



**Fort Worth Stockyards
Horse & Mule Barns**
180,000 SF | Fort Worth, Texas

Fort Worth Stockyards Horse & Mule Barns

The Horse and Mule Barns, built in 1912, are located at the heart of the Fort Worth Stockyards and are included on the National Register of Historic Places as part of the Stockyards Historic District. The two barns were designed by Klipstein & Rathmann Architects as fireproof structures and featured distinctive red brick bearing walls and concrete-encased wrought iron structural members. With an original construction cost of \$300,000 and a mission design, they were some of the finest stables in the world. They helped make Fort Worth the country's largest horse and mule market during the early 20th century, providing millions of cavalry animals for both world wars.

The restoration work included the repair of significant structural damage including foundations, walls, columns, and roofs from years of neglect, weather, and fire. Extensive restorations and replacements were made to original design elements including damaged steel and wood windows, missing brick and damaged openings, stormwater elements, flag poles, and decorative soffits. The removal of all non-original elements, structures, openings, and equipment was also a priority to return the barns to their historic state.

The challenge for this adaptive use project was to repair and restore while concurrently altering the Historical Barn Blocks measuring 540ft x 250ft to introduce economically viable opportunities for various new commercial uses. These alternations needed to maintain continuity with the Stockyards culture and revitalize the areas around the barns, including the 60 foot roadway known as "Mule Alley," E. Exchange Ave, Marine Creek, Saunders Park, and a new hotel to the south.

The barn interiors were an opportunity to provide creative solutions for new demising walls that maintain a connection between the large volumes, unique aesthetics, and natural light from the clerestories. Each space allows new tenants a unique backdrop and richness not often found.



HISTORICAL PHOTOS

1930s aerial View Fort Worth Stockyards

- Horse and Mule Barns - East Barns (Barns A, B & C) ①
- Horse and Mule Barns - West Barns (Barns D, E, F & G) ②
- Entry Towers to Mule Alley ③
- Mule Alley ④
- Creek Alley ⑤
- Marine Creek ⑥
- Cowtown Coliseum and Ticketing Office ⑦
- Livestock Exchange Building ⑧
- Auction Arena ⑨
- Historic Livestock Pens ⑩
- Pig Subway ⑪
- Swift Packing Plant ⑫



1930s Street view
East Tower



HISTORICAL PHOTOS

1912 INTERIOR VIEW
BARN E

1950S STREET VIEW
EAST TOWER



EXISTING CONDITIONS PHOTOS 2015

ROOF & CLERESTORIES MULE ALLEY



Damage from neglect, weather, and fire



Mule Alley used as parking



EXISTING CONDITIONS PHOTOS 2015

BEARING BRICK WALLS
WROUGHT IRON AND
CONCRETE STRUCTURE



Missing brick, windows, & unoriginal openings



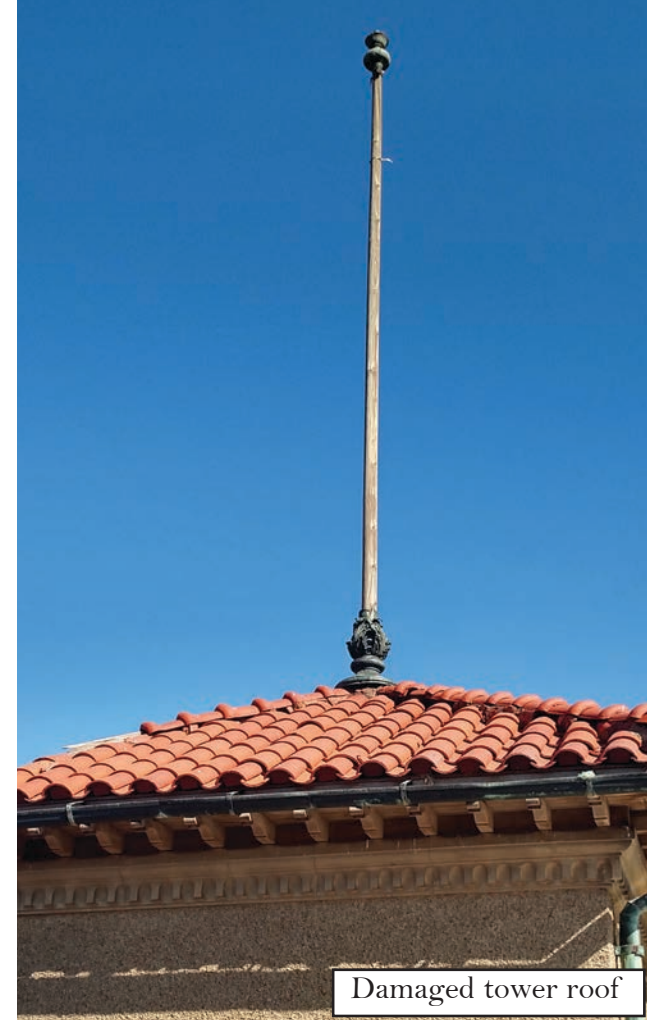
Structural damage to columns and brick walls



Modified unoriginal windows



Neglected interior



Damaged tower roof

HISTORIC FORT WORTH STOCKYARDS

PRESENT DAY SITE PLAN

LEGEND

- ① Horse and Mule Barns - East Barns (Barns A, B & C)
- ② Horse and Mule Barns - West Barns (Barns D, E, F & G)
- ③ Mule Alley
- ④ Creek Alley
- ⑤ Saunder's Park
- ⑥ Livestock Exchange Building
- ⑦ Cowtown Coliseum and Ticketing Office
- ⑧ Historic Livestock Pens
- ⑨ Billy Bob's Texas
- ⑩ Auction Arena/RFDtv Studio
- ⑪ Stockyard Station
- ⑫ Warm Up Arena
- ⑬ Hotel Drover
- ⑭ Hyatt Hotel
- ⑮ Maze
- ⑯ Historic Pig Subway
- ⑰ Historic Swift Packing Plant Site
- ⑱ Longhorn Viewing Deck
- ⑲ RFDtv/Visitor Center




Refer to Next Page



HORSE AND MULE BARNS - FLOOR PLAN

- BARN A
- BARN B
- BARN C
- BARN D
- BARN E
- BARN F
- BARN G

-  Retail
-  Dining/Restaurant
-  Bar
-  Office/Business
-  Coffee
-  Live Music

-  Line of Catwalks and Haylofts
-  Existing Structural Walls
-  New Demising Walls

- 1 Historic Entry Towers
- 2 American Paint Horse Association Statues
- 3 Creek Alley - Outdoor Dining Patios
- 4 New Retractable Glass Roof
- 5 Glass Vertical Opening Doors to Dining Patio
- 6 New Sound Attenuation Partition
- 7 Outdoor Dining Patios



CONSTRUCTION PHOTOS



Recreated collectors



Revitalization of Mule Alley



Addition of new Barn F roof where existing roof was damaged by 1940s fire. The new roof was designed to mimic the original clerestory footprint



New openings in brick bearing walls

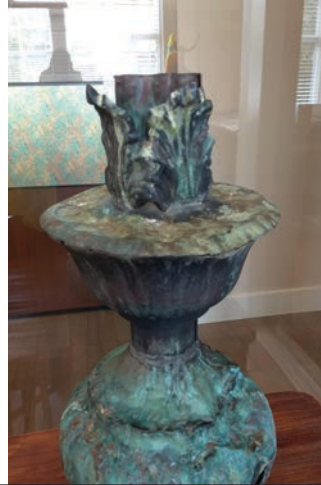


Entry towers reopened, windows and roof repaired and replaced

CONSTRUCTION PHOTOS



Recreated decorative flagpole collars and finials



Preservation of original historic fire doors



Recreated metal clerestory windows and repaired roof



Interior shell space with demising walls and clerestory windows



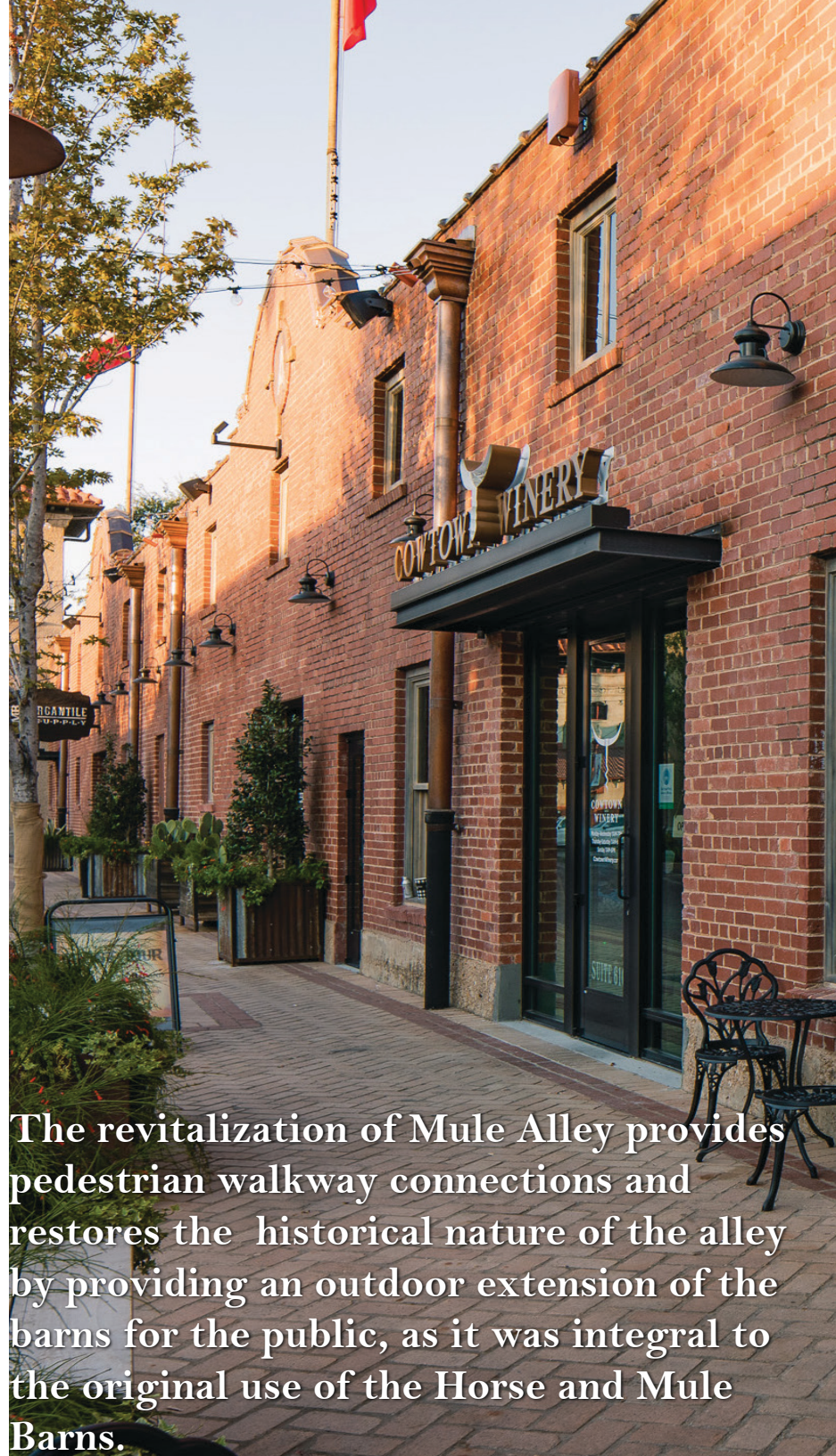
New roof structure including retractable glass



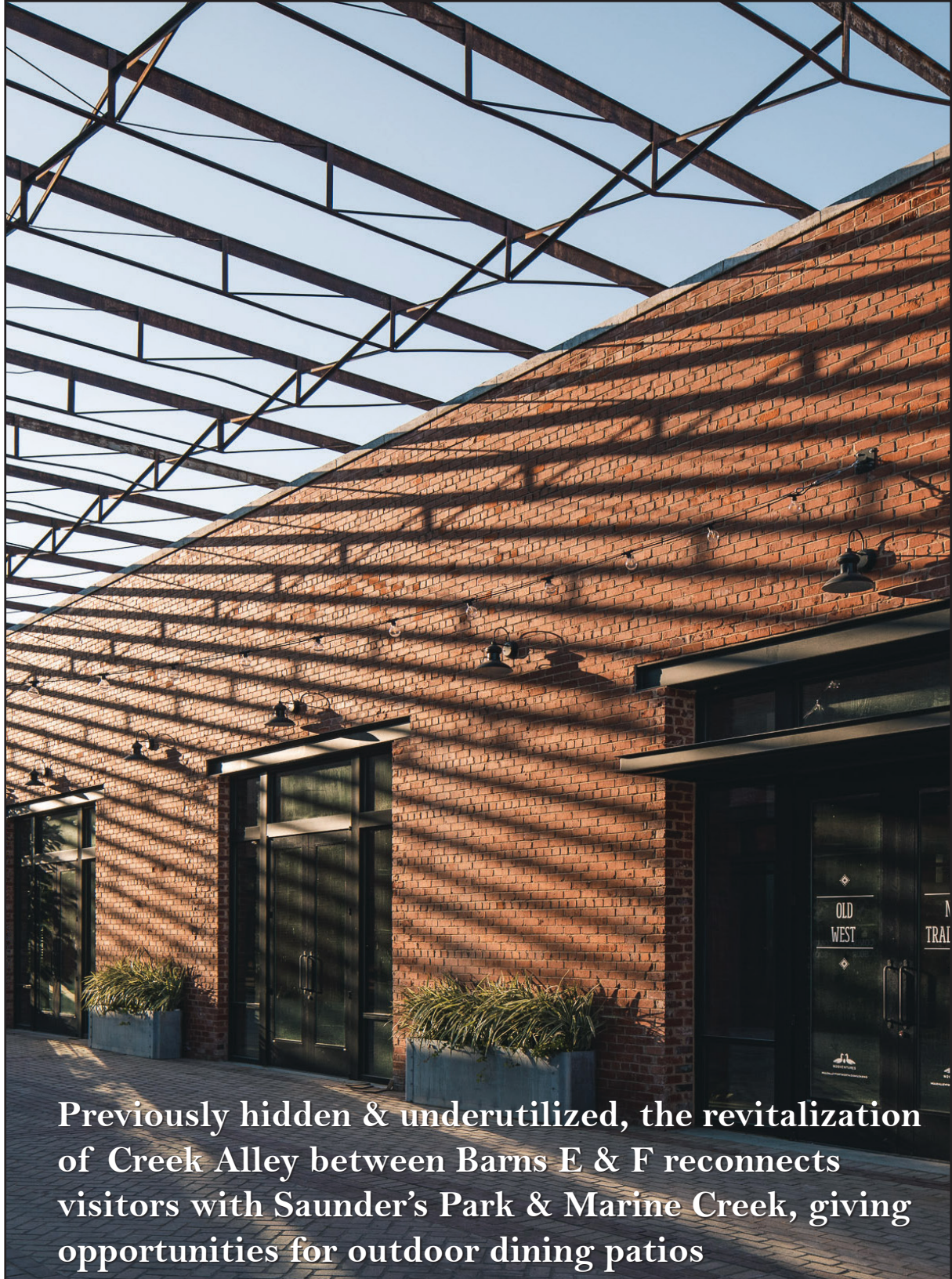
Fully restored windows, tower roof, and flagpoles



The forming of new openings and modified existing windows was creatively considered to create a solution in rhythm of the historic facades, while still showing a difference between old and new.



The revitalization of Mule Alley provides pedestrian walkway connections and restores the historical nature of the alley by providing an outdoor extension of the barns for the public, as it was integral to the original use of the Horse and Mule Barns.



Previously hidden & underutilized, the revitalization of Creek Alley between Barns E & F reconnects visitors with Saunder's Park & Marine Creek, giving opportunities for outdoor dining patios



The curved masonry walls of Barn G provided a particular challenge due to damage caused by weathering & subsidence as well as the need for additional openings.



Particular attention was paid to the streetscapes surrounding the barns, using salvaged brick pavers from the original livestock pens area of the Stockyards. Additional consideration was given to new parking areas for tenants to help balance the historic context of the area.



Early 1920s historical photo of Mule Alley looking south from E. Exchange Avenue.



Autumn 2020 Mule Alley looking south from E. Exchange Avenue.



**M U L E
A L L E Y**

FORT WORTH STOCKYARDS



Dear Members of the Awards Jury:

On behalf of the City of Fort Worth, I am writing in support of the nomination of the Horse & Mule Barns and Mule Alley for the 2023 Historic Preservation Award. The Stockyards Form-Based Code and Design Guidelines was created to promote rehabilitation and compatible new construction that is sensitive to the surrounding historic context, and these two projects are excellent examples of thoughtful rehabilitation that exceed the Code requirements.

The Code was developed through an intensive planning process involving citizens, stakeholders, consultants, and the City of Fort Worth over a three year period. The outcome protected the rich heritage of the Stockyards while allowing for compatible new development. It has proved to be an easy-to-use set of standards for our preservation and new construction projects within the Stockyards.

The rehabilitation of the Horse & Mule Barns and Mule Alley is a major preservation achievement for Fort Worth. The project was able to bring together a diverse array of stakeholders to create an innovative, forward-thinking rehabilitation project that exceeds the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Mule Alley now serves as a pedestrian friendly environment in what was once a parking lot, and is highly compatible with the surrounding historic context.

In sum, we strongly recommend the rehabilitation of Horse & Mule Barns and Mule Alley for the 2023 Historic Preservation Award. It is a uniquely original urban revitalization project that has facilitated a significant amount of development and reinvestment in the Stockyards. The reinvestment and redevelopment of the Horse & Mule Barns and Mule Alley has been a great help not only to Stockyards stakeholders, but also to the citizens of Fort Worth and residents across the state of Texas.

Sincerely,

Justin Newhart
Manager – Preservation & Design
Development Services
City of Fort Worth
817.392.8037

FORT WORTH STOCKYARDS HORSE & MULE BARN

- 1. Historical significance. Explain the nomination's historical significance in terms of at least one of the following: pioneering work or a documented first; historically significant, unique, and outstanding; having initiative a new direction in planning that has had a lasting effect or other impact; having an impact on American planning, cities, or regions during a broad range of time, space, or both time and space.***

The Horse and Mule Barns are an important element in the heritage of the City of Fort Worth and the role the stockyards district played in our city's history. These buildings were constructed in 1911 to replace structures which had burned only a few months before. The buildings housed the horse and mule retail trade and could hold up to 3000 animals at any one time. The horse and mule business peaked during World Wars I and II when these barns housed the largest horse and mule market in the world.

The St. Louis firm of Klipstein and Rathmann were architects for the Mule Barns. They were active nationally during this period and involved in the design of a number of significant cultural, civic and industrial buildings. The Horse and Mule Barns were constructed by the James Stewart Construction Company, also headquartered in St. Louis, with branch offices in a number of cities throughout the U.S.

The buildings were built to replace earlier structures that had been destroyed previously by fire. The decision was made to create these new buildings as "fireproof" structures. As such, they represent the latest thinking of the time in designing and constructing buildings resistant to destruction by fire. The exterior walls and interior fire walls are built of red brick bearing walls, believed to be from Acme Brick's plant near Mineral Wells. The roof structures are made of bolted metal columns encased in concrete to protect them from fire. Elevated catwalks provided the means for potential buyers to quickly view and select animals for sale and also the means to feed the animals from above.

The Horse and Mule Barns are contributing structures to the overall historic character of the Fort Worth Stockyards area and are designed to complement other historic structures in the area.

2. State or National significance. Document the effect or impact the nominated landmark had on planning in Texas or the United States as a whole and creating communities or other places of lasting value throughout the country. Who were the significant planners or others who were involved or responsible for the accomplishments of the nominated landmark?

The adaptive reuse of the Horse & Mule Barns and Mule Alley represents a significant investment and achievement for Stockyards Heritage Development, Bennett Partners, and the entire project team. The project has transformed a neglected complex in the heart of Fort Worth's historic cattle industry and has reestablished the Stockyards as the center for community engagement for all of Fort Worth.

In 2015, Stockyards Heritage Development, Inc., in partnership with Majestic Realty Co. and Hickman Companies began a full adaptive reuse of the Horse & Mule Barns, along with local architecture firm Bennett Partners. By working as a team in coordination with the City of Fort Worth, various consultants, and numerous local businesses, those involved in the Horse & Mule barns project have helped establish the Stockyards as a hub of community engagement in Fort Worth.

The goal of the development project of the Horse and Mule Barns and of the revitalization of the Fort Worth Stockyards as a whole was to support and encourage orderly and sustainable growth within the historic core of the district. This was achieved through a significant investment in upgrading existing infrastructure, reopening circulation routes, and introducing new design guidelines.

This project was one of the first major projects to have been approved and permitted in the Stockyards that helped to establish the principles laid out in the Stockyards Form-Based Code and Design Guidelines. The adaptive reuse project retained the districts' existing historic character while complementing character-defining features of the district with modern urban planning concepts, such as pedestrian-oriented streetscapes and state-of-the-art urban infrastructure. The adaptive reuse of the barns and Mule Alley has proven to be immensely successful in the early stages of development and will continue to be a positive guiding force in the district for many years to come.


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Eau de Livestock

Michael Friebele, Assoc. AIA


[VIEW GALLERY](#)


Facades were an exercise in maintaining historical features and proportions. - photo by Parrish Ruiz de Velasco

Mule Alley in the Fort Worth Stockyards has been repurposed as a mixed-use district where office space, retail, and hospitality activate what were once barns and stables.

Architect Bennett Benmer Partners

General Contractor Commerce Construction Company

Structural Engineer JQ Engineering

MEP Engineer Summit Consultants

Civil Engineer Kimley-Horn

Landscape Architect Lifescapes International



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of the building, through their use for the livestock trade came to an end when before the Stockyard's historic designation in 1976. Aside from the Texas Cowboy Hall of Fame museum, a trail riding company, and a gift shop occupying the storefronts along East Exchange Avenue, the complex sat largely abandoned and neglected until the Stockyards Heritage Development Company invested \$175 million in their Stockyards properties, including the renovation of Mule Alley.

Mule Alley balances the Stockyards' evolution into a mixed-use urban district and tourist destination that trades on its historic character through a thoughtful rehabilitation of the 1912 built fabric. The adaptive reuse project was led by Fort Worth architectural practice Bennett Benner Partners (BBP), which subdivided the 180,000 sf of brick, concrete, and steel barns and stables into a series of leasable spaces. These spaces are characterized by double-height volumes with elevated catwalks and haylofts, which were once used as platforms for traders to view and feed the equines on the floor below.

As a mixed-use diagram, the project is straightforward. Public programming along the northern edge focuses toward the Livestock Exchange Building — the heart of the Fort Worth Stockyards district. Mule Alley runs perpendicular, toward the south, from E. Exchange Avenue to the site of a future hotel, with stables and barns lining both sides. The entrance to the alley is through an existing gateway framed by two-story towers. The alley itself has been transformed into a pleasant, tree-lined, walkable corridor. The barns and stables on the west side are now mostly retail and restaurant spaces, and those on the east side are mostly offices, currently occupied by a tech company, Simpli.fi, which funnels digital advertising campaigns into local markets.

The rehabilitation walks a line between retaining historical character and providing tenants a desired amount of storefront visibility and exposure. Storefronts were scaled to the original rough openings within the rehabbed brick facades. Signage is respectfully set among the brick through the use of transparent graphics atop the framed openings and blade signage that complements the existing metal detailing.

Second Rodeo Brewing, which occupies a building adjacent to the breezeway, features a new roof with an operable skylight that maintains the profile of the original, pre-fire structure. A patio for the brewery further activates the creek edge.

BBP's tenant guidelines set the tone for the historic quality of the interior spaces and offset the desire for larger storefronts. Each tenant benefits from the double-height volumes and existing character. Catwalks above serve as the back of house, with each tenant creatively expressing a program that is traditionally kept out of sight. Where collaboration between BBP and tenant designers occurred, MEP and tenant lighting stand free of clerestory light exposure and are visually worked into the design of the



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Mule Alley, when considered alongside its recent typological counterparts in Fort Worth, is refreshingly atypical. Mixed-use development has become formulaic, driven by efficiency and economics and focused primarily around a “theme” or story. Clearfork, WestBend, and Crockett Row are recent examples whose ambitious plans are inherently similar by model: Get the diagram right, make the parking count appropriate, double load the retail, detail the central street, and add some wayfinding. The people will come.

While Mule Alley breaks a number of these failsafes (for example, it has very little parking), it has been successful and is almost fully leased – 90 percent to be exact. This shows that the best mixed-use can happen when working with the historic fabric and taking care of it. The respect that BBP showed in their handling of Mule Alley will hopefully serve as an inspiration for how we handle future development in Fort Worth and beyond. “I see Mule Alley as a metaphor of our city,” says BBP Principal Michael Bennett, AIA. “It is taking our history and the public’s perception of our city and evolving it into something new.”

Michael Friebele, Assoc. AIA, is an associate at CallisonRTKL in Dallas.

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Fort Worth Stockyards Horse & Mule Barns

Editors



- photo by Parrish Ruiz de Velasco

“We all loved this project for the romantic and historic typology, but also for how delicate the touch was. They did not try to make it more that than it is or was.”

— Brad Cloepfil, AIA

Location Fort Worth

Client Stockyards Heritage Development

Architect Bennett Partners

Design Team Michael Bennett, AIA, Samantha Hunt-Garbarino, Amy Stenzler, Jaime



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Civil Engineer Kimley-Horn

Landscape Architect Lifescapes International

Signage Consultant RSM Design

AV/Data Consultant Idibri

Lighting Consultant The Ruzika Company

The Horse and Mule Barns are located at the heart of the Fort Worth Stockyards, which helped make Fort Worth the country’s largest horse and mule market during the early 20th century. The challenge for this adaptive reuse project was to repair and restore the 1912 structures while concurrently altering the massive historical barn blocks to introduce economically viable opportunities for various new commercial uses. These alterations maintain continuity with the Stockyards’ culture and revitalize the areas around the barns, including the 60-ft roadway known as “Mule Alley,” along with East Exchange Avenue, Marine Creek, Saunders Park, and a new hotel. The barn interiors demonstrate creative solutions, such as new demising walls that maintain a connection between the large volumes, provide a unique aesthetic, and allow natural light from the clerestories to filter in from above.

For more on the Fort Worth Stockyards Horse & Mule Barns renovation, see the article [“Eau de Livestock”](#) in the January/February 2021 issue of TA.

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Three city development projects honored with regional awards

City Of Fort Worth June 8, 2021



Published on June 08, 2021

Fort Worth won three of the region's nine awards in the North Central Texas Council of Governments' biennial CLIDE awards last week. CLIDE is an acronym for Celebrating Leadership in Development Excellence.

The City of Fort Worth, along with Fort Worth Heritage Development LLC, Bennett Benner Partners and Commerce Construction Co., received an award in the Redevelopment category for rehabilitating the horse and mule barns and Mule Alley at the Historic Stockyards in Council District 2.

In the Public Planning and Policy category, the city received an award for preparing and adopting the Como/Sunset Heights Neighborhood Empowerment Zone strategic plan and design guidelines, which will benefit these low- and moderate-income neighborhoods in Council Districts 3 and 9.

Also under Public Planning and Policy, NCTCOG recognized the city and Near Southside Inc. for redeveloping the South Main Urban Village in Council District 9.

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"All three of these projects advance the revitalization of our central city," said Assistant City Manager Fernando Costa.

About the awards program

The CLIDE Awards Program, created in 2003, recognizes public and private entities including cities, developers, architects, planners and engineers to encourage innovative development projects and practices that will help accommodate expected growth and ensure a sustainable North Texas for generations to come. With an emphasis on the Principles of Development Excellence, the CLIDE Awards Program offers five categories for submissions: New Development; Redevelopment; Special Development; Raising Public Awareness; and Public Policy and Planning.

A distinguished panel of jurors composed of nationally respected professionals in the fields of architecture, planning, public policy and development selected this year's nine CLIDE Award winners. An applicant must receive a unanimous vote from the jury to be selected for a CLIDE Award. Twenty-six applications were submitted from the NCTCOG's 16-county North Central Texas region.

Photo: *Mule Alley is a collection of restaurants, entertainment venues, shops and creative workplaces in the historic Fort Worth Stockyards.*

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In the category Historic Preservation, this year's John Staub Award winner is Bennett Partners for the project Fort Worth Stockyards Horse & Mule Barns.

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Majestic Realty releases renderings for Stockyards mule barn renovation

Samantha Calimbahinscalimbahin@Bizpress.Net March 29, 2016



Mule Barn rendering

The Fort Worth City Council got a better idea of what the renovated horse and mule barns will look like Tuesday as Majestic Realty presented plans for the first phase of its Fort Worth Stockyards redevelopment project.

Majestic, a developer based in California, and the Hickman family of Fort Worth – collectively known as Fort Worth Heritage Development – plan a development over 70 acres of the Stockyards. The horse and mule barns, located at 122-124 East Exchange Avenue, will be the first structure to be renovated as part of the project. The horse and mule barn renovation costs an estimated \$45 million.

Majestic is working with Fort Worth architect Bennett Benner Partners on the project. Along with structural improvements, the plans include turning portions of the barns into retail, restaurant and office space.

The parking area between the barns will become more walkable, and some of the parking will be removed to create space for trees and features like outdoor dining, said Michael Bennett, principal and CEO of Bennett Benner Partners.

Parking will be moved to the south, and a parking garage is planned for the area, Bennett said.

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Majestic has hired design firm Kimley-Horn to do a traffic study on the area, and is also working with the city's public events department to find ways to improve parking, said Kerby Smith, senior vice president of development at Majestic.

The project's next step is to apply for building permits, then once permits are issued, construction will begin in "not more than a few months," Bennett said.

City councilman Sal Espino said he was "impressed" by the development plans.

"It will be a product, something beautiful that makes all Fort Worthians and all who love the Stockyards proud," he said.

The mule barn project will be governed by the design overlay that was put in place in February, Smith said.

His group, along with many other Stockyards stakeholders, is waiting for the city council to vote on the boundaries of the historic district. On April 5, the city council will have to choose one of two districts: a smaller one recommended by the council or a larger one recommended by the Historic and Cultural Landmarks Commission and nonprofit historic preservation group Historic Fort Worth, Inc.

Smith said about 30 percent of the Majestic-Hickman project falls under the smaller historic district boundary, which is the boundary he favors.

"More regulations, more oversight tends to push away private investment," he said.

But Doug Harman, a former Fort Worth city manager who attended Majestic's presentation, said he prefers the larger boundary.

"It looks like the boundary was put in the way it was, to allow Majestic to build to maximum degree that they could under that zoning, so there's some big unknowns," he said. "We've always been excited about seeing investment in the Stockyards. We just want the rules and regulations that will enforce a sensitive historic perspective."



4
10

Winner:

Firm: Bennett Benner Partners

Project: Fort Worth Stockyards Horse & Mule Barns

Lead Designers: Michael Bennett, AIA; Samantha Garbarino, RIBA

Additional Credits: Summit Consultants; JQ Engineering; Kimley-Horn; Th
