

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

DATES: October 13, 2025

COUNCIL DISTRICT: 9

**GENERAL INFORMATION**

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<b>REQUEST</b>	Recommendation for the Designation of Demolition Delay (DD) Overlay
<b>APPLICANT/OWNER</b>	City of Fort Worth/ Pescador Partners LTD
<b>LOCATION</b>	117 W Weatherford Street
<b>ZONING/ USE (S)</b>	H
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual/Downtown

**REQUEST**

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The applicant requests a recommendation to City Council to add the Demolition Delay (DD) Overlay for the property located at 117 W Weatherford Street, a.k.a. Daiche’s Jewelry Building.

**APPLICABLE CITY OF FORT WORTH ZONING ORDINANCE PROVISIONS**

**4.401 Historic Preservation Ordinance - Overlay Districts**

*(c) Identification and Designation of Cultural Resources*

*(4) Criteria and special considerations for removal or change of historic designation.*

*a. Criteria.*

- 1. Subject to any special considerations, the HSE, HC, HC District (either in whole or in part), or DD designation may be removed for the following reasons:
  - i. The individual property or HC District, either in whole or in part, no longer conforms to the criteria for significance and integrity under this Historic Preservation Ordinance;

*(5) Procedures for designation and designation removal.*

*a. Step 1: nomination for designation and designation removal.*

2. *HCLC.* The HCLC may initiate the nomination process for historic designation or designation removal of an individual property or HC District by adopting a resolution directing the HPO to submit a complete application for designation or designation removal to the HCLC for consideration. The HCLC may not consider such application until its next regularly or special-called meeting.

*b. Step 2: notice of nomination for designation or designation removal and interim controls.*

- 1. *Notice of nomination for designation or designation removal.*

- i. Upon being nominated, the HPO must mail a notice of nomination for historic designation or designation removal, as applicable, to all affected property owner(s) at least ten calendar days before the scheduled HCLC hearing.
- ii. For individually- nominated properties, the affected property owner is the owner or owners of the property that is the subject of the application.

*c. Step 3: consideration by the HCLC.*

1. The HPO must schedule a hearing before the HCLC for consideration of the historic designation or designation removal within 45 calendar days after the effective date of a nomination, or as soon thereafter as is reasonably practicable.
2. After conducting a hearing on the matter, the HCLC must recommend approval or denial to the city council or continue the designation or designation removal to a certain date.

## **BACKGROUND**

On **June 8, 1999**, City Council approved the designation of the property as Demolition Delay under the address 101-107 Houston Street. The legal description used was for a property with a similar address around the corner that has been a vacant lot since at least 1979. This designation application is to correct the original intent to designate the Daiche's Jewelry Building as Demolition Delay "DD".

## ***FINDINGS / RECOMMENDATIONS***

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### **EVALUATION OF SIGNIFICANCE AND INTEGRITY**

The property must meet at least 1 criterion for significance to be designated Demolition Delay.

Constructed around 1910, the property at 117 W Weatherford St is significant for several reasons: First, it is one of the few remaining examples of an early 20<sup>th</sup> century commercial building in downtown (criterion 2). Second, it is associated with George Gause, a funeral director, and Daiche's Jewelry Company who had inhabited the building since 1929 (Criterion 4).

In regards to Criterion 2, the building is a unique example of an early 20<sup>th</sup> century commercial building still remaining the downtown area. Many other examples have been demolished over the years. The Tarrant County Courthouse is one of the only other remaining examples of a historic structure in this block. The Gause/Daiche's Jewelry building is three stories, and is constructed of brick and features a stepped parapet with brick corbelling and stone coping with an ornamental "G" on the Houston St side. The first floor was altered circa 1955 with tile and storefront changes by the Daiche's Company. The property retains original window openings on the upper floors and ornamental brick and masonry work like radiating voussoirs over the windows.

In regards to Criterion 4, George L. Gause was the first owner and builder of the property. He consolidated undertaking services and opened the first funeral home on the premises circa 1921 to provide a more comfortable environment for grieving families. After the business moved in 1929, the Gause-Ware Funeral Home continued operation until 1989 as the oldest funeral home operating in Fort Worth. Gause also contributed to several innovations such as offering burial insurance plan to offset costs of burial to families and co-founded the Texas Funeral Director's Association and the Texas State Board of Embalming. Gamble & Co. Meat Market (also called

Model Meat Market) apparently occupied the first floor. Goodkin's Hotel, operated by Mrs. Alice Goodkin, was located upstairs, followed in succeeding years by the Park Hotel and the Monterey Hotel. Daiche's Jewelry Co. remained in this location until 2010 after 81 years of service to the community and installed the first floor alterations circa 1955.

### **Eligibility for Designation**

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

Criterion 2: Is an important example of a particular architectural type or specimen in the City of Fort Worth.

Criterion 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.

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.** -The property maintains its original location at the corner of Houston and Weatherford across from the Courthouse.
2. **Design.** – The property maintains decorative brick elements on the upper floors and its original three-story design.
3. **Setting.** – The property is one of the only remaining early 20<sup>th</sup> century buildings remaining in this area of Downtown. The Tarrant County Courthouse is across the street.
4. **Materials** – The property is constructed of brick and features a stepped parapet with brick corbelling and stone coping with an ornamental "G" on the Houston St side. The first floor was altered circa 1955 with tile and storefront changes.
5. **Workmanship.** – The property retains aspect of workmanship including original window openings and ornamental brick and masonry work like radiating voussoirs over the windows.
6. **Feeling.** – The property maintains the ability to convey it's feeling of an early 20<sup>th</sup> century building with a later alteration.
7. **Association.** – The property maintains is association with the Daiche's Jewelry Company and as an example of an early 20<sup>th</sup> century commercial building. The ornamental "G" also maintains its association with the original owner George Gause.

The property maintains all aspects of integrity (location, design, setting, materials, workmanship, feeling and association).

### **Summary**

Staff have found evidence that the property meets 2 of the 8 Criteria for Designation. The property also retains 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 117 W Weatherford St as a Demolition Delay (DD).

SUPPLEMENTAL MATERIALS



Figure 1. Aerial Image of subject property



Figure 2. Subject property circa 1980s (by Byrd M. Williams, UNT digital Library)



Figure 3. Subject property Circa 1980s (by Byrd M. Williams, *The Portal to Texas History*)



Figure 4. Subject property circa 2010 (Brian Luenser, Fort Worth Forum).



Figure 5. Subject property circa 2021 (First Bank Historical Marker).



Figure 6. Subject property circa 2025



Figure 7. Subject property circa 2025



Figure 8. Subject property circa 2025



Figure 9. Subject property circa 2025

**II Resolution to Nominate Properties for Historic Designation**

ADDRESS	PROPERTY NAME
<b>Properties for Consideration for Demolition Delay Designation</b>	
1 901 East 3rd Street	Morning Chapel Colored Methodist Episcopal Church
2 701 East 5th Street	St. Louis SW Railway of TX Depot (Cotton Belt)
3 1600 West 5th Street	First Baptist Church / Calvary Cathedral
4 401 East Eighth Street	Nash Hardware Company / Allied Electronics Warehouse
5 508 East Seventh Street	Hunt-Hawes Grocer Company
6 215 Commerce Street	Fire Station #1
7 801 Grove Street	Montgomery Ward & Company / Fakes & Company Warehouse
8 101-107 Houston Street	Commercial Building / Daiches Jewelry Company
8 113 Houston Street	Jacob Luskey Dry Goods
10 406-408 Houston Street	J. C. Penney Company / Fakes and Company
11 609 Houston Street	Pangburn's Chocolate Shop / Baker's Shoe Store / Goldstein Brothers
12 900 Houston Street	Fort Worth Pharmacy
13 902 Houston Street	Henry Hammann Meat Market / Terry's Grill
14 909-911 Houston Street	Peters Brothers, Inc. - Hatters
15 1008 Macon Street	Shield Company
16 301 Main Street / 109 East 3rd Street	Inman Hotel
17 302 Main Street*	Bradner Block
18 308 Main Street*	Commercial Building
19 310 Main Street*	Smoke House
20 314-316 Main Street	Western Union Telegraphic
21 900 Monroe Street	Miller's Mutual Fire Insurance Building
22 512 North Nichols Street	House
23 1222 East Peach Street	House
24 401 Samuels Avenue	Charles E. Nash Elementary School
25 761 Samuels Avenue	Foster - Hodgson-Pool House
26 1011 Samuels Avenue	Heaton-Simmons-Strohl
27 901 Throckmorton / 215 West 8th Street	Starlite Café/Barber's Books
<b>Properties for Consideration for Highly Significant Endangered Designation</b>	
1 930 E Oleander Street	Row of Seven Houses
2 215 W Vickery Boulevard	Fort Worth Recreation Building

\* Reconstructed Building

CITY COUNCIL MEETING  
 FORT WORTH, TEXAS  
 JUNE 8, 1999  
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Z-99-066  
 SP-99-013  
 Approved

Council Member Davis made a motion, seconded by Council Member Silcox, that the application of Michael Bausch Architects-Michael Bausch by Thompson's Harveson & Cole, Inc. – Guy Thompson, for a change in zoning of property located at 702 Eighth Avenue, from "D" Multi-Family and "E" Commercial to "PD/SU" Planned Development/Specific Use for a funeral home and residences with site plan required, Zoning Docket No. Z-99-066 and Site Plan No. SP-99-013 by Thompson's Harveson & Cole Renovation & Additions, be approved. The motion carried unanimously.

Z-99-067  
 Approved

Council Member Moss made a motion, seconded by Council Member Haskin, that the application of the Historical and Cultural Landmarks Commission, for a change in zoning of property located at 901 E. 3<sup>rd</sup> Street; 701 E. 5<sup>th</sup> Street; 1600 W. 5<sup>th</sup> Street; 215 Commerce Street; 801 Grove Street; 107, 113, 609, 900, 902, 909 Houston Street; 301 Main Street/109 E. 3<sup>rd</sup> Street; 302, 308, 310, 314-316 Main Street; 901 Throckmorton/215 W. 8<sup>th</sup> Street; 401 Samuels; from "D" Multi-Family, "G" Commercial, "H" Business and "J" Light Industrial to "D/DD" Multi-Family/Demolition Delay, "G/DD" Commercial, Demolition Delay, "H/DD" Business/Demolition Delay, "J/DD" Light Industrial/Demolition Delay, Zoning Docket No. Z-99-067, be approved. The motion carried unanimously.



DEMOLITION DELAY APPLICATION  
HISTORIC & CULTURAL LANDMARKS COMMISSION  
CITY OF FORT WORTH, TEXAS

1000 Throckmorton

Fort Worth, Texas 76102

(817) 871-8012

1. HISTORIC PROPERTY

✓ 1	901 East 3rd Street	Gillen & Crump Subdivision Blk 2 Lots 13 & 14
2	701 East 5th Street	NBC Warehouse Site Blk 1 Lot A
3	1600 West 5th Street	Busseil, William Survey A 151 TR 37A01
4	508 East Seventh Street (formerly 801 Grove)	Fort Worth Original Town Blk 71 Lot 1
5	401 East Eighth Street	Fort Worth Original Town Blk 72 Lts 2&3
6	215 Commerce Street	City Center Addition Blk 25R Lot 8R
7	801 Grove Street	Fort Worth Original Town Blk 71 Lot 2
8	107 Houston Street	Fort Worth Original Town Blk 5 Lots 1, 2, 3, & 1/2 Closed Alley
9	113 Houston Street	Fort Worth Original Town Blk 7 Lot 5B
10	406-408 Houston Street	Fort Worth Original Town Blk 50 Lots 4a, 5, 6 & Pt of Alley
11	609 Houston Street	Fort Worth Original Town Blk 97 Lot 4
12	900 Houston Street	Hirschfield Addition Blk 8 Lot 1
13	902 Houston Street	Hirschfield Addition Blk 8 Lt. 2
14	909-911 Houston Street	Fort Worth Original Town Blk 114 Lots 4 & 5B
15	1000 Macon Street	Jennings West Addition Blk 6 Lots 1
16	301 Main Street / 109 East 3rd Street	Fort Worth Original Town Blk 41 Lot 1R
17	302 Main Street / 109 East 3rd Street	Fort Worth Original Town Blk 42 Lts 10-18B
18	308 Main Street / 109 East 3rd Street	Fort Worth Original Town Blk 42 Lts 10-18B
19	310 Main Street / 109 East 3rd Street	Fort Worth Original Town Blk 42 Lts 10-18B
20	314-316 Main Street	Fort Worth Original Town Blk 42 Lts 10-18B
21	900 Monroe Street	Hirschfield Addition Blk 2 Lot 1
22	512 North Nichols Street	Ryan, James Subdivision Blk A Lot 9
23	1222 East Peach Street	Montgomery & Pyle Subdivision Blk Lot D
24	401 Samuels Avenue	Boaz Addition Blk 1 Lot 2-23
25	761 Samuels Avenue	Mulligan Addition Blk Lot 5A
26	1011 Samuels Avenue	Mulligan Addition Blk Lot 17A
27	901 Throckmorton / 215 West 8th Street	Hirschfield Addition Blk 8 Lot 8B

ASS't

CASE NO. Z 99-067  
4/12/99 Exempt

ORIGINAL