

January 6, 2026



To the Mayor and Members of the City Council

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**SUBJECT: PROPOSED NOMINATION OF THE FORMER POWER PLANT
AT 411 NORTH MAIN STREET FOR HIGHLY SIGNIFICANT
ENDANGERED LANDMARK DESIGNATION**

This Informal Report provides information on the proposed nomination of the former power plant property at 411 North Main Street for local designation as a Highly Significant Endangered (HSE) landmark. The property is owned by Tarrant County College and they are aware of the proposed historic designation. The designation is consistent with the adopted Panther Island Strategic Vision and its recommendation for adaptive reuse of the building.

History of Property

The Fort Worth Power and Light Power Plant/TXU North Main Plant (a.k.a. Texas Electric Service Company North Main Plant/Texas Utilities) was constructed between 1911 and 1913 by the Cleveland Construction Company in the Beaux Arts style with additions in 1913 and 1922. The plant was the primary source of power for the city for nearly 40 years and is a lasting example of an important architectural type and an example of the early 20th century industrial complex that followed the national City Beautiful movement. 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 remained vacant. Tarrant County College (TCC) acquired the property in 2004, along with vacant property on the east side of North Main Street.

Staff conducted an assessment of eligibility for designation on October 30, 2025, after TCC listed the property for sale, and determined that the structure meets four criteria for significance, retains sufficient integrity, and is considered in danger of irretrievable loss per the requirements in the ordinance and is therefore considered eligible for HSE landmark designation.

Process for Nomination

The City's Historic Preservation Ordinance authorizes the City Council to adopt a resolution directing the Historic Preservation Officer (HPO) to submit a complete application to the Historic and Cultural Landmarks Commission (HCLC) for designation of an eligible property as a Highly Significant Endangered landmark to further effectuate the protections necessary for the long-term preservation of the property as a valuable and irreplaceable historic asset to the City of Fort Worth and the nation as a whole. Once a resolution is adopted, staff will send a notice to the owner with the information outlining the interim controls and date of the HCLC public hearing. Upon recommendation for designation from the HCLC, staff will schedule the designation for the City Council public hearing and action. Upon approval of the designation by Council, the owner will be sent a notice of designation to have notarized and filed with the real property records with Tarrant County and GIS staff will update the zoning map to reflect the HSE overlay.

Post Designation Requirements and Possible Benefits

Effective upon the date the HPO mails the notice of nomination as a property for historic designation, the property will be subject to the Interim Controls and the Certificate of Appropriateness (COA) requirements contained in the Historic Preservation Ordinance until the expiration of 180 days or the proposed historic designation is denied, whichever is sooner. This includes requiring the application of a COA for any exterior alterations, demolition, restoration or rehabilitation to be reviewed by staff or the HCLC using the Secretary of the Interior's Standards for the Treatment of Historic Properties. If designated, the property would also be eligible for the city's Historic Site Tax Exemption for eligible rehabilitation projects up to 15 years.

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The schedule to proceed with the process to nominate the former power plant property at 411 North Main Street for local designation as a Highly Significant Endangered (HSE) landmark is as follows:

- City Council Adopts Resolution Initiating Process – January 13, 2026
- Staff Sends Notice to Property Owner – January 14, 2026
- Historic and Cultural Landmarks Commission Consideration – February 9, 2026
- City Council Public Hearing – February 24, 2026

For any questions, please contact Lorelei Willett, Historic Preservation Officer, Development Services, at 817-392-8015.

Jesus “Jay” Chapa
City Manager