

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

DATES: June 13, 2022

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Recommendation for Designation as Highly Significant Endangered (HSE)
APPLICANT/AGENT	MC Estates LLC/ Tom Purvis L2L Development LLC
LOCATION	1400 Henderson Street
ZONING/ USE (S)	H/Downtown Overlay/DD
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

Applicant requests a recommendation to City Council to consider upgrading the designation of the property located at 1400 Henderson Street from Demolition Delay (DD) to a Highly Significant Endangered resource (HSE).

BACKGROUND INFORMATION

The property was designated as a Demolition Delay site in January of 1995.

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 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.

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

EVALUATION OF SIGNIFICANCE

Constructed in 1930, the structure at 1400 Henderson Street is significant for its association with the industrial economic growth and commercial history of the city during the Great Depression and the years following the financial crisis (Criterion 1); as an important example of commercial architecture in the Spanish Colonial Revival style (Criterion 2); and as a resource individually listed on the National Register of Historic Places and as a Recorded Texas Historic Landmark (RTHL) (Criterion 8).

In regards to Criterion 1, the complex at 1400 Henderson St is a significant example of the City's early to mid-twentieth century industrial and economic growth. Fort Worth's prosperity pre-World War II created opportunities for economic expansion in many sectors. The site is also of importance to the commercial history of the city during the Great Depression. The Market was a major, privately funded construction project that served the wholesale and retail commercial sales community through 1941. John J Harden obtained a 100-year lease on the property in 1929 and the building opened in June of 1930 to much fanfare. Through the next few years profit margins waned caused by both poor management and the economic crisis. The Company took out a loan on the building in 1933 and by 1940, the Fort Worth Public Market Company's venture finally failed and they obtained a release from their lease. After a brief and unsuccessful attempt to run the market by the Farmer and Consumer Co, the Kirby Lumber Co sold it to Bowen Properties in 1944 which leased the buildings to several companies.

In regards to Criterion 2, the property at 1400 Henderson St is significant as an example of the Spanish Colonial Revival architectural style. The one story rectangular-shaped brick building features terra cotta ornamentation and decorative towers on each corner. The northeast tower entrance includes stained glass, terra cotta ornamentation and a faux bell tower. Adjacent to the main building is the one-story produce shed that was built in 1930. It was constructed in an L-shape and had a hipped roof with parapets and terra cotta ornamentation. This was partially demolished with the construction of the freeway and again after a fire in 2010. Even with the alterations, the Public Market Building is a good example of the Spanish Colonial Revival architectural style in Fort Worth.

In regards to Criterion 8, the property at 1400 Henderson Avenue was first listed as a Recorded Texas Historic Landmark*¹ in 1980, and on the National Register of Historic Places in 1984. The area of significance listed in the nomination files is for commerce and architecture, and Criterion A (historic events) and Criterion C (design/architecture).

EVALUATION OF INTEGRITY

¹ According to the provisions of Texas Government Code, Chapter 442, Section 442.006 (f), the exterior appearance of RTHL buildings and structures should retain their historical integrity after designation. A person may not change the historical or architectural integrity of a building or structure the commission has designated as a RTHL without notifying the commission in writing at least 60 days before the date on which the action causing the change is to begin. The THC has review authority on the exterior of the building or structure. Under the RTHL regulations the THC has no review authority over most interior changes unless the proposed changes have the potential to affect the exterior of the building or structure. Unsympathetic alterations to RTHL properties may result in the removal of the designation and marker.

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.**

In relation to the Seven Aspects of Integrity:

1. The structure is still in its original **location** from when it was constructed in 1930.
2. The **design** of the structure is still intact and identifiable.
3. The structure's original **setting** has been lost from the 1930s due to the creation and subsequent moving of Interstate 30. The few remaining sources of context include the 1938 Dr. Pepper Bottling Company building to the east and fragments of railroad structures such as the overpass immediately to the south.
4. The property's original **materials** appear generally intact. The original masonry walls, terra cotta details, and clay tile roof are still extant and in generally good condition; however, the windows have been covered for protection so their condition is unknown, and a fire in 2010 caused the demolition of a part of the produce shed.
5. The property still displays the physical evidence of **workmanship** from the 1930s, such as the decorative brick towers and the multiple light windows.
6. The property still retains its **feeling** as a Spanish Colonial Revival commercial building that was constructed as a public market despite the partial demolition of the produce stand as a result of highway expansion and movement and fire. The structure retains its iconic street-facing presence.
7. Due to its lack of setting, the property retains little **association** with Depression era commercial properties and the City's economic and industrial growth in the mid-twentieth century.

EVALUATION OF THREAT

The building retains many character-defining features, but what remains is in fair to poor condition, suffering from deterioration, damage due to neglect, disuse, and disrepair. The Market has been vacant for approximately two decades and has suffered fires and vandalism.

Photos show deterioration of masonry, the tile roof and windows and doors that will require rehabilitation. The unique reconstruction of skylights will also need to be completed.

The steel and concrete building also shows signs of moisture intrusion that will need to be addressed quickly. The market shed façade in particular will require cleaning and a study of whether it is structurally sound after it was partially demolished due to fire.

The building lacks functioning electrical, mechanical, and plumbing systems, and is in an area

that has been greatly affected by demolition and development over the decades and from the freeway projects.

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 8: Is designated as a Recorded Texas Historic Landmark, State Antiquities 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 1400 Henderson Street sufficiently retains most aspects of integrity including location, design, materials, workmanship, and feeling.

Threat

The building is in poor condition, suffering from deterioration, damage due to neglect, disuse, and disrepair and meets the criteria to be considered endangered. Without significant intervention to repair masonry elements and moisture intrusion among other issues to address deterioration and disuse, the property is in danger of being lost.

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. Lastly, the property is endangered due deterioration, neglect, disuse, 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 property at 1400 Henderson 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.

SUPPLEMENTAL MATERIALS



Fig. 1 – Current location and zoning of 1400 Henderson St. Also located in Downtown Urban Overlay District.

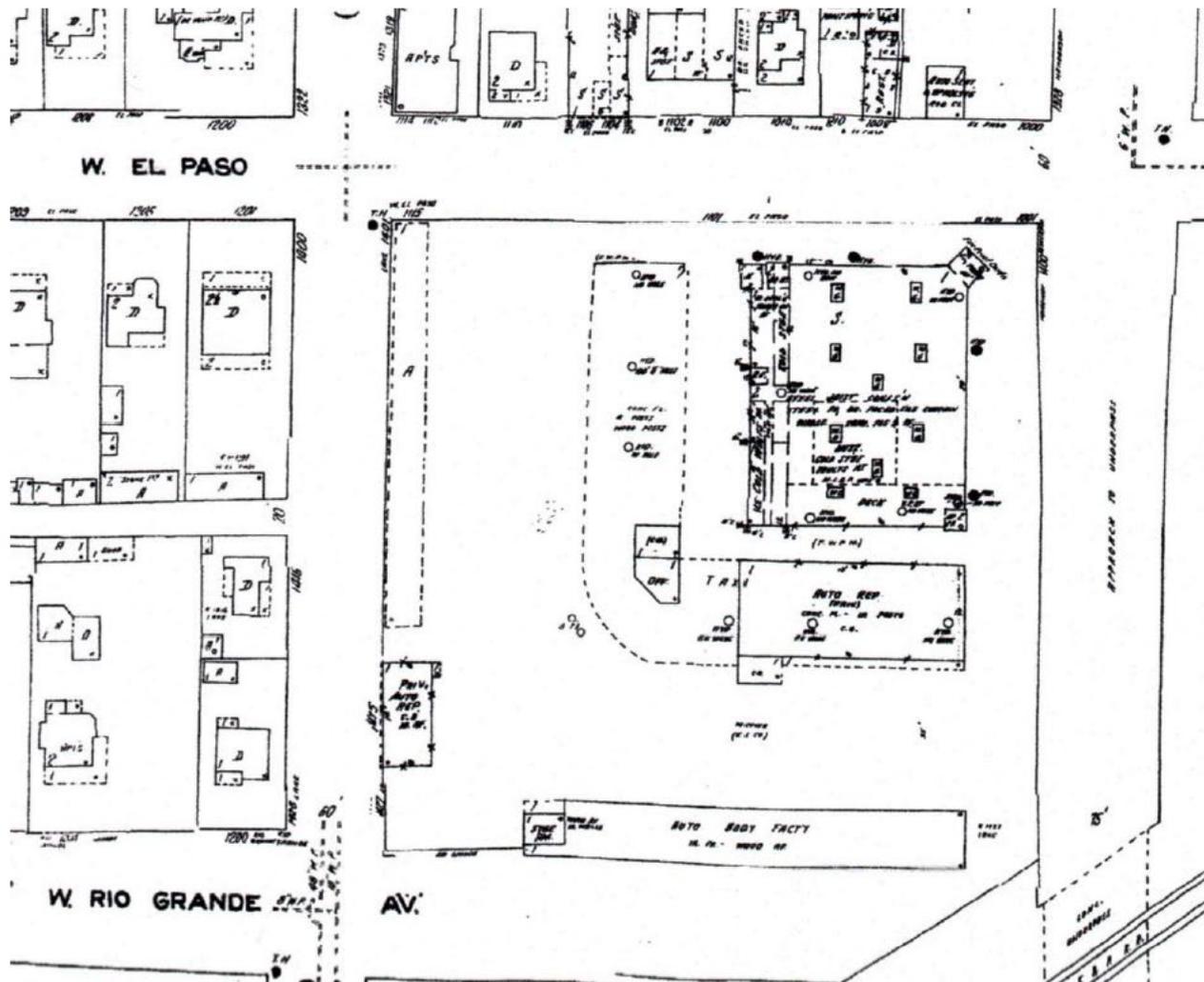


Fig. 2 –1951 Sanborn Fire Insurance Company Map, Fort Worth, TX. Volume 1, Sheet 21. The Produce/Shed Building was used for automobile-related purposes at this time.

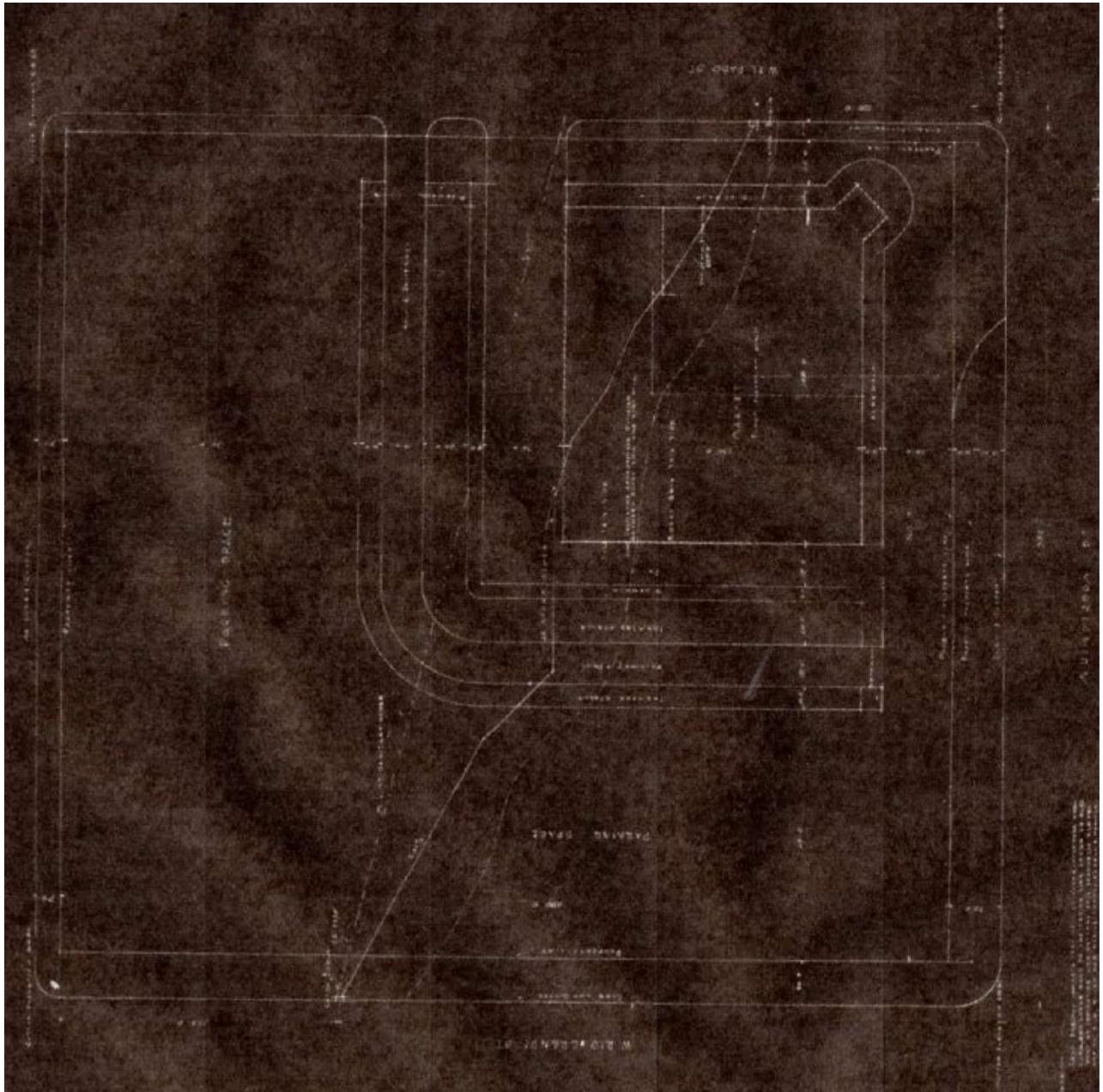


Fig. 3 –Historic Site plan provided by applicant.

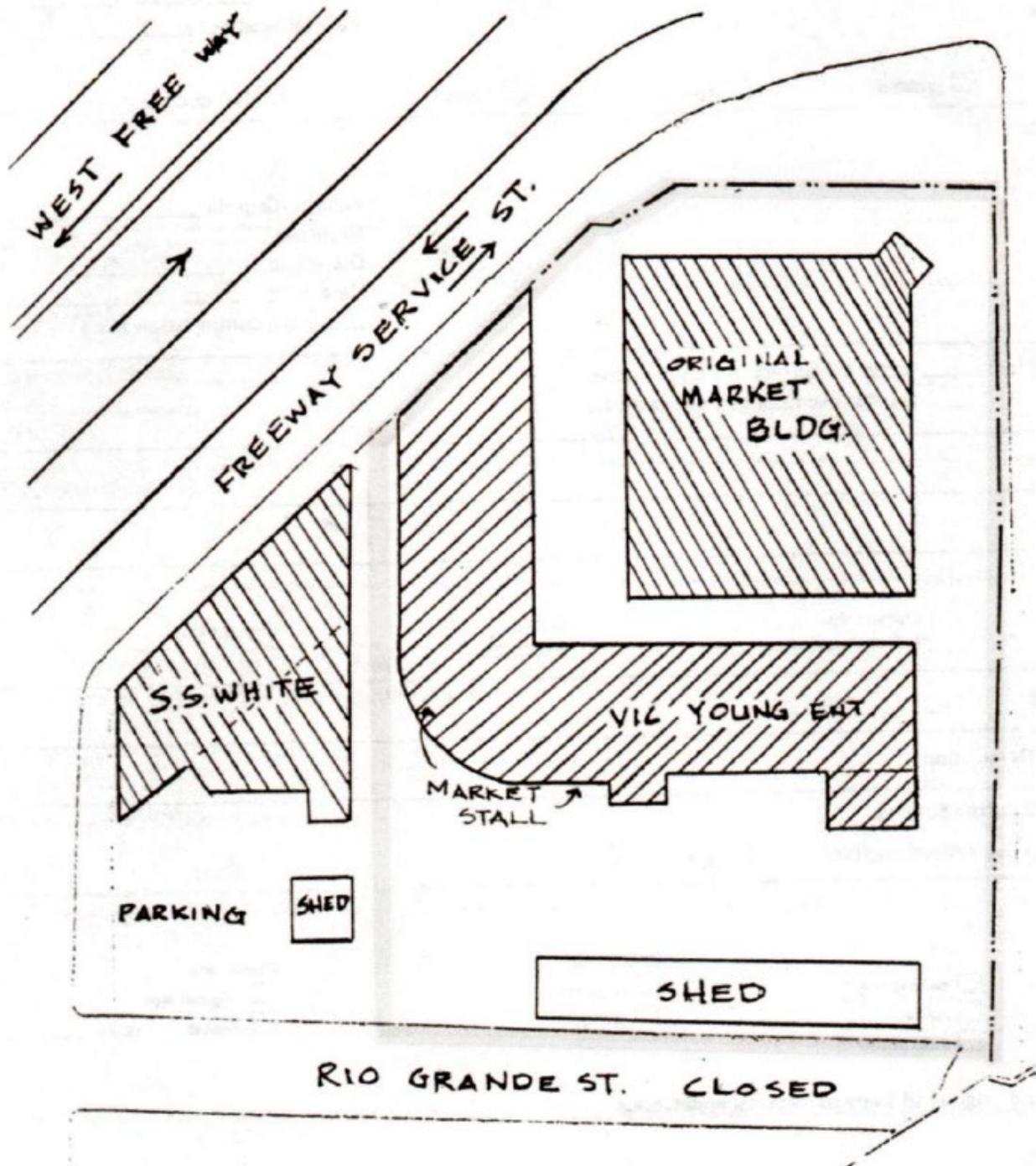


Fig. 4 –Site plan from 1984 Nomination prior to the relocation of the highway provided by applicant.



Fig. 5 –Oblique from Northeast of Public Market and Vic Young Façade buildings, present condition.



Fig. 6 – Vic Young Façade and Public Market oblique from southeast, present condition.



Fig. 7 – Oblique from Southwest, present condition.



Fig. 8 – Oblique from Northwest, present condition.



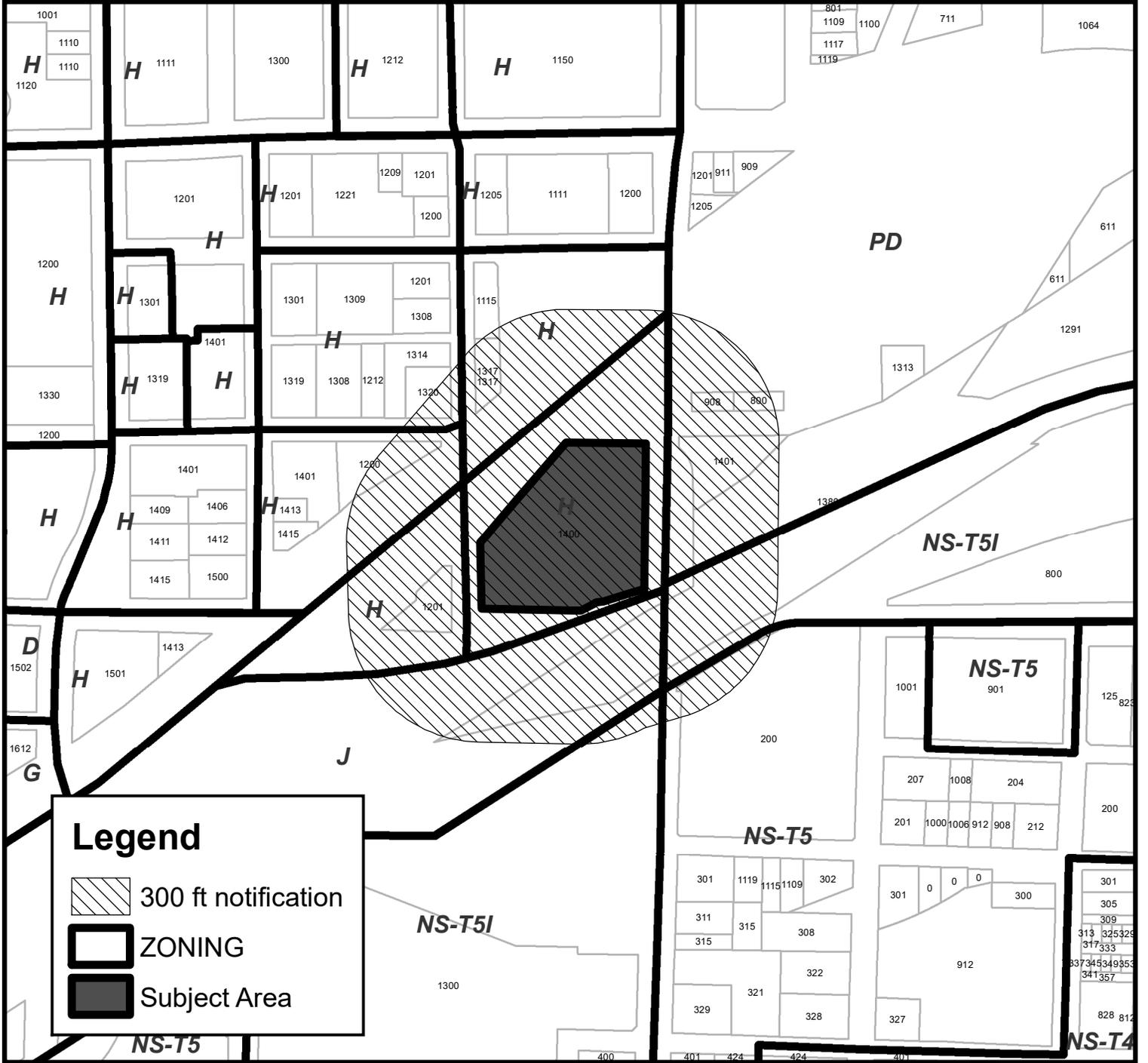
Fig. 9 – East elevation from Henderson St.



Fig. 10 – East elevation from Henderson St, Vic Young Shed (Produce Shed)

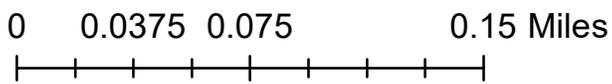


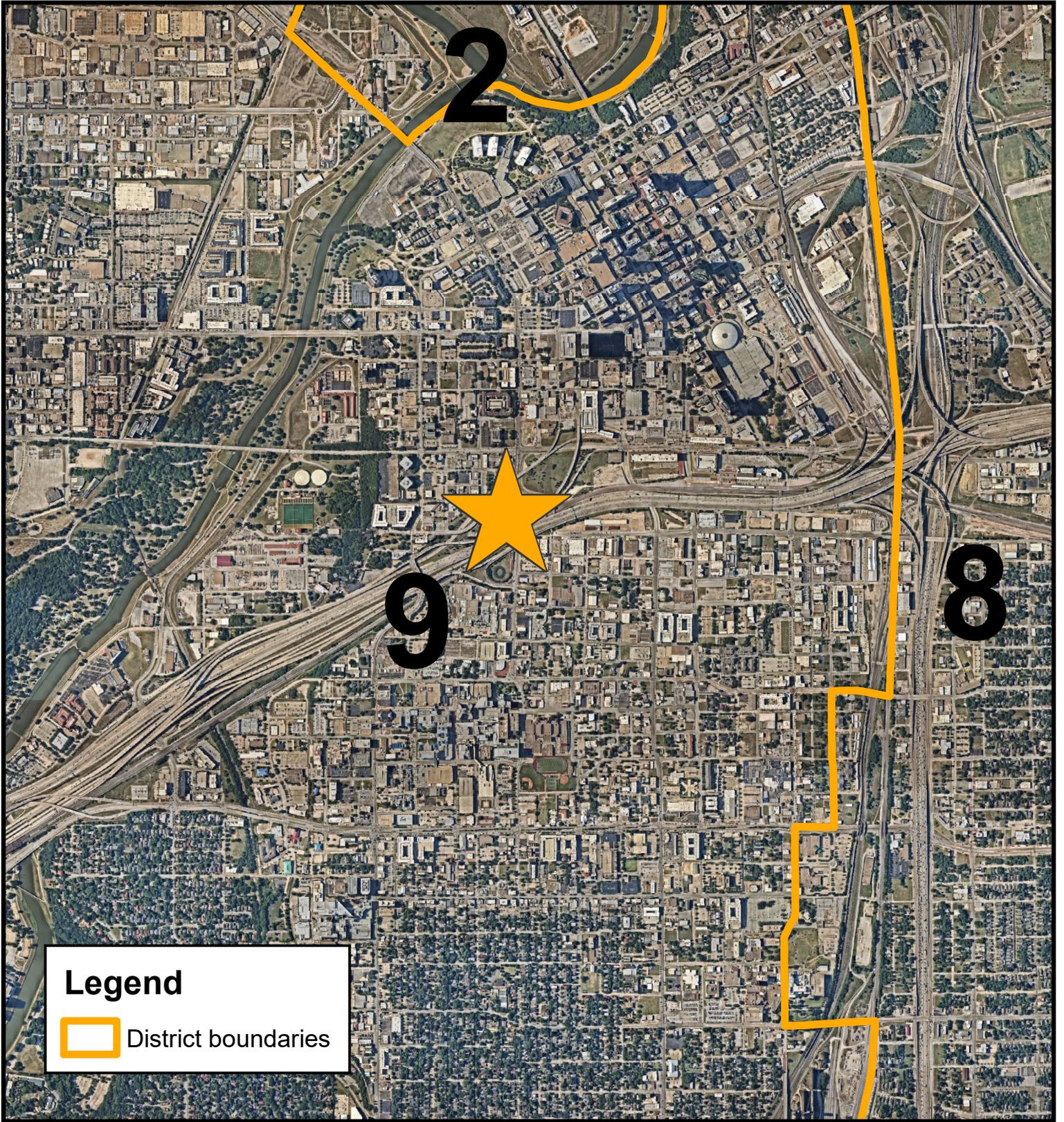
Fig. 11 – North Elevation from Rio Grande Ave.

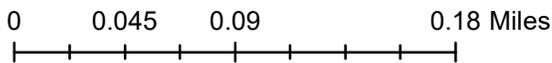
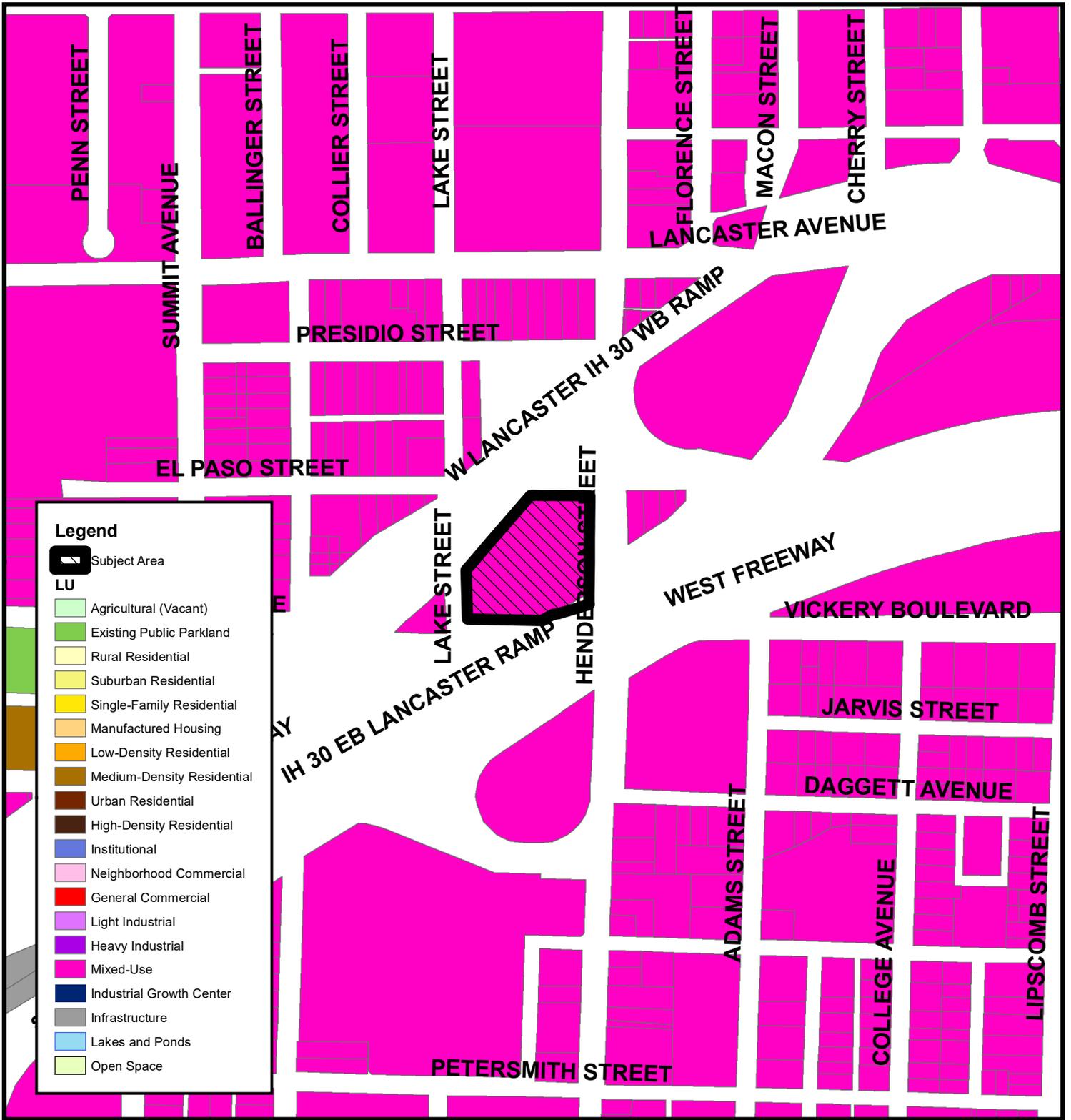


Legend

-  300 ft notification
-  ZONING
-  Subject Area









0 0.03 0.06 0.12 Miles

