

**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	1312-1324 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 1312-1324 N Main Street as a Historic and Cultural Landmark (HC).

BACKGROUND INFORMATION

The circa 1903/1938 property located at 1312-1324 N Main Street, a.k.a. the Mulholland Company 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.
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 1903 and altered in 1938, the structure at 1312-1324 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); 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 1312-1324 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 National Register nomination includes this description of the property: "Early Sanborn Fire Insurance Maps indicate that the northern portion of this building originally contained three stories. Alterations made in c. 1938 removed the third floor and renovated the façade to its present appearance. The two-story, brick building reveals little ornamentation except for the use of brick headers and stretchers to frame window openings. The brick has been painted gray with a wide maroon stripe along the 12/4 metal windows with tinted glass and false muntins. The transoms were boarded over and the storefronts have been altered. The rear of the building displays segmental arch window openings; the south elevation has been plastered. An asphalt parking lot is located on the south side of the buildings. A variety of businesses historically occupied this building, including an auto parts store and a photographer. Prior to the c. 1938 renovation, the upper storied wee listed as La Belle Apartments."

In regards to Criterion 5, the property at 1312-1324 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 1312-1324 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 1903.
2. The **design** of the structure with the circa 1938 alteration is still intact and identifiable.
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** appear generally intact though storefronts have been boarded over.
5. The property still displays the physical evidence of **workmanship** from circa 1938.
6. The property still retains its **feeling** as a commercial structure in the Moderne Style which was popular for buildings constructed in the 1930s-1940s. Constructed of brick, this two-story building exhibits a Moderne style with sleek and symmetrical details. The structure retains its iconic street-facing presence along N Main Street.
7. The property retains its **association** with the Marine Creek area and the Mulholland Company.

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 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 1312-1324 N Main Street sufficiently retains all aspects of integrity.

Summary

Staff have found evidence that the property meets 3 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 1312-1324 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-25-017 – 1312-1324 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 1312-1324 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 1312-1324 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,

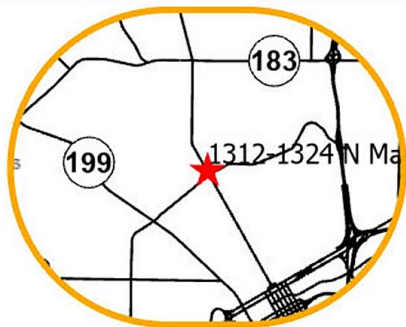
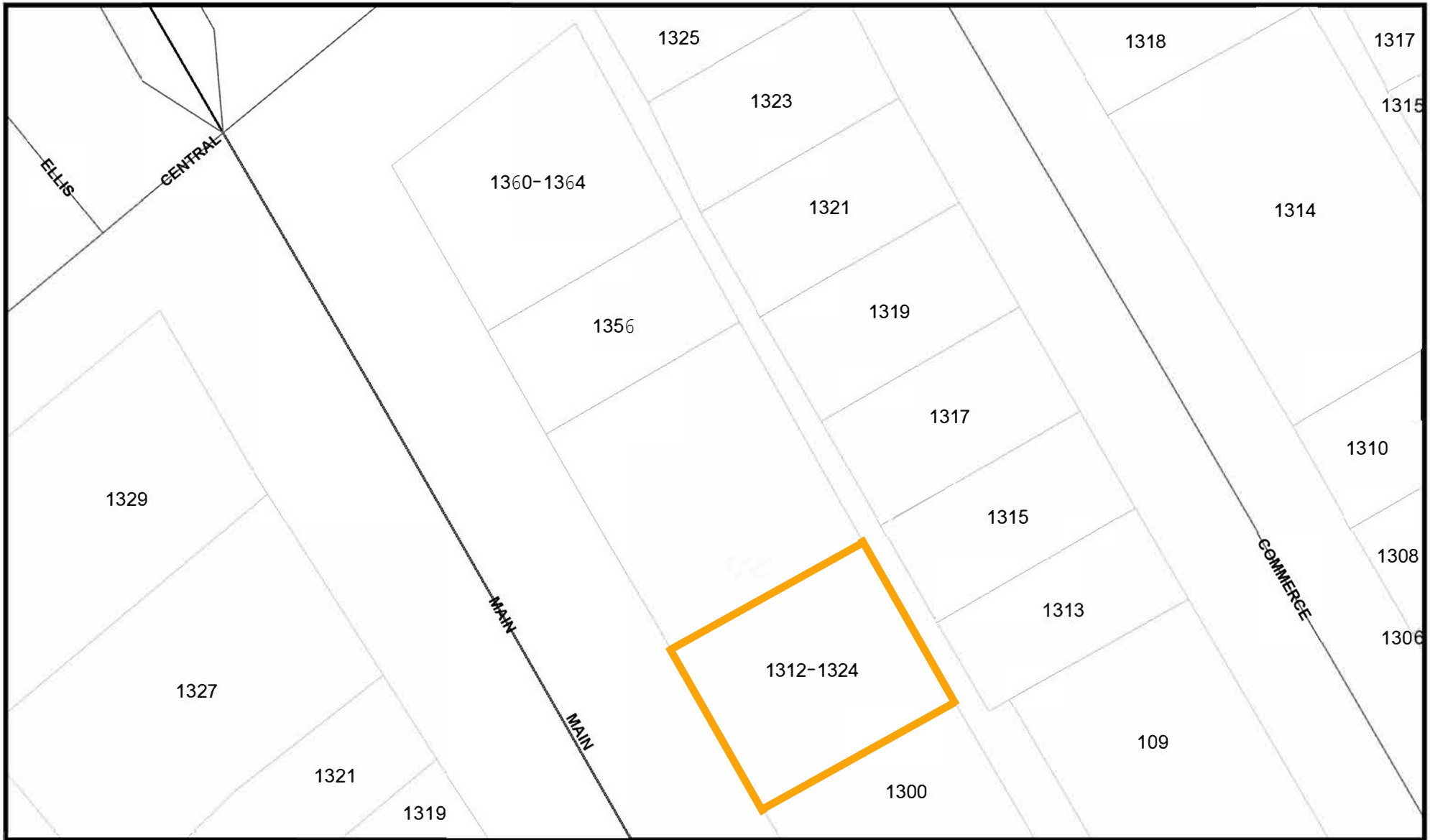
Lorelei Willett
Historic Preservation Officer

DEVELOPMENT SERVICES

City of Fort Worth

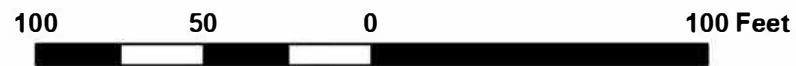
• 100 Fort Worth Trail • Fort Worth, Texas 76102
Customer Service 817-392-8000

Historic Designation 1312-1324 N Main St



*Individually designated historic property

FORT WORTH



SUPPLEMENTAL MATERIALS



Figure 1. Current location and aerial.



Figure 2. Fort Worth Zoning Map

ASSESSOR'S ABSTRACT OF CITY PROPERTY Tarrant COUNTY

30000

No. Ft. Worth ADDITION CITY OF Forth Worth

ABSTRACT NO. 1293 NAME B. O. Reeves 1324-26-28 N. Main

LOT NO. 6 to 9 BLOCK NO. 51 MAP NO. 6560

OWNERSHIP RECORD	ADDRESS	VOL	PAGE	DATE	CONSIDERATION
Mass. Mutual Life Ins. Co.		1147	451	9/4/34	10,000.00 incl.
M. Greines		1513	472	4-30-42	10.00 adv. incl.
J S Greines et al (Sol, David, Abe & Ida Cohen) 1/12 int. each (Gift)		2513	283	12 31 47	

LIENHOLDER RECORD

PROPERTY TAXES	FOLL TAX	TOTAL	DATE OF PAYMENT	NO. OF TAX RECEIPT																						
STATE TAX	COUNTY TAX	DISTRICT SCHOOL	STATE	COUNTY	TOTAL	Mo.	Day	Yr.																		
YEAR	LINE	PAGE	Dol.	Cts.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Mo.	Day	Yr.	

DELINQUENT TAX RECORD

BUILDING DESCRIPTION

CLASS	ROOF	EXTERIOR WALLS	HEATING	LIGHTING
Shack	Flat Hip	Brick	Fire Place	Lamps
Cottage	Gables, Dormers	Brick Veneer	Wood, Coal, Oil	Gas
Duplex	Cut up Ordinary	Stone	Gas Furnace	Electric
Bungalow	Plain	Stone Veneer	Steam	
Residence	Tile Shingle	Plastered	Stove	
Apartment	Metal, Tile	Stucco on Wood	Hot Water	INSIDE FINISH
Hotel	Corr. Iron	Stucco on M. Lath		Unfinished
Office Building	Composition	Hollow Tile		Sheetrock
Store	Wood	Terra Cotta		Boverboard
Storage	Saw Tooth	Adobe		Sealed
Factory		Box	PLUMBING	
Filling Station		Frame	No. of Fixtures	Papered
Garage	BASEMENT	Weather Board	Toilet	Plastered
Shed	Whole	Sheet Iron	Bath Room	Plaster M. Lath
Barn	Part	Concrete	Shower	Plaster W. Lath
Servants House	Finished		Sink	Pine Floors
Sign Board	Unfinished	TRIMMINGS		Hardwood Floors
				Cement Finish
				Tile Floors
				Marble Floors
				Dirt Floors
				CONDITION
				Poor
				Fair
				Good
				Built Year 1935

No. Rooms 8 Remodeled Occupied Owner Renter Vacant

SIZE OF BUILDING

Wide	Deep	No. Stories	Wide	Deep	No. Stories
82	x	160	2	x	
x			x		
x			x		

No. Sq. Ft. 17552 Class 50 Price Per Sq. Ft. 2.50 \$ 68,880.00

RENDERED FOR TAXATION

YEAR	LOT	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE
1937	3009	21,500.00				9

PLAT

STREET OR AVE. - PAVED, GRAVEL, DIRT.

Building Permit No. 19287 Date 12-27-35

Purpose: Add. Bldg. \$ 5000.00 Repairs \$ Total \$ 5000.00

Value Before Add. Imp. \$ 28,880.00 Value After Add. Imp. \$ 23,880.00

Per Cent Depreciation 45% Net Value All Cls. \$ 57,890.00

Mo. Revenue \$ 250.00 LAND VALUATION

Zone No.

SIZE OF LOT	FRONT FT. VALUE	TOTAL
X		4750
X		3320
X		
X		
X		

UNIT VALUE SUMMARY

Total Land Valuation \$ 2070.00

Total Improvement Valuation 52,890.00

Grand Total 60,960.00

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 Star Telegram via *Fort Worth Jewish Archives*, date unknown.

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

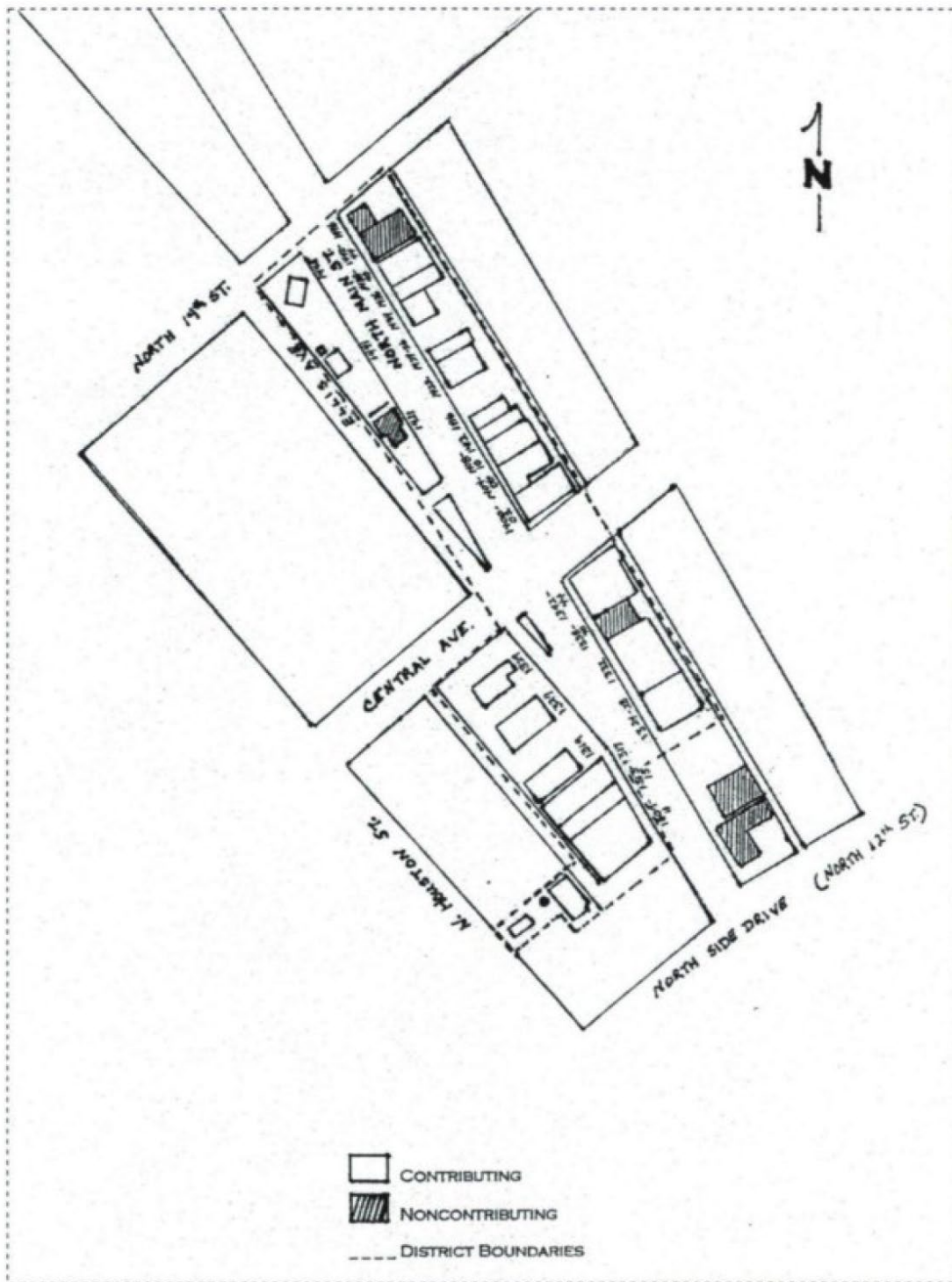


Figure 7. Image from the National Register of Historic Places Report #102, first published on February 9, 2001.



Figure 8. Photo by applicant

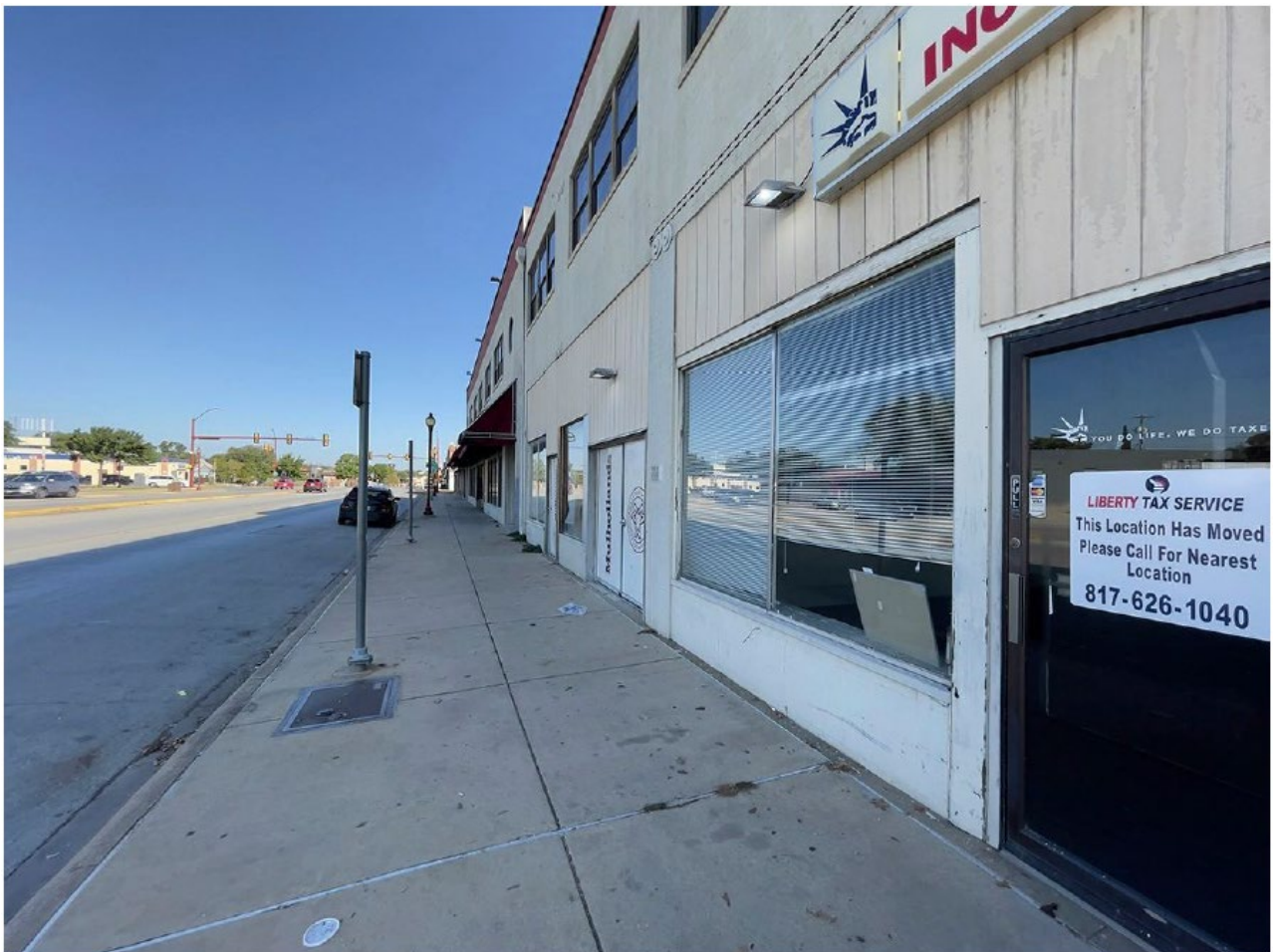


Figure 9. Photo by applicant



Figure 10. Photo by applicant.



Figure 11. Photo by applicant



Figure 12. Photo by applicant



Figure 13. Photo by applicant