

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

DATES: January 13, 2025

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Juan Villalpando / Northside Socios, LLC
LOCATION	1434 N Main Street
ZONING/ USE (S)	J-Medium Industrial
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

Applicant requests a recommendation to City Council to consider designating the property at 1434 N Main Street as a Historic and Cultural Landmark (HC).

BACKGROUND INFORMATION

The property is currently zoned as "J" Medium Industrial. The applicant is seeking a zoning change to "MU-1" Low-Intensity Mixed-Use to facilitate a mixed-use redevelopment. The proposal is to include commercial use on the first floor and multi-family residential units on the second floor. The Zoning application was discussed at the Zoning Commission hearing on January 8, 2025 with staff recommending approval. The Zoning Commission approved the recommendation to City Council.

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 HC and HC District Designations.

i. Individual Property. An individual property may be designation as HC if it meets the following qualifications:

1. Two or more of the criteria for significance; and
2. The necessary criteria for assessing integrity.

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. 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
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.

EVALUATION OF SIGNIFICANCE

Constructed in 1946, the structure at 1434 N Main Street, also known as the Castillo Building, is significant for its association with the social and commercial history of the near north side of Fort Worth during the early-to-mid 20th century (Criterion 1); as an important example of Commercial Style architecture (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); bears a significant relationship to other distinctive buildings, structures, sites, objects or areas (Criterion 5); and is listed on the National Register of Historic Places as part of the Marine Commercial Historic District (Criterion 8).

In regards to Criterion 1, the structure at 1434 N Main Street is a significant example of the social and commercial history of the near north side of Fort Worth during the early-to-mid 20th century. The rectangular building served as a commercial structure in the area. The structure is also significant for its association with the growth of Fort Worth's Hispanic community, particularly after the 1920s, when businesses like the Castillo Building emerged, marking a change in the area's demographics. This building historically housed a barbershop, package store, and a bar on the first floor. The second floor functioned as the Castillo Hotel. A photograph from 1952 indicates that the name "Castillo" was painted below the front parapet.

In regards to Criterion 2, the property at 1434 N Main Street is significant as an example of the Commercial Style architecture. The Commercial Style was popular for buildings constructed from the 1900s to the post World War II era, with the buildings becoming less ornamented with the advancing decades. Constructed of concrete block, this two-story building exhibits no distinctive ornamentation. The second floor contains eight single window openings. The original storefronts have been rehabilitated and now present a wood veneer slab door flanked by fixed wood windows. To the left is an entrance to 1434, and another storefront at 1434 A. The north storefront may be unaltered. The south elevation features eight single window openings. All of the window openings on the rear of the building are infilled with concrete block and there appears to be a non-contributing addition at the rear. One of the last examples of the Commercial Style in the district is the Castillo Building.

In regards to Criterion 4, the construction of this building is noteworthy as it was possibly the first building built by a Hispanic in the Marine district, Jose Castillo, and signifies the changing demographics of North Fort Worth. The area east of North Main and bounded by Northeast 23rd on the north, North Grove on the east, and Northeast 12th on the south had become Fort Worth's largest Hispanic neighborhood by the 1920s. It was only a matter of time before Hispanic merchants found a home on North Main Street. The first floor of the building was divided into three storefronts, one of which housed Castillo's barber shop. Furnished rooms were located on the

second floor and operated under the name of the Castillo Hotel.

In regards to Criterion 5, the property at 1434 N Main Street was included in Historic Fort Worth's Tarrant County Survey of the near north side published in 1988. It is a contributing historic building as part of the Marine Commercial Historic District. The majority of the resources in the district are one- and two-story commercial buildings constructed of brick. Erected primarily between 1906 and 1946, the architectural styles of the buildings are representative of designs that were popular for small commercial buildings during the first half of the twentieth century. The district was cited for its architectural qualities and for its associations with the historic community of Marine.

In regards to Criterion 8, the structure at 1434 N Main Street was listed on the National Register of Historic Places as part of the Marine Commercial Historic District on February 9, 2001. The Marine Commercial Historic District contains the core area of commercial activity for the 1888 plat for North Fort Worth. Developed around the historic community of Marine, the district evolved as a traditional commercial area supporting retail businesses restaurants, hotels service stations, and a movie theater. Although the community of Marine was eventually absorbed by North Fort Worth, and later the city of Fort Worth, the name "Marine" continued to be used for this commercial area centered on North Main Street and Central Avenue. The buildings included within the district illustrate the continued commercial growth of the area during the first half of the twentieth century and represent styles that were popular for small commercial architecture during the period.

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 1946.
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 north side.
4. The property's original **materials** appear generally intact.
5. The property still displays the physical evidence of **workmanship** from 1946.
6. The property still retains its **feeling** as a commercial structure in the Commercial Style which was popular for buildings constructed from the 1900s to the post World War II era, with the buildings becoming less ornamented with the advancing decades. Constructed of concrete block, this two-story building exhibits no distinctive

ornamentation. The structure retains its iconic street-facing presence along N Main Street.

7. The property retains **association** with post-World War II era commercial properties and retains its association with commercial uses along the corridor.

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.

Criterion 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

Based on the evidence still extant at the property, the property at 1434 N Main Street sufficiently retains all aspects of integrity.

Summary

Staff have found evidence that the property meets 5 of the 8 Criteria for Designation. The property also retains most of 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 1434 N Main Street as a Historical & Cultural Landmark (HC) 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.



January 17, 2025

Juan Villalpando
Northside Socios, LLC
1701 Galveston Avenue
Fort Worth TX 76110

RE: HCLC-24-311 – 1434 N Main Street

Dear Mr. Juan Villalpando,

On **January 13, 2025** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider designating the property located at 1434 N Main Street as a Historic & Cultural Landmark (HC), and made the following determination:

That the HCLC recommend that City Council consider designating the building at 1434 N Main Street as a Historical & Cultural Landmark (HC) and that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating 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

• 100 Fort Worth Trail • Fort Worth, Texas 76102
Customer Service 817-392-8000



January 17, 2025

Nehme Elbitar
Northside Socios, LLC
1701 Galveston Avenue
Fort Worth TX 76110

RE: HCLC-24-311 – 1434 N Main Street

Dear Mr. Nehme Elbitar,

On **January 13, 2025** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a recommendation to City Council to consider designating the property located at 1434 N Main Street as a Historic & Cultural Landmark (HC), and made the following determination:

That the HCLC recommend that City Council consider designating the building at 1434 N Main Street as a Historical & Cultural Landmark (HC) and that the Secretary of the Interior's Standards for the Treatment of Historic Properties be used when evaluating proposed future change to the property.

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Sincerely,

Lorelei Willett
Historic Preservation Officer

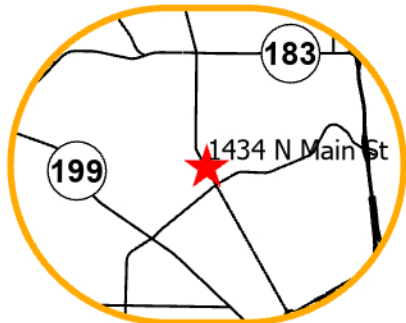
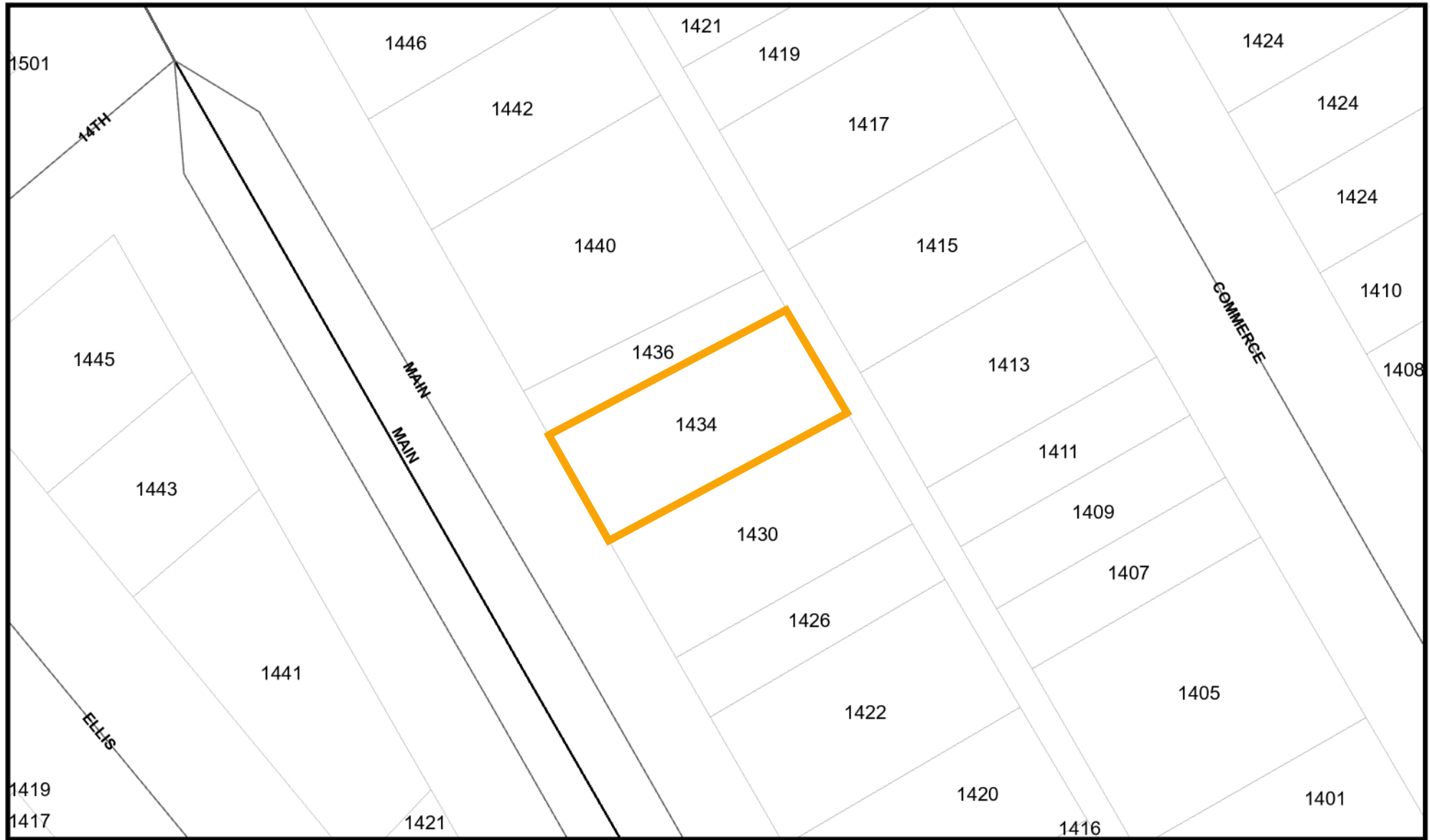
DEVELOPMENT SERVICES

City of Fort Worth

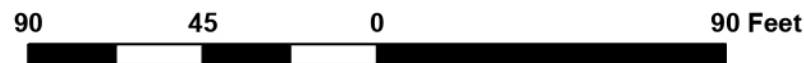
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Historic Designation

1434 N Main St



*Individually designated historic property



An aerial photograph of a residential street. A red arrow points to a specific house in the middle of the block. The image is watermarked with 'ERIALS' in the top left and '© HISTO' in the bottom right.

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Figure 5. 2022 Historic Aerial



Figure 6. Photo taken in 1999 and used for the Marine Commercial Historic District NR.



Figure 7. Photo taken in 1999 and used for the Marine Commercial Historic District NR.

Map of Marine Commercial Historic District (not drawn to scale)

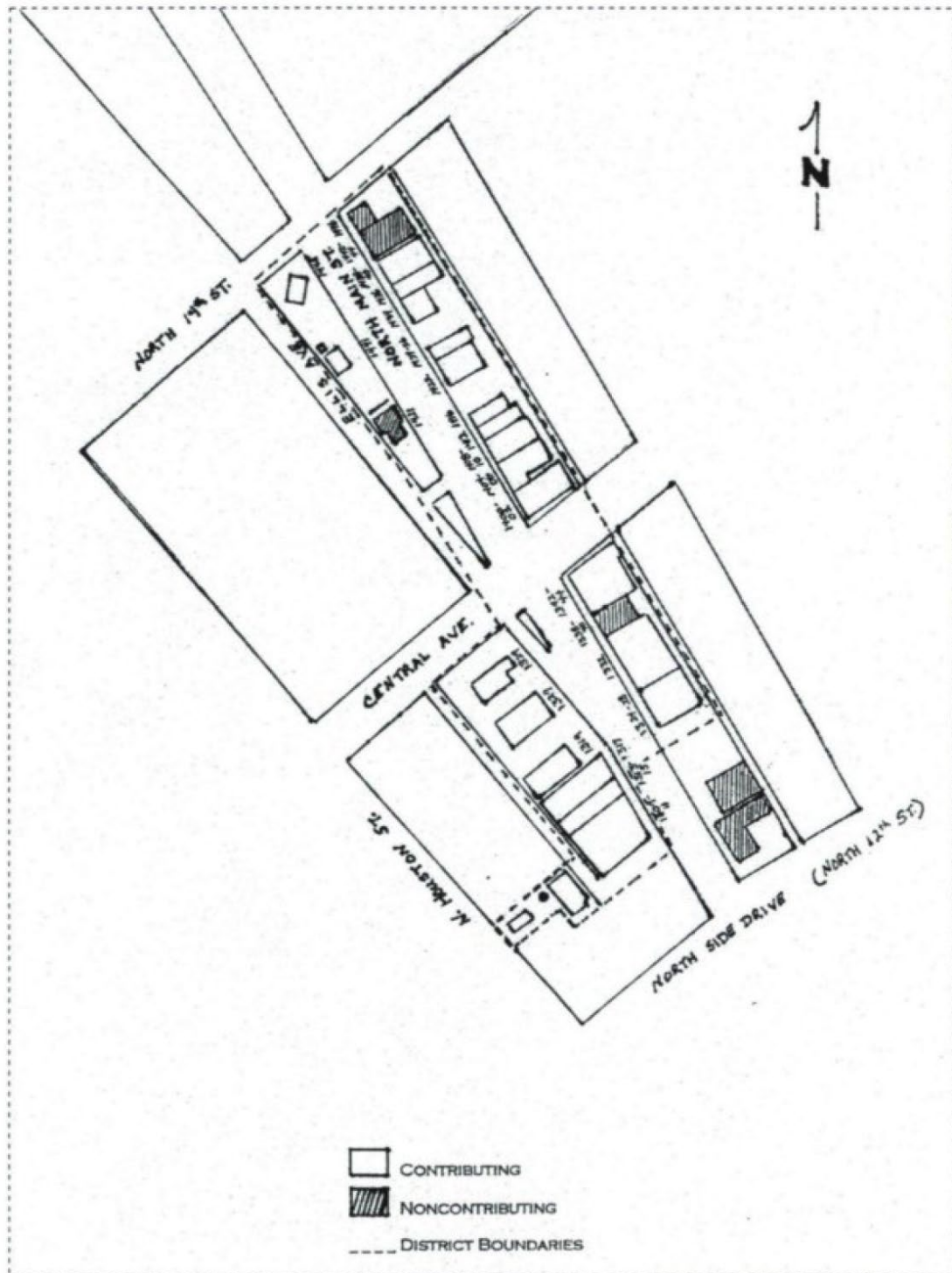


Figure 8. Image from the National Register of Historic Places Report #102, first published on February 9, 2001.

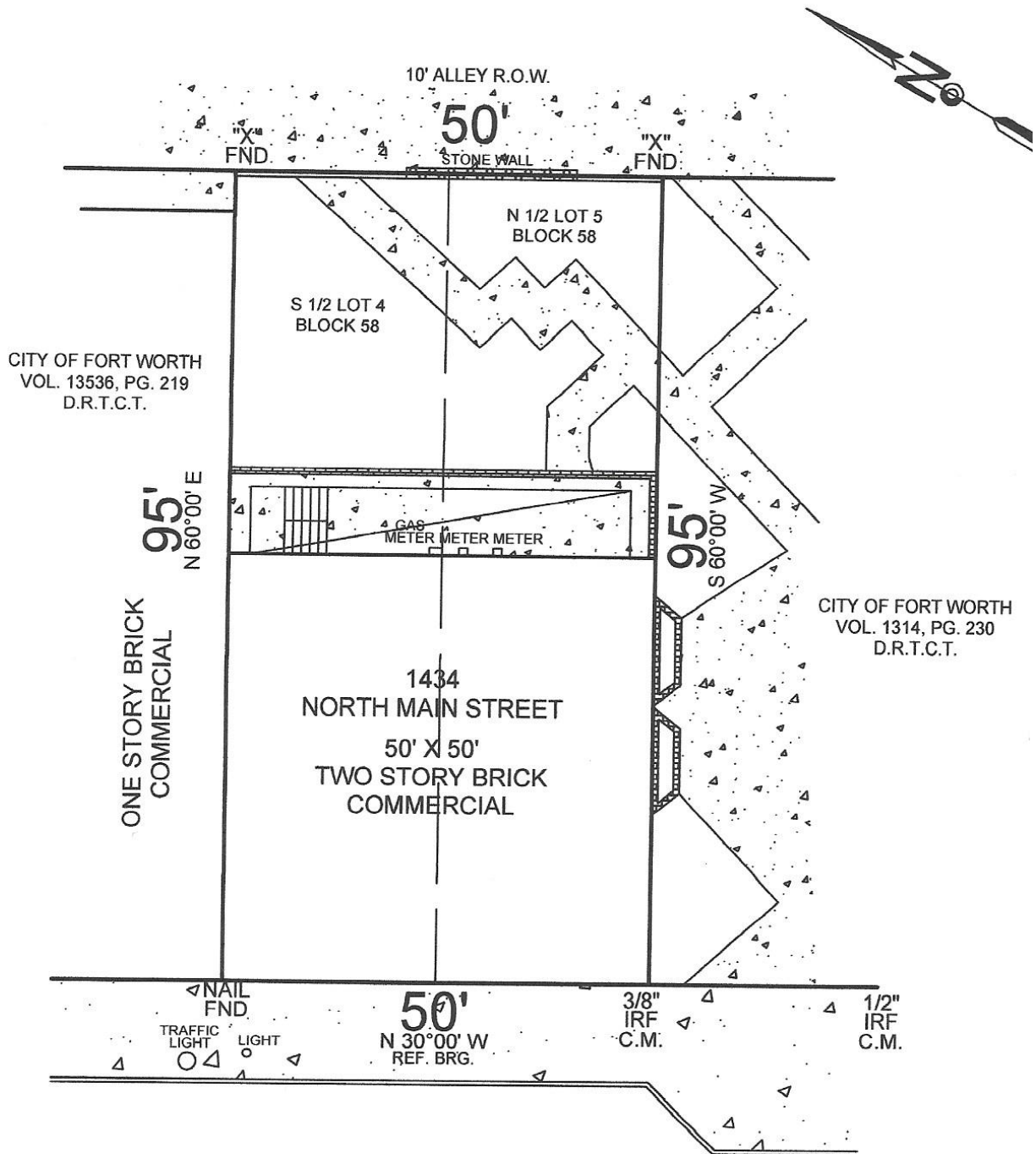


Figure 9. Site Survey submitted with application.

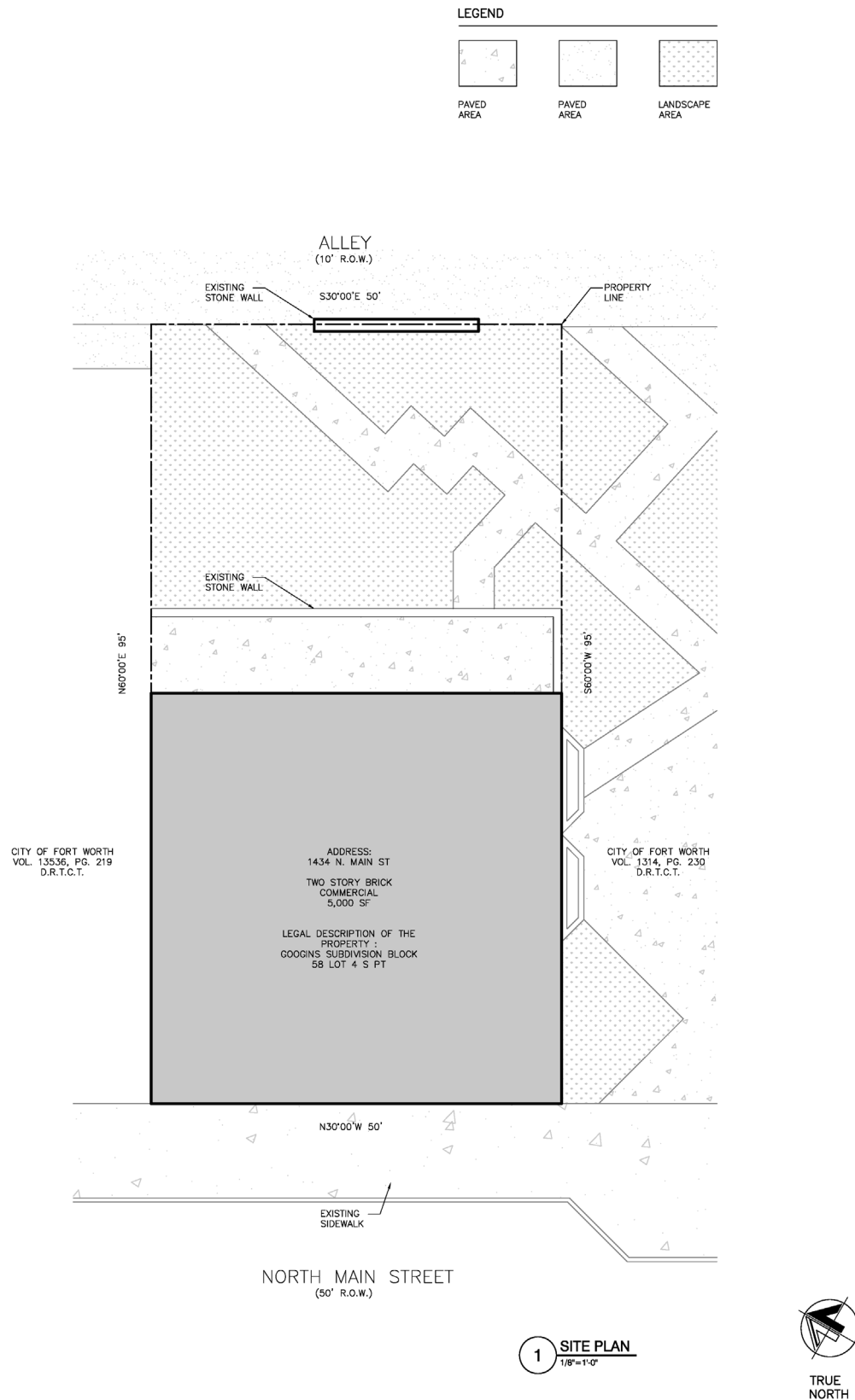


Figure 10. Site plan submitted with application.



Image capture: Apr 2022 © 2023 Google



Figure 11. Google street view photos submitted with application.



Image capture: Apr 2022 © 2023 Google

Figure 12. Google Street View photo submitted with application



Image capture: Apr 2022 © 2023 Google

Figure 13. Google Street View submitted with application.

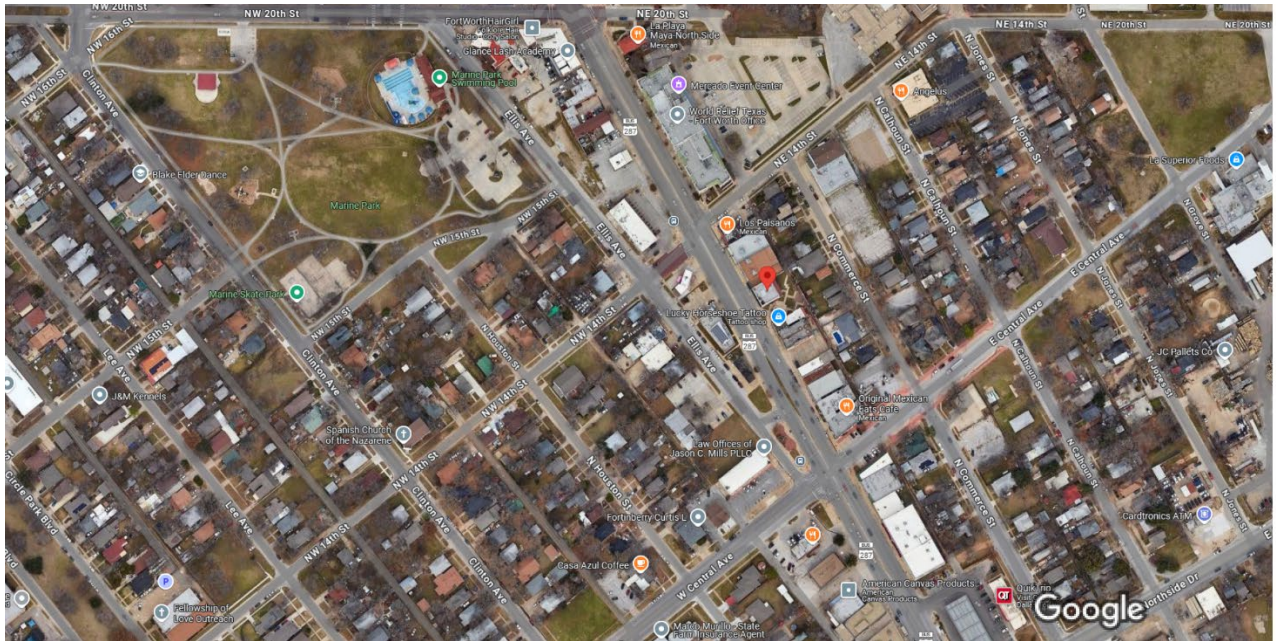


Figure 14. Google Aerial submitted with application.

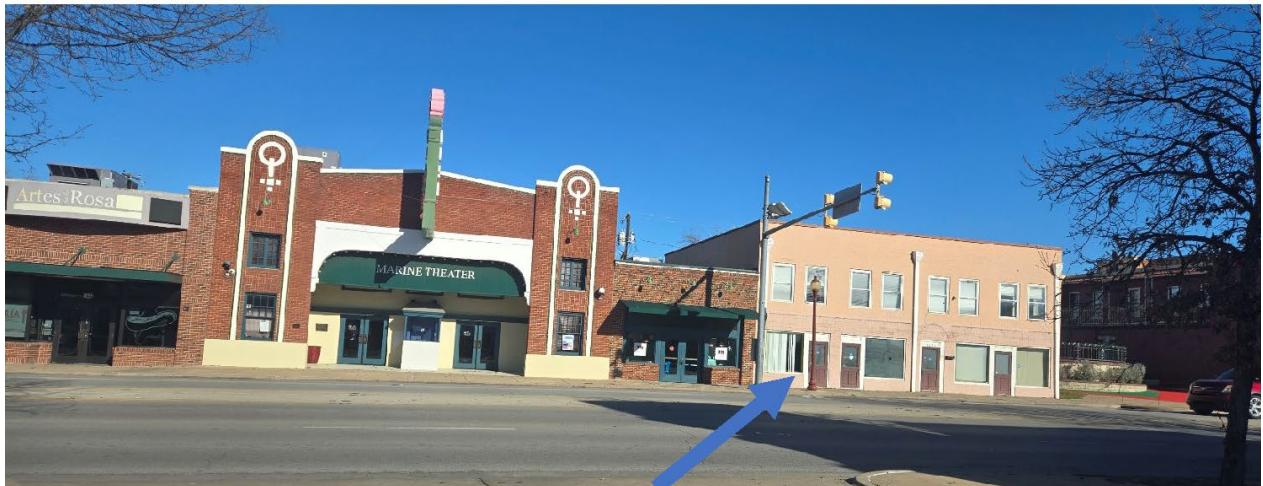


Figure 15. Site photo taken by Staff 12/31/2024.



Figure 16. Site photo taken by Staff 12/31/2024.