



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda Historic Landmark Commission

Thursday, April 11, 2024

5:30 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[24-5952](#) Minutes - Approval of the March 14, 2024, Historic Landmark Commission Meeting Minutes

Attachments: [03-14-24 Meeting Minutes](#)

3. **CITIZENS COMMENTS**

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

4. **DISCUSSION ITEMS**

[24-5901](#) HLC#24-002: Discussion on the Official Recognition Program

5. **PRESERVATION EDUCATION SUB-COMMITTEE**

[24-5950](#) Minutes - Approval of the March 20, 2024, Preservation Education Sub-Committee Meeting Minutes

Attachments: [03-20-24 Sub-Committee Minutes](#)

6. **PRESERVATION PLAN ADVISORY COMMITTEE**

[24-5951](#) Minutes - Approval of the March 27, 2024, Preservation Plan Advisory Committee Meeting Minutes

Attachments: [03-27-24 Committee Minutes](#)

7. **HISTORIC PRESERVATION OFFICER'S REPORT**

8. **COMMISSION ANNOUNCEMENTS**

9. ADJOURNMENT OF MEETING**CERTIFICATION**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 2, 2024, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Historic Preservation Officer

* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.



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STAFF REPORT

File Number: 24-5952

Agenda Date: 4/11/2024

Version: 1

Status: Approval of Minutes

In Control: Historic Landmark Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the March 14, 2024, Historic Landmark Commission Meeting Minutes

Description/History

The minutes of the March , 2024, Historic Landmark Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



CITY OF MANSFIELD

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Meeting Minutes - Draft

Historic Landmark Commission

Thursday, March 14, 2024

5:30 PM

City Hall Planning Conference Room

1. CALL TO ORDER

Chairman Smith called the meeting to order at 5:33 p.m. in the Council Chamber at City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff:

Art Wright, Principal Planner/HPO

Commissioners:

Absent 1 - David Littlefield

Present 6 - Mark Walker; Robert Smith; Bob Klenzendorf; Thomas Leach; Jennifer Johnston and Anne Weydeck

2. APPROVAL OF MINUTES

[24-5894](#)

Minutes - Approval of the February 8, 2024, Historic Landmark Commission Meeting Minutes

Commissioner Leach made a motion to approve the minutes as presented. Commissioner Klenzendorf seconded the motion, which carried by the following vote:

Aye: 4 - Mark Walker; Robert Smith; Bob Klenzendorf and Thomas Leach

Nay: 0

Absent: 1 - David Littlefield

Abstain: 2 - Jennifer Johnston and Anne Weydeck

3. CITIZENS COMMENTS

Julia Johnston attended the meeting and made a brief comment.

4. DISCUSSION ITEMS

[24-5901](#)

HLC#24-002: Discussion on the Official Recognition Program

Mr. Wright made a presentation on the Commission's Official Recognition Program for

historic resources. The Commission discussed nominating two neighborhoods and the house at 106 Pond Street for recognition. Chairman Smith directed Mr. Wright to research the nominees and report the results at the April or May meeting.

5. PRESERVATION EDUCATION SUB-COMMITTEE

Commissioner Leach, chair of the Sub-Committee, gave the Commission an update on the Sub-Committee's outreach activities and program for Historic Preservation Month 2024. He also reported that the Mansfield Independent School District was interested in the history video program proposed by the Sub-Committee.

[24-5895](#)

Minutes - Approval of the February 21, 2024, Preservation Education Sub-Committee Meeting Minutes

Commissioner Johnston made a motion to approve the minutes as presented. Commissioner Walker seconded the motion, which carried by the following vote:

Aye: 3 - Mark Walker; Thomas Leach and Jennifer Johnston

Nay: 0

Absent: 1 - David Littlefield

Abstain: 0

Non-Voting: 3 - Robert Smith; Bob Klenzendorf and Anne Weydeck

6. HISTORIC PRESERVATION OFFICER'S REPORT

Mr. Wright reported that the 1922 concrete auto bridge on North Street was being demolished for a new bridge, but as it was considered a historic resource, it may be possible to save or replicate a portion of it to be placed along the future linear trail.

7. COMMISSION ANNOUNCEMENTS

Commissioner Klenzendorf gave a reminder that the Pickle Parade would be held on March 16, 2024.

8. ADJOURNMENT OF MEETING

With no further business, Chairman Smith adjourned the meeting at 6:45 p.m.

Dr. Robert A. Smith, Chair

ATTEST:

Art Wright, Historic Preservation Officer



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STAFF REPORT

File Number: 24-5901

Agenda Date: 4/11/2024

Version: 2

Status: Consideration

In Control: Historic Landmark Commission

File Type: HLC Case

Agenda Number:

Title

HLC#24-002: Discussion on the Official Recognition Program

Description/History

At the last meeting, the Commission directed staff to review the possible nominations for Official Recognition for 2024:

- **106 Pond Street** - E.O. Driskell House, c. 1895. This is a L-Plan house with wood siding. The property is Selected Low priority, but is associated with E.O. Driskell, appointed postmaster in 1914 and serving for 34 years.
- **Patterson Addition**, 1950 - This is the first tract subdivision in Mansfield and has primarily Mid-Century homes built in the 1950s and 1960s. W.A. and J.W. Patterson began construction on 25 new homes southwest of downtown along Elizabeth Lane and Patterson Street. These dwellings were at the vanguard of Mansfield's change from agricultural trade center to suburban city. Although the individual houses in this neighborhood are Low priority, the subdivision is mainly intact.
- **Hamman Terrace Addition**, 1955 - The Hamman Terrace neighborhood on West Broad Street appears to be a speculative subdivision platted in 1955. At the time, this neighborhood was outside of the Mansfield city limits. The developers were J.V. Hampton, the owner of a lumber company in Fort Worth, and J.H. and Lucille Mann. Unlike the Patterson Addition, the Hamman Terrace did not develop immediately. As a result, there is no coherent style of housing in this subdivision. There are a few historic resources remaining, but the majority of housing is modern.

Staff will discuss these nominations in further detail at the meeting.

Designation Criteria

In reviewing these properties, please keep the following criteria in mind when choosing a building or area to officially recognize:

- Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mansfield, State of Texas, or the United States.
- Embodiment of distinguishing characteristics of an architectural type or specimen.

- Embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.
- Relationship to other distinctive buildings, sites or areas which are eligible for preservation as described based on architectural, historic or cultural motif.
- Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
- Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation.

Definition of Priorities

The following are priority classifications intended to serve as guidelines for on-going preservation efforts. The priorities listed for each property in the Historic Resources Survey reflect the status of the building at the time the survey was conducted in 1998. Changes and alterations to these properties over time should be evaluated to accurately represent each property's relative status.

- **High** priority resources are considered the most significant in a survey area, retain a high degree of architectural and physical integrity, have few alterations, and possess strong associations with the historic context. They are most likely to meet one or more of the eligibility criteria for listing in the National Register of Historic Places or as a Recorded Texas Historic Landmark (RTHL). They may be individually eligible for National Register listing or as a RTHL. If included within the boundaries of a National Register historic district, they are almost always considered contributing resources to the district.
- **Selected Medium** priority resources have less architectural and physical integrity and possibly less historic significance than properties in the High classification, but they are unusual property types or architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns. While they may meet one or more National Register eligibility criteria, they are less often individually eligible for the National Register because of alterations that have removed or obscured important character-defining design features. They may be eligible for listing as an RTHL depending on the degree and type of alterations. If included in a National Register historic district, they are almost always considered contributing resources to the district.
- **Medium** priority resources usually have less architectural and physical integrity than High priority or Selected Medium priority properties. They are almost always characterized by alterations or deterioration of materials that removed, changed or obscured original design features, or by less significant associations with the historic context. They are not usually eligible for listing as an RTHL. If included in a

National Register historic district, they are almost always considered Contributing resources to the district.

- **Selected Low** priority resources are those that are not yet 50 years of age and do not meet the National Register criteria considerations for exceptional properties. They are, however, unusual property types, display unusual or significant architectural styles, employ unusual or significant methods of construction or for some other reason indicate a relationship to development patterns that will become significant as time passes. These properties often possess a high degree of architectural integrity and display well-defined characteristics associated with Modernism or another architectural or engineering development, which, while not currently exceptional, will be increasingly important as resources built in the 1950s and thereafter become 50 years old. Selected Low properties also may be resources that are 50 years old or older that have been significantly altered but which may be important for their historical associations. Although they are unlikely to be eligible for National Register or RTHL listing they may reveal useful information about the development of a community, a neighborhood or a facility. In rare cases, they may be eligible for listing on the National Register for the information they can provide about building technology or for archeological reasons. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.
- **Low** priority resources have less significance than those in the other categories. They may be properties that have lost most of their original character defining architectural elements through modifications, or they may represent types still highly common and widely found. They do not generally meet National Register or RTHL criteria. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.



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STAFF REPORT

File Number: 24-5950

Agenda Date: 4/11/2024

Version: 1

Status: Approval of Minutes

In Control: Historic Landmark Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the March 20, 2024, Preservation Education Sub-Committee Meeting Minutes

Description/History

The minutes of the March 20, 2024, Preservation Education Sub-Committee meeting are in DRAFT form and will not become effective until approved by the Sub-Committee at this meeting.



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Meeting Minutes - Draft

HLC - Preservation Education Sub-Committee

Wednesday, March 20, 2024

5:30 PM

City Hall Planning Conference Room

1. CALL TO ORDER

Chairman Leach called the meeting to order at 5:30 p.m. in the Planning and Zoning Conference Room of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff Present:

Art Wright, Historic Preservation Officer

Amanda Brown, Museum Education and Engagement Specialist

Volunteers Present:

None

Commissioners:

Present 3 - Thomas Leach; Mark Walker and Jennifer Johnston

2. DISCUSSION ITEMS

The Sub-Committee discussed items related to events for Historic Preservation Month 2024 and other events during the year, including:

1) The Sub-Committee discussed items related to Historic Downtown Mansfield Car Show scheduled for May 4, 2024, including car show judges, trophies, and restroom facilities.

2) The Chalk-the-Walk contest and History Hunters Scavenger Hunt are scheduled for May 11, 2024.

3) The Historic Guided Tours would continue with the Crime, Mansfield History and the Cemetery tours. Mr. Wright contacted the Mansfield Community Cemetery Association regarding the tour. The Cemetery Tour may take place in April as a lead-in to Preservation Month.

4) Regular tours of the Mansfield Historical Museum and the Man House Museum will be available during business hours.

5) The Historic Preservation Advisory Board has selected 31 historic locations for the This Place Matters campaign in May 2024. Staff will contact the property owners for permission to place a "This Place Matters" sign at each location.

The next meeting is scheduled for April 17, 2024, at 4:15 p.m. in the Planning

Department Conference Room.

3. ADJOURNMENT OF MEETING

With no further business, Chairman Leach adjourned the meeting at 6:25 p.m.

Thomas Leach, Chair

ATTEST:

Art Wright, Historic Preservation Officer



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STAFF REPORT

File Number: 24-5951

Agenda Date: 4/11/2024

Version: 1

Status: Approval of Minutes

In Control: HLC – Preservation Plan Advisory Committee

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the March 27, 2024, Preservation Plan Advisory Committee Meeting Minutes

Description/History

The minutes of the March 27, 2024, Preservation Plan Advisory Committee meeting are in DRAFT form and will not become effective until approved by the Committee at this meeting.



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Meeting Minutes - Draft

HLC – Preservation Plan Advisory Committee

Wednesday, March 27, 2024

6:00 PM

City Hall Planning Conference Room

1. CALL TO ORDER

Jennifer Johnston, Committee chair, called the meeting to order at 6:01 p.m. in the Planning and Zoning Conference Room of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff Present:

Art Wright, Historic Preservation Officer

Jessica Baber, Museum Manager

Preservation Volunteers:

Linda Leddy

Chris Ohan

Marty Thomas

Commissioners:

Absent 1 - Thomas Leach

Present 2 - Anne Weydeck and Jennifer Johnston

2. DISCUSSION ITEMS

The Committee discussed items related Historic Preservation Plan update, including the following topics:

1) Mr. Wright presented the current state of the Mansfield preservation program, including landmarks, recognized properties, and the remaining historic resources.

2) Mr. Wright presented the results of the Citizen Survey that was posted to gauge the public's perceptions and ideas related to the preservation program.

3) The Committee discussed factors to consider when drafting the new preservation plan, and will be reviewing the goals and strategies in the 1999 Preservation Plan for the next meeting.

The next meeting is scheduled for April 10, 2024, at 6:00 p.m. in the Planning Department Conference Room.

3. ADJOURNMENT

With no further business, Chairperson Johnston adjourned the meeting at 7:48 p.m.

Jennifer Johnston, Chair

ATTEST:

Art Wright, Historic Preservation Officer