hinckley however, and voiced his concern to him: "we must avoid the possibility that the structure might collapse at a later date... [because] such a calamity would ruin us and would be a terrible experience for you." Hinckley convinced Hedrick, however, and the dome was constructed.<sup>130</sup>

The largest American scene murals in Fort Worth can be found over the entrances of the Coliseum and the Auditorium. Designed and fabricated under the direction of Herman Koeppe, they were reputed to be the "the largest set of tile paintings in the world" when they were completed. Telling the story of Texas, from Spanish exploration until 1936, "the friezes are outstanding examples of the realistic, monumental compositions of the 1930s that revered America's historic past and optimistically heralded its future."<sup>131</sup>

Starting in 1935 and continuing through 1955, livestock exhibit halls were constructed to match the Will Rogers Complex. Erected by Thomas S. Byrne Construction, the yellow buff brick buildings all contain a "polychrome tile frieze panel illustrating the livestock exhibited within." For hygienic purposes and to reduce the risk of fire, the buildings were fabricated out of cast concrete and steel and topped with a barrel-shaped corrugated roof.<sup>132</sup>

The Five Year Plan had officially ended with the close of 1932. With the completion of the Will Rogers complex, Hedrick not only provided Fort Worth with

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<sup>130</sup> Cohen, *Cowtown Moderne*, 126.

<sup>131</sup> *Ibid*, 93.

<sup>132</sup> Historic Preservation Council for Tarrant County, Texas, *Tarrant County Historic Resources Survey: Fort Worth's Central Business District*, 159.

its Centennial stage, but he tardily fulfilled item number objective three, building an adequate city auditorium. This was only possible with the help of the PWA. Another way the PWA helped the economy and the communities was by paying for half of all school construction during the 1930s. Hedrick's participation in this program was huge. He only worked in one location outside of Texas--Hobbs, New Mexico, for a total of \$151,000--but the story was different when it came to Texas. While there were no school buildings in Fort Worth or Houston, there were twenty-six other commissions around the state totaling \$1,089,000. They ranged in price from \$15,000 to \$125,000, quite a difference from the lucrative jobs of the 1920s.<sup>133</sup>

Hospital construction work, both new and additions, also provided a sizeable income during the Depression years. As roads had improved during the 1920s, many people from rural areas had begun to use hospitals instead of going without or waiting for the doctor to make a house call. To meet this need, larger facilities, improved facilities, or a facility where one had not been before, were needed. Again, work statewide provided the most number of projects totaling \$1,169,000. The biggest of the hospital projects, not included in this total, happened in Fort Worth with the addition of a "farm."<sup>134</sup>

The "farm" was an interesting addition to the amenities of Fort Worth. It was one of two cities chosen to get a narcotic farm: Lexington, Kentucky, was the

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<sup>133</sup> David E. Kyvig, *Daily Life in the United States: 1920-1939. Decades of Promise and Pain* (Westport: The Greenwood Press, 2004), iii.

<sup>134</sup> Ickes, *Back to Work*, 94; Hedrick Project Book, Architectural Papers Collection, in possession of author, 32-33.

other location. The discussion for this project had first started January 19, 1929, when Congress decided they needed these “farms” to treat federal prisoners who were “habitual cannabis users and opium addicts.” Fear of the drug that was starting to be known as “marihuana” had been rising with the influx of Mexican immigrants. It was an overwhelming consensus that the Mexicans were the cause of marihuana problems because they used the drug to relax and for entertainment. By the end of the 1920s, Mexicans, immigrants or not, were seen as the source of many crimes and “deviant behavior” which was then linked to their marihuana use. Because it was also believed to be “a sexual stimulant which removed civilized inhibitions,” requests were made to include marihuana in the Harrison Narcotic Act, which classified harmful drugs. Hedrick’s firm was the chosen one for the job. It paid \$5,000,000.<sup>135</sup>

The United States Narcotic Farm/Federal Correctional Institute, also known as the U.S. Public Health Service Hospital, was completed in 1939. It was the largest hospital of its kind in the country and was designed to take care of 1,350 patients on 1,385 acres. Its purpose was to serve the western states while the Lexington facility served the east. This hospital was another project that Amon Carter became involved in winning for the city of Fort Worth. One of the reasons for this was that it was projected to create around 500 jobs for the community. The Chamber of Commerce raised an additional \$18,000 more than the \$152,000 allotted by the Congressional appropriation in order to acquire the

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<sup>135</sup> DrugLibrary.org, [www.druglibrary.org/schaffer/hemp/history/mistonij1.html](http://www.druglibrary.org/schaffer/hemp/history/mistonij1.html), (accessed Feb. 16, 2008); Hedrick Project Book, Architectural Papers Collection, in possession of author, 32.

site. The Assistant Surgeon General, Dr. Walter L. Treadway, was the director of the project ,and Hedrick was contracted to plan the complex and design the individual buildings. Rather than designing the complex like a stark prison, the plans called for extensive landscaping. This lent the feeling of a college campus, which went well with the facilities other purpose, which was to function as a research center.<sup>136</sup>

One of the last PWA Moderne projects in Fort Worth was City Hall. This was another Hedrick and Withers collaboration. The PWA provided almost half of the \$500,000 cost to construct the project; the rest was paid with another city bond. This bond was part of a Three Year Work Program from 1936-1939. This program concentrated on three civic buildings, the city hall, a public library, and a city-county hospital. Hedrick's commission on the project was five percent of the cost – \$25,000.<sup>137</sup>

The four-story building was a sharp contrast to earlier Moderne structures. It stood four stories tall like the Lone Star Gas Building, but unlike the Lone Star Gas Building, were it not for the black granite entrance portico, which extends up to the forth floor, there would be no emphasis on verticality whatsoever. Herman Koeppel was the chief architect for the building, and his attention to detail came out in the five convex windows that fit between the six black piers of the entrance way. Aluminum grills, windows, and doors added to the “machine aesthetic look

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<sup>136</sup> Historic Preservation Council for Tarrant County, Texas, *Tarrant County Historic Resources Survey: Fort Worth's Central Business District*, 171.

<sup>137</sup> Roark, *Fort Worth's Legendary Landmarks*, 163; Cohen, *Cowtown Moderne*, 156-157; City of Fort Worth, Texas, “Contract No. 1328,” (Fort Worth: City Secretary's Office, 13 Sept. 1937).

... [that] ... bring to mind popular 1930s aerodynamic styles such as the Chrysler Airflow automobile radiator grilles and the Burlington Zephyr train.”<sup>138</sup>

On September 1, 1937, President Roosevelt signed the Wagner-Steagall Housing Act. This created the United States Housing Authority and provided \$500 million for low-cost housing. The administrator of this department was Nathan Straus. The purpose of this department was to provide the government’s financial support to local public housing agencies which were responsible for getting rid of slums and building low-income houses. This would also boost the economic standing of construction workers by giving them jobs. It was also seen as a political move as the election year of 1940 was fast approaching and working people were more likely to vote for the current administration than the unemployed.<sup>139</sup>

Hedrick’s involvement in securing a housing project was typical. At meetings with the Fort Worth Housing Authority it was decided that he would contact Senator Morris Sheppard and ask him to arrange a meeting with Straus. The Senator set up the appointment and authorized a committee of architects and their executive secretary to go to Washington. The Hedrick Project Book records the results of Hedrick’s efforts. The City of Fort Worth received the help it needed and, as all federal housing work was to be awarded to private contractors, Hedrick had a new job. The two million dollar Fort Worth Housing

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<sup>138</sup> Quote from Cohen, *Cowtown Moderne*, 158.

<sup>139</sup> David F. Berg, *The Great Depression* (New York: Facts On File, Inc., 1996), 217; “Big Push,” *Time*, 24 July 1939, available at [www.time.com](http://www.time.com), (accessed 2 March 2008).

project was the first of twenty-four in which he would participate.<sup>140</sup>

At the end of 1939, Hedrick began a new venture: he decided to start buying ranches. The first of his purchases, on November 14, 1939, was forty-four and a half acres in Parker County that was bought from R. C. Johnson for \$1,150 cash. The second was a much larger purchase from J. N. McNay on December 1, 1939. McNay sold Hedrick a place that was known as the Kuteman Ranch for \$37,120 and the Roe Ranch for \$52,435.40. The Kuteman Ranch was 1777 acres and the Roe Ranch was 1037.2. Hedrick also bought 119 acres from W. W. Johnson for \$4,760 cash and 137.8 acres from L. Z. Northington for \$6,201.<sup>141</sup>

The beginning of the ranch phase proved not as glamorous as it could have been. Hedrick hired George Tate, a Texas Tech graduate and a school teacher in Eola, Texas, to be his ranch supervisor on July 15, 1939. The start of the ranch phase is best told by Tate:

We came out to Parker County where he was buyin' three little run down ranches. They were the sorriest things you've ever sawed [*sic*]. No fences hardly at all on 'em. Buildings were just about as bad as you could find. But I was so anxious to do something in the ranchin' line that I told him I would come to work for him on July 15th. He

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<sup>140</sup> Mary Couts Burnett Library, Texas Christian University, Special Collections, "Amon Carter Papers". Letters were all found in Box----

<sup>141</sup> Parker County, Texas, "Index to deeds – Reverse- Parker County, Texas" (Weatherford: County Clerks Office), Vol.171, p. 156. Vol.174, p. 227, Vol. 174, p. 223, Vol. 171, p.180, Vol. 171, p. 196.; George Tate, interview with Bob Smith, March 29, 1990. Tate was Hedrick's ranch supervisor from 1939 until 1968 after Hedrick's estate had been settled; According to Carla Tate-Williams, McNay was in his sixties, with a young wife at the time. The story goes that a man who owed McNay some money was leaving town and asked McNay if there was anything on his wagon he would take for payment. McNay pointed to the man's 16 year old daughter and said he would take her. They were married and had one child. McNay was known to transport his cattle the old fashioned way – by cattle drive – from west of Weatherford to the Kuteman Ranch, which is now part of I-20 and the home of Jerry's Chevrolet.



says, "Can't you come on the 1st?" My school was out on June 30th, and he wanted me to come to work on the next day. I said, "No, I promised my mother and father they could have a vacation and go back to Arkansas on a trip, and I would stay on the farm for two weeks." So he said, "Come on the fifteenth then." On the fifteenth I showed up.

The R. C. Johnson place was the beginning of what would become over 375,000 acres of ranch land owned at one time throughout Texas. By 1947, Hedrick had fourteen ranches, the most he would own at one time, with 10,000 cattle, 10,000 goats, 150 horses, some sheep, and some hogs.<sup>142</sup>

Hedrick's venture into ranching indicated that the Depression had come and was on the way out. By the time the difficult decade had past, Hedrick had built some of the most memorable buildings in the architectural history and developmental stages of Fort Worth. His contributions to the state could be felt in communities large and small, from the employment his firm had provided to the buildings they left behind. By the end of the 1930s new problems were stirring and another world war loomed on the horizon. But maybe, just for a while, Hedrick was sitting on the back porch on his new ranch thinking about how far he had come from his humble beginnings in Museville, Virginia, and how much he had done for Texas.

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<sup>142</sup> George Tate Interview with Bob Smith, March 29, 1990; Ranch report of Mr. George Tate from 1947.

## CHAPTER 8

### EPILOGUE

Much of this section does not really fit in anywhere but it fits in everywhere. Hedrick was not only a businessman, he was a person. There were things about him that made him unique and, since none of them are too personal, should be written somewhere to help paint the overall picture. Here they are.

He loved to drink buttermilk and eat Fritos® - together. He was not much of a drinker but he kept a stock of “beverages” so that his company could have a drink if they pleased. He never met a stranger. He hated cigarette smoking. On Sundays when he lived at Anacocho Ranch, if John Nance Garner was in town he would take over a pint of whiskey and the two would “chew the cud.”

He loved grandfather clocks. He hated a dirty car – even if it was not his. He washed his socks out every night before he got into bed. When he left a hotel room the soap went with him, and sometimes the towels did too: Jean (Hedrick) Darden tells how she thought the “S” on the towels stood for Sterling. He loved junk food. He appreciated and collected art and antiques because, as Mildred (Hedrick) Fender, said “he loved pretty things.” He always turned the light out when leaving a room. His grandfather was with George Washington when he surveyed Virginia. When he signed his name, the w in Wyatt was almost always lower case.

He loved India and when he was there saw the Tai Mahal by moonlight: he thought it was one of the most incredible buildings he had ever seen. He loved history and took his girls through the historic mansions of the country, touring the homes of Madison, Monroe, and the Vanderbilts, among others. They also visited Monticello before it was open to the public, when there were sheep grazing in the front yard where the parking lot is now. Later, when he had airplanes, he always wanted his pilot to fly below the clouds so he could look out of the window and see the towns and roads below him. If he dozed while in flight and woke up with no view he would tell the pilot “you need to get down out of these clouds.” He loved cantaloupes and watermelons for breakfast. He taught his girls to drive. He loved to spend time on the ranch with George.

He believed if a person had enough money to support a family they should give to charities. If giving money was not an option, then they should give their time. He had the stamina to do what was needed. Even when he was in his late sixties and seventies this continued. As Mr. Barrett told it: “The other thing about Mr. Hedrick was, he was 20 or more years Tom, Henry Beck, and my age, his stamina exceeded all of us. He could, if he had 10 minutes, he would be asleep, and be refreshed, and we would be worn out.”

One of the many characteristics known about Hedrick was his ability to hitch a ride to anywhere. During these trips he would work, only every now and then raising his head to correct the driving (according to his grandson Bob Coffey who drove him all over Texas) and when he needed to he would take a quick ten

minute nap. His hitch hiking is legendary and can still raise a smile. As Hunter Barrett also mentioned, “I never figured out how he got me to drive him to Waco, when I had no idea, and I didn’t have the time, and I didn’t have any interests! What in the devil am I doing driving him to Waco? He was well known for getting people to take him places he wanted to go.”

He used sayings many times – “if you rest you rust” ... “waste not want not” ... “take your time but hurry.” He surely made some people angry along the way, but everyone interviewed for this paper mentioned how well they thought of him and how, through it all, he was a gentleman.<sup>143</sup>

Hedrick’s contributions to the skylines of Texas and other states remain today. His company was responsible for the architectural design, fabrication, contracting, interior design, and construction of banks, office buildings, churches, garages, auto sale buildings, hospitals, clinics, hotels, clubs, industrial buildings, municipal buildings, railroad work, schools, colleges, stores, and theatres. It can certainly be said that when opportunity was there, Hedrick took it. This can be seen in the Westover Hills project and the companies, Fort Worth Extension Club, Fort Worth Building and Loan, and Keerick Properties, that he was involved with to develop a new residential area of Fort Worth.

His ability to make friends, from the men on the ranch to the vice president of the United States, was one that served him well. Through his connections he brought jobs and money into communities both in and out of Texas. But it was

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<sup>143</sup>Information was taken from interviews with Hunter Barrett, Bob Coffey, Jean Darden, Ames Fender, Mildred Fender, Carla Tate-Williams, George Tate.

his ability and determination to do the job he promised that got him invited back when his services were needed. With the passage of time, people find new people to revere. Wyatt C. Hedrick is not a name people of this generation recognize. But take them for a ride downtown Fort Worth, to the Central Business District, and ask them to point out ten buildings that catch their eye. Odds are most of them will be the work of Wyatt C. Hedrick, Architect/Engineer.

APPENDIX A  
BUSINESS BREAKDOWN BY LOCATION AND DATE

| <b>FW</b>    | <b>Banks and Offices</b>                         | <b>1920s</b> | <b>Price Charged</b> |
|--------------|--|--------------|----------------------|
|              | Fort Worth Club                                  | 1925         | \$ 1,327,000         |
|              | First National Bank                              | 1925         | \$ 450,000           |
|              | The Petroleum Building                           | 1925         | \$ 635,000           |
|              | Fort Worth Medical Arts                          | 1926         | \$ 1,200,000         |
| *            | The Electric Building                            | 1927         | \$ 1,200,000         |
|              | Office Addition for Count B Capps                | 1927         | \$ 100,000           |
|              | Trinity Life Building                            | 1929         | \$ 680,000           |
| <b>Total</b> |  |              | <b>\$ 5,592,000</b>  |
|              | <b>Churches</b>                                  |              |                      |
|              | St. Mary's Catholic Church                       | 1924         | \$ 65,000            |
| *            | Arlington Heights Methodist Church               | 1928         | \$ 55,000            |
| <b>Total</b> |  |              | <b>\$ 120,000</b>    |
|              | <b>College Buildings</b>                         |              |                      |
|              | Texas Wesleyan College (Swimming Pool)           | 1923         | \$ 57,000            |
|              | Southwestern Baptist Seminary (Music Bldg)       | 1925         | \$ 250,000           |
| <b>Total</b> |  |              | <b>\$ 307,000</b>    |
|              | <b>Garages and Auto Sales</b>                    |              |                      |
|              | T. B. Ellison (Garage)                           | 1922         | \$ 9,000             |
|              | Percy Garrett Motor Co. (Auto Sales Bldg)        | 1923         | \$ 105,000           |
|              | Fort Worth Power & Light (Garage)                | 1925         | \$ 35,000            |
|              | Smith Sweeny Auto Company (Auto Sales Bldg)      | 1927         | \$ 50,000            |
|              | Anderson Berney Investment Co. (Auto Sales Bldg) | 1927         | \$ 120,000           |
|              | J. W. Mitchell (Auto Sales Bldg)                 | 1928         | \$ 20,000            |
|              | Anderson Berney Investment CO. (Auto Sales Bldg) | 1929         | \$ 25,000            |
| <b>Total</b> |  |              | <b>\$ 364,000</b>    |
|              | <b>Hospital and Clinics</b>                      |              |                      |
|              | Baby Hospital                                    | 1922         | \$ 19,000            |
|              | St. Joseph's Hospital                            | 1927         | \$ 410,000           |
| <b>Total</b> |  |              | <b>\$ 429,000</b>    |
|              | <b>Hotels, Motels, Apartments, and Clubs</b>     |              |                      |
|              | Women's Club                                     | 1925         | \$ 50,000            |
|              | Worth Hotel                                      | 1926         | \$ 1,490,000         |
| *            | Elk's Club                                       | 1928         | \$ 210,000           |
| <b>Total</b> |  |              | <b>\$ 1,750,000</b>  |
|              | <b>Industrial and Manufacturing Bldgs.</b>       |              |                      |
|              | King Candy Company (Factory)                     | 1922         | \$ 60,000            |
|              | Southwestern Stock Show (Exhibit Bldg)           | 1924         | \$ 25,000            |
|              | Jenkins Manufacturing Co. (Factory)              | 1927         | \$ 70,000            |
|              | Pangburn Ice Cream (Factory)                     | 1927         | \$ 50,000            |
|              | Crystal Creamery (Creamery)                      | 1927         | \$ 35,000            |

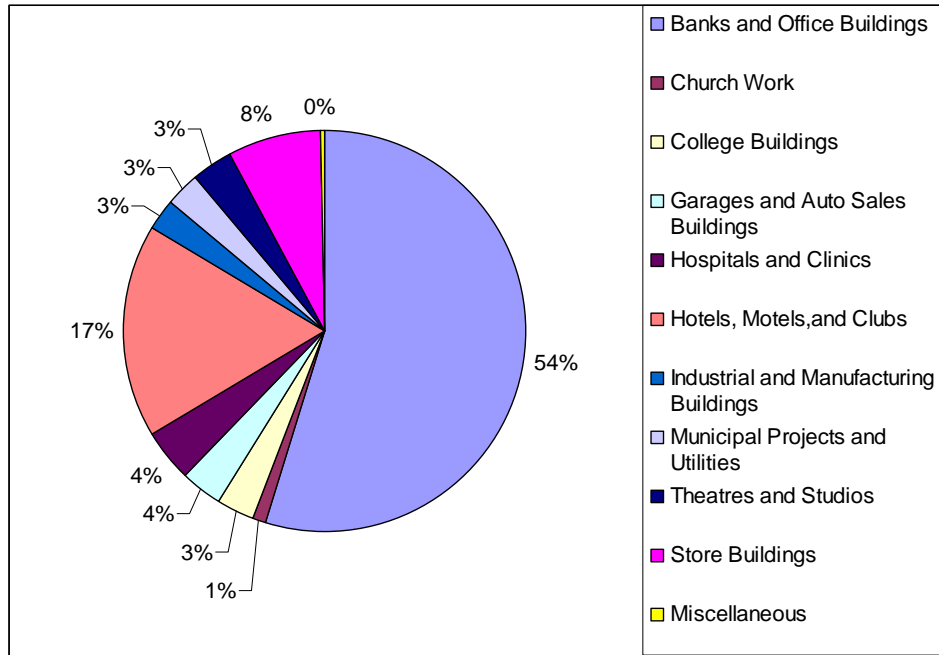
|              |  |              |                      |
|--------------|--|--------------|----------------------|
|              | City of Fort Worth (Airplane Hanger)                           | 1927         | \$ 30,000            |
| <b>Total</b> |  |              | <b>\$ 270,000</b>    |
|              | <b>Municipal Projects and Utilities</b>                        |              |                      |
|              | Southwestern Bell Telephone (Exchange Bldg)                    | 1925         | \$ 250,000           |
|              | Tarrant County Courthouse (Elevator)                           | 1928         | \$ 8,000             |
| <b>Total</b> |  |              | <b>\$ 258,000</b>    |
| <b>FW</b>    | <b>Store Buildings</b>   | <b>1920s</b> | <b>Price Charged</b> |
|              | Monnig Dry Goods   | 1924         | \$ 200,000           |
|              | Monnig Wholesale Dry Goods                                     | 1925         | \$ 225,000           |
|              | Shaw Jewelry Company   | 1927         | \$ 23,000            |
|              | Washer Brothers  | 1927         | \$ 205,000           |
|              | Alexander Bale, Inc.   | 1928         | \$ 55,000            |
|              | Martha Washington Candy Company                                | 1928         | \$ 30,000            |
|              | Ben Corley Store   | 1929         | \$ 21,000            |
|              | Ehrlick (Remodel Store Front)                                  | 1929         | \$ 13,000            |
| <b>Total</b> |  |              | <b>\$ 772,000</b>    |
|              | <b>Theatres and Studios</b>                                    |              |                      |
| *            | Worth Theatre  | 1927         | \$ 350,000           |
| <b>Total</b> |  |              | <b>\$ 350,000</b>    |
|              | <b>Micellaneous</b>  |              |                      |
|              | B. J. Tiller Mausoleum   | 1922         | \$ 30,000            |
| <b>Total</b> |  |              | <b>\$ 30,000</b>     |
|              | <b>1920s Total in Fort Worth</b>                               |              | <b>\$ 10,242,000</b> |
|              |  |              |                      |
|              | <b>1930s in Fort Worth</b>                                     |              |                      |
|              | <b>Banks and Office Buildings</b>                              |              |                      |
| *            | Lone Star Gas Company  | 1930         | \$ 225,000           |
| *            | The Fair Store   | 1930         | \$ 1,750,000         |
|              | Texas Electric Services Company (Bldg Alt)                     | 1937         | \$ 8,000             |
| <b>Total</b> |  |              | <b>\$ 1,983,000</b>  |
|              | <b>Church Work</b>   |              |                      |
|              | San Jose Catholic Church                                       | 1930         | \$ 15,000            |
| <b>Total</b> |  |              | <b>\$ 15,000</b>     |
|              | <b>College Buildings</b>                                       |              |                      |
| *            | TCU (Stadium)  | 1930         | \$ 350,000           |
|              | Texas Wesleyan College (Science Building)                      | 1931         | \$ 125,000           |
| <b>Total</b> |  |              | <b>\$ 475,000</b>    |
|              | <b>Garages and Auto Sales Buildings</b>                        |              |                      |
|              | Southwestern Exposition and Fat Stock Show ( Auto Sales Bldg.) | 1930         | \$ 200,000           |
|              | Leonard Bros.  | 1930         | \$ 30,000            |
| <b>Total</b> |  |              | <b>\$ 230,000</b>    |



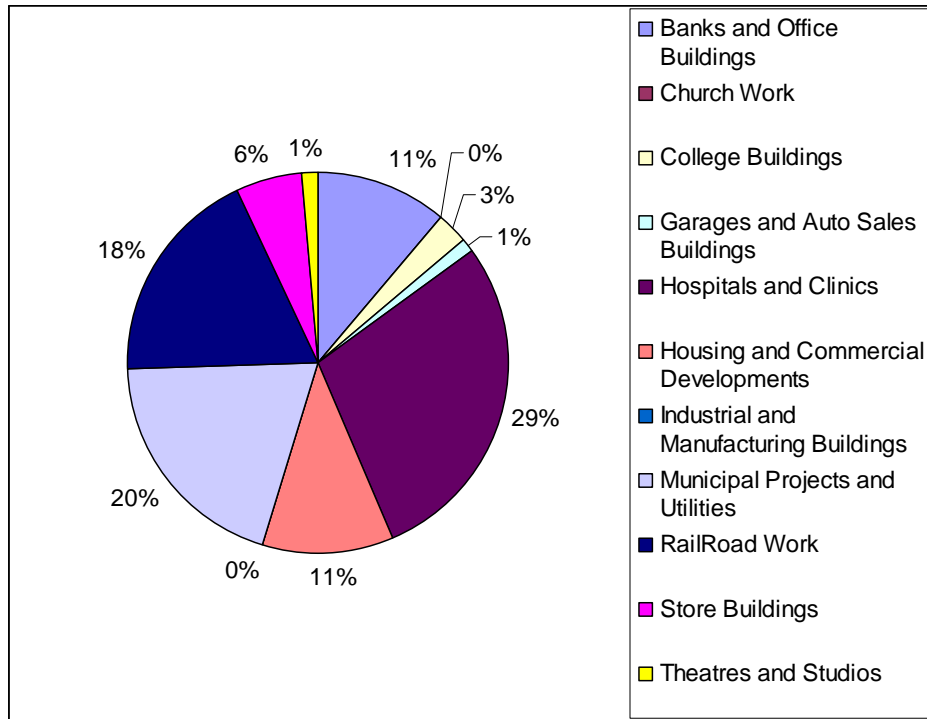
|              |   |      |                      |
|--------------|---|------|----------------------|
|              | <b>Hospitals and Clinics</b>                    |      |                      |
| **           | U. S. Narcotic Hospital                         | 1936 | \$ 5,000,000         |
|              | Methodist Hospital (Remodel)                    | 1937 | \$ 100,000           |
| <b>Total</b> |   |      | <b>\$ 5,100,000</b>  |
|              | <b>Housing and Commercial Developments</b>      |      |                      |
| **           | Forth Worth Housing Authority (Housing Project) | 1939 | \$ 2,000,000         |
| <b>Total</b> |   |      | <b>\$ 2,000,000</b>  |
|              | <b>Industrial and Manufacturing Buildings</b>   |      |                      |
|              | Bowen Motor Coaches                             | 1939 | \$ 10,000            |
| <b>Total</b> |   |      | <b>\$ 10,000</b>     |
|              | <b>Municipal Projects and Utilities</b>         |      |                      |
| *            | Fire Alarm Signal Building                      | 1930 | \$ 40,000            |
| *            | City Fire Alarm System                          | 1930 | \$ 35,000            |
| *            | City Fire Hall                                  | 1930 | \$ 150,000           |
| *            | Post Office                                     | 1930 | \$ 1,100,000         |
| **           | Will Rogers Coliseum and Auditorium,            | 1936 | \$ 1,675,000         |
| **           | City Hall                                       | 1938 | \$ 530,000           |
| <b>Total</b> |   |      | <b>\$ 3,530,000</b>  |
|              | <b>Railroad Work</b>                            |      |                      |
| *            | Texas & Pacific (Warehouse)                     | 1930 | \$ 1,720,000         |
| *            | Texas & Pacific (Passenger Station)             | 1931 | \$ 1,375,000         |
| *            | Texas & Pacific (Baggage- Express)              | 1931 | \$ 200,000           |
| <b>Total</b> |   |      | <b>\$ 3,295,000</b>  |
|              | <b>Store Buildings</b>                          |      |                      |
| *            | Sanger Brothers                                 | 1930 | \$ 590,000           |
|              | Alexander Bale, Inc                             | 1930 | \$ 60,000            |
|              | P. M. DeVitt Trust                              | 1930 | \$ 12,000            |
|              | Leonard Brothers                                | 1930 | \$ 325,000           |
|              | Meachams (Remodeling)                           | 1938 | \$ 10,000            |
|              | Shotts Electric Company                         | 1938 | \$ 20,000            |
| <b>Total</b> |   |      | <b>\$ 1,017,000</b>  |
|              | <b>Theatres and Studios</b>                     |      |                      |
| *            | Hollywood Theatre                               | 1930 | \$ 215,000           |
|              | Radio Station KGKO                              | 1937 | \$ 25,000            |
| <b>Total</b> |   |      | <b>\$ 240,000</b>    |
|              | <b>Total for 1930s</b>                          |      | <b>\$ 17,895,000</b> |

\* Five Years of Progress. \*\*PWA Projects. Note the Aviation Building is not listed in *Hedrick Project Book*. It was built in 1930.

### 1920s Fort Worth Business Breakdown.



### 1930s Fort Worth Business Breakdown

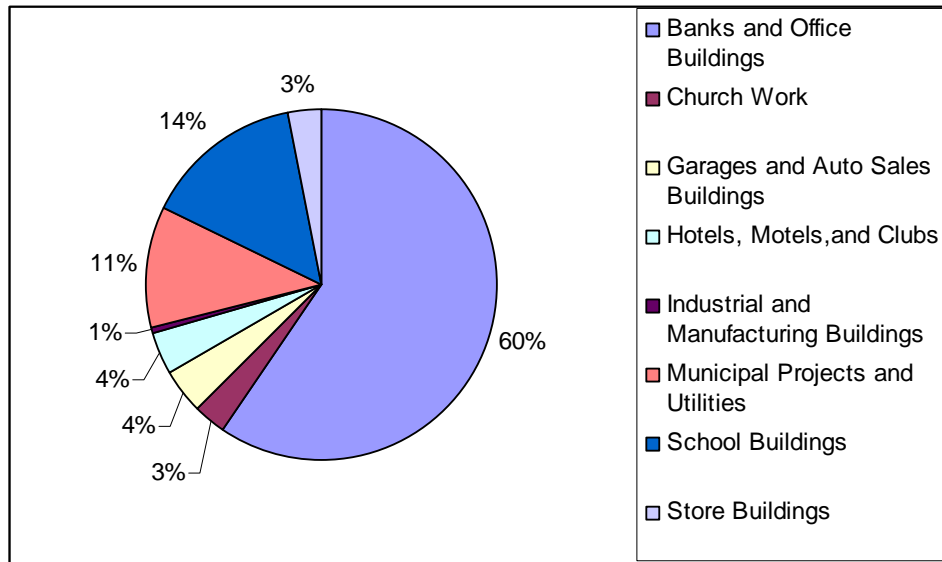


| <b>Houston</b> | <b>Banks and Office Buildings</b>                  | <b>1920s</b> | <b>Price Charged</b> |
|----------------|--|--------------|----------------------|
|                | Cotton Exchange                                    | 1923         | \$ 1,300,000         |
|                | Second National Bank                               | 1923         | \$ 500,000           |
|                | First National bank                                | 1923         | \$ 610,000           |
|                | Federal Land Bank (Remodel)                        | 1924         | \$ 50,000            |
|                | Houston Land & Trust Co                            | 1924         | \$ 150,000           |
|                | Houston National Bank                              | 1925         | \$ 800,000           |
|                | Shell Building                                     | 1925         | \$ 2,225,000         |
|                | Second National Bank                               | 1925         | \$ 250,000           |
|                | Houston Medical Arts                               | 1925         | \$ 1,500,000         |
|                | Federal Land Bank                                  | 1929         | \$ 300,000           |
|                | Second National Bank (Alt. & Add)                  | 1929         | \$ 52,000            |
| <b>Total</b>   |  |              | <b>\$ 7,737,000</b>  |
|                | <b>Churches</b>                                    |              |                      |
|                | South Main Baptist Church                          | 1925         | \$ 300,000           |
|                | South End Christian Church                         | 1927         | \$ 125,000           |
| <b>Total</b>   |  |              | <b>\$ 425,000</b>    |
|                | <b>Garages and Auto Sales</b>                      |              |                      |
|                | Adams Clay Estate (Garage)                         | 1922         | \$ 26,000            |
|                | R. S. Sterling (Auto Sales Bldg)                   | 1924         | \$ 250,000           |
|                | Monford Cadillac Company (Auto Sales Bldg)         | 1927         | \$ 100,000           |
|                | Walter H. Walne (Auto Sales Bldg)                  | 1928         | \$ 110,000           |
|                | Walter H. Walne (Auto Sales Bldg)                  | 1928         | \$ 50,000            |
| <b>Total</b>   |  |              | <b>\$ 536,000</b>    |
|                | <b>Hotels, Motels, Apartments, and Clubs</b>       |              |                      |
|                | Sam Houston Hotel                                  | 1924         | \$ 400,000           |
|                | Houston Launch Club                                | 1927         | \$ 90,000            |
| <b>Total</b>   |  |              | <b>\$ 490,000</b>    |
|                | <b>Industrial and Manufacturing Bldgs.</b>         |              |                      |
|                | Gulf Publishing Company                            | 1927         | \$ 85,000            |
|                | Gulf Publishing Company (Additions)                | 1929         | \$ 9,000             |
| <b>Total</b>   |  |              | <b>\$ 94,000</b>     |
|                | <b>Municipal Projects and Utilities</b>            |              |                      |
|                | Southwestern Bell Exchange Bldg.                   | 1925         | \$ 400,000           |
|                | Harris County Courthouse                           | 1927         | \$ 760,000           |
|                | Southwestern Bell, Fairfax Exchange (Alt. & Adds.) | 1929         | \$ 138,000           |
|                | Southwestern Bell, Lamar Exchange (Addition)       | 1929         | \$ 155,000           |
| <b>Total</b>   |  |              | <b>\$ 1,453,000</b>  |
|                | <b>School Buildings</b>                            |              |                      |
|                | Junior High School                                 | 1925         | \$ 400,000           |
|                | Gregory School                                     | 1927         | \$ 100,000           |

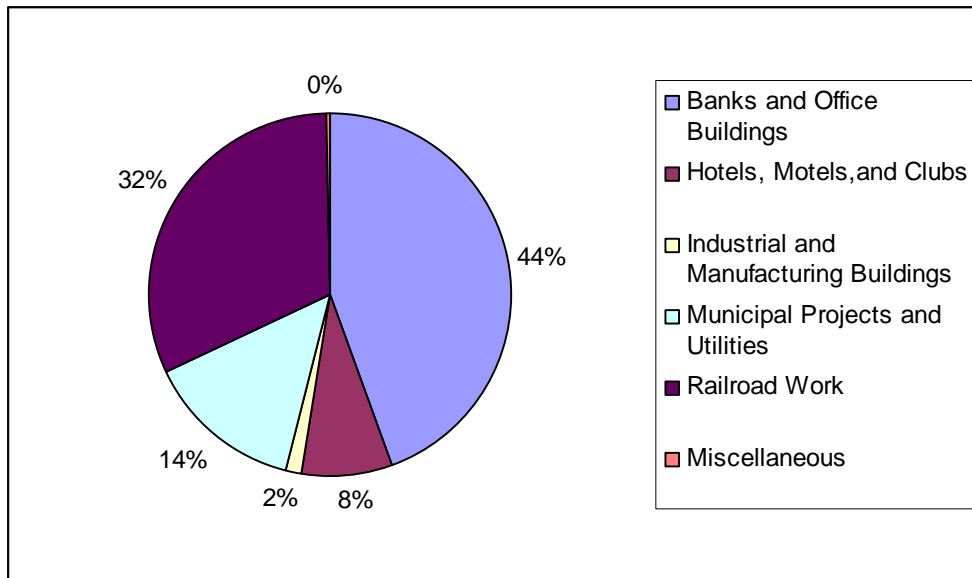
|              |  |      |                      |
|--------------|--|------|----------------------|
|              | Bruce School                                     | 1927 | \$ 75,000            |
|              | Harper School                                    | 1927 | \$ 65,000            |
|              | Douglas School                                   | 1927 | \$ 100,000           |
|              | John Marshall High                               | 1927 | \$ 95,000            |
|              | Breckenridge School                              | 1927 | \$ 50,000            |
|              | John H. Reagan High                              | 1929 | \$ 250,000           |
|              | Albert S. Johnson School                         | 1929 | \$ 95,000            |
|              | John Marshall Jr. High Addn.                     | 1929 | \$ 125,000           |
|              | Jefferson Davis Sr. High                         | 1929 | \$ 208,000           |
|              | Harper School Addn.                              | 1929 | \$ 65,000            |
|              | San Jacinto Sr. High                             | 1929 | \$ 265,000           |
| <b>Total</b> |  |      | <b>\$ 1,890,000</b>  |
|              | <b>Store Buildings</b>                           |      |                      |
|              | Hagan-Allnock Company                            | 1922 | \$ 110,000           |
|              | Cargill Company, Printers                        | 1925 | \$ 150,000           |
|              | The Schumacher Company                           | 1925 | \$ 50,000            |
|              | E. L. Wilson Hardware Co.                        | 1925 | \$ 50,000            |
|              | Alexander Bale, Inc.                             | 1928 | \$ 55,000            |
| <b>Total</b> |  |      | <b>\$ 415,000</b>    |
|              | <b>1920s Total in Houston</b>                    |      | <b>\$ 13,040,000</b> |
|              |  |      |                      |
|              | <b>1930s</b>                                     |      |                      |
|              | <b>Banks and Office Buildings</b>                |      |                      |
|              | R. S. Sterling Office Building                   | 1930 | \$ 1,200,000         |
|              | Mason Building (Remodel)                         | 1937 | \$ 30,000            |
|              | Shell Building (Air Conditioning)                | 1939 | \$ 150,000           |
|              | Medical Arts (Addition)                          | 1939 | \$ 30,000            |
| <b>Total</b> |  |      | <b>\$ 1,410,000</b>  |
|              | <b>Hotels, Motels, Apartments, and Clubs</b>     |      |                      |
|              | Main-Walker Holding Co.                          | 1931 | \$ 250,000           |
| <b>Total</b> |  |      | <b>\$ 250,000</b>    |
|              | <b>Industrial and Manufacturing Buildings</b>    |      |                      |
|              | Bowen Motor Coaches                              | 1939 | \$ 50,000            |
| <b>Total</b> |  |      | <b>\$ 50,000</b>     |
|              | <b>Municipal Projects and Utilities</b>          |      |                      |
|              | Post Office                                      | 1937 | \$ 450,000           |
| <b>Total</b> |  |      | <b>\$ 450,000</b>    |
|              | <b>Railroad Work</b>                             |      |                      |
|              | Southern Pacific Railway Co. (Passenger Station) | 1933 | \$ 1,000,000         |
| <b>Total</b> |  |      | <b>\$ 1,000,000</b>  |

|              |                               |      |                     |
|--------------|-------------------------------|------|---------------------|
|              | <b>Miscellaneous</b>          |      |                     |
|              | Mr. C.C. Hooper (Lunch Stand) | 1939 | \$ 10,000           |
| <b>Total</b> |                               |      | <b>\$ 10,000</b>    |
|              | <b>1930s Total in Houston</b> |      | <b>\$ 3,170,000</b> |
|              |                               |      |                     |

### 1920s Houston Business Breakdown

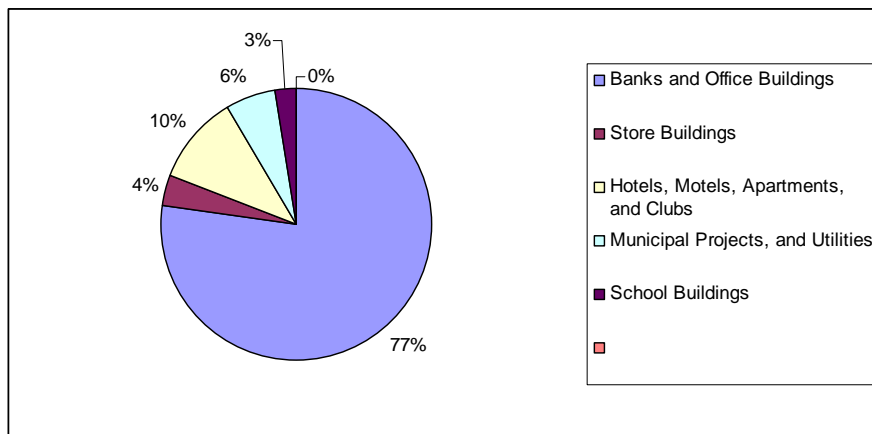


### 1930s Houston Business Breakdown

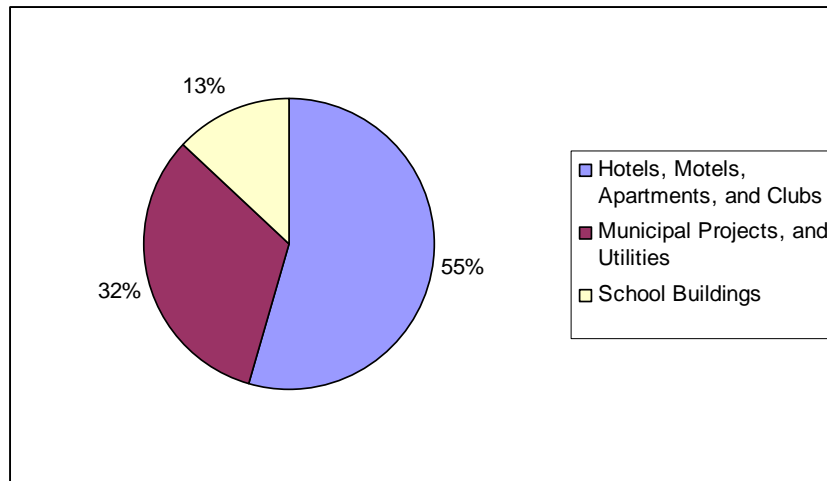


| <b>Out of Texas Work</b> | <b>Banks and office</b>                      | <b>1920s</b> | <b>Price Charged</b> |
|--------------------------|--|--------------|----------------------|
| Baton Rouge, LA          | Louisiana National Bank                      | 1924         | \$ 600,000           |
| Jackson, Miss.           | Lamar Life Insurance Building                | 1924         | \$ 550,000           |
| Baton Rouge, LA          | Bank of Baton Rouge                          | 1925         | \$ 150,000           |
| Jackson, Miss            | Merchants Bank & Trust                       | 1925         | \$ 835,000           |
| Memphis, Tenn            | * Sterick Building                           | 1928         | \$ 2,500,000         |
| <b>Total</b>             |  |              | <b>\$ 4,635,000</b>  |
|                          | <b>Store Buildings</b>                       |              |                      |
| Jackson, Miss            | E. E. Kennington Company                     | 1924         | \$ 225,000           |
| <b>Total</b>             |  |              | <b>\$ 225,000</b>    |
|                          | <b>1920s Total Out of Texas</b>              |              | <b>\$ 4,860,000</b>  |
|                          | <b>1930s</b>                                 |              |                      |
|                          | <b>Hotels, Motels, Apartments, and Clubs</b> |              |                      |
| Monroe, LA               | Francis Hotel                                | 1930         | \$ 625,000           |
| <b>Total</b>             |  |              | <b>\$ 625,000</b>    |
|                          | <b>Municipal Projects and Utilities</b>      |              |                      |
| Plymouth, Mich           | Post Office                                  | 1934         | \$ 100,000           |
| Mt. Pleasant, Iowa       | Post Office                                  | 1936         | \$ 110,000           |
| Tracy, CA                | Post Office                                  | 1936         | \$ 160,000           |
| <b>Total</b>             |  |              | <b>\$ 370,000</b>    |
|                          | <b>School Buildings</b>                      |              |                      |
| Hobbs, NM                | Hobbs School Bldg                            | 1938         | \$ 125,000           |
| Hobbs, NM                | Auditorium and Gymnasium                     | 1938         | \$ 26,000            |
| <b>Total</b>             |  |              | <b>\$ 151,000</b>    |
|                          | <b>1930s Total Out of Texas</b>              |              | <b>\$ 1,146,000</b>  |

1920s Out of Texas Breakdown



### 1930s Out of Texas Breakdown



| Around Texas   | Banks and Office Buildings        | 1920s | Price Charged       |
|----------------|-----------------------------------|-------|---------------------|
| San Antonio    | Frost National Bank               | 1922  | \$ 800,000          |
| Beaumont       | San Jacinto Life Ins. Co          | 1922  | \$ 800,000          |
| Brenham        | First National Bank               | 1923  | \$ 100,000          |
| Galveston      | **U. S. National Bank             | 1923  | \$ 850,000          |
| Texarkana      | **Texarkana National Bank         | 1924  | \$ 210,000          |
| Lubbock        | First National Bank               | 1924  | \$ 75,000           |
| Decatur        | First National Bank               | 1924  | \$ 50,000           |
| Wichita Falls  | Harvey Snider Company             | 1925  | \$ 300,000          |
| Wichita Falls  | Perkins Snider Bldg. Co.          | 1925  | \$ 330,000          |
| Amarillo       | Mrs. Oliver Eakle Office Bldg.    | 1926  | \$ 550,000          |
| Wichita Falls  | First National Bank               | 1926  | \$ 150,000          |
| Midland        | *The Petroleum Building           | 1929  | \$ 650,000          |
| <b>Total</b>   |                                   |       | <b>\$ 4,865,000</b> |
|                | <b>Church Work</b>                |       |                     |
| Austin         | First Methodist Church            | 1922  | \$ 90,000           |
| Wichita Falls  | First Methodist Church            | 1926  | \$ 440,000          |
| Baytown        | Catholic Church                   | 1928  | \$ 10,000           |
| Corpus Christi | First Presbyterian Church         | 1929  | \$ 152,000          |
| <b>Total</b>   |                                   |       | <b>\$ 692,000</b>   |
|                | <b>College Buildings</b>          |       |                     |
| Austin         | Methodist Girls (Dormitory)       | 1924  | \$ 100,000          |
| Lubbock        | Texas Tech. (Administration Bldg) | 1924  |                     |
|                |                                   | -     |                     |
|                |                                   | 1934  |                     |
|                | Presidents Residence              |       |                     |

|                     |   |              |                      |
|---------------------|---|--------------|----------------------|
|                     | Stock Judging Pavilion                        |              |                      |
|                     | Textile Bldg.                                 |              |                      |
|                     | Power Plant                                   |              |                      |
|                     | Dining Hall                                   |              |                      |
|                     | Dairy Barn                                    |              |                      |
|                     | Engineering Bldg.                             |              |                      |
|                     | Chemistry Bldg.                               |              |                      |
|                     | Boy's Dormitory                               |              |                      |
|                     | Girl's Dormitory                              |              | \$ 3,000,000         |
| Dallas              | SMU (Snider Hall)                             | 1926         | \$ 150,000           |
| Dallas              | SMU (Virginia Hall)                           | 1926         | \$ 150,000           |
| <b>Total</b>        |   |              | <b>\$ 3,400,000</b>  |
|                     | <b>Hospitals and Clinics</b>                  |              |                      |
| Hereford            | Deaf Smith County Hospital                    | 1924         | \$ 50,000            |
| Temple              | Santa Fe Hospital                             | 1925         | \$ 150,000           |
| Amarillo            | St. Anthony's Hospital                        | 1928         | \$ 300,000           |
| Terrell             | Terrell State Hospital                        | 1929         | \$ 160,000           |
| <b>Total</b>        |   |              | <b>\$ 660,000</b>    |
|                     |   |              |                      |
|                     |   |              |                      |
| <b>Around Texas</b> | <b>Hotels, Motels, Apartments, and Clubs</b>  | <b>1920s</b> | <b>Price Charged</b> |
| Austin              | Stephen F. Austin Hotel                       | 1923         | \$ 775,000           |
| Brownwood           | Southern Hotel                                | 1923         | \$ 80,000            |
| Lubbock             | Lubbock Hotel                                 | 1925         | \$ 650,000           |
| Mineral Wells       | Baker Hotel [p]                               | 1927         | \$ 1,500,000         |
| Childress           | Childress Hotel                               | 1927         | \$ 300,000           |
| Amarillo            | Davidson Hotel                                | 1927         | \$ 1,000,000         |
| Gainesville         | Turner Hotel                                  | 1928         | \$ 185,000           |
| Beaumont            | **Edson Hotel                                 | 1928         | \$ 1,100,000         |
| Eastland            | Connellee Hotel                               | 1928         | \$ 210,000           |
| Plainview           | Dr. J. L. Guest et al Hotel                   | 1928         | \$ 239,000           |
| Midland             | Scharbauer Hotel                              | 1929         | \$ 200,000           |
| Lubbock             | Lubbock Hotel                                 | 1929         | \$ 180,000           |
| <b>Total</b>        |   |              | <b>\$ 6,419,000</b>  |
|                     | <b>Industrial and Manufacturing Buildings</b> |              |                      |
| San Angelo          | San Angelo Std. Inc (Air Conditioning)        | 1929         | \$ 15,000            |
| <b>Total</b>        |   |              | <b>\$ 15,000</b>     |
|                     | <b>Municipal Projects and Utilities</b>       |              |                      |
| Brownwood           | City of Brownwood Auditorium                  | 1924         | \$ 80,000            |
| Lubbock             | City Hall                                     | 1924         | \$ 95,000            |
| San Antonio         | Southwestern Bell Telephone Co.               | 1925         | \$ 50,000            |



|               |   |      |                     |
|---------------|---|------|---------------------|
| Childress     | City Hall   | 1927 | \$ 45,000           |
| Goose Creek   | City Hall   | 1928 | \$ 15,000           |
| Humble        | Harris County Jail                                    | 1928 | \$ 11,000           |
| <b>Total</b>  |   |      | <b>\$ 296,000</b>   |
|               | <b>Railroad Work</b>                                  |      |                     |
| Wichita Falls | Fort Worth & Denver (Roundhouse)                      | 1926 | \$ 40,000           |
| Amarillo      | Fort Worth & Denver (Boiler House)                    | 1926 | \$ 6,000            |
| Clarendon     | Fort Worth & Denver (Passenger Station)               | 1927 | \$ 11,000           |
| Amarillo      | Fort Worth & Denver ( Roundhouse)                     | 1927 | \$ 41,000           |
| Wichita Falls | Fort Worth & Denver (Alt. & Add to Passenger Station) | 1927 | \$ 3,500            |
| Lubbock       | Fort Worth & Denver (Passenger Station)               | 1928 | \$ 55,000           |
| Plainview     | Fort Worth & Denver (Passenger Station)               | 1928 | \$ 35,000           |
| Childress     | Fort Worth & Denver (Passenger Station)               | 1928 | \$ 57,000           |
| Sterley       | Fort Worth & Denver (Engine House)                    | 1928 | \$ 15,000           |
| Plainview     | Fort Worth & Denver (Freight Station)                 | 1928 | \$ 25,000           |
| Lockney       | Fort Worth & Denver (Passenger Station)               | 1929 | \$ 25,000           |
| Abilene       | Fort Worth & Denver (Passenger Station)               | 1929 | \$ 25,000           |
| Amarillo      | Fort Worth & Denver (Storehouse)                      | 1929 | \$ 12,000           |
| <b>Total</b>  |   |      | <b>\$ 350,500</b>   |
|               | <b>School Buildings</b>                               |      |                     |
| Comanche      | High School   | 1922 | \$ 80,000           |
| Benavides     | Elementary School                                     | 1925 | \$ 60,000           |
| Gainesville   | State of Texas Training School                        | 1928 | \$ 49,000           |
| <b>Total</b>  |   |      | <b>\$ 189,000</b>   |
|               | <b>Store Buildings</b>                                |      |                     |
| Childress     | J. M. Crews   | 1928 | \$ 15,000           |
| <b>Total</b>  |   |      | <b>\$ 15,000</b>    |
|               | <b>Miscellaneous</b>                                  |      |                     |
| Sugarland     | KPRC Broadcasting Station                             | 1929 | \$ 160,000          |
| <b>Total</b>  |   |      | <b>\$ 160,000</b>   |
|               | <b>1920s Total Around Texas</b>                       |      | <b>\$ 7,444,500</b> |
|               |   |      |                     |
|               | <b>1930s</b>  |      |                     |
|               | <b>Banks and Office Buildings</b>                     |      |                     |
| Victoria      | Victoria National Bank (Remodel)                      | 1937 | \$ 80,000           |
| Midland       | First National Bank                                   | 1938 | \$ 315,000          |
| <b>Total</b>  |   |      | <b>\$ 395,000</b>   |
|               | <b>College Buildings</b>                              |      |                     |
| ***Denton     | North Texas State Teachers College (Marquis Hall)     | 1935 | \$ 230,000          |
| ***Alpine     | Sul Ross State Teachers College (Dorm)                | 1935 | \$ 60,000           |

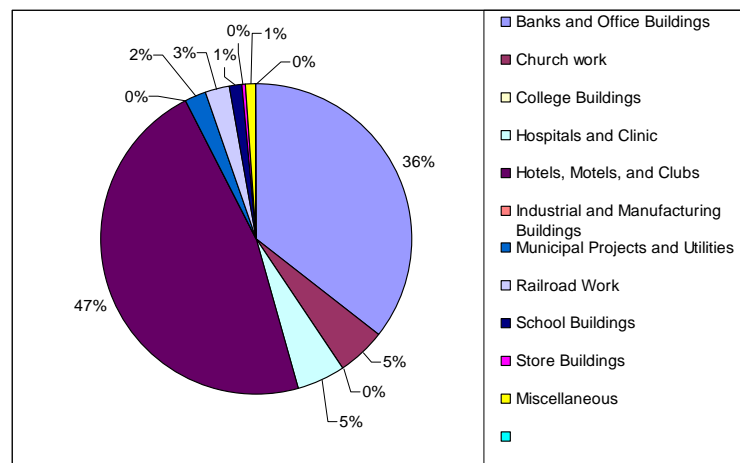
|                |   |      |                     |
|----------------|---|------|---------------------|
| ***Canyon      | West Texas State Teachers College (Dorm)                      | 1935 | \$ 125,000          |
| ***San Marcos  | Southwest Texas State Teachers College (Dorm)                 | 1935 | \$ 115,000          |
| ***Nacogdoches | Stephen F. Austin State Teachers College (Dorm)               | 1935 | \$ 120,000          |
| ***Commerce    | East Texas State Teachers College (Dorm)                      | 1935 | \$ 125,000          |
| ***Huntsville  | Sam Houston State Teachers College (Dorm)                     | 1936 | \$ 160,000          |
| ***Denton      | North Texas State Teachers College (Library)                  | 1936 | \$ 260,000          |
| ***Denton      | North Texas State Teachers College (Hospital)                 | 1936 | \$ 12,000           |
| ***Denton      | North Texas State Teachers College (Music Hall)               | 1936 | \$ 30,000           |
| ***Nacogdoches | Stephen F. Austin State Teachers College (Science Building)   | 1937 | \$ 125,000          |
| Lubbock        | Texas Tech. (Library Stacks)                                  | 1937 | \$ 340,000          |
| ***Denton      | North Texas State Teachers College (Dorms)                    | 1938 | \$ 575,000          |
| Lubbock        | Texas Tech. (Boy's Dorm)                                      | 1938 | \$ 350,000          |
| ***Denton      | North Texas State Teachers College (Home Demonstration House) | 1938 | \$ 25,000           |
| <b>Total</b>   |   |      | <b>\$ 2,652,000</b> |
|                | <b>Hospitals and Clinics</b>                                  |      |                     |
| Galveston      | State Psychopathic Hospital                                   | 1930 | \$ 200,000          |
| Rusk           | Rusk State Hospital (Dorm)                                    | 1932 | \$ 35,000           |
| Rusk           | Rusk State Hospital (Hospital)                                | 1932 | \$ 100,000          |
| Stephenville   | Terrell Hospital  | 1936 | \$ 30,000           |
| Big Spring     | State Board of Control (Hospital)                             | 1937 | \$ 382,000          |
| Conroe         | Montgomery County Hospital                                    | 1937 | \$ 125,000          |
| Refugio        | Refugio County Hospital                                       | 1938 | \$ 160,000          |
| Big Spring     | State Board of Control (Hospital)                             | 1939 | \$ 20,000           |
| Big Spring     | State Board of Control (Hospital)                             | 1939 | \$ 7,000            |
| Lubbock        | Plains Hospital   | 1939 | \$ 50,000           |
| Bay City       | Matagorda County Hospital                                     | 1939 | \$ 60,000           |
| <b>Total</b>   |   |      | <b>\$ 1,169,000</b> |
|                | <b>Hotels, Motels, Apartments, and Clubs</b>                  |      |                     |
| Marshall       | Marshall Hotel  | 1930 | \$ 250,000          |
| Brownwood      | Hotel Brownwood   | 1930 | \$ 525,000          |
| <b>Total</b>   |   |      | <b>\$ 775,000</b>   |
|                | <b>Industrial and Manufacturing Buildings</b>                 |      |                     |
| San Antonio    | National Aircraft Corp. (Factory)                             | 1939 | \$ 50,000           |
| <b>Total</b>   |   |      | <b>\$ 50,000</b>    |
|                | <b>Municipal Projects</b>                                     |      |                     |
| Midland        | City Hall   | 1930 | \$ 35,000           |

|                       |   |      |                     |
|-----------------------|---|------|---------------------|
| Pecos                 | Post Office – Courthouse                          | 1934 | \$ 165,000          |
| Midland               | Post Office                                       | 1937 | \$ 100,000          |
| Kilgore               | Post Office                                       | 1937 | \$ 80,000           |
| Amarillo              | Post Office – Courthouse                          | 1937 | \$ 500,000          |
| Wharton               | Wharton County Jail                               | 1937 | \$ 90,000           |
| Stephenville          | City of Stephenville (Recreation Center)          | 1938 | \$ 85,000           |
| Brenham               | City Hall   | 1938 | \$ 50,000           |
| Liberty               | City Hall   | 1938 | \$ 38,000           |
| Brenham               | Courthouse  | 1938 | \$ 190,000          |
| Comanche              | Courthouse  | 1939 | \$ 200,000          |
| Liberty               | City Library                                      | 1939 | \$ 10,000           |
| Denton                | North Texas State Teacher's College (Post Office) | 1939 | \$ 30,000           |
| Stephenville          | American Legion Community Center                  | 1939 | \$ 25,000           |
| <b>Total</b>          |   |      | <b>\$ 1,598,000</b> |
|                       | <b>Railroad Work</b>                              |      |                     |
| Pampa                 | Fort Worth & Denver (Depot)                       | 1932 | \$ 17,000           |
| Wellington & Shamrock | Fort Worth & Denver (Depot)                       | 1932 | \$ 32,000           |
| Dallas                | Fort Worth & Denver (Remodel Ticket Office)       | 1936 | \$ 6,000            |
| Amarillo              | Fort Worth & Denver (Remodel Ticket Office)       | 1936 | \$ 6,000            |
| <b>Total</b>          |   |      | <b>\$ 61,000</b>    |
|                       | <b>School Buildings</b>                           |      |                     |
| Gainesville           | Elementary School                                 | 1931 | \$ 50,000           |
| Willis                | Auditorium and Gymnasium                          | 1936 | \$ 20,000           |
| Magnolia              | Auditorium and Gymnasium                          | 1937 | \$ 49,000           |
| Alvord                | School Bldg. (Addition)                           | 1938 | \$ 30,000           |
| Victoria              | St. Joseph School                                 | 1937 | \$ 45,000           |
| Sligo                 | School Bldg                                       | 1938 | \$ 45,000           |
| Seminole              | Seminole Con. School                              | 1938 | \$ 75,000           |
| Sweeny                | Sweeny School                                     | 1938 | \$ 57,000           |
| Monahans              | Monahans-Wickett School                           | 1938 | \$ 30,000           |
| Cedar Bayou           | School Bldg.                                      | 1938 | \$ 62,000           |
| Willis                | School Bldg                                       | 1938 | \$ 54,000           |
| Barstow               | School Improvements                               | 1938 | \$ 100,000          |
| Earth                 | Springlake School Bldg                            | 1938 | \$ 54,000           |
| Kopperl               | Kopperl R. H. S. D. (Gymnasium)                   | 1938 | \$ 20,000           |
| Amherst               | Gymnasium   | 1938 | \$ 38,000           |
| Eagle Lake            | Gymnasium   | 1938 | \$ 16,000           |
| Addicks               | School Bldg                                       | 1938 | \$ 64,000           |
| Sanderson             | Terrell Co Com School District ( School and Alt.) | 1938 | \$ 43,000           |

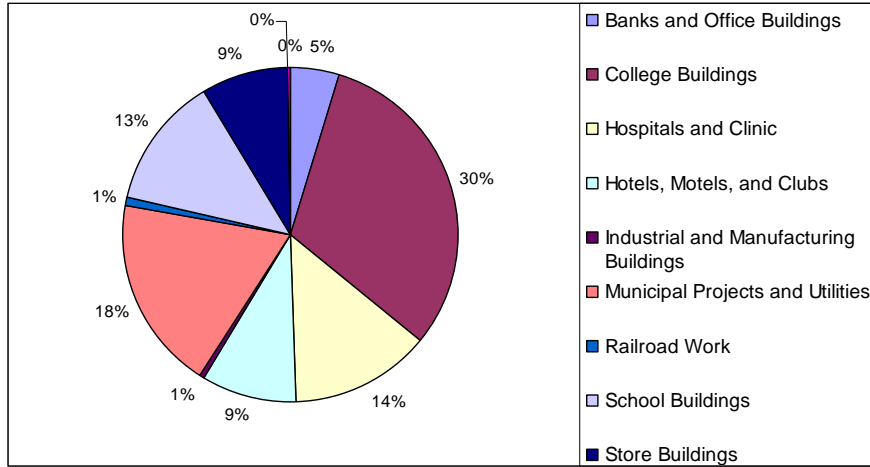
|                |                                   |      |                     |
|----------------|-----------------------------------|------|---------------------|
| Wharton        | Auditorium and Gymnasium          | 1938 | \$ 65,000           |
| Clairrett      | Auditorium and Gymnasium          | 1939 | \$ 20,000           |
| Proctor        | Gymnasium                         | 1939 | \$ 15,000           |
| Dublin         | Gymnasium and Remodel High School | 1939 | \$ 35,000           |
| Denver City    | Sligo School Bldg                 | 1939 | \$ 22,000           |
| Tuloso         | School Bldg                       | 1939 | \$ 60,000           |
| Denver City    | Addition                          | 1939 | \$ 20,000           |
| <b>Total</b>   |                                   |      | <b>\$ 1,089,000</b> |
|                | <b>Store Buildings</b>            |      |                     |
| Vernon         | Montgomery Ward & Co.             | 1930 | \$ 52,000           |
| Corpus Christi | Perkins Dry Goods                 | 1930 | \$ 110,000          |
| Austin         | J. W. & L. Scarborough            | 1931 | \$ 460,000          |
| Midland        | Dr. I. E. Daniel                  | 1937 | \$ 20,000           |
| Midland        | Geo. D. Phillips                  | 1938 | \$ 22,000           |
| Midland        | Bill & Ellis Conner               | 1938 | \$ 22,000           |
| Odessa         | Colonel C. M. Paul                | 1938 | \$ 30,000           |
| Midland        | Everybody's                       | 1939 | \$ 10,000           |
| <b>Total</b>   |                                   |      | <b>\$ 726,000</b>   |
|                | <b>Miscellaneous</b>              |      |                     |
| Arlington      | Fred Browning Stables             | 1939 | \$ 15,000           |
| <b>Total</b>   |                                   |      | <b>\$ 15,000</b>    |
|                | <b>1930s Total Around Texas</b>   |      | <b>\$ 8,530,000</b> |

- \* Buildings in which Hedrick had some form of ownership.
- \*\* Buildings in which another architectural company was involved.
- \*\*\* PWA Projects

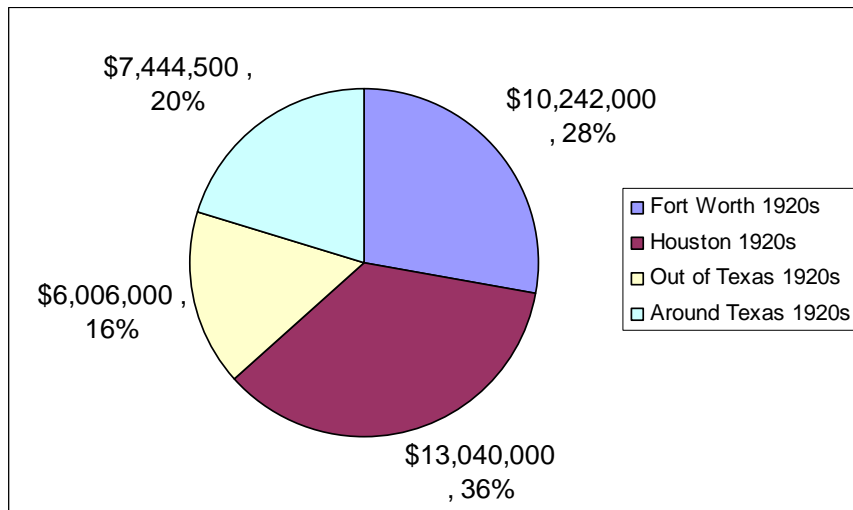
### 1920s Breakdown Around Texas



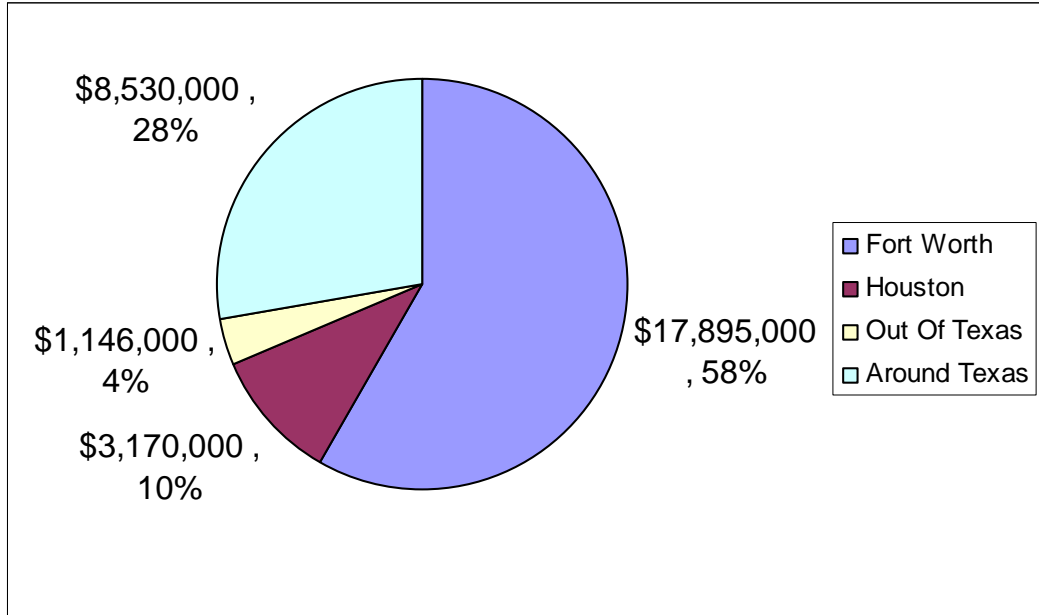
### 1930s Breakdown Around Texas



### 1920s Breakdown



1930s Breakdown<sup>1</sup>



<sup>1</sup> Hedrick Project Book, Architectural Papers Collection, 1-3, 13, 17-19, 32-33, 40-41, 46, 49, 58, 63-65, 89-90, 95, 100-103, 135-137, 142.

APPENDIX B

LAND PURCHASES OF FORT WORTH EXTENSION COMPANY

| Grantor (Seller)              | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description   |
|-------------------------------|-----------------|----------------------------------|------------------|--|
| Johnson, Joe D                | WD              | 694/21                           | 11/28/22         | Lots 1 to 20. Blk 55 Ch<br>Arl Heights                           |
| Thompson,<br>Jeanette         | WD              | 757/291                          | 11/28/22         | 92 3/10 (acres) Peterson<br>Pate Survey                          |
| Scaling Geo W<br>et ux        | WD              | 757/341                          | 12/04/22         | Lots 11 to 30 Blk 52<br>Ch Arl Heights 1 <sup>st</sup> Fil       |
| Tarlton John et<br>ux         | WD              | 733/591                          | 12/09/22         | Blks 83-196 Ch Arl<br>Heights 1 <sup>st</sup> Fil                |
| Handford JS et<br>al          | WD              | 752/289                          | 12/11/22         | Lots 1 to 40 Blk 28 et al<br>Ch Arl Heights 1 <sup>st</sup> Fil  |
| Watkins James<br>et al        | WD              | 752/289                          | 12/11/22         | Lots 1 to 40 Blk 28 et al<br>Ch Arl Heights 1 <sup>st</sup> Fil  |
| Trentman Harry<br>C           | WD              | 757/405                          | 12/11/22         | Lots 15 to 24 Blk 29 et al<br>Ch Arl Heights 1 <sup>st</sup> Fil |
| Sargent J.F.T.<br>et ux et al | WD              | 753/443                          | 12/23/22         | 129 – 4/10 acres<br>Peterson Pate et al                          |
| Seaton Albert<br>et ux et al  | WD              | 753/443                          | 12/23/22         | 129 – 4/10 acres<br>Peterson Pate et al                          |
| Whiteside C H<br>et ux et al  | WD              | 753/443                          | 12/23/22         | 129 – 4/10 acres<br>Peterson Pate et al                          |
| Smith Ben O et<br>us          | QCD             | 760/491                          | 01/17/23         | 32-4/10 acres J Kinder et<br>al                                  |
| Berne Wm J                    | WD              | 771/470                          | 05/22/23         | Pt of acre. Thomas B<br>Taylor                                   |
| Clarke M A et<br>vir          | WD              | 788/294                          | 06/29/23         | 111 acres J Smith Sur et<br>al                                   |
| Collins Will F et<br>ux       | WD              | 782/307                          | 07/27/23         | Lot 1 Blk 2 FtW country<br>Club                                  |
| City of Ft W                  | WD              | 801/126                          | 12/05/23         | Pt acre J Smith Sur et al  |
| Blanton Matt S<br>et al       | Rel DT          | 806/227                          | 01/29/24         | 111 acres J Smith Sur et<br>al                                   |
| Dirks M H et al               | Rel DT          | 806/227                          | 01/29/24         | 111 acres J Smith Sur et<br>a                                    |
| Clark M A et vir              | Rel VL          | 804/443                          | 02/20/24         | Lot 30 Blk 20 et al<br>Bellaire                                  |
| Bern Wm J                     | Rel VL          | 806/425                          | 02/20/24         | 53 – 5899/10000 acre T<br>B Taylor Sur                           |

<sup>2</sup> Tarrant County, Texas, "Grantee, Index to Deeds, From April 24, 1876 to Dec. 31, 1937.



| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                                       |
|----------------------------------|-----------------|----------------------------------|------------------|--|
| Texas Natl Bank Ft W             | Rel VL          | 804/535                          | 02/29/24         | Lot 13 et al Blk 14 et al Bellaire Addn                    |
| Clark M A et vir et al           | Rel VL          | 806/514                          | 02/29/24         | Pt Blk 14-15-20 Bellaire                                   |
| Texas Natl Bank Ft W et al       | Rel VL          | 806/514                          | 02/29/24         | Pt Blk 14-15-20 Bellaire                                   |
| Clark M A et vir                 | Rel VL          | 831/377                          | 06/28/24         | Lot 21 Blk 20 Bellaire Addn                                |
| Clark Mrs M A                    | Rel VL          | 837/181                          | 07/02/24         | 109 Acres A Voght et al                                    |
| Texas Natl Bank Ft W             | Rel VL          | 837/183                          | 07/02/24         | 109 Acres A Voght et al                                    |
| Clark M A et vir                 | Rel VL          | 831/533                          | 07/10/24         | Lots 11-17-18 Blk 15 et al Bellaire Addn                   |
| Clark Mrs M A et vir             | Rel VL          | 833/542                          | 08/29/24         | Lots 9-19 Blk 19 et al Bellaire Addn                       |
| Clark M A et vir                 | Rel VL          | 824/566                          | 09/23/24         | Lot 7 Blk 19 Bellarie Addn                                 |
| Clark M A et vir                 | Rel VL          | 865/538                          | 05/11/25         | 111 acres J Smith et al                                    |
| Trentman Harry C                 | Rel VL          | 896/31                           | 10/02/25         | Lots 15-24 Blk 29 et al Ch Arl Heights 1 <sup>st</sup> Fil |
| Handford J S et al               | WD              | 896/33                           | 10/02/25         | Lots 10-16 Blk 30 Ch Arl Heights 1 <sup>st</sup> Fil       |
| Watkins James A et al            | WD              | 896/33                           | 10/02/25         | Lot 10-16 Blk 30 Ch Arl heights 1 <sup>st</sup> Fil        |
| Scaling Geo W et ux              | Rel VL          | 844/618                          | 01/27/27         | Blk 53 et al Ch Arl Heights 1 <sup>st</sup> Fil            |
| Hucking L W et ux                | WD              | 966/503                          | 08/26/27         | Lots 22 to 24 Blk 1 Ft W Country Club Addn                 |
| Schoonmaker G C                  | WD              | 994/412                          | 09/16/27         | Lots 10-14 Blk 3 Ft W Country Club Addn                    |
| Conner Geo M et ux               | SWD             | 966/624                          | 10/19/27         | Lot 14 Blk 2 Ft W Country Club Addn                        |
| Ball F N et ux                   | WD              | 986/32                           | 11/02/27         | Lot 11 Blk 1 Ft W Country Club Addn                        |
| Fox Mary Downs et vir            | Rel Cont        | 997/315                          | 11/02/27         | Lot 14 Blk 1 Ft W Country Club Addn                        |
| Thompson Jeanette B et al (Decd) | Rel VL          | 1014/601                         | 03/02/28         | 92-3/10 acres Peterson Pate Sur                            |
| Thompson T T et al               | Rel VL          | 1014/601                         | 03/02/28         | 92-3/10 acres Peterson Pate Sur                            |

| Grantor (Seller)              | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                                 |
|-------------------------------|-----------------|----------------------------------|------------------|--|
| Baker T O et ux               | WD              | 1072/86                          | 03/09/28         | Lot 9 Blk 1 et al Ft W Country Club                  |
| Jenkins Peter et ux           | WD              | 1079/125                         | 04/24/28         | Lot 13 Blk 1 Ft W Country Club                       |
| Thomas R G et ux              | WD              | 1079/214                         | 05/19/28         | Lot 8 Blk 1 Ft W Country Club                        |
| Shannon Julia G               | QCD             | 1013/429                         | 06/20/28         | Lots 13-16 Blk 28 Ch Arl Heights 1 <sup>st</sup> Fil |
| Gilbert & Co L G Ft W         | Rel JudgL       | 1029/75                          | 07/02/28         | Lot 8 Blk 1 Ft W Country Club                        |
| Wolford W O et ux             | SWD             | 1074/62                          | 09/14/28         | Lot 2 Blk 3 Ft W Country Club                        |
| Short Ida G et vir            | QCD             | 1029/306                         | 09/24/28         | Pt Lot 7 Blk 3 Ft W County Club                      |
| Hammond Frank W et al         | QCD             | 1098/46                          | 11/15/28         | All Westover Hills                                   |
| Hammond Fred W et al          | QCD             | 1098/46                          | 11/15/28         | All Westover Hills                                   |
| Phillips Edwin T et al (Decd) | QCD             | 1098/47                          | 11/15/28         | All Westover Hills                                   |
| Phillips Mary Louise et al    | QCD             | 1098/47                          | 11/15/28         | All Westover Hills                                   |
| Collins Will F et ux          | WD              | 1083/15                          | 01/24/29         | Lot 16 Blk 2 Ft W Country Club                       |
| Hedrick Wyatt C et ux         | WD              | 1066/611                         | 05/26/29         | Lot 1 Blk 1 Westover Hills                           |
| Hedrick Wyatt C et ux         | WD              | 1066/612                         | 05/26/29         | Lot 30 Blk 1 Westover Hills                          |
| Bratten F W et ux             | WD              | 1102/480                         | 10/21/29         | N1/2 Lot 8 All 9 Blk 9 Westover Hills                |
| Collier Hon B et ux           | WD              | 1103/563                         | 01/21/31         | Lot 9 Blk 1 Westover Hills                           |
| Tarlton John                  | WD              | 1132/28                          | 01/21/31         | Lot 8 Blk 1 Westover Hills                           |
| Hedrick Wyatt C et ux         | Cor D           | 1068/186                         | 02/03/31         | Lot 1 Blk 1 Ft W Country Club                        |
| Hedrick Wyatt C et ux         | WD              | 1127/571                         | 02/12/31         | Lot 16 Blk 1 Ft W Country Club                       |
| Hedrick Wyatt C               | TVL             | 1132/198                         | 02/25/31         | Lots 26-27 Blk 1 Westover Hills                      |
| Tess S A et ux                | WD              | 1141/581                         | 04/09/31         | Lot 3 Blk 13 Ryan Place                              |

| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description  |
|----------------------------------|-----------------|----------------------------------|------------------|---|
| Trigg Nellie Day et vir          | WD              | 1137/232                         | 05/29/31         | Pt Lot 4-5 blk 1 Ft w Country Club                          |
| Bryne A Luther Inc Ft W          | Trans DT        | 1140/296                         | 07/16/31         | Pt Lot 5-6 Blk 1 Ft W Country Club                          |
| Fain Conrad F                    | Rel Claim       | 1153/302                         | 09/18/31         |   |
| Continental Natl Bank et al Ft W | Rel DT          | 1153/457                         | 10/05/31         | Lot 16 Blk 2 et al Westover Hills                           |
| McKee L H et al                  | Rel DT          | 1153/457                         | 10/05/31         | Lot 16 Blk 2 et al Westover Hills                           |
| Continental Natl Bank et al Ft W | Rel DT          | 1154/348                         | 11/10/31         | Lot C Blk A Westover Hills                                  |
| McKee L H et al                  | Rel DT          | 1154/348                         | 11/10/31         | Lot C Blk A Westover Hills                                  |
| Continental Natl Bank et al Ft W | Prt Rel DT      | 1156/130                         | 11/10/31         | Lot 2 Blk 6 et al Westover Hills                            |
| McKee L H et al                  | Prt Rel DT      | 1156/130                         | 11/10/31         | Lot 2 Blk 6 et al Westover Hills                            |
| Beach J B et al                  | WD              | 1148/135                         | 11/28/31         | Lot 15 Blk 2 Country Club Heights                           |
| Continental Natl Bank et al Ft W | Rel DT          | 1158/56                          | 12/02/31         | Pt Lot 57 Blk 3 Westover Hills                              |
| McKee L H et al                  | Rel DT          | 1158/56                          | 12/02/31         | Pt Lot 57 Blk 3 Westover Hills                              |
| Continental Natl Bank et al Ft W | Rel DT          | 1158/57                          | 12/02/31         | Lots 55-56 Blk 3 Westover Hills                             |
| McKee L H et al                  | Rel DT          | 1158/57                          | 12/02/31         | Lots 55-56 Blk 3 Westover Hills                             |
| Trentman Harry C et ux           | WD              | 1169/469                         | 12/22/31         | Lot 1 to 14 Blk 29 et al Ch Arl Heights 1 <sup>st</sup> Fil |
| Continental Natl Bank et al Ft W | Rel DT          | 1158/456                         | 01/28/32         | Pt Lot 6-7 Blk 2 et al Ft W Country Club Addn               |
| McKee L H et al                  | Rel DT          | 1158/456                         | 01/28/32         | Pt Lot 6-7 Blk 2 et al Ft W Country Club Addn               |

| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                                |
|----------------------------------|-----------------|----------------------------------|------------------|---|
| Continental Natl Bank et al Ft W | Rel DT          | 1157/401                         | 02/15/32         | Pt Lots 14-15 Blk 1 et al Ft W Country Club Add     |
| Staats Carl G et al (Decd)       | Rel VL          | 1161/251                         | 02/27/32         | Pt Lot 16 Blk 1 Ft W Country Club                   |
| Staats Mary C et al              | Rel VL          | 1161/251                         | 02/27/32         | Pt Lot 16 Blk 1 Ft W Country Club                   |
| Collier John B Jr et al          | Cor D           | 1164/234                         | 06/14/32         | Lot 9 Blk 1 Ft W Country Club                       |
| Tarlton John                     | Cor D           | 1148/317                         | 06/15/32         | Lot 8 Blk 1 Ft W Country Club                       |
| Continental Natl Bank et al Ft W | Rel DT          | 1165/536                         | 06/16/32         | Pt Lot F Blk A Westover Hills                       |
| McKee L H et al                  | Rel DT          | 1165/536                         | 06/16/32         | Pt Lot F Blk A Westover Hills                       |
| Diggs Hubb                       | D               | 1168/303                         | 06/23/32         | Lot 5 Blk 8 Westover Hills                          |
| Continental Natl Bank et al Ft W | WD              | 1181/39                          | 01/18/33         | 1 acre et al N H Carroll Sur                        |
| Ziebe Paul F et ux               | WD              | 1192/138                         | 01/18/33         | Lots 33 to 36 Blk 30 Ch Arl Hts 1 <sup>st</sup> Fil |
| Continental Natl Bank et al Ft W | Rel DT          | 1178/455                         | 01/21/33         | Lot C Blk A Westover Hills                          |
| McKee L H et al                  | Rel DT          | 1178/455                         | 01/21/33         | Lot C Blok A Westover Hills                         |
| Continental Natl Bank et al Ft W | Rel DT          | 1178/456                         | 01/21/33         | Lot P Blk A Westover Hills                          |
| McKee L H et al                  | Rel DT          | 1178/456                         | 01/21/33         | Lot P Blk A Westover Hills                          |
| Staats Carl C et ux              | Extn VL         | 1179/621                         | 02/10/33         | Lot 16 Blk 1 FtW Country Club                       |
| Murphy J G et ux                 | WD              | 1196/491                         | 07/22/33         | Lots 9 to 12 Blk 65 Ch Arl Heights                  |
| Continental Natl Bank et al Ft W | Rel DT          | 1189/363                         | 09/01/33         | Lot 10 Pt 11 Blk 2 FtW Country Club                 |
| McKee L H et al                  | Rel DT          | 1189/383                         | 09/01/33         | Lot 10 Pt 11 Blk 2 FtW Country Club                 |

| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                                       |
|----------------------------------|-----------------|----------------------------------|------------------|--|
| Renfro K T                       | WD              | 1203/166                         | 09/01/33         | Lot 7 Blk 2 Brocke-Bailey Fileds-Welch Addn                |
| Continental Natl Bank et al Ft W | Rel DT          | 1189/568                         | 09/27/33         | Lot 53-54 Blk 3 Westover Hills                             |
| McKee L H et al                  | Rel DT          | 1189/568                         | 09/27/33         | Lot 53-54 Blk 3 Westover Hills                             |
| Continental Natl Bank et al Ft W | Rel DT          | 1209/75                          | 01/13/34         | Pt 2-4 Blk 2 et al FtW County Club Addn                    |
| McKee L H et al                  | Rel DT          | 1209/75                          | 01/13/34         | Pt 2-4 Blk 2 et al FtW County Club Addn                    |
| Carter Katy et vir               | WD              | 1213/297                         | 01/13/34         | Pt Lots 21 to 26 Blk 15 Ch Arl Heights 1 <sup>st</sup> Fil |
| Moncrief W A                     | -----VL         | 1215/61                          | 01/23/34         | Lots 2-4 Blk 10 Westover Hills                             |
| Continental Natl Bank et al Ft W | Rel DT          | 1215/411                         | 03/13/34         | Pt Lots 15-16 Blk 1 FtW Country Club Addn                  |
| McKee L H et al                  | Rel DT          | 1215/411                         | 03/13/34         | Pt Lots 15-16 Blk 1 FtW Country Club Addn                  |
| Continental Natl Bank et al Ft W | Rel DT          | 1224/189                         | 06/21/34         | Pt Lot 49 Blk 3 Westover Hills                             |
| McKee L H et al                  | Rel DT          | 1224/189                         | 06/21/34         | Pt Lot 49 Blk 3 Westover Hills                             |
| Thomas G W                       | ?               | 1230/86                          | 08/01/34         | Lot 1 Blk 10 Westover Hills                                |
| Continental Natl Bank et al Ft W | Rel DT          | 1226/254                         | 09/04/34         | Pt Lot 11 All 12 Blk 2 et al FtW Country Club Addn         |
| McKee L H et al                  | Rel DT          | 1216/254                         | 09/04/34         | Pt Lot 11 All 12 Blk 2 et al FtW Country Club Addn         |
| Savage Cornelius                 | WD              | 1227/537                         | 01/03/35         | Lot D Blk 1 Westover Hills                                 |
| Continental Natl Bank et al Ft W | Rel DT          | 1241/155                         | 02/11/35         | Pt Lot 7 Blk A Westover Hills                              |
| Ponton A R                       | Reconv D        | 1241/171                         | 02/11/35         | Lot 4 Blk 8 Westover Hills                                 |

| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                       |
|----------------------------------|-----------------|----------------------------------|------------------|--|
| McKee L H (Decd) et al           | Rel DT          | 1248/547                         | 04/22/35         | Lot J Blk A Westover Hills                 |
| McKee Helen W (Exrx)             | Rel DT          | 1248/547                         | 04/22/35         | Lot J Blk A Westover Hills                 |
| Continental Natl Bank et al Ft W | Rel DT          | 1248/547                         | 04/22/35         | Lot J Blk A Westover Hills                 |
| McKee L H (Decd) et al           | Rel DT          | 1251/445                         | 05/29/35         | Pt Lot 7 Blk 2 et al FtW Country Club      |
| McKee Helen W et al              | Rel DT          | 1251/445                         | 05/29/35         | Pt Lot 7 Blk 2 et al FtW Country Club      |
| McKee L H (Decd) et al           | Rel DT          | 1256/631                         | 09/14/35         | Pt Lot 1 Blk 6 Westover Hills              |
| Continental Natl Bank et al Ft W | Rel DT          | 1256/631                         | 09/14/35         | Pt Lot 1 Blk 6 Westover Hills              |
| McKee Helen W et al              | Rel DT          | 1256/631                         | 09/14/35         | Pt Lot 1 Blk 6 Westover Hills              |
| McKee L H (Decd) et al           | Rel DT          | 1268/175                         | 10/17/35         | Pt Lot 15 All 16 BLk B Westover Hills      |
| Continental Natl Bank et al Ft W | Rel DT          | 1268/175                         | 10/17/35         | Pt Lot 15 All 16 BLk B Westover Hills      |
| McKee Helen W et al              | Rel DT          | 1268/175                         | 10/17/35         | Pt Lot 15 All 16 BLk B Westover Hills      |
| McKee L H (Decd)                 | D               | 1272/622                         | 12/12/35         | Lot G Blk A Westover Hills                 |
| McKee Helen W (Exrx)             | D               | 1272/622                         | 12/12/35         | Lot G Blk A Westover Hills                 |
| McKee L H (Decd) et al           | Rel DT          | 1279/37                          | 12/17/35         | Pt Lot 4 Blk 2 et al FtW Country Club Addn |
| Continental Natl Bank et al Ft W | Rel DT          | 1279/37                          | 12/17/35         | Pt Lot 4 Blk 2 et al FtW Country Club Addn |
| McKee Helen W et al              | Rel DT          | 1279/37                          | 12/17/35         | Pt Lot 4 Blk 2 et al FtW Country Club Addn |
| McKee L H (Decd) et al           | Rel DT          | 1278/223                         | 01/02/36         | Lot 22 Blk 3 Westover Hills                |
| Continental Natl Bank et al Ft W | Rel DT          | 1278/223                         | 01/02/36         | Lot 22 Blk 3 Westover Hills                |

| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                                 |
|----------------------------------|-----------------|----------------------------------|------------------|--|
| Mitchell Helen W et vir et al    | Rel DT          | 1278/223                         | 01/02/36         | Lot 22 Blk 3 Westover Hills                          |
| Trigg Nellie Day et vir          | WD              | 1275/385                         | 02/14/36         | Pt Lot 4-5 Blk 1 Westover Hills                      |
| McCoy O A et ux                  | WD              | 1289/369                         | 04/02/36         | Lot 29-30 Blk 30 Ch Arl Heights 1 <sup>st</sup> Fil  |
| McKee L H (Decd) et al           | Rel DT          | 1286/114                         | 04/06/36         | Lot 52 Blk 3 Westover Hills et al                    |
| Continental Natl Bank et al Ft W | Rel DT          | 1286/114                         | 04/06/36         | Lot 52 Blk 3 Westover Hills et al                    |
| Mitchell Helen W et vir et al    | Rel DT          | 1286/114                         | 04/06/36         | Lot 52 Blk 3 Westover Hills et al                    |
| McKee L H (Decd) et al           | Rel DT          | 1286/126                         | 04/06/36         | Blk 83 Ch Arl Heights 1 <sup>st</sup> Fil            |
| Continental Natl Bank et al Ft W | Rel DT          | 1286/126                         | 04/06/36         | Blk 83 Ch Arl Heights 1 <sup>st</sup> Fil            |
| Mitchell Helen W et vir et al    | Rel DT          | 1286/126                         | 04/06/36         | Blk 83 Ch Arl Heights 1 <sup>st</sup> Fil            |
| McKee L H (Decd) et al           | Rel DT          | 1284/301                         | 05/27/36         | Pt Lot 2 All 3 Blk 3 Westover Hills                  |
| Continental Natl Bank et al Ft W | Rel DT          | 1284/301                         | 05/27/36         | Pt Lot 2 All 3 Blk 3 Westover Hills                  |
| Mitchell Helen W et vir et al    | Rel DT          | 1284/301                         | 05/27/36         | Pt Lot 2 All 3 Blk 3 Westover Hills                  |
| Spencer Josie Mrs                | Rel DT          | 1297/442                         | 05/27/36         | Lot 3 Blk 13 Ryan Place                              |
| Williams H O et ux               | WD              | 1297/501                         | 06/02/36         | Lots 39-40 Blk 30 Ch Arl Heights 1 <sup>st</sup> Fil |
| McKee L H (Decd) et al           | Rel DT          | 1265/245                         | 06/19/36         | Lot 21 Blk 3 Westover Hills                          |
| Continental Natl Bank et al Ft W | Rel DT          | 1265/245                         | 06/19/36         | Lot 21 Blk 3 Westover Hills                          |
| Mitchell Helen W et vir et al    | Rel DT          | 1265/245                         | 06/19/36         | Lot 21 Blk 3 Westover Hills                          |
| McKee L H (Decd) et al           | Rel DT          | 1288/528                         | 06/25/36         | 2-89/100 acres P Pate Sur                            |

| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                                 |
|----------------------------------|-----------------|----------------------------------|------------------|--|
| Continental Natl Bank et al Ft W | Rel DT          | 1288/528                         | 06/25/36         | 2-89/100 acres P Pate Sur                            |
| Mitchell Helen W et vir et al    | Rel DT          | 1288/528                         | 06/25/36         | 2-89/100 acres P Pate Sur                            |
| McKee L H (Decd) et al           | Rel DT          | 1301/128                         | 07/07/36         | Lot 12 Blk 3 Westover Hills et al                    |
| Continental Natl Bank et al Ft W | Rel DT          | 1301/128                         | 07/07/36         | Lot 12 Blk 3 Westover Hills et al                    |
| Mitchell Helen W et vir et al    | Rel DT          | 1301/128                         | 07/07/36         | Lot 12 Blk 3 Westover Hills et al                    |
| Mitchell J W et al               | Rel DT          | 1301/128                         | 07/07/36         | Lot 12 Blk 3 Westover Hills et al                    |
| McKee L H (Decd) et al           | Rel DT          | 1305/108                         | 09/14/36         | Lots 3-4 Pt 5 Blk 1 FtW Country Club Addn            |
| Continental Natl Bank et al Ft W | Rel DT          | 1305/108                         | 09/14/36         | Lots 3-4 Pt 5 Blk 1 FtW Country Club Addn            |
| Mitchell Helen W et vir et al    | Rel DT          | 1305/108                         | 09/14/36         | Lots 3-4 Pt 5 Blk 1 FtW Country Club Addn            |
| Edwards H E et al                | WD              | 1311/109                         | 09/25/36         | Lots 11-12 Blk 70 Ch Arl Heights 1 <sup>st</sup> Fil |
| McKee L H (Decd) et al           | Rel DT          | 1303/295                         | 11/09/36         | Pt lot 2 Blk 3 Westover Hills                        |
| Continental Natl Bank et al Ft W | Rel DT          | 1303/295                         | 11/09/36         | Pt lot 2 Blk 3 Westover Hills                        |
| Mitchell Helen W et vir et al    | Rel DT          | 1303/295                         | 11/09/36         | Pt lot 2 Blk 3 Westover Hills                        |
| Meeker J E et ux                 | SWD             | 1313/587                         | 12/21/36         | Lot 10 Blk 7 Westover Hills                          |
| McKee L H (Decd) et al           | Rel DT          | 1304/399                         | 01/09/37         | Lot 1 Blk 8 Westover Hills                           |
| Continental Natl Bank et al Ft W | Rel DT          | 1304/399                         | 01/09/37         | Lot 1 Blk 8 Westover Hills                           |
| Mitchell Helen W et vir et al    | Rel DT          | 1304/399                         | 01/09/37         | Lot 1 Blk 8 Westover Hills                           |
| McKee L H (Decd) et al           | Rel DT          | 1317/363                         | 01/20/37         | Pt Lot 2-3 Blk 5 Westover Hills                      |

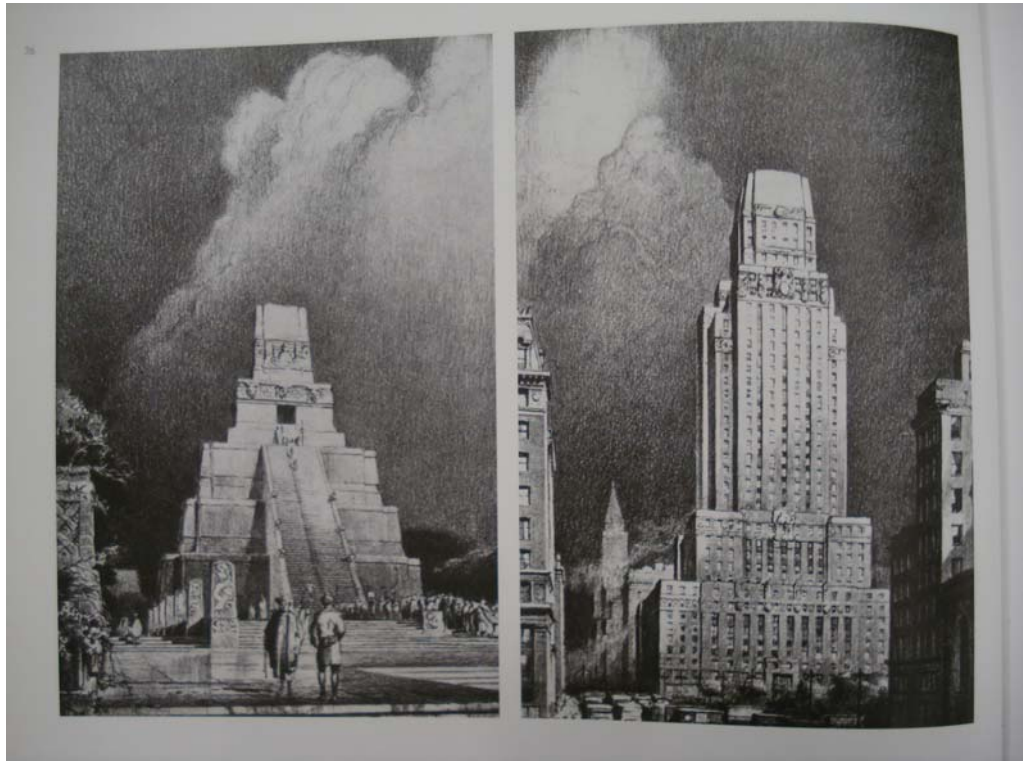


| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                                 |
|----------------------------------|-----------------|----------------------------------|------------------|--|
| Continental Natl Bank et al Ft W | Rel DT          | 1317/363                         | 01/20/37         | Pt Lot 2-3 Blk 5 Westover Hills                      |
| Mitchell Helen W et vir et al    | Rel DT          | 1317/363                         | 01/20/37         | Pt Lot 2-3 Blk 5 Westover Hills                      |
| McKee L H (Decd) et al           | Rel DT          | 1318/240                         | 02/23/37         | Lot 20 Blk 3 Westover Hills                          |
| Continental Natl Bank et al Ft W | Rel DT          | 1318/240                         | 02/23/37         | Lot 20 Blk 3 Westover Hills                          |
| Mitchell Helen W et vir et al    | Rel DT          | 1318/240                         | 02/23/37         | Lot 20 Blk 3 Westover Hills                          |
| McKee L H (Decd) et al           | Rel DT          | 1318/374                         | 03/08/37         | Lots 1 to 14 Blk B et al Westover Hills              |
| Continental Natl Bank et al Ft W | Rel DT          | 1318/374                         | 03/08/37         | Lots 1 to 14 Blk B et al Westover Hills              |
| Mitchell Helen W et vir et al    | Rel DT          | 1318/374                         | 03/08/37         | Lots 1 to 14 Blk B et al Westover Hills              |
| McKee L H (Decd) et al           | Rel DT          | 1324/635                         | 06/28/37         | Lots 1 to 14 Blk B et al Westover Hills              |
| Continental Natl Bank et al Ft W | Rel DT          | 1324/635                         | 06/28/37         | Lots 1 to 14 Blk B et al Westover Hills              |
| Mitchell Helen W et vir et al    | Rel DT          | 1324/635                         | 06/28/37         | Lots 1 to 14 Blk B et al Westover Hills              |
| Hyde C E et ux                   | WD              | 1332/445                         | 06/28/37         | Pt Lot 5 Blk 7 Westover Hills                        |
| Trentman Harry C                 | WD              | 1332/446                         | 06/28/37         | Lots 31-32 Blk 30 Ch Arl Heights 1 <sup>st</sup> Fil |
| McKee L H (Decd) et al           | Rel DT          | 1337/345                         | 06/28/37         | Pt Lot 6 Blk 7 Westover Hills                        |
| Continental Natl Bank et al Ft W | Rel DT          | 1337/345                         | 06/28/37         | Pt Lot 6 Blk 7 Westover Hills                        |
| Mitchell Helen W et vir et al    | Rel DT          | 1337/345                         | 06/28/37         | Pt Lot 6 Blk 7 Westover Hills                        |
| Mitchell J W et al               | Rel DT          | 1337/345                         | 06/28/37         | Pt Lot 6 Blk 7 Westover Hills                        |

| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                                  |
|----------------------------------|-----------------|----------------------------------|------------------|---|
| Continental Natl Bank et al Ft W | Rel DT          | 1338/120                         | 07/02/37         | Lot 10 Blk 3 Westover Hills                           |
| McKee L H (Decd) et al           | Rel DT          | 1337/417                         | 07/06/37         | 49-57/100 acres P Pate Sur                            |
| Continental Natl Bank et al Ft W | Rel DT          | 1337/417                         | 07/06/37         | 49-57/100 acres P Pate Sur                            |
| Mitchell Helen W et vir et al    | Rel DT          | 1337/417                         | 07/06/37         | 49-57/100 acres P Pate Sur                            |
| McKee L H (Decd) et al           | Prt Rel DT      | 1338/207                         | 07/13/37         | Lot A Blk A Westover Hills                            |
| Continental Natl Bank et al Ft W | Prt Rel DT      | 1338/207                         | 07/13/37         | Lot A Blk A Westover Hills                            |
| Mitchell Helen W et vir et al    | Prt Rel DT      | 1338/207                         | 09/13/37         | Lot A Blk A Westover Hills                            |
| McKee L H (Decd) et al           | Rel DT          | 1337/558                         | 07/19/37         | Lots 38-40 Blk 196 Ch Arl Heights 1 <sup>st</sup> Fil |
| Continental Natl Bank et al Ft W | Rel DT          | 1337/558                         | 07/19/37         | Lots 38-40 Blk 196 Ch Arl Heights 1 <sup>st</sup> Fil |
| Mitchell Helen W et vir et al    | Rel DT          | 1337/558                         | 07/19/37         | Lots 38-40 Blk 196 Ch Arl Heights 1 <sup>st</sup> Fil |
| Continental Natl Bank et al Ft W | Rel DT          | 1341/317                         | 08/09/37         | Lots 4-5 Blk 8 Westover Hills                         |
| McKee L H (Decd) et al           | Rel DT          | 1344/65                          | 09/09/37         | Pt Lot 2-3 Blk 5 Westover Hills                       |
| Continental Natl Bank et al Ft W | Rel DT          | 1344/65                          | 09/09/37         | Pt Lot 2-3 Blk 5 Westover Hills                       |
| Mitchell Helen W et vir et al    | Rel DT          | 1344/65                          | 09/09/37         | Pt Lot 2-3 Blk 5 Westover Hills                       |
| Keerick Properties Corp          | Recr D          | 1339/427                         | 10/27/37         | Lots 1-2 Blk 42 Jennings S Addn                       |
| McKee L H (Desd) et al           | Rel DT          | 1347/313                         | 12/07/37         | Pt Lot 8 All 9 to 11 Blk 9 Westover Hills             |
| Continental Natl Bank et al Ft W | Rel DT          | 1347/313                         | 12/07/37         | Pt Lot 8 All 9 to 11 Blk 9 Westover Hills             |

| Grantor (Seller)                 | Kind of Instru. | Deed Book Vol./Page <sup>2</sup> | Date of Purchase | Property Description                         |
|----------------------------------|-----------------|----------------------------------|------------------|--|
| Mitchell Helen<br>W et vir et al | Rel DT          | 1347/313                         | 12/07/37         | Pt Lot 8 All 9 to 11 Blk 9<br>Westover Hills |

APPENDIX C  
IMAGES OF PROJECTS



The influence of Mayan architecture can clearly be seen in this rendition of a Moderne Style building.

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<sup>1</sup> Hillier and Escritt, *Art Deco Style*, 36.

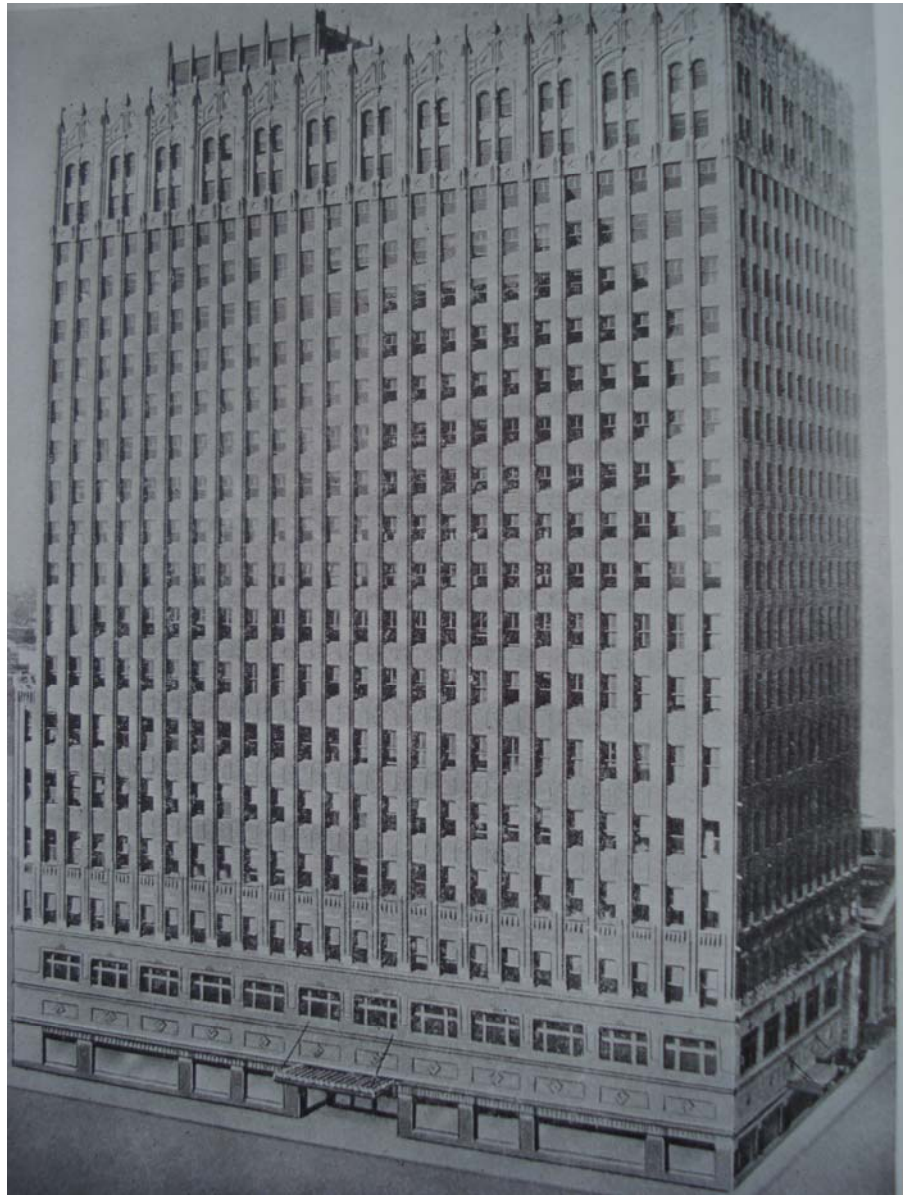


2

The Medical Arts Building in Fort Worth under construction in 1926. Directly above the far right side of Burnett Park is the Neil P. Anderson Building, built by Wyatt Hedrick Construction Company. To its left is the darker brick Fort Worth Star Telegram Building. The empty lot is the future location of the Electric Building.

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<sup>2</sup> McGown, Fort Worth in Vintage Postcards, 36.



The Fair.

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<sup>3</sup> Architecture and Design." Vol. IX, Aug. 1945, 16.



T & P Terminal, 1931



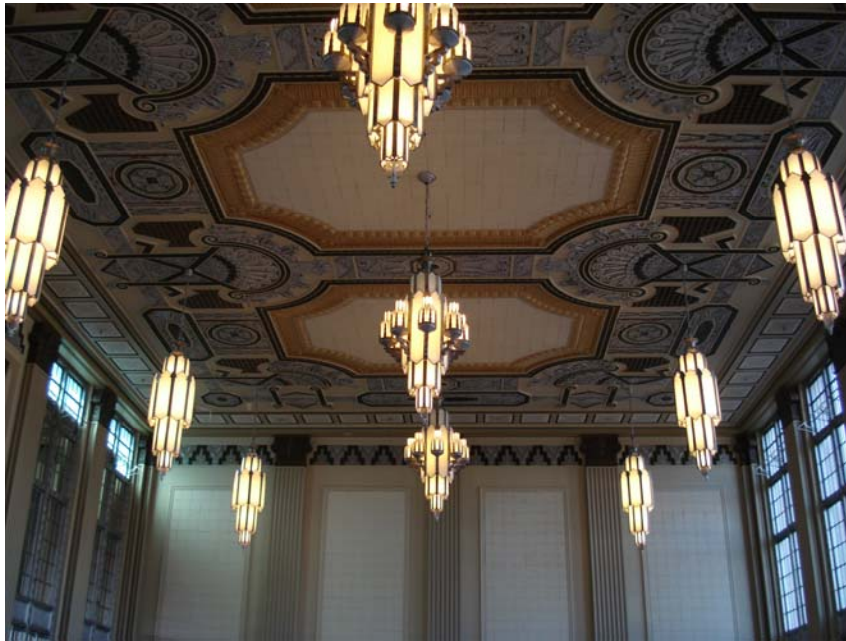
T& P Warehouse 1931.

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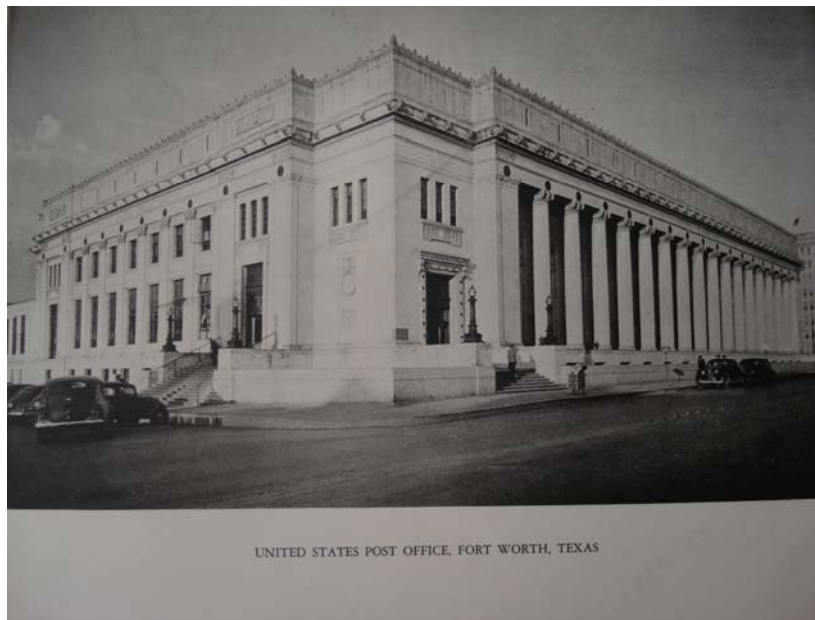
<sup>4</sup> Ibid., 2.

<sup>5</sup> Ibid., 3.





Moderne Style ceiling in the T & P Terminals waiting room.



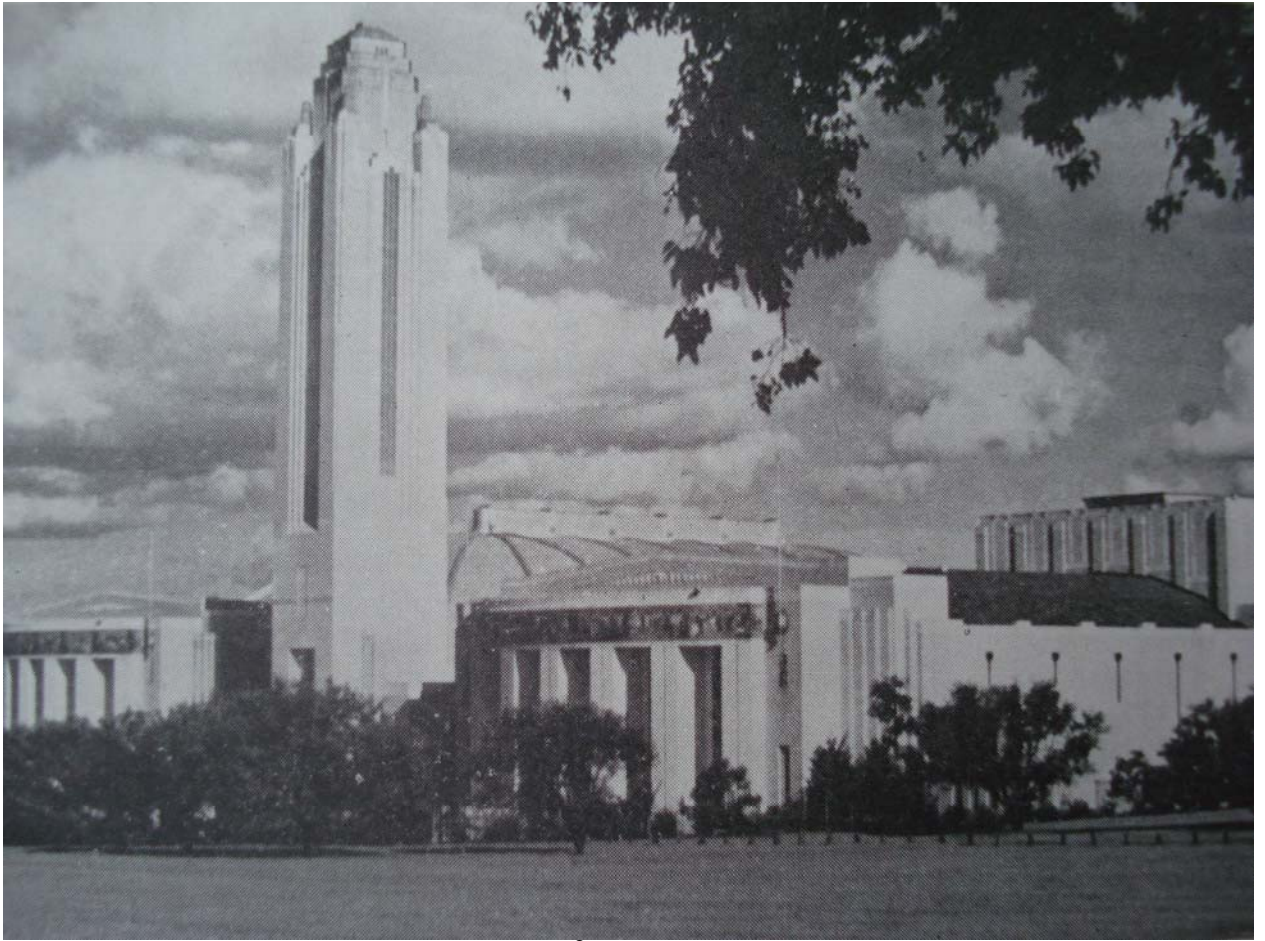
UNITED STATES POST OFFICE, FORT WORTH, TEXAS

1930.

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<sup>6</sup> Photograph taken by author.

<sup>7</sup> "Architecture and Design," 5.



8

Will Rogers Coliseum, 1936.

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<sup>8</sup> "Architecture and Design," 1



The Narcotics Farm, 1936.



CITY HALL, FORT WORTH, TEXAS

1938

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<sup>9</sup> Ibid., 9.  
<sup>10</sup> Ibid., 7.

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