

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATES: February 10, 2025

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Jason Eggenburger / Gyant Marine, LLC
LOCATION	1360-1364 N Main Street
ZONING/ USE (S)	PD 1403/DD
NEIGHBORHOOD ASSOCIATION	Northside

REQUEST

Applicant requests a recommendation to City Council to consider designating the property at 1360-1364 N Main Street as a Historic and Cultural Landmark (HC).

BACKGROUND INFORMATION

The circa 1926 property located at 1360-1364 N Main Street, a.k.a. Renfro Drugstore #15, 150 Central and the Piggly Wiggly Grocery Building was designated in the National Register of Historic Places as part of the Marine Commercial District in 2001 and was considered contributing at the time of listing. The Marine Commercial District was designated DD in the 90s. The Marine Commercial Historic District contains the core area of commercial activity for the 1888 plat for North Fort Worth. Developed around the historic community of Marine, the district evolved as a traditional commercial area supporting retail businesses restaurants, hotels service stations, and a movie theater. Although the community of Marine was eventually absorbed by North Fort Worth, and later the city of Fort Worth, the name "Marine" continued to be used for this commercial area centered on North Main Street and Central Avenue. The buildings included within the district illustrate the continued commercial growth of the area during the first half of the twentieth century and represent styles that were popular for small commercial architecture during the period.

APPLICABLE CITY OF FORT WORTH HISTORIC PRESERVATION ORINANCE PROVISIONS

4.401 Historic Preservation Overlay Districts

(c) Identification and Designation of Cultural Resources

3. Eligibility for Designation

a. Eligibility for HC and HC District Designations.

i. Individual Property. An individual property may be designation as HC if it meets the following qualifications:

1. Two or more of the criteria for significance; and
2. The necessary criteria for assessing integrity.

Criteria for Historic Significance

1. Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.
2. Is an important example of a particular architectural type or specimen or embodies elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation in Fort Worth.
5. Bears a significant relationship to other distinctive buildings, structures, sites, objects or areas, either as an important collection of properties of architectural style, or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif
8. Is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or an American Civil Engineering Landmark or is listed on the National Register of Historic Places.

EVALUATION OF SIGNIFICANCE

Constructed circa 1926, the structure at 1360-1364 N Main Street, is significant for its association with the social and commercial history of the near north side of Fort Worth during the early-to-mid 20th century (Criterion 1); is an important example of the Mission Revival Architectural type (Criterion 2); bears a significant relationship to other distinctive buildings, structures, sites, objects or areas (Criterion 5); and is listed on the National Register of Historic Places as part of the Marine Commercial Historic District (Criterion 8).

In regards to Criterion 1, the structure at 1360-1364 N Main Street is a significant example of the social and commercial history of the near north side of Fort Worth during the early-to-mid 20th century. The building was constructed circa 1926 in the Mission/Spanish Colonial Revival Style and served as a drug store and as a Piggly Wiggly Grocery Store that was an anchor business for the surrounding community. The Mulholland Company would eventually incorporate this building into their operations.

In regards to Criterion 2, the structure at 1360-1364 N Main (aka 1342-44 and 150 Central) is an important example of the Mission/Spanish Colonial Revival Style. The irregular shape of the blocks in the district is in account of Nathan Barrett's 1888 plan for North Fort Worth. His plan featured a grand boulevard (North Main Street) aligned with the Tarrant County Courthouse, creating a bold axis 20 degrees off from a true north-south orientation. Intersecting this axis is a grid of east-west streets oriented toward the same skewed degree. The design of this street pattern influenced the shape of several buildings in the district including the building at 1360 N Main which reveals an angular wall on its north elevation. However, as the building is oriented to Central Avenue, the irregular footprint is not noticeable from North Main. The National Register nomination includes this description of the property: Constructed on the site of the first business in the Marine Community, this three-part one-story commercial building is situated on a prominent corner. The exterior is constructed of a striated polychrome yellow brick and the façade features a center section displaying a shaped parapet ornamented with cast coping and concrete urns. Bare light bulbs are placed horizontally above the transom windows. Asphalt covered shed roofs with boxed eaves flank the shaped parapet. Curved wood brackets support the eaves. The original wood storefronts and transoms have been replaced with a metal design containing tinted glass. The new windows have a similar configuration as the original. An entrance is located at the corner of Central Ave and

another on the east elevation. The north elevation features a shed roof with boxed eaves, brackets, and light bulbs, as well as six rectangular openings filled with nonoriginal metal frame windows of tinted glass. At the east end of this elevation are two storefronts that have been infilled with wood. A small concrete block addition is attached to the rear. This building historically housed a drug store and later in 1927, Piggly Wiggly Store No. 821.”

In regards to Criterion 5, the property at 1360-1364 N Main Street is a contributing historic building as part of the Marine Commercial Historic District. The majority of the resources in the district are one- and two-story commercial buildings constructed of brick. Erected primarily between 1906 and 1946, the architectural styles of the buildings are representative of designs that were popular for small commercial buildings during the first half of the twentieth century. The district was cited for its architectural qualities and for its associations with the historic community of Marine.

In regards to Criterion 8, the structure at 1360-1364 N Main Street was listed as contributing to the National Register of Historic Places as part of the Marine Commercial Historic District on February 9, 2001. The Marine Commercial Historic District contains the core area of commercial activity for the 1888 plat for North Fort Worth. Developed around the historic community of Marine, the district evolved as a traditional commercial area supporting retail businesses restaurants, hotels service stations, and a movie theater. Although the community of Marine was eventually absorbed by North Fort Worth, and later the city of Fort Worth, the name "Marine" continued to be used for this commercial area centered on North Main Street and Central Avenue. The buildings included within the district illustrate the continued commercial growth of the area during the first half of the twentieth century and represent styles that were popular for small commercial architecture during the period.

EVALUATION OF INTEGRITY

Integrity is the ability of a property to convey its significance. The designation of a property must not only be shown to have significance, but it also must have integrity. The National Park Service criteria recognizes seven aspects that define integrity.

Seven Aspects of Integrity

1. **Location.**
2. **Design.**
3. **Setting.**
4. **Materials.**
5. **Workmanship**
6. **Feeling.**
7. **Association.**

In relation to the Seven Aspects of Integrity:

1. The structure is still in its original **location** from when it was constructed circa 1926.
2. The **design** of the structure as a Mission/Spanish Colonial Revival Style commercial building is still intact.
3. The structure's original **setting** remains intact with the retention of commercial buildings in Marine Creek that hold a designation as historic and cultural landmarks or demolition delay within the vicinity. The area retains its historic grid pattern with only minor realignments. The streets that border it are still circulation corridors in the north side.
4. The property's original **materials** such as the wood brackets, concrete urns and yellow brick are intact though the windows and storefronts have been changed out with metal materials.

5. The property still displays the physical evidence of **workmanship** from circa 1926 like the concrete details and Mission style parapet.
6. The property still retains its **feeling** as a commercial structure in the Mission/Spanish Colonial Revival Style which as one of only a few examples in the district. The structure retains its iconic street-facing presence at the corner of Central Ave. and N Main Street.
7. The property retains its **association** with the Marine Creek area.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

The structure meets the following City of Fort Worth criteria for historic designation:

Criterion 1: Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.

Criterion 2: Is an important example of a particular architectural type or specimen or embodies elements of architectural design, detail, material, or craftsmanship that represent a significant architectural innovation in Fort Worth.

Criterion 5: Bears a significant relationship to other distinctive buildings, structures, sites, objects or areas, either as an important collection of properties of architectural style, or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.

Criterion 8: Is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or an American Civil Engineering Landmark or is listed on the National Register of Historic Places.

Integrity

Based on the evidence still extant at the property, the property at 1360-1364 N Main Street sufficiently retains all aspects of integrity.

Summary

Staff have found evidence that the property meets 4 of the 8 Criteria for Designation. The property also retains most of its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the building at 1360-1364 N Main Street as a Historical & Cultural Landmark (HC) and that the *Secretary of the Interior's Standards for the Treatment of Historic Properties* be used when evaluating any proposed future change to the property.



February 17, 2025

Jason Eggenburger
Studio97W
901 S Main Street
Fort Worth TX 76104

RE: HCLC-25-019 – 1360-1364 N Main Street

Dear Mr. Jason Eggenburger

On **February 10, 2025** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider designating the property located at 1360-1364 N Main Street as a Historic & Cultural Landmark (HC) and made the following determination:

That the HCLC recommend that City Council consider designating the building at 1360-1364 N Main Street as a Historical & Cultural Landmark (HC) and that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating any proposed future change to the property.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

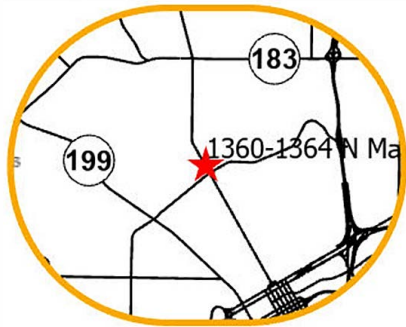
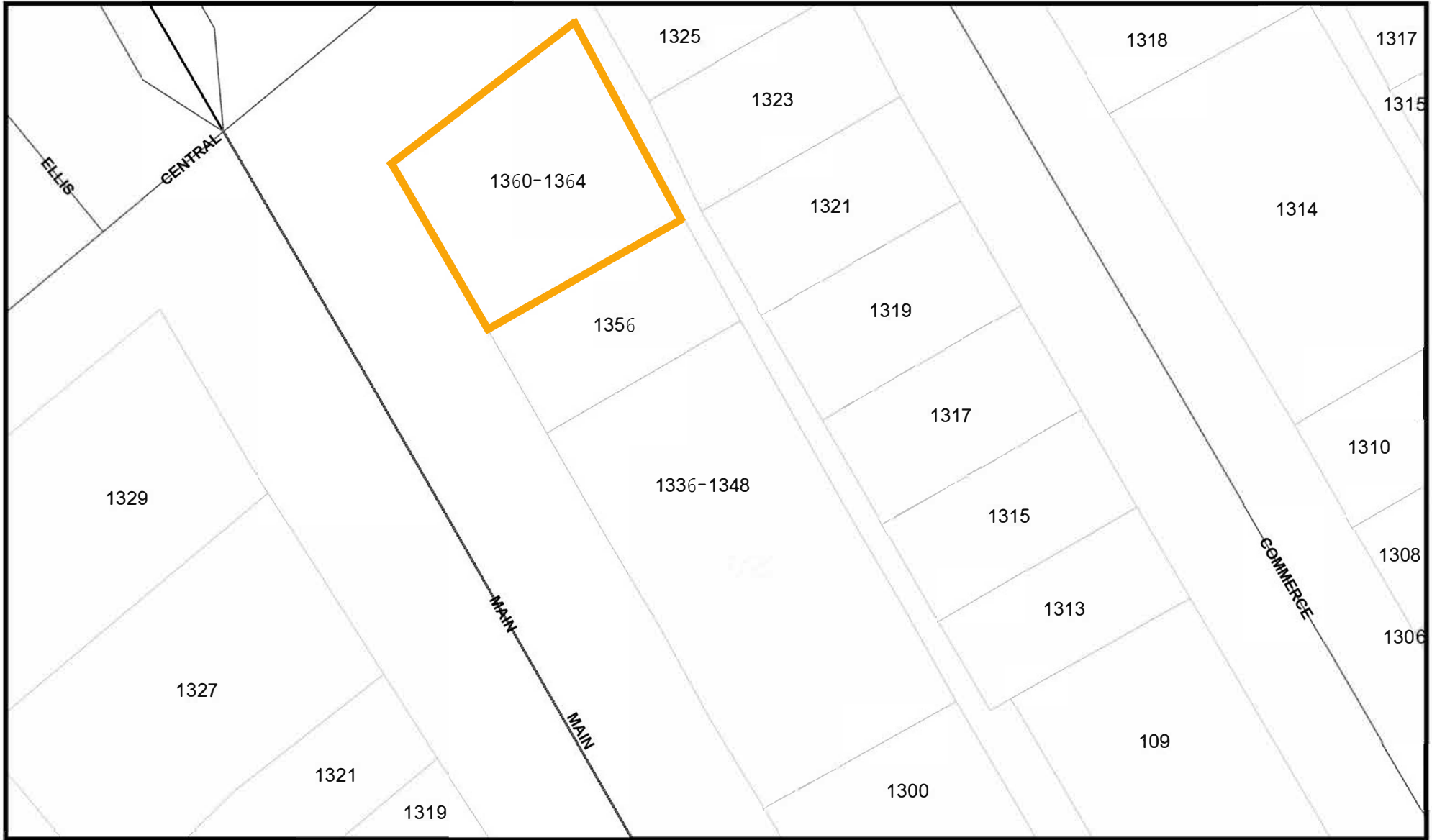
Lorelei Willett
Historic Preservation Officer

DEVELOPMENT SERVICES

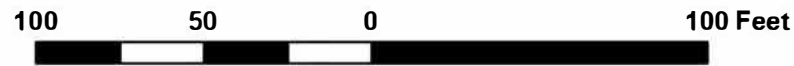
City of Fort Worth

• 100 Fort Worth Trail • Fort Worth, Texas 76102
Customer Service 817-392-8000

Historic Designation 1360-1364 N Main St



FORT WORTH



*Individually designated historic property



SUPPLEMENTAL MATERIALS



Figure 1. Current location and aerial.



Figure 2. Fort Worth Zoning Map

ASSESSOR'S ABSTRACT OF CITY PROPERTY				Tarrant	COUNTY								
North Fort Worth				ADDITION CITY OF Fort Worth									
ABSTRACT NO. 1293	NAME R. O. Reeves			1814 W. Main									
LOT NO. 11	BLOCK NO. 51	MAP NO. 6560											
OWNERSHIP RECORD													
Mc Cammon & Edwards													
33.00rs WD 3355-7 31 59 10 00ovc													
Ceoil H McBrayer, et ux Velma													
Roy I Manly et ux Charlene													
Charlene Manly													
LISENHOLDER RECORD													
Y. G. McCAMMON DT 1477 144 7 31 59 25000 00													
W. G. H. H. DT 2139 780 1 1 69 15000 00													
DELINQUENT TAX RECORD													
PROPERTY TAXES		DISTRICT SCHOOL		POLL TAX		DATE OF PAYMENT		NO. OF TAX RECEIPT					
STATE TAX	COUNTY TAX	TOTAL		STATE	COUNTY	TOTAL		Mo	Day	Yr.			
YEAR	LINE	PAGE	DoI.	Cts.	DoI.	Cts.	DoI.	Cts.	DoI.	Cts.	Mo	Day	Yr.

BUILDING DESCRIPTION					PLAT	
CLASS	ROOF	EXTERIOR WALLS	HEATING	LIGHTING	STREET OR AVE. - PAVED GRAVEL, DIRT	
Shack	Flat Hip	Brick	Fire Place	Lamps	STREET OR AVE. - PAVED GRAVEL, DIRT	
Cottage	Gables, Dormers	Brick Veneer	Wood, Coal, Oil	Gas	STREET OR AVE. - PAVED GRAVEL, DIRT	
Duplex	Cut up, Ordinary	Stone Veneer	Gas Furnace	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Bungalow	Plaster Gray	Stone Veneer	Stove	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Residence	Tile Shingle	Plastered	Stove	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Apartment	Metal, Tile	Stucco on Wood	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Hotel	Corr. Iron	Stucco on M. Lath	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Office Building	Composition	Hollow Tile	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Warehouse	Wood	Terra Cotta	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Storage	Saw Tooth	Adobe	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Factory	Box	Box	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Filling Station	Frame	Frame	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Garage	Weather Board	Weather Board	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Shed	Sheet Iron	Sheet Iron	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Barn	Concrete	Concrete	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Servants House	Part	Part	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
Sign Board	Unfinished	Unfinished	Hot Water	Electric	STREET OR AVE. - PAVED GRAVEL, DIRT	
FOUNDATION	CONSTRUCTION	TRIMMINGS	BUILT-IN FEATURES	CONDITION	STREET OR AVE. - PAVED GRAVEL, DIRT	
Stone	Good	Cobblestone	Buffet	Good	STREET OR AVE. - PAVED GRAVEL, DIRT	
Brick	Medium	Brick, Plaster	Patent Beds	Good	STREET OR AVE. - PAVED GRAVEL, DIRT	
Posta	Cheap	Stone, Wood	Refrigerator	Good	STREET OR AVE. - PAVED GRAVEL, DIRT	
Piers	Mixed	Tile	Bookcase	Good	STREET OR AVE. - PAVED GRAVEL, DIRT	
No Foundation		Ornamental	Kitchen Cab.	Good	STREET OR AVE. - PAVED GRAVEL, DIRT	
		Cornice	Break. Room	Good	STREET OR AVE. - PAVED GRAVEL, DIRT	
No. Rooms 5	Remodeled Occupied		Owner Renter Vacant		STREET OR AVE. - PAVED GRAVEL, DIRT	
SIZE OF BUILDING						
Wide	Deep	No. Stories	Wide	Deep	No. Stories	
78	92	1	x			
x			x			
x			x			
No. Sq. Ft. 6736	Class 48		Price Per Sq. Ft. 2.50		\$ 16,840.00	
RENDERED FOR TAXATION						
YEAR	LOT	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE
1937	11	12,000	00			
SUMMARY						
UNIT VALUE		FACTOR		SUMMARY		
Total Land Valuation				\$ 6,540.00		
Total Improvement Valuation				13,942.00		
Grand Total				20,482.00		

Figure 3. Tarrant Tax Deed Card.



Figure 4. 1952 Historic Aerial



Figure 5. Photo taken in 1999 and used for the Marine Commercial Historic District NR.



Fig. 6 From Fort Worth Architecture, <https://www.fortwortharchitecture.com/north/pigglywiggly.htm>, date unknown.

Map of Marine Commercial Historic District (not drawn to scale)

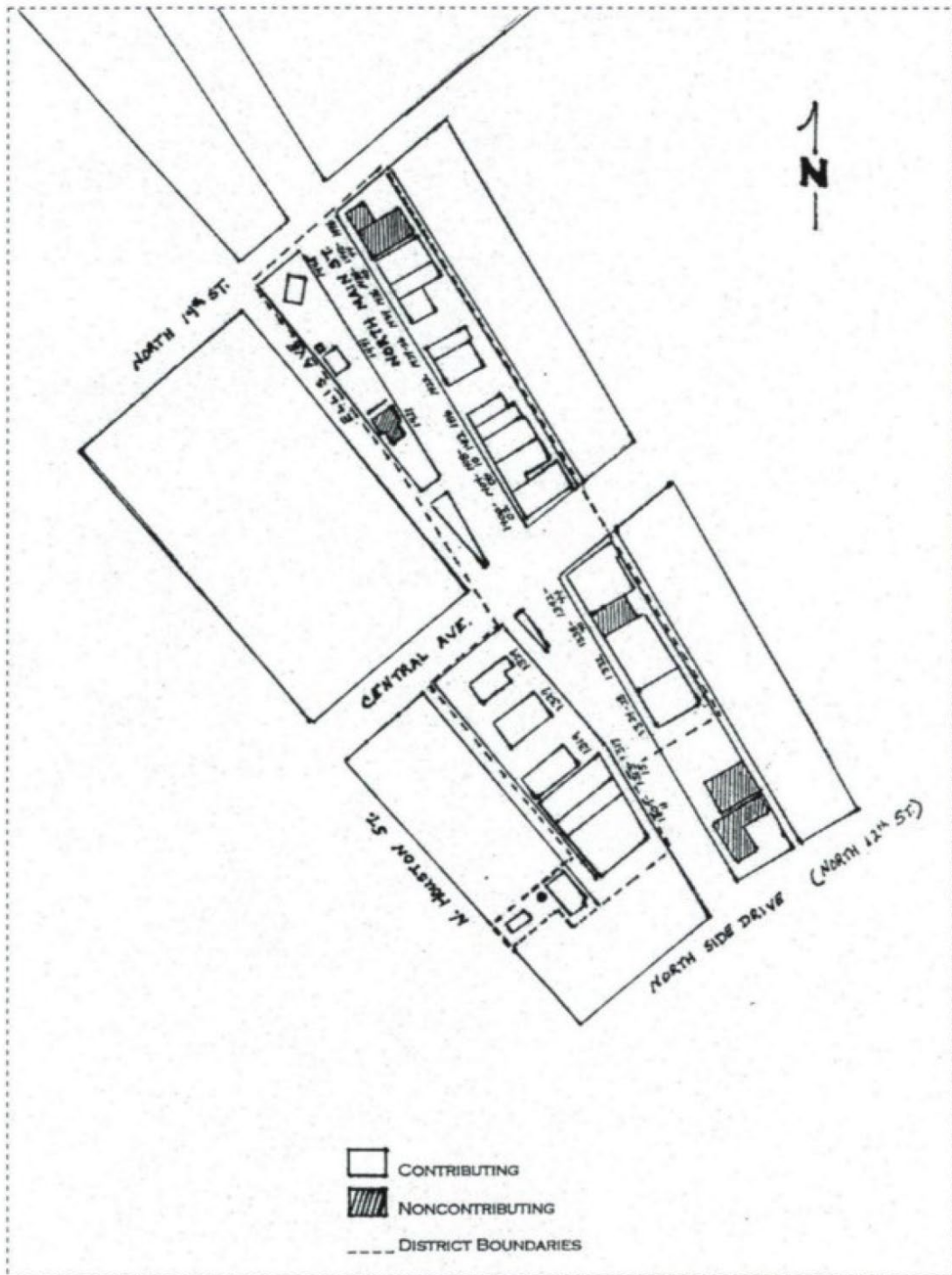


Figure 7. Image from the National Register of Historic Places Report #102, first published on February 9, 2001.



Figure 8. Photo by applicant



Figure 9. Photo by applicant



Figure 10. Photo by applicant.



Figure 11. Photo by applicant



Figure 12. Photo by applicant



Figure 13. Photo by applicant



Figure 14. Photo by applicant.