

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

DATE: July 8, 2024

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Recommendation for Designation as Highly Significant Endangered (HSE)
APPLICANT/AGENT	Dak Hatfield / Half Acre Management
LOCATION	201 E Daggett Avenue
ZONING/ USE (S)	NS-T5/DD
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

Applicant requests a recommendation to City Council to consider upgrading the designation of the property located at 201 E Daggett Avenue from Demolition Delay (DD) to a Highly Significant Endangered resource (HSE).

BACKGROUND INFORMATION

The property was designated as a Demolition Delay site in March of 2010.

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.

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.

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

Constructed in 1909, the structure at 201 E Daggett Avenue, also known as the Salerno Building, is significant for its association with the industrial, social, and commercial history of the city during the start of the 20th Century (Criterion 1); as an important example of commercial architecture in the Gothic Revival style (Criterion 2); is identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth (Criterion 4); and bears a significant relationship to other distinctive buildings, structures, sites, objects or areas (Criterion 5).

In regards to Criterion 1, the structure at 201 E Daggett Ave is a significant example of the City's industrial, social and commercial growth during the early 20th Century. This rectangular building served as a commercial structure in the area east of Main Street that primarily housed early 20th Century warehouses. Fort Worth's prosperity pre-World War I created opportunities for economic expansion in many sectors. The uses of the building include retail/grocery store and hotel with 11 rooms noted in the Tarrant Tax Deed Card records. Once a well-known meeting place, the building later became a Beer Garden.

In regards to Criterion 2, the property at 201 E Daggett Ave is significant as an example of the Gothic Revival style. A two-story brick commercial building with a rectangular plan and flat parapet roof. The upper story is articulated by engaged brick piers which project above the corbeled cornice, and lit by rectangular double-hung windows set in segmental arched openings. The original storefronts have been stuccoed over, and the brick painted grey.

In regards to Criterion 4, the property at 201 E Daggett Ave belonged to the Salerno family which was an early Italian family that offered authentic Italian food, lodging, and culture to the area. The building housed the saloon of Jacob Salerno, with furnished rooms offered by Mrs. Olive Butler upstairs. During Prohibition Salerno advertised as a confectioner offering "soft drinks". The family had strong ties to this area, as M.J. and Sam Salerno, brothers, continued the business where their father, Jake Salerno, conducted business for years. The brothers, who formerly were in show business, being singers in a quartet, returned home to continue the family business. The Salerno family purchased the property in 1933; it remained in the family until the mid-1950s.

In regards to Criterion 5, the property at 201 E Daggett Ave was included in Historic Fort Worth's Tarrant County Survey as a contributing historic building to Fort Worth. Historic Fort Worth denotes it as another building constructed after the great Southside fire of April 3, 1909. It is associated with other early 20th century buildings in the area.

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.**

In relation to the Seven Aspects of Integrity:

1. The structure is still in its original **location** from when it was constructed in 1909.
2. The **design** of the structure is still intact and identifiable.
3. The structure's original **setting** remains fairly intact with the retention of commercial buildings 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 Near Southside Design District.
4. The property's original **materials** appear generally intact but the building is deteriorating specifically in the northeast corner where there is notable structural failure resulting in falling masonry. However, the original storefronts have been stuccoed over, and the brick painted grey. The roof has also been repaired.
5. The property still displays the physical evidence of **workmanship** from 1909, such as engaged brick piers which project above the corbeled cornice.
6. The property still retains its **feeling** as a Gothic Revival commercial building that was constructed as an industrial warehouse building despite the deterioration occurring to the northeast corner of the exterior. The structure retains its iconic street-facing presence along Bryan Ave and Daggett Ave.
7. The property retains little **association** with pre-World War I era commercial properties but it retains its association with the industrial use as a warehouse.

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.

Photos show deterioration of masonry, the windows and doors that will require rehabilitation. The early 20th century construction of the structural brick walls, particularly on the northeast corner is failing, and requires immediate intervention. The property has been in use as storage but has not been maintained. Water and weather damage are present on structural, wood and brick components. It is unknown whether the building has functioning electrical, mechanical, and plumbing systems.

The entire area, including 250 homes along with businesses, churches and railroad buildings and equipment, were destroyed in the fire of 1909 and rebuilt predominantly in masonry over the

succeeding decades. The area transitioned from predominantly residential before the fire to a largely commercial and industrial area afterward. The early 20th century buildings that remain contribute mightily to the charm of the area, which has led in the 21st century to the near Southside becoming one of the fastest growing and more interesting parts of Fort Worth. The commercial buildings in the area date from 1909 to the 1940s and have experienced alterations through the years. The area has been greatly affected by development over the decades with more recently, a planned development of apartments and mix of uses, on the north side of Vickery.

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 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 201 E Daggett Avenue sufficiently retains most aspects of integrity including location, design, setting, 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 missing or deteriorated windows 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 4 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 201 E Daggett Avenue 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

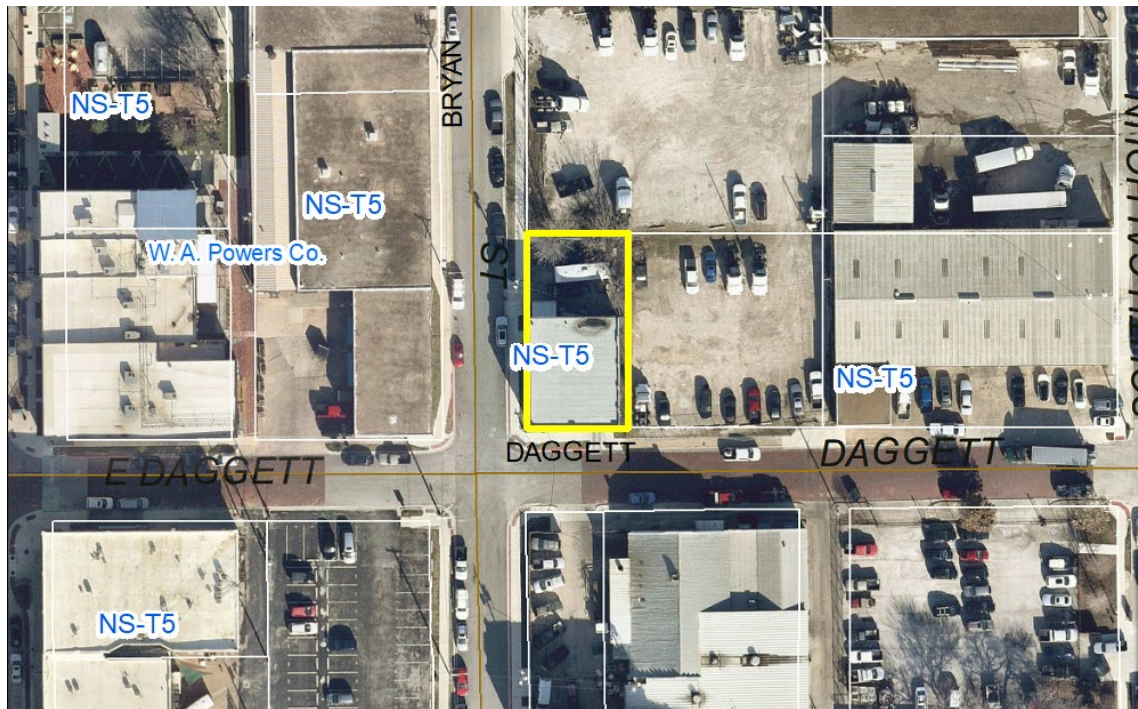


Figure 1. Current location and zoning of 201 E Daggett Avenue.

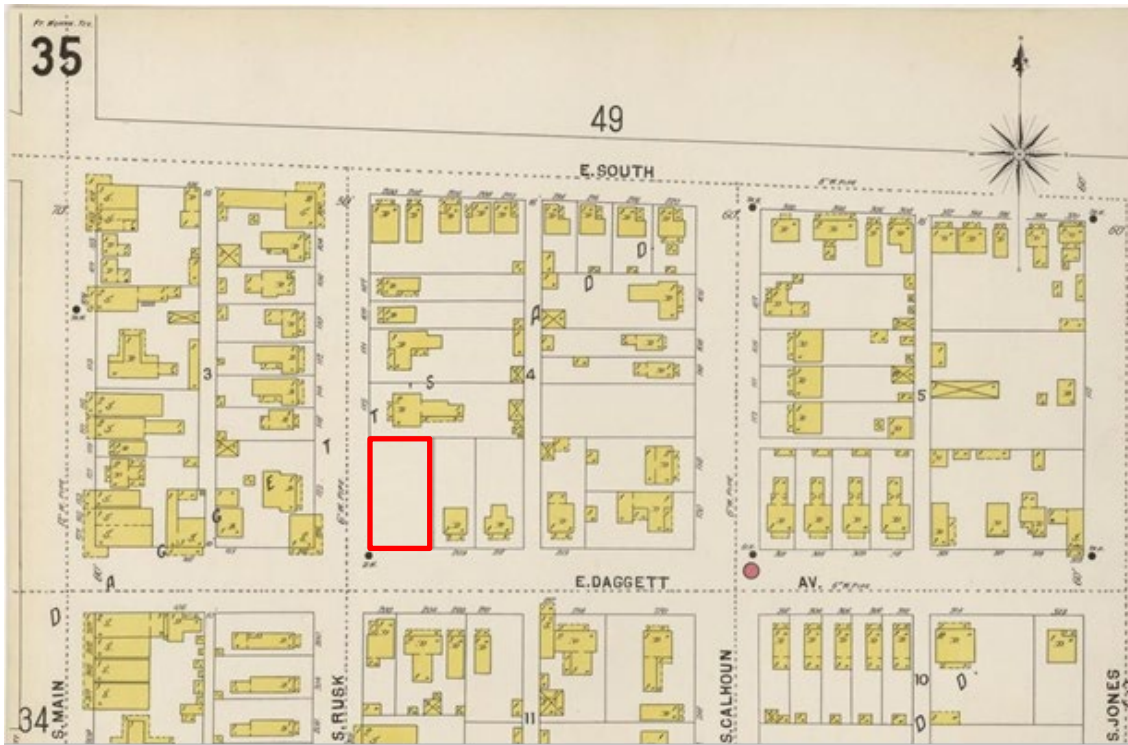


Figure 2. 1890 Sanborn Fire Insurance Map prior to the great fire of 1909. Note the yellow signified frame building construction.

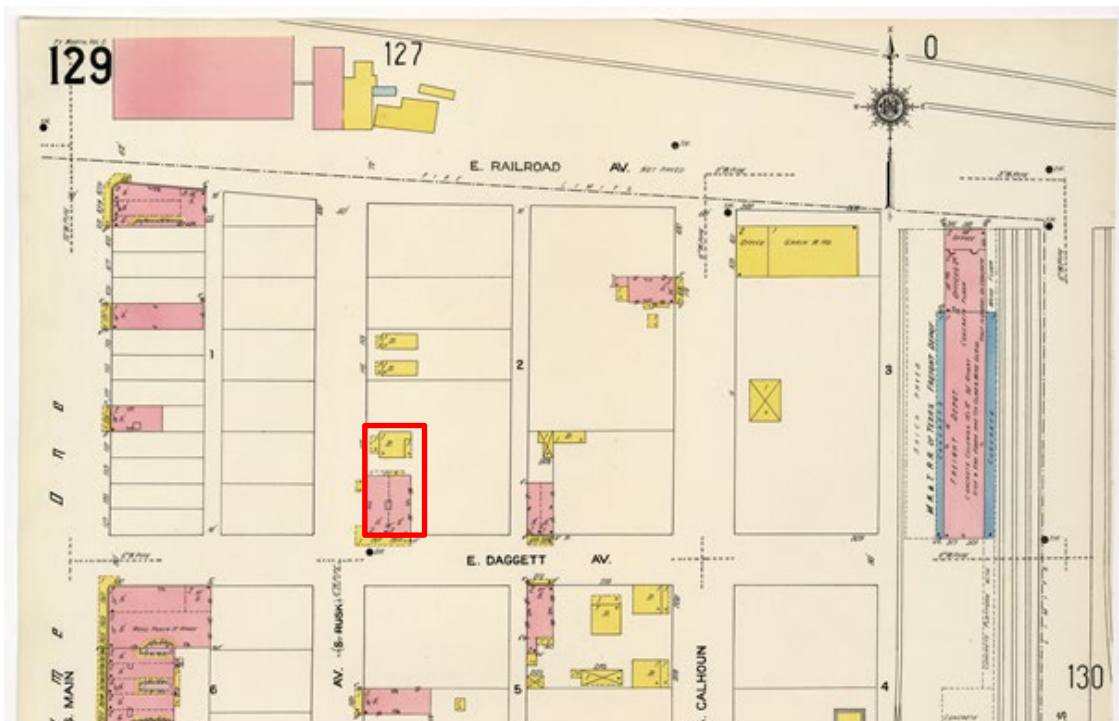


Figure 3. 1911 Sanborn Fire Insurance Map after the great fire. Note the pink color signified brick building construction.

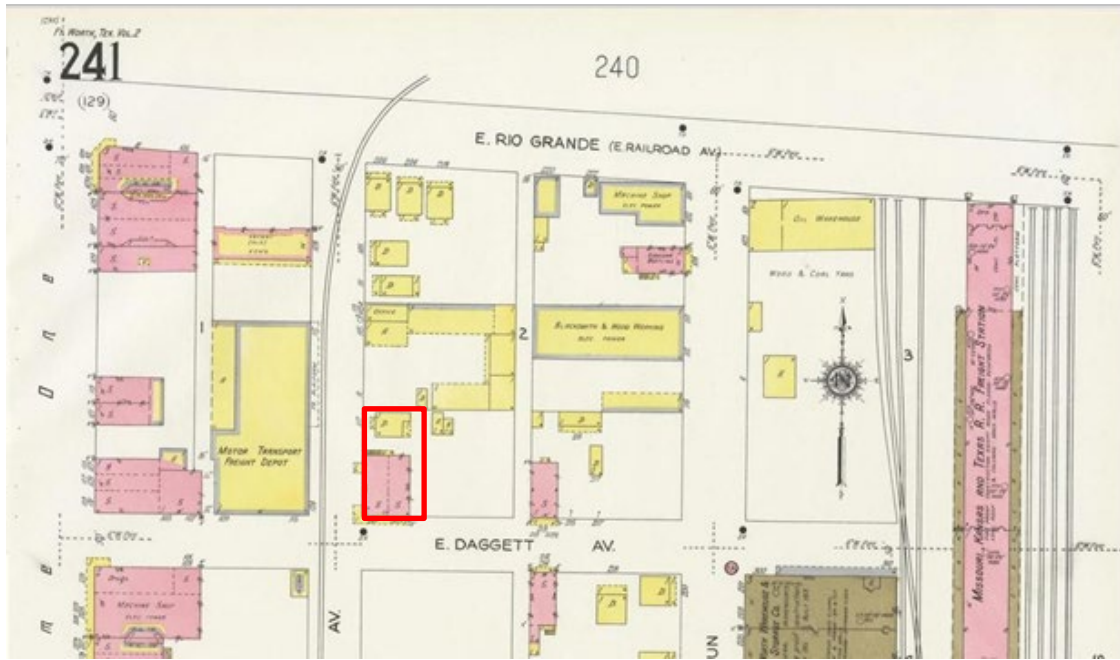


Figure 4. 1926 Sanborn Fire Insurance Company Map. Note the increase in development and different types of construction. The grey outline signified frame building with iron clad exterior.

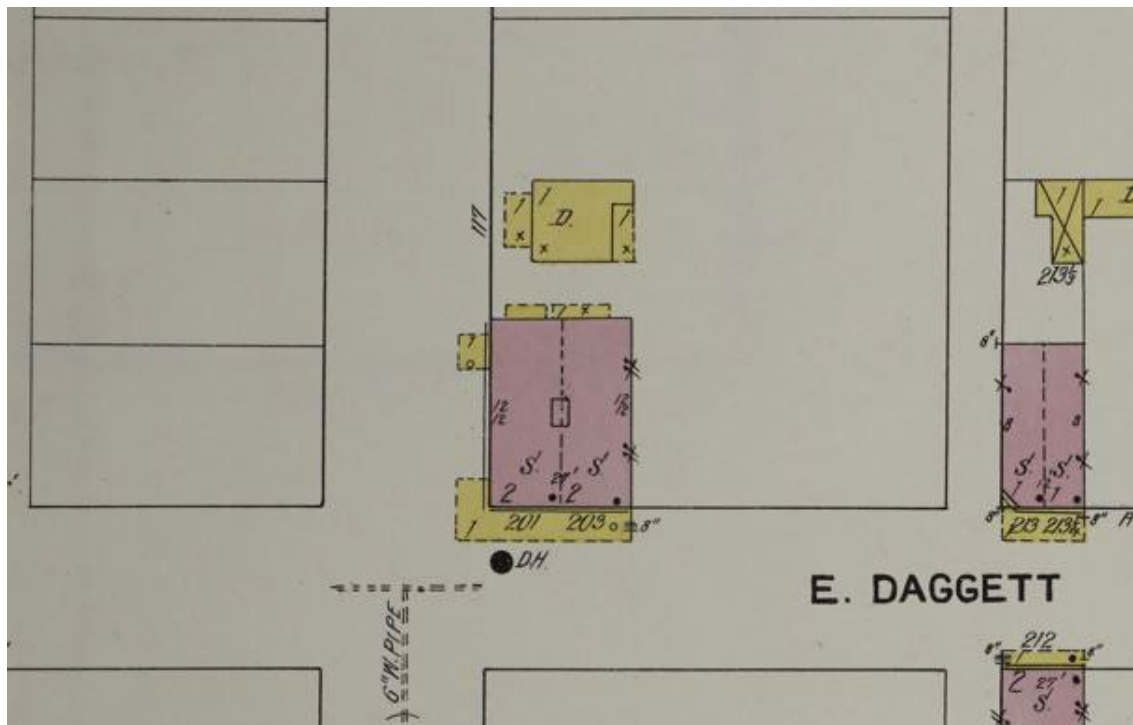


Figure 5. 1911 Sanborn Fire Insurance Company Map, close up of the subject structure. Note that the structure is a brick building with a composition roof, frame partition, and second story windows.



Figure 9. Historic Fort Worth photo 2007.



Figure 10. Site photos taken June 7, 2024 before construction



Figure 11. Site photos taken June 7, 2024 before construction



Figure 12. Site photos taken June 7, 2024 before construction



Figure 13. Site photos taken June 7, 2024 before construction



Figure 14. Site photos taken June 7, 2024 before construction



Figure 15. Site photos taken June 7, 2024 before construction

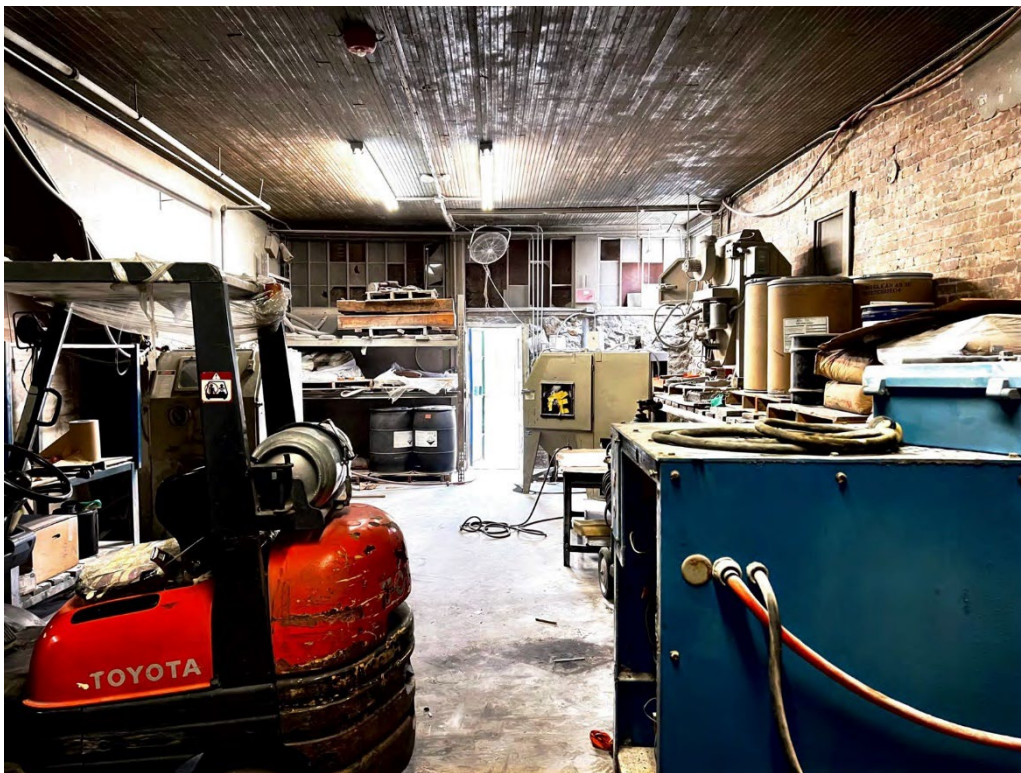


Figure 16. Site photos taken June 7, 2024 before construction



Figure 17. Picture of the failing wall June 13, 2024.



Figure 18. Site photos July 3, 2024



Figure 19. Site photos July 3, 2024



Figure 20. Site photos July 3, 2024



Figure 21. Site photos July 3, 2024



Figure 22. Site photos July 3, 2024, Bryan Avenue.



Figure 23. Site photos July 3, 2024, rear.



Figure 24. Site photos July 3, 2024, deteriorated window, overhead door, enclosed window.



Figure 25. Site photos July 3, 2024, deteriorated windows.

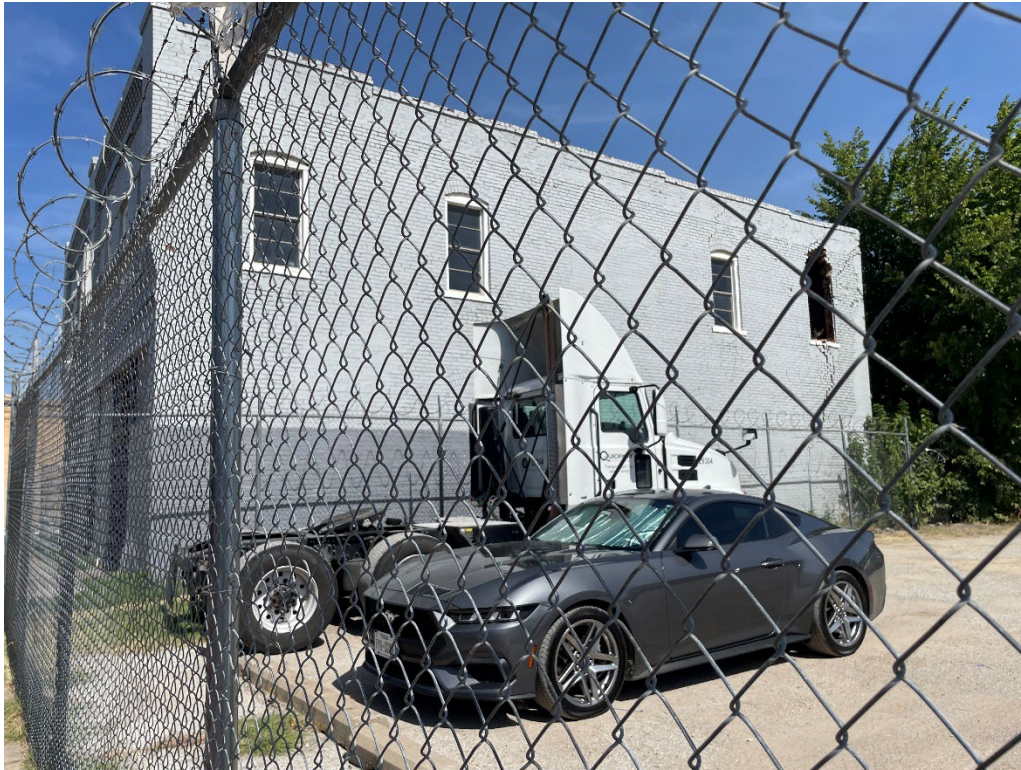


Figure 26. Site photos July 3, 2024, east wall.



Figure 27. Site photos July 3, 2024, missing window and deteriorated wall.

Salerno Brothers Back in Business at Familiar Place

M. J. and Sam Salerno, brothers, are continuing in business on the same lot where they were born and where their father, Jake Salerno, conducted his business for years. It is at 201 East Daggett Street—once a well known meeting place, now Salerno's Beer Garden.

The brothers, who formerly were in the show business, being singers in a quartet, finally gave that up and returned to the old home place. Now they are meeting their friends there and a link between them and the old days is a massive, solid mahogany bar, said to be more than 50 years old. Their father opened the place in 1901 and bought the bar second hand.

When 3.2 beer was legalized last Fall, the Salerno brothers opened an open air beer garden, where beer, Italian dishes and other food could be obtained. The garden, 100x100 feet, is inclosed in a stone wall and has 50 rustic tables with bright-hued parasols arranged on the lawn.

Since it was opened a dancing floor, an outside bar, shrubs and flowers have been added. Thomas Patrick's band plays there and on June 2, 4 and 5 Carl Thompson's colored band from Dallas will play. It carries four entertainers.

g fever"

Figure 28. Article about the Salerno family.

'MOVIE' ROBBER AGAIN ON JOB; HE TAKES SHOT AT SALOON MAN

That handsome highwayman again! He fired a shot at Jacob Salerno at closing time Wednesday night in an unsuccessful attempt to rob Salerno's saloon and grocery at 201-3 East Daggett avenue; within a few blocks of the scene of his daring operations the night before.

Cool, calm and as handsome as he was the night before when he held up three pedestrians near the Texas & Pacific station, the highwayman walked into Salerno's place, took a drink and chatted a while.

"Gimme a match," he asked.

Salerno turned around to get it, and when he faced the stranger again he found a six-shooter leveled at him.

"Now your money," added the highwayman as he steadied the pistol, as cool and unemotional as before.

Salerno grabbed him, and a shot went into the floor. A tussle followed, and Salerno ran out of the place, leaving the highwayman in charge.

Then the highwayman made his escape, taking nothing. Salerno had \$50 in bills in his pocket as he fled from the place.

Saloon Man's Story.

Salerno is a native of Italy, but has lived in Fort Worth twenty-seven years. Here is his story in brief of the encounter:

"I was about to close me up for da night when thisa gent, he comes in so nice an' smiling. I tella heem I no sell and he ask me for matches. When I offer da matches to heem, he jump around likt da monk, pull out da gun, and yell: 'Hol' up your hands!' I did. Then da man reach for my bag of silver; I get so excite, oh, so anger, Mister Reporter. Then I guess I forget for I grab heem around da neck and scream, loud, vera loud. He shoot at me, but what do I cara then? I no strald, though of course I couldn't lick heem. He vera beeg and I so leetle man. Then he run and I chase heem to da railroad. I look for rock or something to throw at heem but could find nothing. All time I am excite and full of anger, but he got heemself an escape."

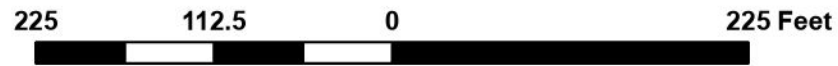
Salerno usually keeps two revolvers behind the bar, but had loaned them to friends for New Year's celebrations and they had not been returned, which fact Salerno bemoaned Thursday.

Figure 29. Article - In January 1917 the Star-Telegram reported (complete with dialect!) some excitement at the Salerno Building. (The robber was called the "Movie" Robber because on the previous night an "audience" of passersby stopped to watch passively as he robbed three men in succession at gunpoint near the T&P station.)

Historic Designation 201 Daggett Avenue



*Individually designated as Highly Significant and Endangered





July 15, 2024

Dak Hatfield
Half Acre Management
PO Box 328
Fort Worth TX 76101

RE: HCLC-24-144 - 201 E Daggett Avenue

Dear Mr. Hatfield,

On **July 8, 2024** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider designating the property located at 201 E Daggett Ave as a Highly Significant Endangered (HSE) property and made the following determination:

That the HCLC recommend that City Council consider designating the property at 201 E Daggett Avenue 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.

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 * 200 TEXAS STREET * FORT WORTH, TEXAS 76102-6311
CUSTOMER SERVICE 817-392-8000 * FAX 817-392-8016