

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

DATE: February 9, 2026

COUNCIL DISTRICT: 2

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**GENERAL INFORMATION**

REQUEST	Recommendation for Designation as Highly Significant Endangered (HSE)
APPLICANT/OWNER	City of Fort Worth/TCC
LOCATION	411 N Main St (building and additions)
ZONING/ USE (S)	PI UL-2
NEIGHBORHOOD ASSOCIATION	Downtown/Panther Island

**REQUEST**

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City requests a recommendation to City Council to add the Highly Significant Endangered (HSE) Overlay to the structure located at 411 N Main Street, a.k.a. the TXU/TESCO Power Plant.

**BACKGROUND INFORMATION**

The former Fort Worth Power and Light Power Plant/Texas Electric Service Company [TESCO] North Main Plant was initially constructed from 1911-1913 by the Cleveland Construction Company, being placed into service in late December 1912 before the plant was completed. Sympathetic additions constructed in 1913 and 1922 accommodated the expanding needs of the plant and its customers. The large industrial building served as the primary source of electric power in Fort Worth, Texas for nearly 40 years. The Beaux Arts style power plant is situated in a very prominent location. It lies on the north side of the Trinity River at the confluence of the Clear and West forks. The eastern boundary of the property is defined by North Main Street and the Paddock Viaduct, connecting downtown Fort Worth with North Fort Worth. Although many of the external components of the plant were demolished circa 2005 (i.e., the smokestacks, cooling towers and

related buildings), some foundations remain, giving a visual sense of their interdependence with the power plant building.

The plant was enlarged in 1913 and again in 1922. Each addition to the power plant building carefully replicated the Beaux Arts detailing of the original structure. These details included a banded concrete base replicating rustication, brick walls, large rounded arched window openings filled with multiple-light industrial steel windows, a stone cornice and stone quoins used to recreate a pilaster-effect at the third level.

The plant closed only once in its history in 1922 after the Trinity River flooded the building, afterwards the floodwall on the south side of the property was constructed. The plant closed for good in 2004 and has remained vacant.

On **January 13, 2026**, City Council passed a resolution instructing the Historic Preservation Officer to prepare an application to add the Highly Significant Endangered landmark overlay to the power plant building and its additions.

## **APPLICABLE CITY OF FORT WORTH ZONING ORINANCE PROVISIONS**

### 4.401 Historic Preservation Overlay Districts

#### *(c) Identification and Designation of Cultural Resources*

##### 3. Eligibility for Designation

- a. Eligibility for HSE Designation. An individual property may be designation as HSE if it meets the following qualifications:

1. Three or more of the criteria for significance; and
2. The necessary criteria for assessing integrity; and
3. Threatened by deterioration, damage or irretrievable, irreplaceable loss due to neglect, disuse, disrepair, instability, lack of financial resources, development pressures, or demolition.

## **CRITERIA FOR HISTORICAL SIGNIFICANCE**

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 4: Is identified with a person or persons who significantly contributed to the culture and development 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.

## EVALUATION OF SIGNIFICANCE

1. The subject property is distinctive in character, interest and value and it exemplifies the cultural, economic, social, ethnic, or historical heritage of the City of Fort Worth as an establishment that served the City of Fort Worth power needs for over 90 years, and comprises an impressive site in the overall makeup of the area below the bluff.
2. The structure 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 due to its iconic Beaux Arts architectural style and as a lasting example of an early 20th century industrial complex which followed the City Beautiful movement that encouraged orderly grandeur in the construction of cities beginning in the late 1890s.
4. The property has been identified with Joseph Randolph Nutt of Cleveland, Ohio who financed the power plant and consolidated electrical power



across Fort Worth and significantly contributed to the development of the City of Fort Worth.

5. The subject property shares a significant relationship to other buildings, structures, and the setting at the confluence of the West and Clear Forks of the Trinity River including the Paddock Viaduct to the east and the Tarrant County Courthouse.

## 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 under Zoning Ordinance, but it also must have integrity. Within the concept of integrity for example, 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.

Location –The structure is still in its original **location** from when it was constructed circa 1912.

Design - The **design** of the structure is intact and identifiable. The Beaux Arts architectural style is identified by symmetry and decorative stone work and arched windows. The 1913 addition is identifiable on the east side from a hyphen structure. The 1922 addition is identifiable on the north side with 4 bays of arched windows but with slightly discolored brick work. The interior is mostly vacant with structural supports visible. Some exterior elements like the smoke stacks have been demolished.



Setting – The property’s original **setting** is still extant at the confluence of the West and Clear Forks of the Trinity River. Structures like the Paddock Viaduct and the Tarrant County Courthouse are also extant that support its setting in this iconic area. The floodwall constructed on the south end of the plant after the 1922 flood is also extant.

Materials – The property’s original **materials** are mostly longer intact. Original arched, industrial steel windows in the openings are present, but with much of the glazing broken or missing. Many windows have also been sealed over on the lower portions to prevent unwanted entry. Original banded concrete base replicating rustication, brick walls, and stone cornice and stone quoins used to recreate a pilaster-effect at the third level are all extant. One area on the upper part of western wall shows visible cracking possibly from water intrusion or structural issues, otherwise the building seems to be in sound condition.

Workmanship – Workmanship is closely tied to Materials and Design. Without original materials or design features extant, there is no way to convey original workmanship. Therefore, the property still displays the physical evidence of **workmanship** in the amount of original material still intact and the mostly intact design elements of the main structure.

Feeling – The property still retains its **feeling** as an early 20<sup>th</sup> century industrial complex important to the growth of Fort Worth.

Association – Though the property has been vacant since circa 2005, the property still retains its **association** with the industrial era of the early 20th century that supported Fort Worth’s long-term development and the iconic construction of the City Beautiful movement with other structures in the area.

## EVALUATION OF THREAT

Staff conducted a site visit in October of 2025 to review the condition of the property. The property is under threat of irretrievable loss and damage for several reasons. It has been vacant for almost two decades with minimal maintenance and financial investment, which has led to some damage like water intrusion, broken windows and some cracking masonry. While the building appears



structurally sound from a cursory exterior review, a thorough structural and conditions assessment should be conducted. The increased development pressures of the north side of Fort Worth and potential redevelopment of the surrounding areas like Panther Island and downtown also places the plant at risk for demolition for redevelopment purposes.

## **FINDINGS/RECOMMENDATIONS**

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### **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 4: Is identified with a person or persons who significantly contributed to the culture and development 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.

### **INTEGRITY**

Based on the evidence still extant at the property, the property at 411 N Main St sufficiently retains all aspects of integrity.



## THREAT

The building meets the criteria to be considered under threat of irretrievable loss due to the lack of maintenance and securing of the property over the last two decades and development pressures. Without intervention to repair masonry elements and missing or deteriorated windows to address deterioration and disuse, the property is in danger of being lost.

## SUMMARY

Staff have found evidence that the property meets 4 of the 8 Criteria for Designation. The property also retains all its original integrity and the identity for which it is significant. Lastly, the property is endangered due development pressures, damage caused by vacancy and lack of maintenance and disrepair. This is consistent with the requirements of the ordinance for Highly Significant Endangered properties.

Therefore, Staff recommends the following motion:

That the HCLC recommend that City Council consider designating the structure (building and additions) at 411 N Main Street as Highly Significant Endangered (HSE) 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.



*Figure 1. Aerial View of Site Location, proposed designation of structure only*



Figure 2. Current photo of north elevation of structure, 2025.



*Figure 3. South and west elevations, 2025.*



Figure 4. Portion of east elevation, showing 1913 addition to the left, 2025.



Figure 5. Portion of east elevation, 2025.



Figure 6. Detail of west elevation, 2025.

## **Assessment of Eligibility for Designation**

### **1912 Power and Light Plant at 411 N Main St, Fort Worth**

#### **1.0 SUBJECT PROPERTY**

411 N Main Street, Fort Worth, TX; Legal Description: TEXAS ELEC CO FT W PLT SITE TRACT A2

Fort Worth Power and Light Power Plant/Texas Electric Service Company North Main Plant

#### **2.0 PURPOSE**

The purpose of this report is to evaluate and determine the contributing status of the subject property in accordance with § 4.401(c)(5) *Procedures for designation and designation removal* within the City of Fort Worth's Historic Preservation Ordinance.

#### **3.0 BACKGROUND INFORMATION<sup>1</sup>**

The former Fort Worth Power and Light Power Plant/Texas Electric Service Company [TESCO] North Main Plant was initially constructed from 1911-1913 by the Cleveland Construction Company, being placed into service in late December 1912 before the plant was completed. Sympathetic additions constructed in 1913 and 1922 accommodated the expanding needs of the plant and its customers. The large industrial building served as the primary source of electric power in Fort Worth, Texas for nearly 40 years. The Beaux Arts style power plant is situated in a very prominent location. It lies on the north side of the Trinity River at the confluence of the Clear and West forks. The eastern boundary of the property is defined by North Main Street and the Paddock Viaduct, connecting downtown Fort Worth with North Fort Worth. Although many of the external components of the plant were demolished circa 2005 (i.e., the smokestacks, cooling towers and related buildings), some foundations remain, giving a visual sense of their interdependence with the power plant building.

The plant was enlarged in 1913 and again in 1922. Each addition to the power plant building carefully replicated the Beaux Arts detailing of the original structure. These details included a banded concrete base replicating rustication, brick walls, large rounded arched window openings filled with multiple-light industrial steel windows, a stone cornice and stone quoins used to recreate a pilaster-effect at the third level.

The plant closed only once in its history in 1922 after the Trinity River flooded the building, afterwards the floodwall on the south side of the property was constructed. The plant closed for good in 2004 and has remained vacant.

##### **3.1 Conditions Assessment**

- On October 30, 2025, staff from the City's Preservation and Design section of Development Services conducted a site visit to assess existing conditions. The structure does show some signs of deterioration and cracking in the brick and damaged windows, though many original materials remain intact. The contents of this report contain an analysis of existing conditions and the property's significance.

#### **4.0 CRITERIA FOR EVALUATING HISTORICAL SIGNIFICANCE AND ELIGIBILITY FOR LOCAL DESIGNATION**

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<sup>1</sup> National Register Nomination prepared by Susan Allen Kline, 2007

The following City of Fort Worth criteria must be used to establish the significance and integrity of a property and to determine whether a property is eligible for designation as a Historic and Cultural Landmark:

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.
3. Has been identified as the work of an important architect or master builder whose individual work has contributed to the development of Fort Worth.
4. Has been identified with a person or persons who significantly contributed to the culture and development 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.
6. Possesses significant archeological value, which has produced or is likely to produce data affecting theories of historic or prehistoric interest.
7. Is the site of a significant historic event.
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.* A property's ability to convey its significance, taking into consideration the following seven factors: location, design, setting, material, workmanship, feeling, and association, as set forth in National Register of Historic Places' Seven Aspects of Integrity.

#### **4.1 Significance Criteria**

A property may be eligible for designation as a Highly Significant Endangered Landmark (HSE) if it meets the following qualifications:

- a. Three or more of the criteria for significance;
- b. The necessary criteria for assessing integrity, and;
- c. Threatened by deterioration, damage or irretrievable, irreplaceable loss due to neglect, disuse, disrepair, instability, lack of financial resources, development pressures, or demolition.

#### **5.0 DEFINED TERM FOR HISTORIC AND CULTURAL PROPERTY**

- A. Highly Significant Endangered Property – Properties designated as Highly Significant Endangered Historic and Cultural (HC) fulfill three (3) or more of the Criteria for significance, integrity and threatened as laid out by the Historic Preservation Ordinance as a building, site, structure or object that adds to the historic significance of the City.

#### **6.0 SUMMARY OF LOCAL SIGNIFICANCE**

1. **The subject property is distinctive in character, interest and value and it exemplifies the cultural, economic, social, ethnic, or historical heritage of the City of Fort Worth as an establishment that served the City of Fort Worth power needs for over 90 years, and comprises an impressive site in the overall makeup of the area below the bluff.**
2. **The structure 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 due to its iconic Beaux Arts architectural style and as a lasting example of an early 20th century industrial complex which followed the City Beautiful movement that encouraged orderly grandeur in the construction of cities beginning in the late 1890s.**
3. The subject property has **not** been identified as the work of an important architect or master builder whose individual work has contributed to the development of Fort Worth.
4. **The property has been identified with Joseph Randolph Nutt of Cleveland, Ohio who financed the power plant and consolidated electrical power across Fort Worth and significantly contributed to the development of the City of Fort Worth.**
5. **The subject property shares a significant relationship to other buildings, structures, and the setting at the confluence of the West and Clear Forks of the Trinity River including the Paddock Viaduct to the east and the Tarrant County Courthouse.**
6. The subject property does **not** appear to possess significant archeological value, which has produced or is likely to produce data affecting theories of historic or prehistoric interest.
7. The subject property is **not** the site of a significant historic event.
8. The subject property is **not** a Recorded Texas historic Landmark, State Archaeological Landmark, individually listed on or part of a district that is listed on the National Register of Historic Places.

## **7.0 SIGNIFICANCE CONCLUSION**

7.1 The subject property meets four (4) of the eight (8) criteria for evaluating local significance.

## **8.0 SUMMARY OF INTEGRITY**

It is acknowledged that original historic properties are altered with considerable frequency, however, the matter that is the subject of this report is not whether the property is original, rather, it is whether any alterations sufficiently affect its integrity so as to impair its significance. Alterations can certainly affect a historic resource's eligibility for designation (and by association, its contributing status) even if the property is original. Thus, having regard to the Seven Aspects of Integrity is an essential part of any evaluation of a resource's contributing status.

Integrity is the ability of a property to convey its significance. The designation of a property must not only be shown to have significance under the City's Comprehensive Zoning Ordinance, but it also must have integrity. Within the concept of integrity for example, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

### **8.1 Seven Aspects of Integrity**

#### 1. Location

Location is the place where the historic property was constructed or the place where the

historic event occurred.

## 2. Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

## 3. Setting

Setting is the physical environment of a historic property.

## 4. Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

## 5. Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

## 6. Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

## 7. Association

Association is the direct link between an important historic event or person and a historic property.

## **8.2 Integrity Assessment**

**8.2.1 Location** –The structure is still in its original **location** from when it was constructed circa 1912.

**8.2.2 Design** - The **design** of the structure is intact and identifiable. The Beaux Arts architectural style is identified by symmetry and decorative stone work and arched windows. The 1913 addition is identifiable on the east side from a hyphen structure. The 1922 addition is identifiable on the north side with 4 bays of arched windows but with slightly discolored brick work. The interior is mostly vacant with structural supports visible. Some exterior elements like the smoke stacks have been demolished.

**8.2.3 Setting** – The property's original **setting** is still extant at the confluence of the West and Clear Forks of the Trinity River. Structures like the Paddock Viaduct and the Tarrant County Courthouse are also extant that support its setting in this iconic area. The floodwall constructed on the south end of the plant after the 1922 flood is also extant.

**8.2.4 Materials** – The property's original **materials** are mostly longer intact. Original arched, industrial steel windows in the openings are present, but with much of the glazing broken or missing. Many windows have also been sealed over on the lower portions to prevent unwanted entry. Original banded concrete base replicating rustication, brick walls, and stone cornice and stone quoins used to recreate a pilaster-effect at the third level are all extant. One area on the upper part of western wall shows visible cracking possibly from water intrusion or structural issues, otherwise the building seems to be in sound condition.

**8.2.5 Workmanship** – Workmanship is closely tied to Materials and Design. Without original

materials or design features extant, there is no way to convey original workmanship. Therefore, the property still displays the physical evidence of **workmanship** in the amount of original material still intact and the mostly intact design elements of the main structure.

**8.2.6 Feeling** – The property still retains its **feeling** as an early 20<sup>th</sup> century industrial complex important to the growth of Fort Worth.

**8.2.7 Association** – Though the property has been vacant since circa 2005, the property still retains its **association** with the industrial era of the early 20<sup>th</sup> century that supported Fort Worth’s long-term development and the iconic construction of the City Beautiful movement with other structures in the area.

## **9.0 INTEGRITY CONCLUSION**

**9.1** The property **retains all aspects of integrity.**

## **10.0 ASSESSMENT OF THREAT OF LOSS CONCLUSION**

The property is under threat of irretrievable loss and damage for several reasons. It has been vacant for almost two decades with minimal maintenance and financial investment, which has led to some damage like water intrusion, broken windows and some cracking masonry. While the building appears structurally sound from a cursory exterior review, a thorough structural and conditions assessment should be conducted. The increased development pressures of the north side of Fort Worth and potential redevelopment of the surrounding areas like Panther Island and downtown also places the plant at risk for demolition for redevelopment purposes.

## **11.0 CONCLUSION**

### **11.1 Evaluation Process**

Applications requesting the evaluation of the Historic and Cultural Landmark status must be considered in relation to the Historic Preservation Ordinance that is in effect at the time of the request. For this case, the ordinance adopted by City Council in April 2018 is applicable.

### **11.2 Significance and Integrity and Threat of Loss**

The subject property is sufficiently significant to be eligible for local designation and retains all aspects of integrity. The property also retains a significant threat of loss due to the vacancy and lack of maintenance that has not occurred over the last two decades. The property is therefore eligible for a local Highly Significant and Endangered designation.

## **12.0 EFFECTS OF CONCLUSION**

**12.1** The subject property is eligible for designation as a Highly Significant Endangered Historic & Cultural Landmark (HSE) as defined in the Historic Preservation Ordinance.

**12.2** If the property were to be designated locally as a Highly Significant Endangered Historic and Cultural Landmark, the property could also apply for the Historic Site Tax Exemption that would allow a freeze on the prerenovation assessment value for 15 years.

Supplemental Information



Fig. 1: 1952 Aerial

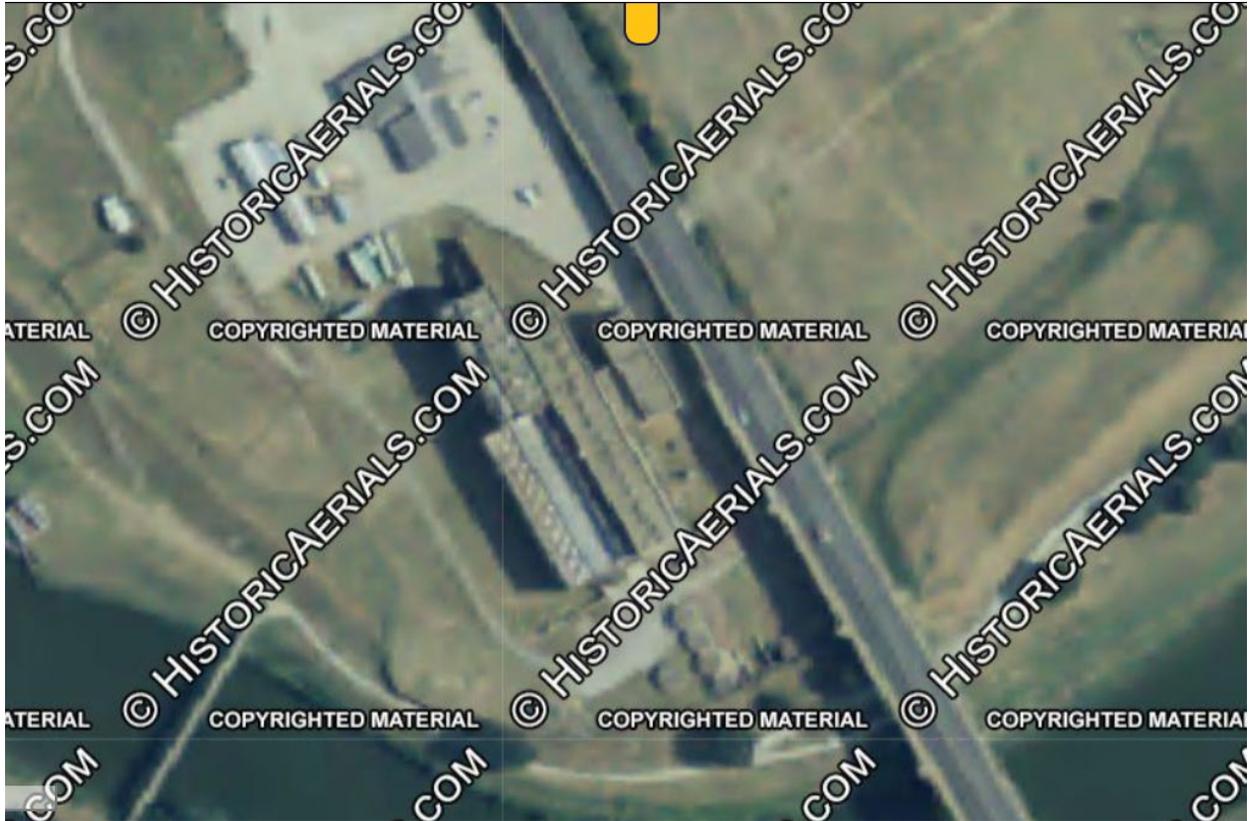


Fig. 2: 2008 Aerial showing the removal of the stacks on the north and south ends and the and the water intake building from the south end.

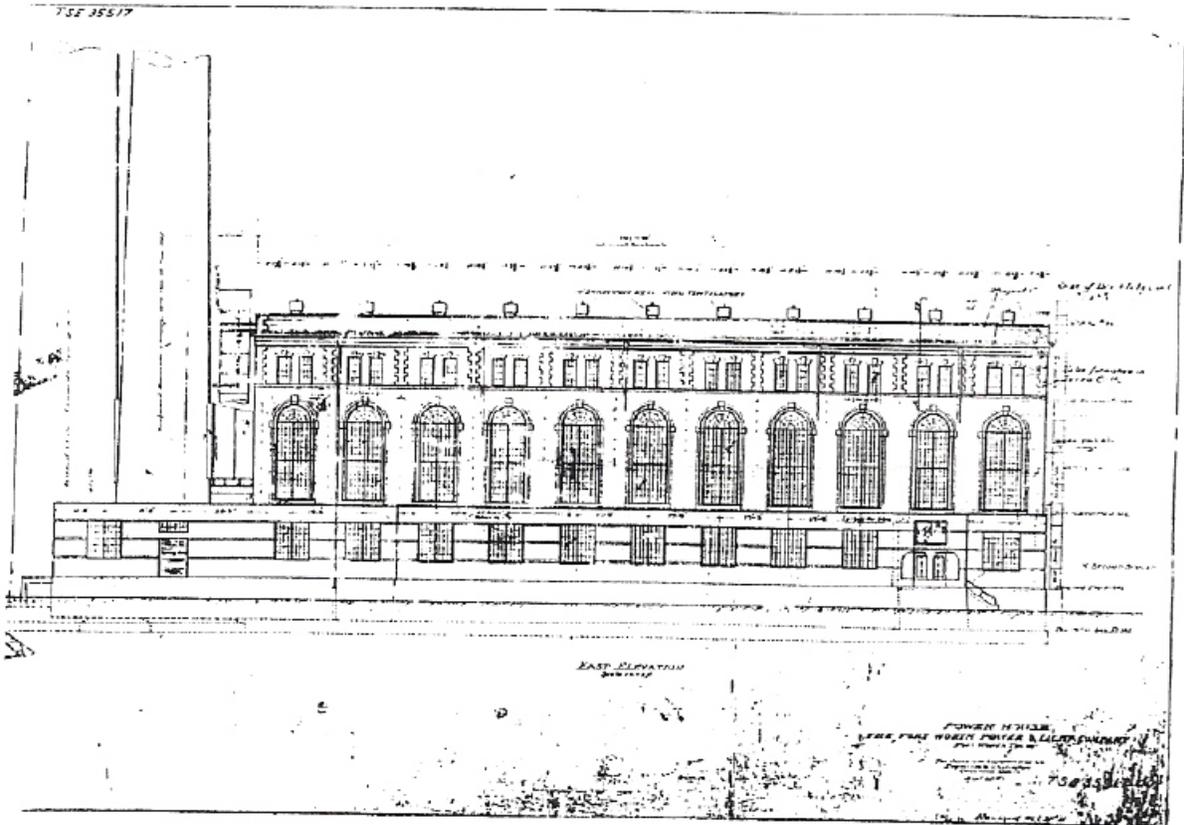


Illustration 18: East Elevation, North Main Steam-Electric Generating Station, designed by the Cleveland Construction Company, September 22, 1911.

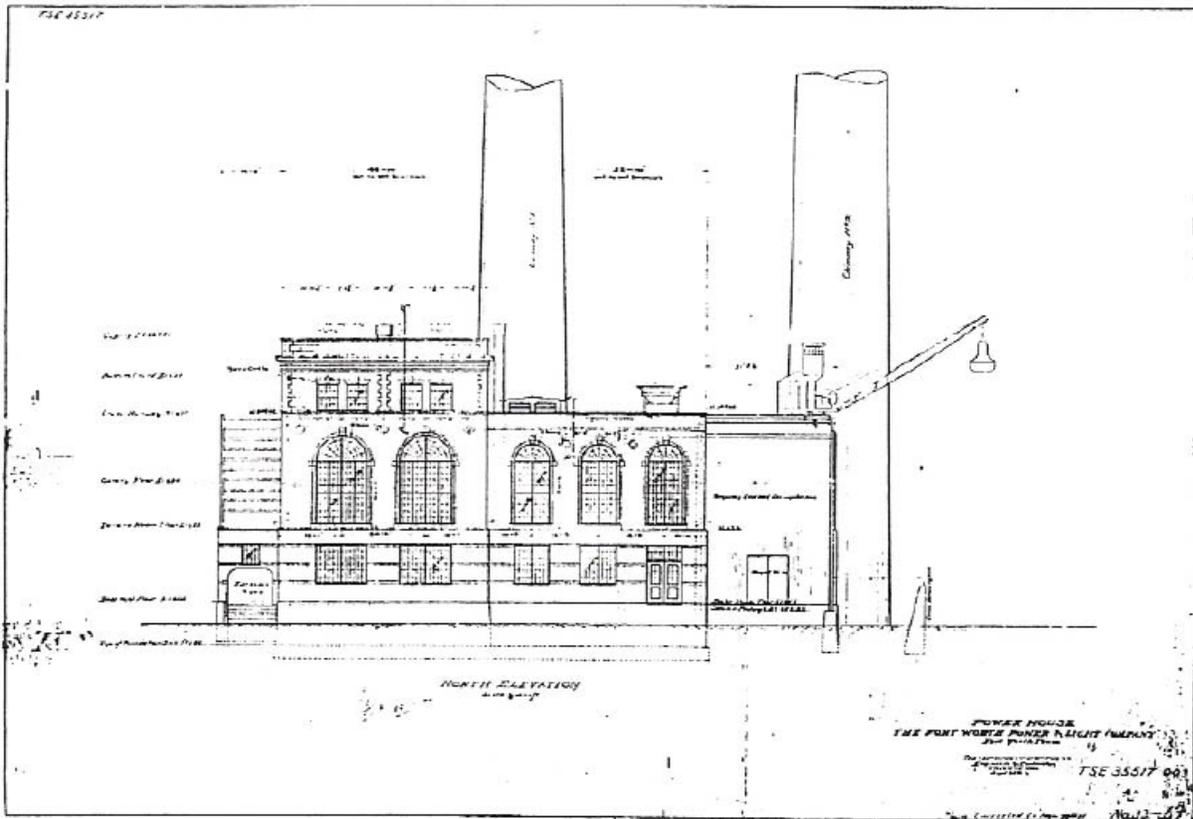


Illustration 17: North Elevation, North Main Steam-Electric Generating Station, designed by the Cleveland Construction Company, September 25, 1911.

Fig. 3 and 4: Illustrations circa 1911. Kline National Register Nomination file.

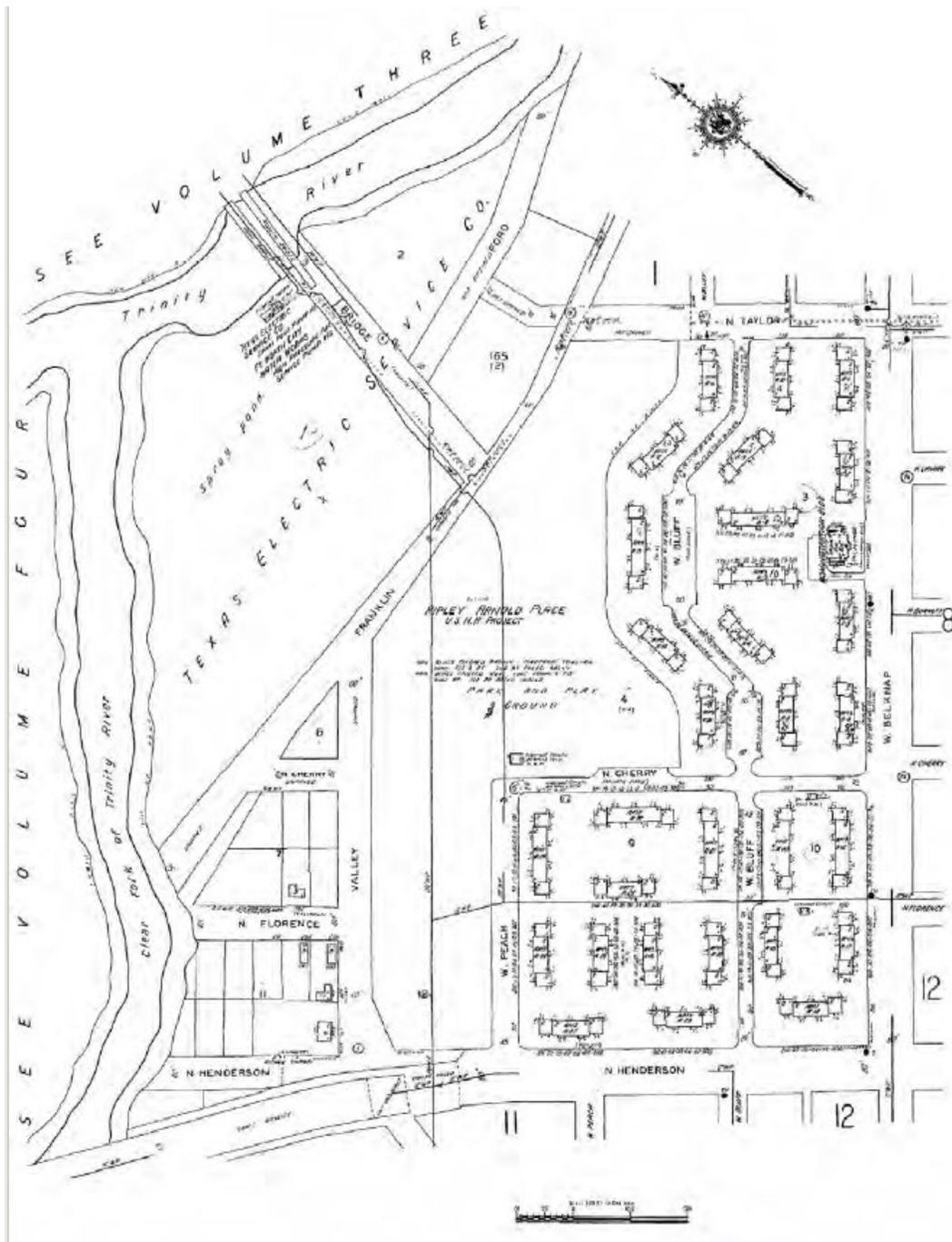


Figure 3-54. Map showing the Ripley Arnold Place Development near West Belknap and North Henderson Streets. Source: Sanborn Fire Insurance Company, Fort Worth, 1910 (updated through 1951), volume 1, sheet 7, from the University of Texas at Austin

Fig. 5. 1910 Sanborn map. Historic Context of Fort Worth, HHM Inc.

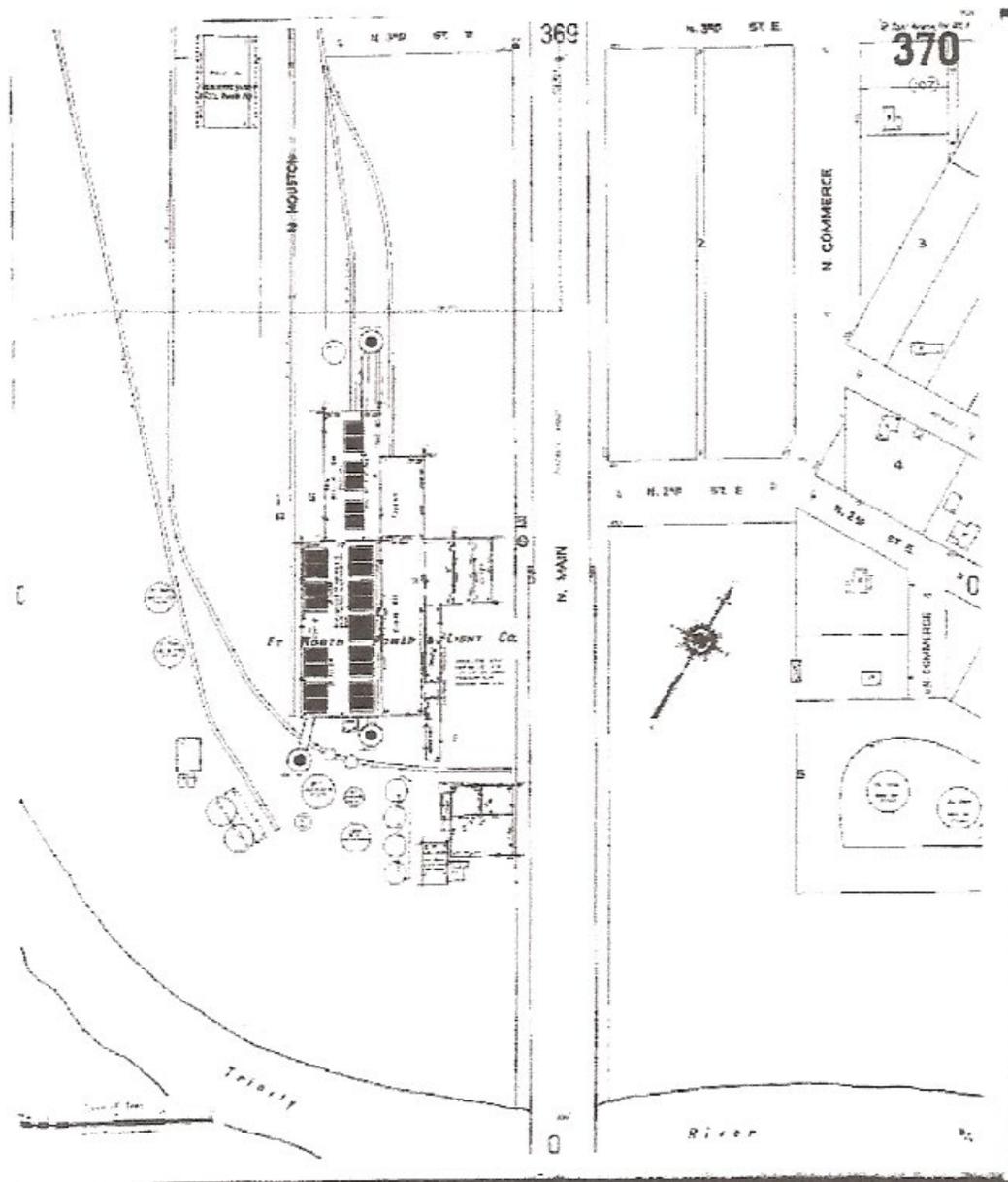


Fig. 6. 1927 Sanborn Map. Kline National Register Nomination file.

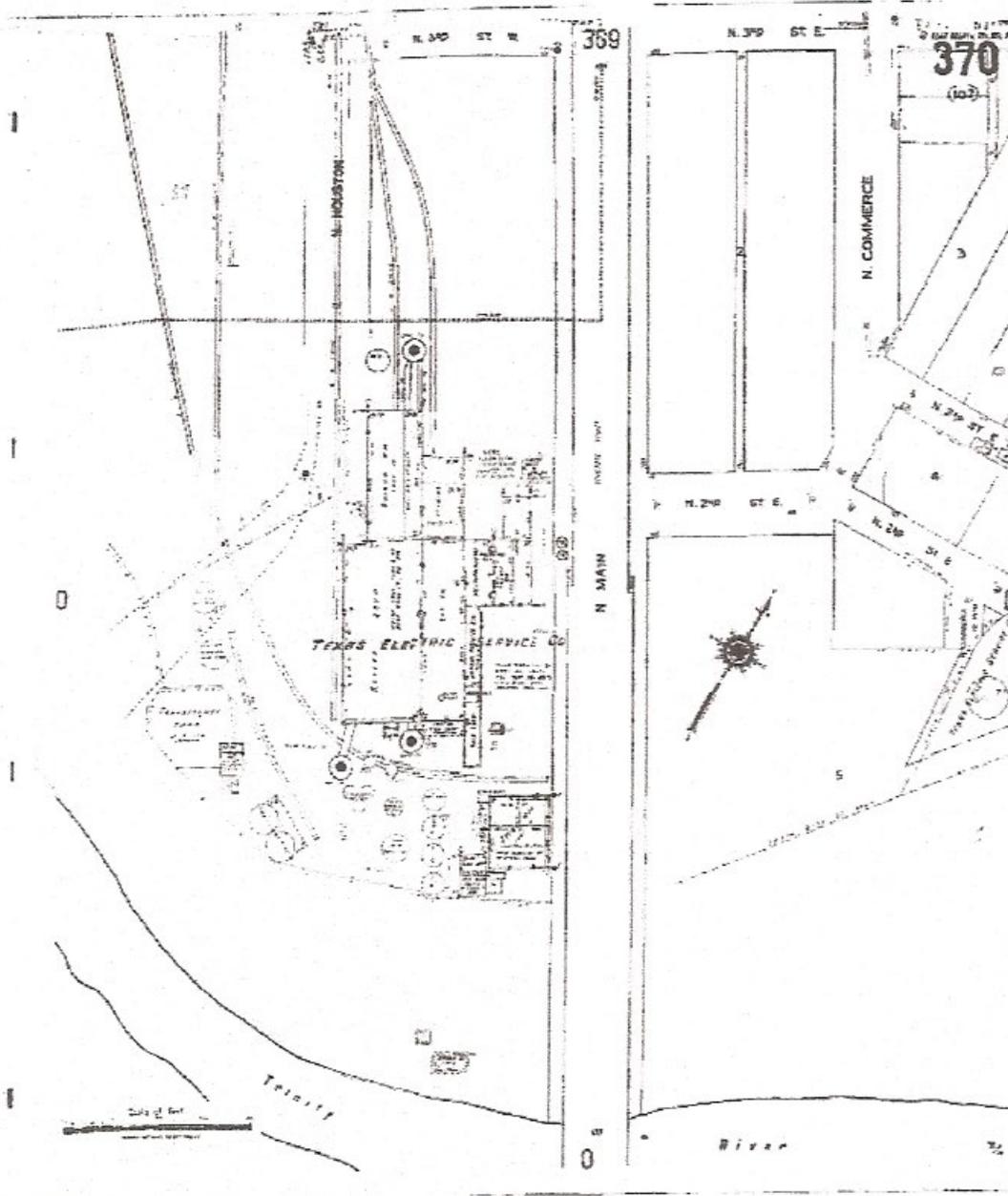


Fig. 7. 1951 Sanborn Map. Kline National Register Nomination file.

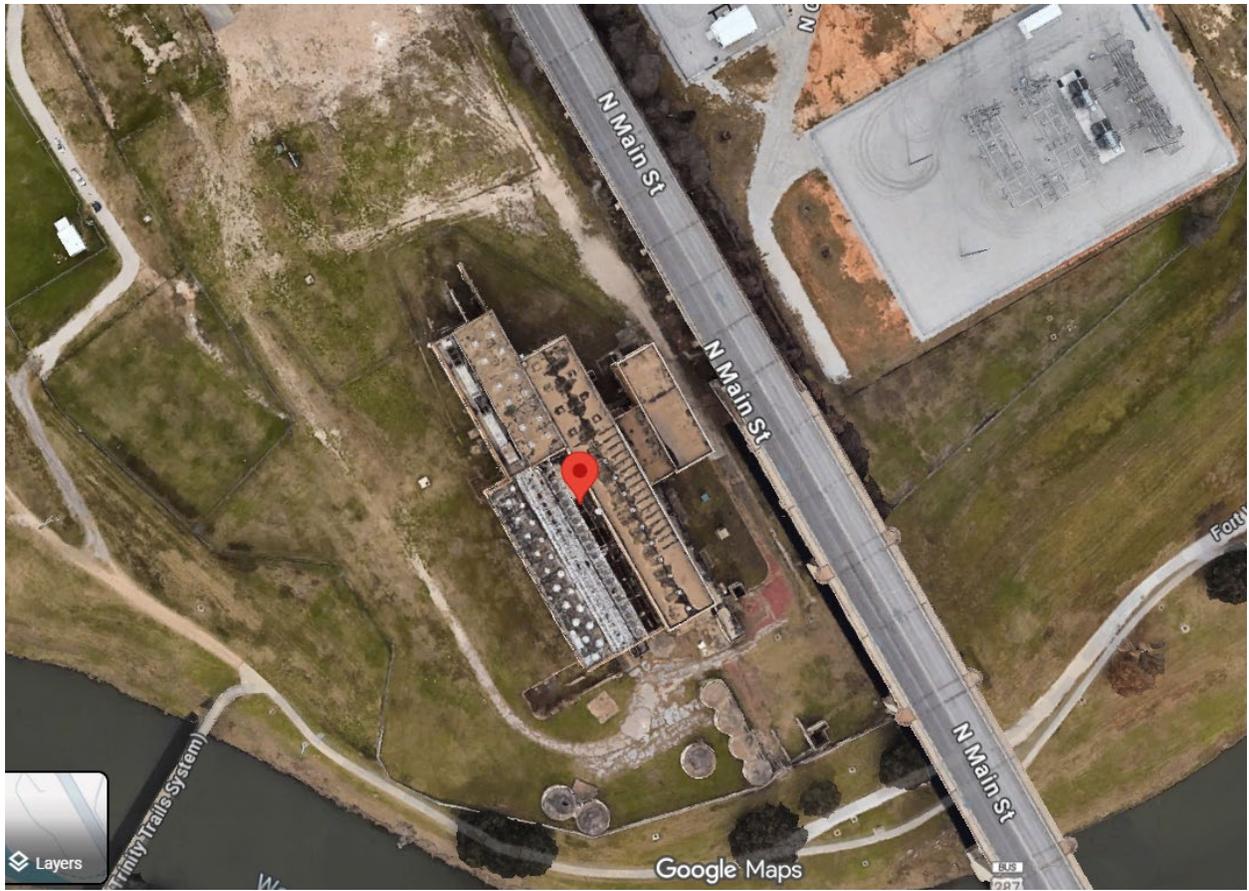


Fig. 8. Current aerial of the property.



Fig. 9. Current photo of north elevation of structure, 2025.



Fig. 10. South and west elevations, 2025.



Fig. 11. Portion of east elevation, showing 1913 addition to the left, 2025.



Fig. 12. Portion of east elevation, 2025.



Fig. 13. Detail of west elevation, 2025.



Fig. 14. Detail of potential structural damage on west elevation, 2025.



Fig. 15. Detail of circa 1922 addition on the northeast elevation, 2025.





Fig. 16-18. Details of interior, 2025.



Fig. 19. Photo circa 1938. Historic Context of Fort Worth, HHM Inc.



Fig. 20. Sign and stacks circa 1943. UTA collection.



Fig. 21. Detail of interior circa 1950. UTA collection.



Fig. 22. Photo circa 1952. UTA Collection.



Fig. 23. Photo of Paddock Viaduct and Plant circa 1996. Historic Context of Fort Worth, HHM Inc.

Photos from: [\*\*Built to Last, Waiting to Live Again\*\*](#)

Fort Worth's old TXU Power Plant still holds the spark for a brighter future on the Trinity

[BRIAN KETCHAM](#)

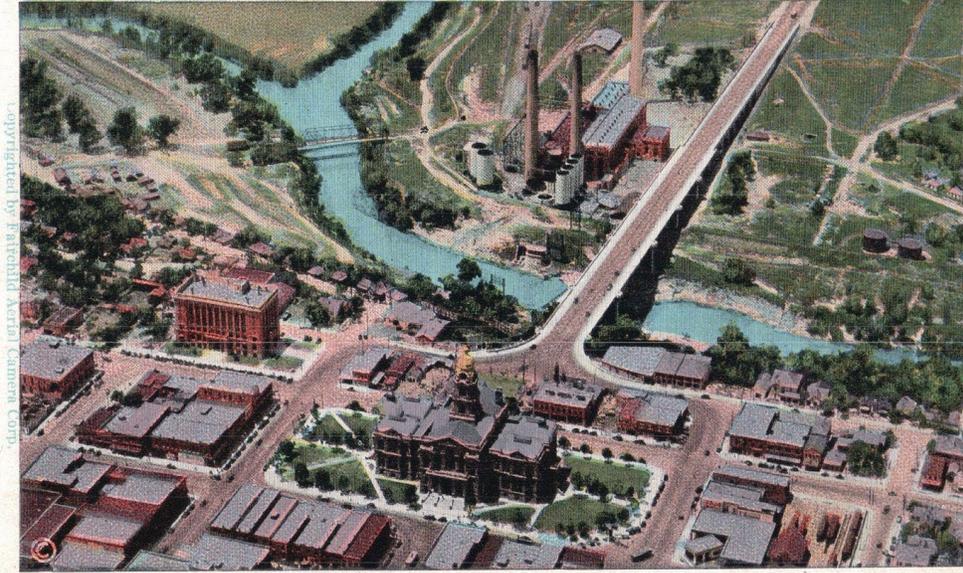
OCT 21, 2025

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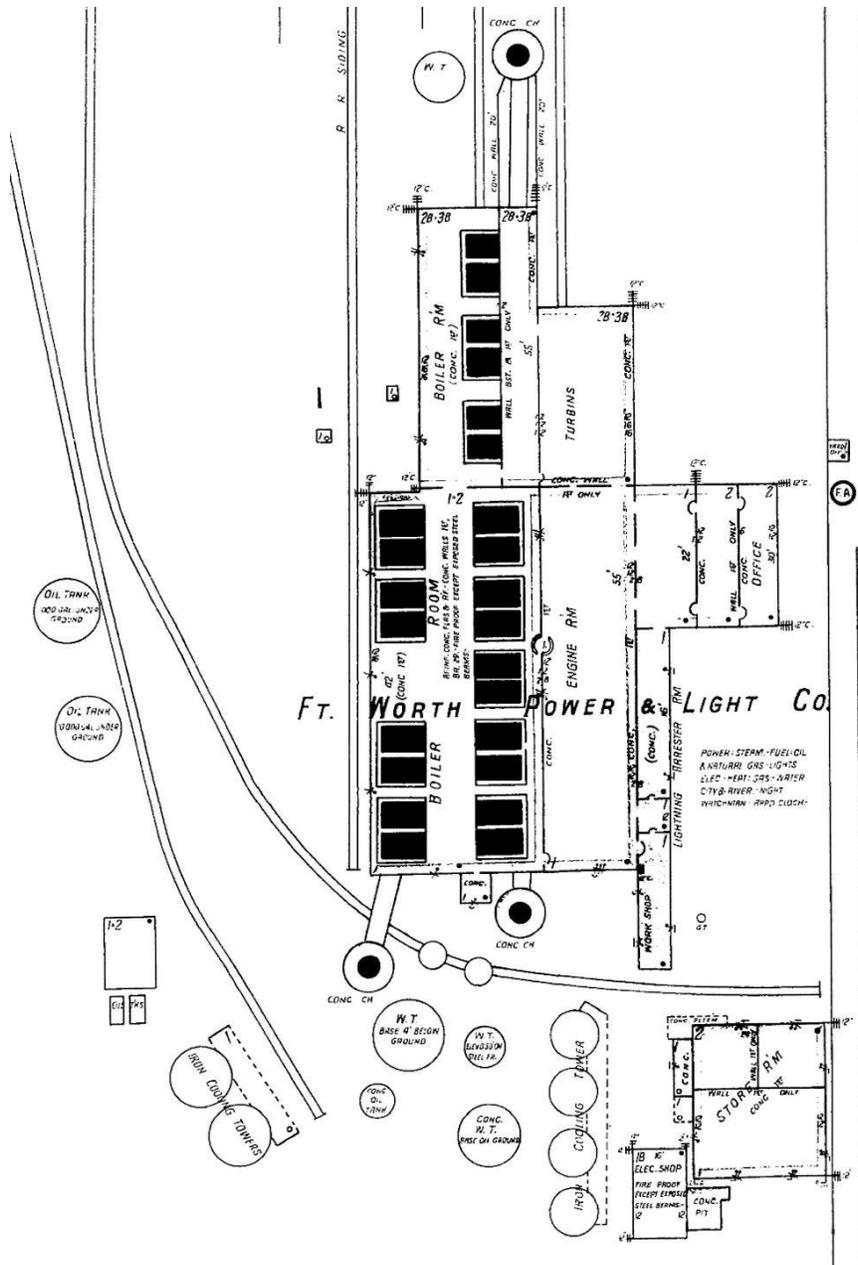
Joseph R. Nutt

PADDOCK VIADUCT, FORT WORTH, TEXAS—21



Copyrighted by F. Ritchie Aerial Camera Corp.

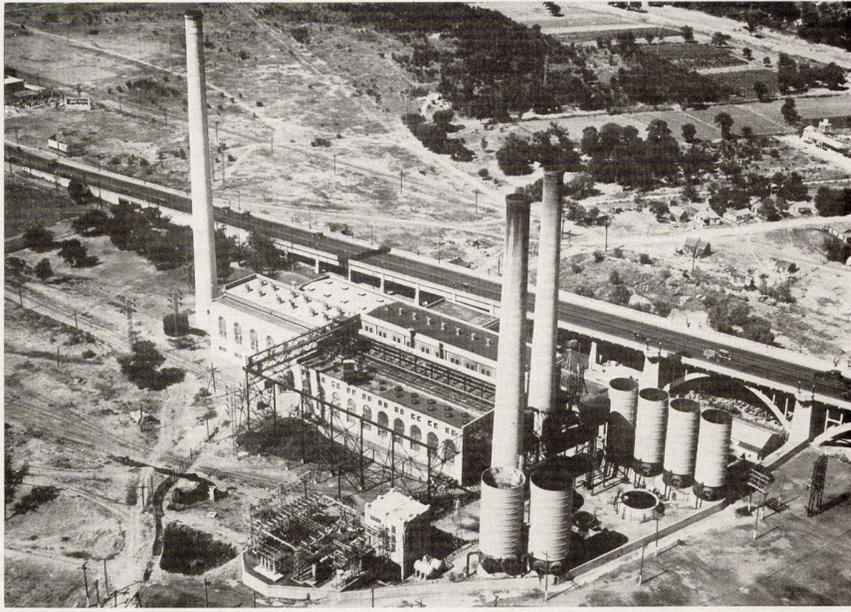
1924 Postcard



CONCRETE WARDUCT

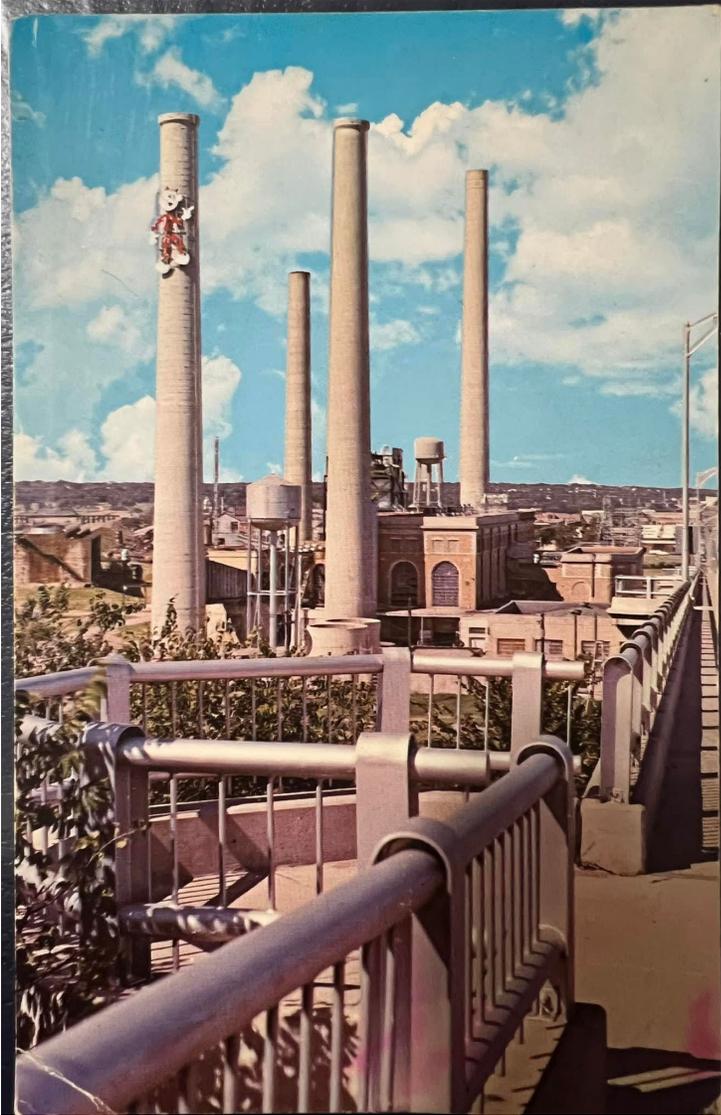
N. MAIN

The 1926 Sanborn Skeleton Map of the plant



OLD NORTH MAIN CIRCA 1929

1929



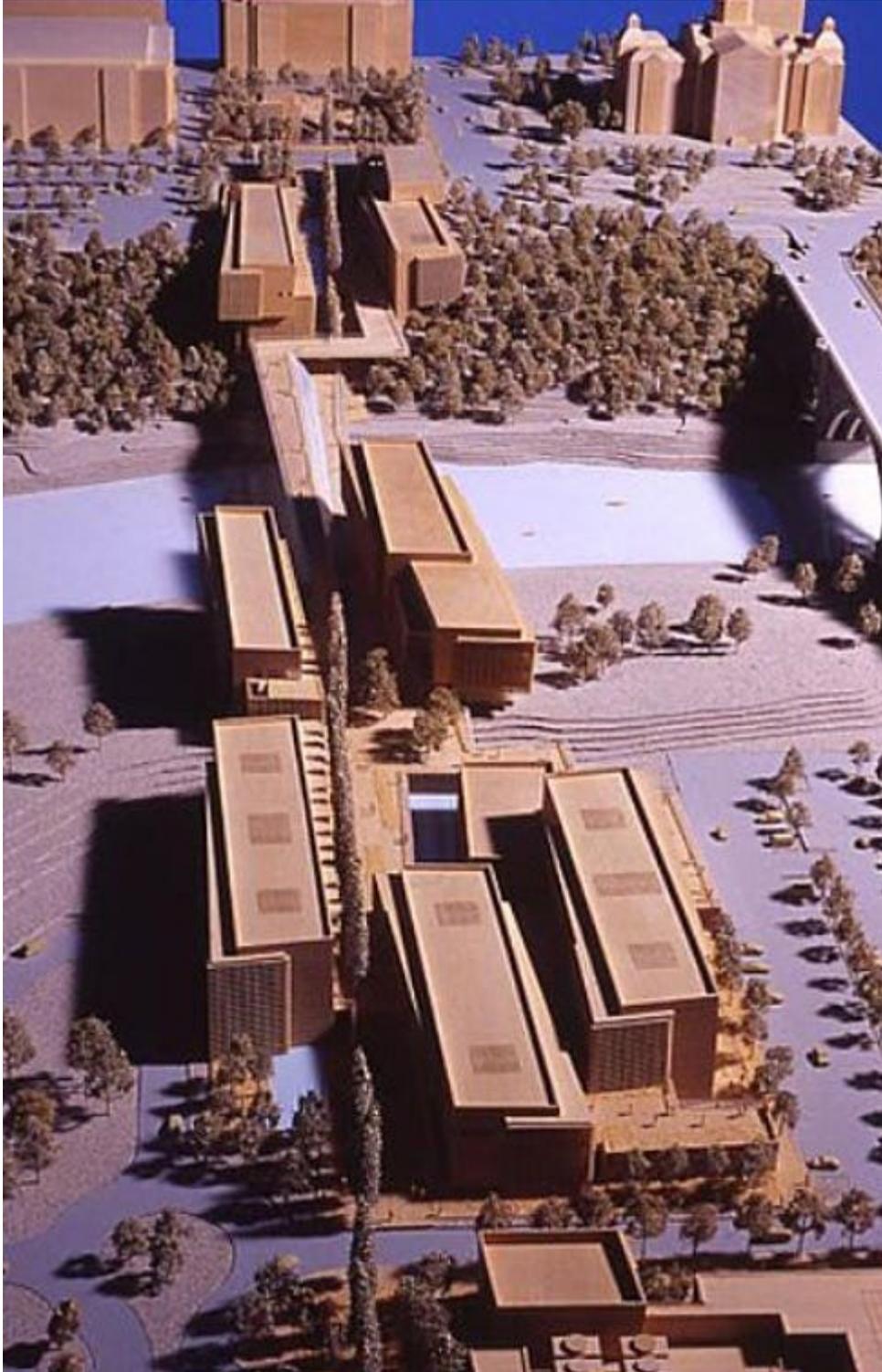
John Stryker postcard dated 1969 with Reddy Kilowatt on the stacks



Reddy Kilowatt looking over the plant



1970 Aerial of the Plant



2004 TCC River Campus Plan. By 2008, they shifted and bought the RadioShack campus instead.