



# CITY OF MANSFIELD

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

## Meeting Agenda

### Historic Landmark Commission

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Thursday, August 8, 2024

5:30 PM

City Hall Council Chambers

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#### AMENDED AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[24-6125](#) Minutes - Approval of the July 11, 2024, Historic Landmark Commission Meeting Minutes

*Attachments:* [07-11-24 Meeting Minutes](#)

3. **PRESENTATION OF PRESIDENT'S VOLUNTEER SERVICE AWARD  
(AMENDMENT TO AGENDA)**

4. **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.*

5. **OTHER AGENDA ITEMS**

[24-6091](#) HLC#24-005: Consideration of the Annual Vision and Preservation Goals of the Historic Landmark Commission for 2024-2025

6. **DISCUSSION ITEMS**

[24-6123](#) HLC#24-006: Discussion on the 2022 - 2023 Annual Report of the Mansfield Historic Landmark Commission

*Attachments:* [2023 Annual Report.pdf](#)

7. **PRESERVATION EDUCATION SUB-COMMITTEE**

8. **PRESERVATION PLAN ADVISORY COMMITTEE**

[24-6095](#) Minutes - Approval of the June 12, 2024, Preservation Plan Advisory Committee Meeting Minutes

*Attachments:* [06-12-24 Committee Minutes](#)

24-6124 Minutes - Approval of the July 10, 2024, Preservation Plan Advisory Committee Meeting Minutes

Attachments: [07-10-24 Committee Minutes](#)

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

**10. COMMISSION ANNOUNCEMENTS**

**11. ADJOURNMENT OF MEETING**

**CERTIFICATION**

I certify that the above amended agenda was posted on the bulletin board next to the main entrance of City Hall on August 5, 2024, prior to 12:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

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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.



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 24-6125

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**Agenda Date:** 8/8/2024

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Historic Landmark Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the July 11, 2024, Historic Landmark Commission Meeting Minutes

**Description/History**

The minutes of the July 11, 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

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Thursday, July 11, 2024

5:30 PM

City Hall Council Chambers

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#### 1. CALL TO ORDER

*Chairman Smith called the meeting to order at 5:30 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 Present:*

*Art Wright, Planning Manager/HPO*

*Commissioners:*

**Absent** 2 - Jennifer Johnston and Anne Weydeck

**Present** 5 - Mark Walker;David Littlefield;Robert Smith;Bob Klenzendorf and Thomas Leach

#### 2. APPROVAL OF MINUTES

24-6094 Minutes - Approval of the June 13, 2024, Historic Landmark Commission Meeting Minutes

*Chairman Smith called for a motion on the minutes of the June 13, 2024, meeting.*

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

**Aye:** 4 - David Littlefield; Robert Smith; Bob Klenzendorf and Thomas Leach

**Nay:** 0

**Absent:** 2 - Jennifer Johnston and Anne Weydeck

**Abstain:** 1 - Mark Walker

#### 3. CITIZENS COMMENTS

*None.*

#### 4. DISCUSSION ITEMS

24-6091 HLC#24-005: Discussion on the Vision and Annual Preservation Goals

of the Historic Landmark Commission for 2024-2025

*Mr. Wright made a presentation on the Commission's annual vision and goals for the current year and made recommendations to the Commission on the goals for 2024-2025. The Commission discussed revising its vision statement and what the Commission's goals would be for next year. The Commission directed Mr. Wright to revise the vision and goals for consideration at the August meeting.*

## 5. PRESERVATION EDUCATION SUB-COMMITTEE

*Commissioner Leach, chair of the Sub-Committee, gave the Commission a brief report on the Sub-Committee's activities at the last meeting.*

24-6096 Minutes - Approval of the June 19, 2024, Preservation Education Sub-Committee Meeting Minutes

*Commissioner Leach called for a motion on the minutes of the June 19, 2024, Sub-Committee meeting.*

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

**Aye:** 2 - Mark Walker and Thomas Leach

**Nay:** 0

**Absent:** 1 - Jennifer Johnston

**Abstain:** 0

**Non-Voting:** 4 - David Littlefield; Robert Smith; Bob Klenzendorf and Anne Weydeck

## 6. PRESERVATION PLAN ADVISORY COMMITTEE

*With the absence of Commissioners Johnston and Weydeck, the Advisory Committee did not have a quorum. Approval of the minutes was deferred to the August 2024 meeting.*

24-6095 Minutes - Approval of the June 12, 2024, Preservation Plan Advisory Committee Meeting Minutes

*No action taken due to a lack of quorum.*

## 7. HISTORIC PRESERVATION OFFICER'S REPORT

*Mr. Wright reported on a site visit to the Buttrill-Nifong-Barnett House at 302 E. Broad Street. He reported that the house was in better condition than originally thought, and that the city was seeking estimates for a new roof.*

## 8. COMMISSION ANNOUNCEMENTS

*Vice-Chairman Littlefield stated that he met John Pressley, a long-time resident, and recommended that Mr. Pressley record his family history for the Museum.*

**9. ADJOURNMENT OF MEETING**

With no further business, Chairman Smith adjourned the meeting at 6:46 p.m.

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Dr. Robert A. Smith, Chair

ATTEST:

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Art Wright, Historic Preservation Officer



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## STAFF REPORT

File Number: 24-6091

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Agenda Date: 8/8/2024

Version: 2

Status: Consideration

In Control: Historic Landmark Commission

File Type: HLC Case

**Agenda Number:**

**Title**

HLC#24-005: Consideration of the Annual Vision and Preservation Goals of the Historic Landmark Commission for 2024-2025

**Requested Action**

To consider the Commission's goals for 2024-2025.

**Recommendation**

Staff recommends approval of the vision and goals for 2024-2025.

**Description/History**

Each year, the Commission approves a vision statement and preservation goals for the fiscal year beginning October 1 and ending September 30. The goals include items the Commission would like to accomplish during the year.

Based on the discussion at the July 11, 2024, meeting, staff revised the annual vision and goals for 2024-2025 as follows for the Commission's consideration:

- Vision: "The Historic Landmark Commission will use the power of preservation to save our cultural landscapes and living heritage, create a sense of place, and protect and promote the unique identity of Mansfield through education."
- Preservation Goals:
  - 1) *Identify and prioritize Mansfield's historic resources.*
    - a) Expand on the windshield surveys taken by the Volunteer Program and Historic Preservation Advisory Board.
    - b) Request funding from Council for a formal Downtown Historic Resource Survey in conjunction with a CLG grant.
  - 2) *Coordinate the historic preservation program with other City agencies.*
    - a) Request a joint work session with the Downtown Revitalization Subcommittee to discuss the historic preservation program.
    - b) Keep other City departments and boards abreast of the Commission's policies and actions so they may act in a mutually supportive fashion.
  - 3) *Promote the work of the Historic Landmark Commission.*

- a) Produce an annual report of the Commission's activities to educate the public on the Commission's role and the need for historic preservation.
- b) Seek local, state, and federal recognition for the City's preservation efforts.

4) *Increase the Commission's public engagement programs.*

- a) Promote events to celebrate the City's heritage.
- b) Work with the Museum on educational programs for adults and youth to connect them with Mansfield's history.
- d) Support a heritage tourism program for Mansfield.

5) *Engage the interest of Mansfield's young residents in historic preservation.*

- a) Develop outreach programs with the City's and MISD's youth organizations.
- b) Utilize the Commission's vacate alternate position to invite a young Mansfield resident to work with the Commission.

6) *Work with a non-profit preservation partner on brick-and-mortar projects.*

- a) Develop a plan for a sustainable partner with expertise and fund-raising capabilities.
- b) Prepare a list of recommended historic properties for purchase and rehabilitation by preservation partners.

The vision and goals may be adopted by a formal vote of the Commission.



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 24-6123

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**Agenda Date:** 8/8/2024

**Version:** 1

**Status:** Consideration

**In Control:** Historic Landmark Commission

**File Type:** Discussion Item

### **Title**

HLC#24-006: Discussion on the 2022 - 2023 Annual Report of the Mansfield Historic Landmark Commission

### **Requested Action**

To discuss the Commission's Annual Report for 2023-2024.

### **Description/History**

One of the Commission's annual preservation goals is to promote the Commission's work by producing an annual report of the Commission's activities. The report is intended to educate the public on the Commission's role and the need for historic preservation.

In preparation of the end of the fiscal year in September, Staff is preparing a draft report to demonstrate the proposed format and appearance. Staff is seeking guidance from the Commission on the format and content of the report at the next meeting.

The final draft report may be reviewed and approved by the Commission at the September meeting and released to the City Council and the public in October.

A copy of last year's report is attached for the Commission's reference.

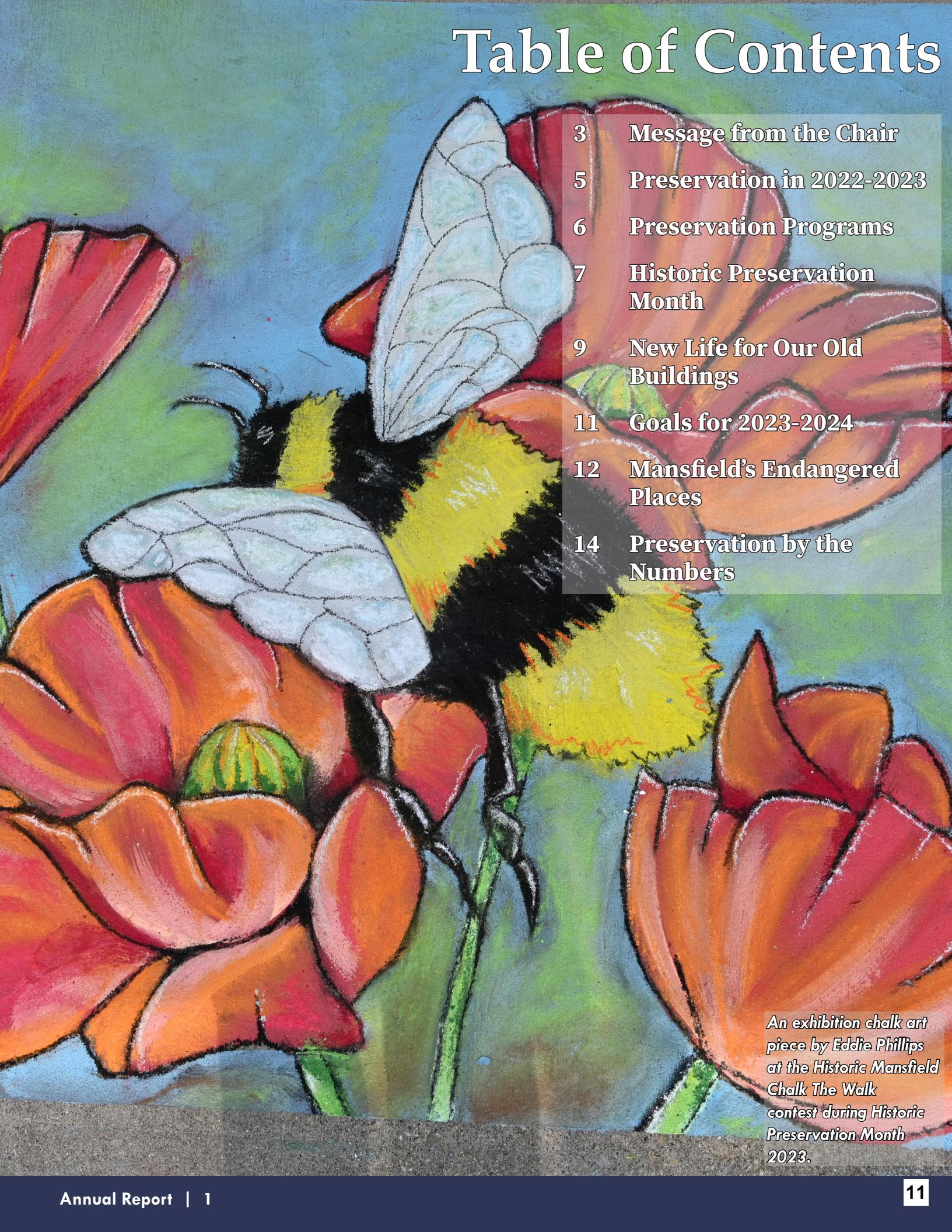


Mansfield Historic Landmark Commission

# ANNUAL REPORT

October 2023

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An exhibition chalk art piece by Eddie Phillips at the Historic Mansfield Chalk The Walk contest during Historic Preservation Month 2023.

## COMMISSIONERS

**DR. ROBERT SMITH**  
**Chair**

**DAVID LITTLEFIELD**  
**Vice-Chair**

**ALLAN HUDSON**  
**Commissioner**

**BOB KLENZENDORF**  
**Commissioner**

**AMANDA KOWALSKI**  
**Commissioner**

**TOM LEACH**  
**Commissioner**

**MARK WALKER**  
**Commissioner**

## WHO WE ARE

The Historic Landmark Commission was created in 1988 by Ordinance No. 782. There are seven regular members, all residents of Mansfield, who volunteer their time. The Commissioners are appointed by the City Council for two-year terms. The Commission meets on the second Thursday of each month at City Hall. The meetings are open to the public. The Commission invites all interested citizens to attend.

## WHAT WE DO

The job of the Historic Landmark Commission is to promote the preservation of Mansfield's heritage through official recognition, recording, and preserving the historic resources of the City. The Commission also recommends historic buildings and properties for local historic landmark designation to the City Council, administers the Preservation Plan, reviews proposed exterior alterations to a designated historic landmark and recommends incentives to encourage the preservation of our historic resources.

## VISION STATEMENT

The Commission's vision statement sets out the guiding principle of its work: "The Historic Landmark Commission exists to preserve the past and educate the public on the uniqueness of Mansfield."

## CITY STAFF

**JASON ALEXANDER**  
**Executive Director of Planning**  
**and Development**

**ARTY WHEATON-RODRIGUEZ**  
**Assistant Director of Planning**

**ART WRIGHT**  
**Historic Preservation Officer**

## OUR COMMITMENT

Mansfield has seen tremendous growth in recent years, sometimes with the loss of our historic resources. The Historic Landmark Commission is committed to the preservation of Mansfield's heritage, that of the rural community it once was and the modern city that it has become. The review requirements of the preservation ordinance are one of the best forms of protection for the historic buildings that tell our city's story.

## CERTIFIED LOCAL GOVERNMENT

Mansfield is one of only 76 cities and counties in Texas to qualify as a Certified Local Government (CLG) by the Texas Historical Commission (THC). As a member of the CLG program, Mansfield has access to CLG grants, technical assistance, training opportunities, and the experience and knowledge of the other participating CLG communities. In exchange, the Commission must honor a commitment to maintain a strong local preservation program. The Commission reports to the THC each year on the progress of Mansfield's preservation program to maintain CLG status.

*Cover photograph: Preservation volunteer Tommy Dixon portrays a Western character during the Mansfield History Hunter Scavenger Hunt on May 20, 2023*

*Historic photographs courtesy of the Mansfield Historical Society.*

# Message from the Chair

It is said that the days pass slowly but the years fly by, and it seems that is truly the case. This letter marks the completion of another year of work by the dedicated members of the Historic Landmark Commission and the City staff members who so ably support us.

The Historic Landmark Commission had a very successful year. We were fortunate to assist three designated landmarks in refurbishing their buildings. These were the Troy Hackler House at 507 E. Broad Street, the McKnight Building at 125-129 N. Main Street, and the Dennis Mahoney Building at 115 N. Main Street.

At a ceremony in May, we recognized nine additional properties as being historically significant, and although they have not come in as designated Historic Landmarks at the present time, their owners were made aware that they own valuable and significant pieces of property. We will welcome them to apply for Historic Landmark status at any time.

This year, the Historic Landmark Commission revised the Design Guidelines for Historic Mansfield which were originally adopted in 1991. The revision was approved by the Planning & Zoning Commission and the City Council this year. The Commission is currently working to update our Historic Preservation Ordinance, and we hope to complete this in the coming year.

Finally, we take great pride in promoting Mansfield's heritage during the Historic Preservation Month festivities which are held in May each year. Activities in 2023 included themed, guided walking tours, a car show, demonstrations at the Man House Museum, a special "From the Vault" exhibit at the Mansfield Historical Museum, Chalk the Walk and student art contests, and cemetery tours. We had approximately 1000 people attend the various activities during the month. While this number may seem small, it was a substantial increase from the previous year, and all the participants had positive feedback. We are so grateful for the work that our subcommittee did to bring this to fruition, and we are already working to build on this year's success.

In closing, it is always my pleasure to serve as Chairman of this fine Commission and to work with dedicated individuals who want to preserve, share, and promote the history of Mansfield.

Robert A. Smith, O.D., Chair  
Historic Landmark Commission

# PRESERVATION OUTREACH: RAISING AWARENESS OF MANSFIELD'S HISTORY IN DIFFERENT WAYS



# Preservation in 2022-2023



Left, Dr. Robert Smith, HLC Chair, presents landmark medallions to the representatives of the Historic Cemetery District. Right, a MISD student volunteer helps out at the Chalk The Walk contest.



## **HISTORIC PRESERVATION PLAN UPDATE**

The Commission has begun updating the 1999 Historic Preservation Plan. The purpose of the plan was to establish the framework for managing the City's historic and cultural resources. In the last 24 years, Mansfield has seen tremendous growth city-wide. This new development can have an impact on the City's historic resources. Preservation becomes more important as older structures are replaced with new homes and businesses. The Commission is updating the plan to modernize the City's preservation program for today's challenges.

## **DESIGN GUIDELINES FOR HISTORIC MANSFIELD**

The Commission completed the new *Design Guidelines for Downtown Mansfield* for commercial and non-residential buildings. The Guidelines provide recommendations and best practices for altering or modifying the exterior of historic landmark buildings.

While many of the current principles of the old Design Guidelines have been retained, they have been emphasized in the update using new graphics and photographs to show appropriate and inappropriate treatments. The Guidelines were adopted by City Council in January 2023.

## **DOWNTOWNTX.ORG**

Mansfield's profile on DowntownTX.org went live in 2023. DowntownTX.org is an online building inventory for historic Texas downtowns featuring historic property listings. The program, sponsored by the Texas Historical Commission, attracts community-minded entrepreneurs and investors who value historic architecture and appreciate the special qualities of historic places. The program also serves as a complete inventory for Historic Downtown Mansfield with historic building information. History lovers and old building enthusiasts are welcome just to browse as well.

## **RECOGNIZED PROPERTIES**

The Commission designated nine new sites in Mansfield as Officially Recognized Historic Resources. The Commission honored the owners of the properties at Historic Recognition Day on May 18, 2023.

## **PRESIDENT'S VOLUNTEER SERVICE AWARD**

On August 10, 2023, Mayor Michael Evans presented the Commission with the Bronze President's Volunteer Service Award. The award honors volunteers whose service positively impacts their communities. The Commission is one of the City boards receiving the honor.

# PRESERVATION PROGRAMS



## **Historic Preservation Façade Grant**

In 2022, a Historic Preservation Façade Grant for \$25,000 funded through the Downtown Revitalization Program Grant Fund was approved for the rehabilitation of the front façade of the 1890 Dennis Mahoney Building. Learn more about this project on Page 9.

## **HISTORIC MANSFIELD FAÇADE GRANTS**

The goal of the Historic Mansfield Façade Grant Program is to preserve the City's cultural heritage through the preservation, restoration, rehabilitation and/or reconstruction of historic buildings. When funded, grants are offered to the owners of eligible historic buildings to assist with exterior restoration work. The grant program began in 2018.

## **HISTORIC PRESERVATION TAX EXEMPTION**

Maintaining a historic building can be expensive. The Historic Preservation Tax Exemption program is designed to support historic preservation by providing tax relief to property owners for the repair, restoration and maintenance of their historic structures. The program offers three levels of exemption: 1) by receiving a Historic Landmark designation; 2) for exterior work over \$5,000 for historic residential structures; and 3) for exterior work over \$5,000 for historic commercial structures.

## **OFFICIAL RECOGNITION PROGRAM**

Not every historic property owner wants a Historic Landmark designation. The Official Recognition program allows the Commission to honor the owners of historic properties without a landmark designation. Officially recognized properties are not designated landmarks and the owners are not obligated to comply with the design guidelines or seek approval from the Commission for changes to the property. Official Recognition is designed to promote awareness of the need for preservation among the owners of historic properties and may encourage owners to apply for landmark status.

## **HISTORIC MARKER PROGRAM**

It's easy to recognize a local Mansfield landmark. The City offers the owners of landmark properties a distinctive medallion featuring the Man and Feild Mill. You will find these markers on many of the historic buildings and sites around town.

# HISTORIC PRESERVATION

## *Finding new ways to b*

May 2023 was Historic Preservation Month in Mansfield. This year, a new event program was created to bring residents and visitors to Historic Downtown Mansfield to participate in fun family events showcasing the City's heritage and providing opportunities for visitors and downtown businesses to interact.

Funded in part by a Community Activation Grant, the program included three main events: the Historic Downtown Mansfield Car Show, the Historic Mansfield Chalk the Walk Contest, and the Mansfield History Hunters Scavenger Hunt.

These activities were supported by other activities such as guided walking tours, the exhibits and demonstrations at both city museums, and the This Place Matters: 31 Days of May campaign.

Each event encouraged participants to learn something about the City's history. The Historic Downtown Mansfield Car Show celebrated our automotive heritage from 1906 through the present. Cars from the 1930s through the 2020s were on display to show the types of vehicles that might have been seen in Mansfield throughout its history.



# ATION MONTH 2023

## Spring our history alive

For the artistically inclined, the Historic Mansfield Chalk the Walk Contest opened the sidewalks on Main Street to artists young and old, working on the theme of "Past and Future". These temporary works of art showed the skill and creativity of artists in chalk.

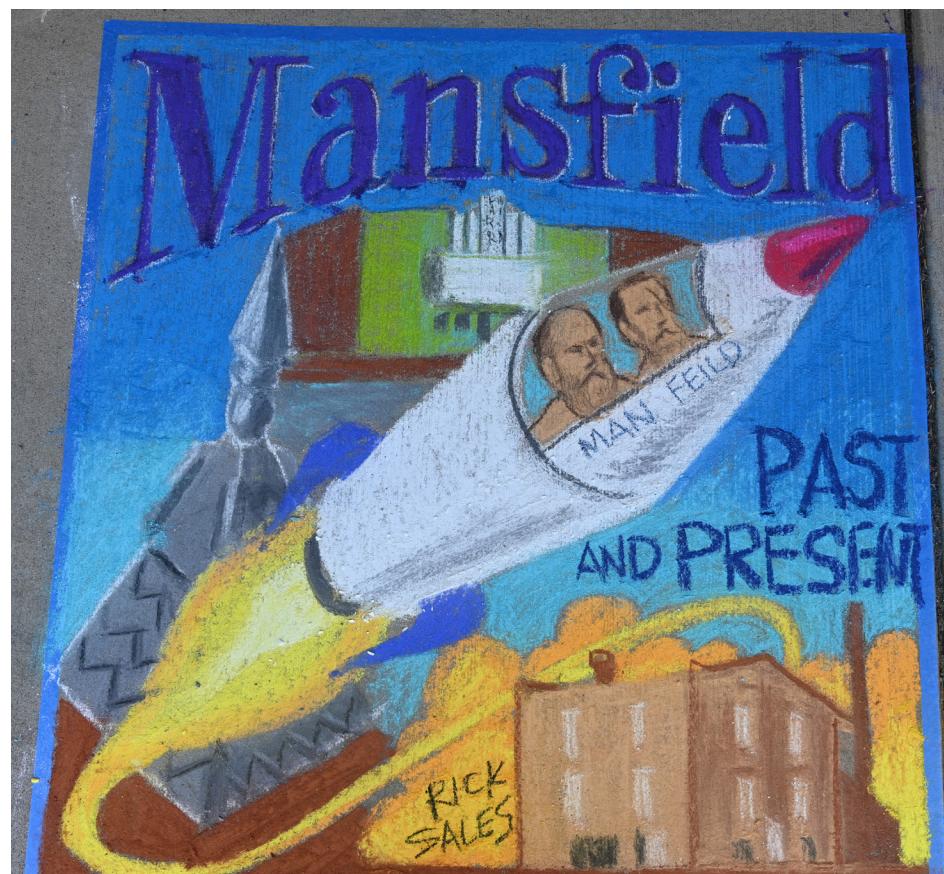
The Mansfield History Hunters Scavenger Hunt introduced teams of hunters to ten historic downtown locations where they met costumed guides, solved clues and completed challenges for points while learning the early history of Mansfield.

The surrounding photographs show moments from Historic Preservation Month.

*Left: Crowds enjoy viewing a mix of vehicles from different automotive eras; one of the 1930 Model A cars on display; Mayor Michael Evans presents an award to the Mayor's Choice winner.*

*Below: Children sketch in chalk on the Main Street sidewalk; an exhibition piece by artist Eddie Phillips; Best in Show award winner, "Mansfield Past and Present" by artist Rick Sales.*

*Right: Characters at the Mansfield History Hunter Scavenger Hunt; Plus One plays at the Farr Best Theater; winners of the Guides' Choice Award.*



# New Life for Our Old Buildings

## *Three projects rehabilitate downtown buildings*

The Historic Landmark Commission approved three rehabilitation projects for landmark buildings downtown. Rehabilitation involves making alterations or additions to a historic property to meet continuing or changing uses while retaining the property's historic character.

### **The Dennis Mahoney Building, c. 1890**

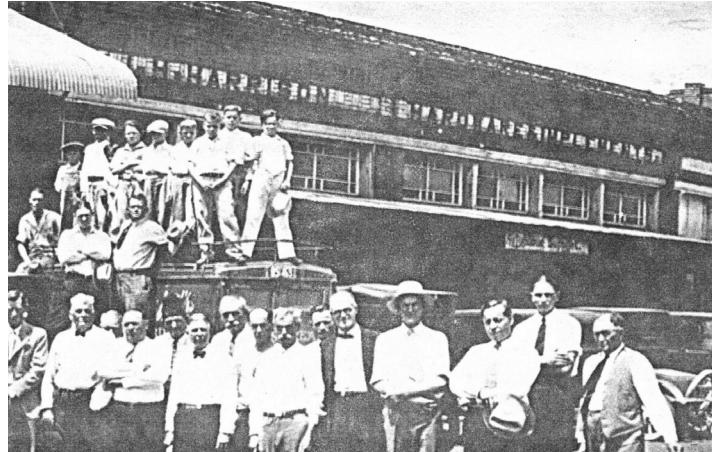
Recently completed was the storefront rehabilitation of the Dennis Mahoney Building at 115 North Main Street. Originally constructed in 1890, the building is possibly the oldest commercial structure in Mansfield. Now home of BCB Live, a studio for trucking industry podcasts, the new façade reflects the appearance of earlier days, with the historic brick with decorative patterning on the upper wall exposed.

### **The Troy Hackler House, c. 1880**

Work on the Troy Hackler House at 507 East Broad Street began last year to convert the building into an office. The new owner, Gene Tennison, began an extensive program of repairs, including leveling the foundation, replacing vinyl siding with wood siding, repairing the Queen Anne trim, and making improvements to ADA access. The improvements will help preserve this unusual house with its angled gables for the future.

### **The McKnight (Pyles) Building, c. 1900**

Storefront improvements to the McKnight (Pyles) Building at 125, 127 and 129 North Main Street are being contemplated by the new owners. For their immediate needs, the building is being prepared for a new tenant, Sunshine Yoga Shack, with the current beige paint being replaced with a red color that resembles the color of the original bricks. The owners are interested in the prospect of replacing the transom windows and the storefront elements around the display windows. The current display windows, doors and bulkheads are from the modern period. Improvements that rehabilitate the historic character of a building may be eligible for historic preservation tax exemptions.



Three views of the Dennis Mahoney Building, c. 1890. Top: The building in 1928. Middle: The building in 2022, prior to the rehabilitation. Note the stucco covering the upper wall. Bottom: The building in 2023 after the rehabilitation. The upper wall contained three rows of brick. The first row, directly under the stucco, was too damaged to be reused. The contractor shifted bricks from the second and third rows to the front, and used period brick to fill in gaps. The result is similar to the brick seen in the top photograph.



Three views of the Troy Hackler House, c. 1880. Top: The house in the 1930s. Middle: The house in 2021, prior to the rehabilitation. Bottom: The house after the rehabilitation in 2023.

Three views of the McKnight (Pyles) Building, c. 1900. Top: The building in the 1980s. Middle: The building in 2023, prior to the rehabilitation. Bottom: A rendering of the new paint scheme for 2023.

## Interested in a historic property? Have questions?

We have advice and incentives to assist with the rehabilitation of Mansfield's historic buildings. Contact the Historic Preservation Officer at (817) 276-4226 or [art.wright@mansfieldtexas.gov](mailto:art.wright@mansfieldtexas.gov) for more information.

# HISTORIC LANDMARK COMMISSION GOALS FOR 2022 - 2023

The Commission's annual preservation goals guide its work for the upcoming year. These goals supplement the Mansfield Preservation Plan and represent the most immediate needs of the preservation program.

## 1) Identify and prioritize Mansfield's historic resources.

- Work with the Tarrant County Historic Preservation Commission on updating the Historic Resources Survey as part of a county-wide effort
- Expand on the windshield surveys taken by preservation volunteers.
- Request funding from City Council for a formal Downtown Historic Resource Survey in conjunction with a CLG grant
- Integrate survey information into the City's Geographic Information System (GIS).

## 2) Develop incentives for historic preservation in conjunction with the City Council.

- Formulate a proposal for incentives such as tax abatements, low-interest loans, and grants to promote the restoration, rehabilitation and reuse of historic resources and discourage the demolition of these resources.
- Request a joint work session with the

Downtown Revitalization Subcommittee and City Council to discuss the historic preservation program.

## 3) Promote the work of the Historic Landmark Commission.

- Produce an annual report of the Commission's activities to educate the public on the Commission's role and the need for historic preservation.
- Keep other City departments and boards abreast of the Commission's policies and actions so they may act in a mutually supportive fashion.
- Seek recognition for the City's preservation efforts through programs such as Preserve America.

## 4) Increase the Commission's public engagement programs.

- Promote events to celebrate Historic Preservation Month.
- Inform owners of historic properties of the benefits and incentives for becoming a designated historic landmark.
- Work with the Museum on educational programs for adults and youth to connect them with Mansfield's history.
- Support a heritage tourism program.



# MANSFIELD'S ENDANGERED HISTORIC PLACES 2023

Historic preservation in Mansfield is voluntary, which means only properties with a Historic Landmark designation are protected under the City's preservation ordinance. Without the protection of a landmark designation, many of our historic buildings have suffered incompatible alterations, demolition, or neglect.

The following are historic resources or historic districts that are in danger of being lost.

## **DEMOLISHED: 1900 Red Brick House**

A red brick house, c. 1900, was demolished on East Debbie Lane

## **ENDANGERED: Historic Downtown Mansfield**

Historic resources throughout the Original Town are threatened by neglect, demolition or alteration. These include:

- The 1900 McKnight Building, in need of brick and mortar repairs.
- The 1904 Buttrill-Nifong-Barnett House, new exterior damage, particularly the roof, columns and porches.
- Older houses on 1st, 2nd and 3rd Avenues, Elm Street, West Oak Street, Van Worth Street and Sycamore Streets need repair. Because of their condition, it can be attractive to tear down these houses for new development.
- One demolition permit was issued for a historic resource on West Oak Street this year.

## **ENDANGERED: The Britton Community**

After the most prominent building in Britton, the Citizens Bank, was destroyed by a storm in 2019, several houses on the Historic Resources Survey were demolished to make way for new housing. There are few historic resources left in Britton and the community's rural character is slipping away.

## **ENDANGERED: Farmstead on St. Paul Road**

One of the last farmsteads in Mansfield, the 1895 farmstead on St. Paul Road is part of a larger property awaiting new development. The farmstead retains the 1895 house, two barns and a garage. The farmstead is on the western edge of the old St. Paul Community in Ellis County.



*This 1895 house is part of an old farmstead in the old St. Paul Community in Ellis County. With the demolition of the Holland farmstead on Matlock Road in 2022, this is one of the last examples of Mansfield's agricultural heritage.*

When historic buildings are demolished or inappropriately altered, the historic character of the building and surrounding area can be lost. Care should be taken when seeking demolition or alteration of a historic resources. Often, rehabilitation of the historic structure can be achieved.

The Historic Landmark Commission maintains an inventory of historic properties in Mansfield you can access on-line at [www.mansfieldtexas.gov/1167/Historic-Preservation](http://www.mansfieldtexas.gov/1167/Historic-Preservation). Find out if you own a piece of Mansfield's history!

You can also find information about Mansfield's historic properties at [downtowntx.org](http://downtowntx.org).

*Painted signs found on an inside wall under plaster during the remodel of the McKnight (Pyles) Building, c. 1900*



*The "This Place Matters" campaign recognized 31 historic sites in Mansfield during Historic Preservation Month in May*

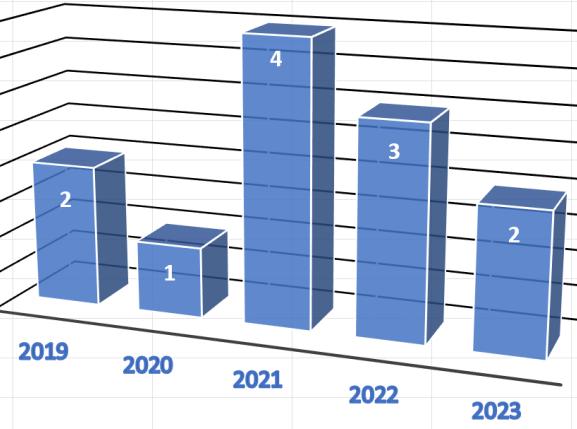


*A 1950 Modified L-Plan house was demolished to prepare the property for new development*



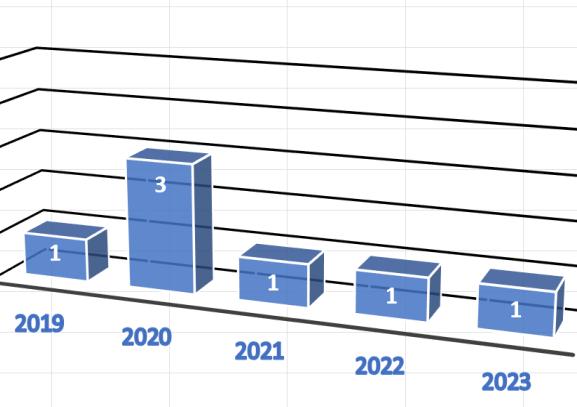
# PRESERVATION BY THE NUMBERS

## Cases



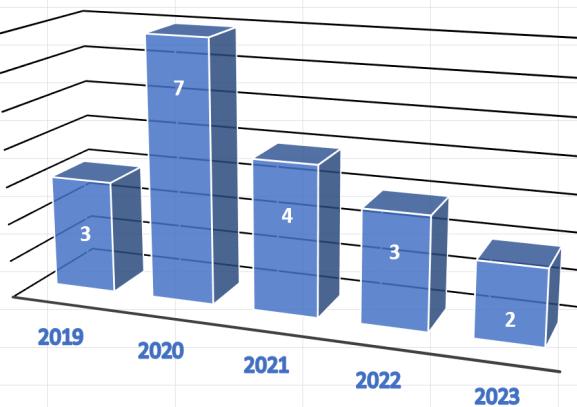
- Mansfield has 31 designated historic landmarks, including the new Historic Cemetery District.
- Forty-eight properties have been designated Officially Recognized historic resources.
- Six properties in Mansfield are listed on the National Register of Historic Places, including the Ralph Man Homestead.

## Landmarks

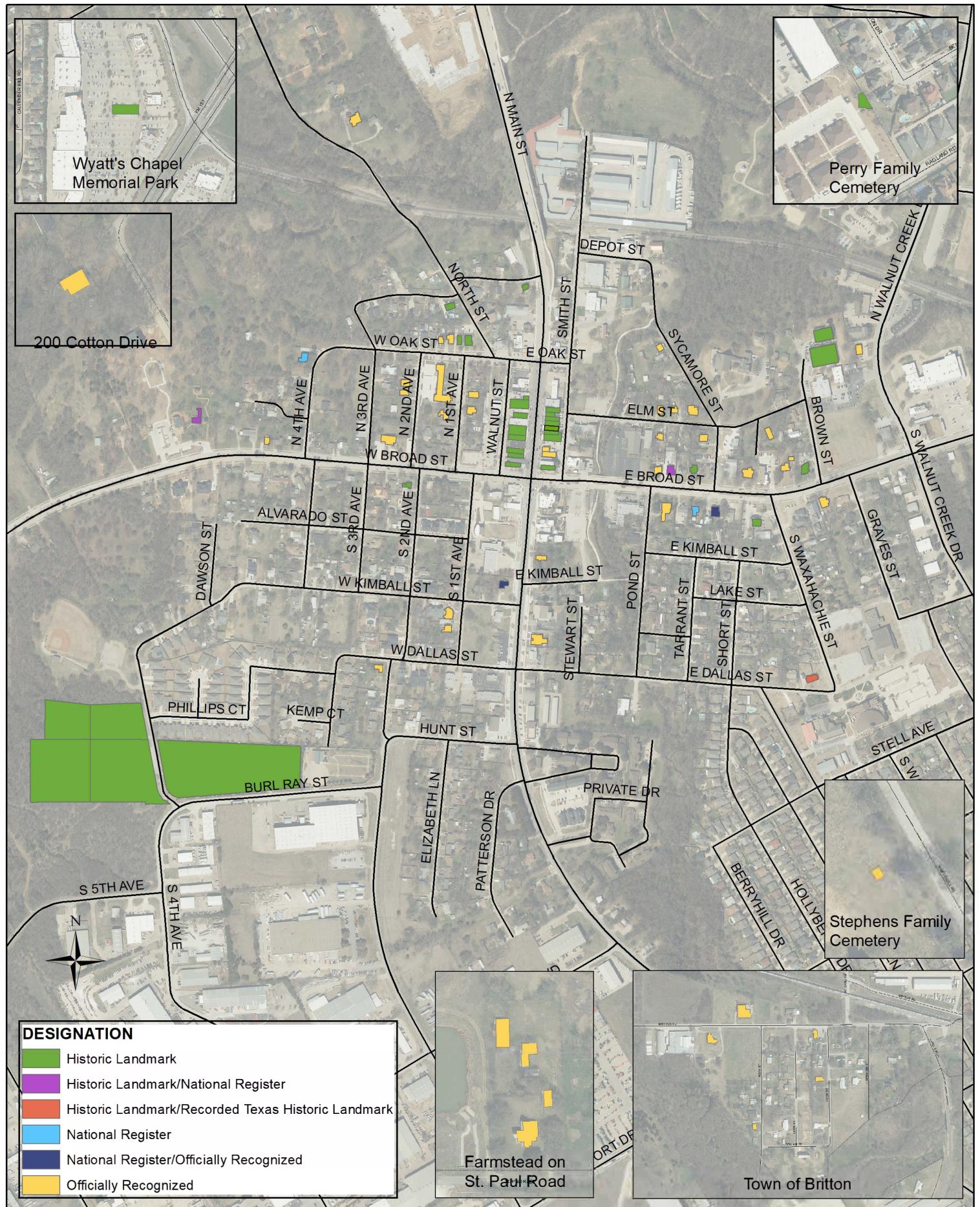


- There are nine Texas State Historical Markers in Mansfield, with another marker application in progress.
- Mansfield has one Recorded Texas Historic Landmark, the Nugent-Hart House.
- The Commission has reviewed 12 applications for Certificates of Approval since 2019.
- There have been seven local historic landmark designations since 2019.

## Demolitions



- Since 2019, there have been 19 demolition permits issued for structures listed on the City's Historic Resources Survey. Two of the permits were issued this year.
- Additional properties have been removed from the Historic Resources Survey. Lost properties are noted each year during the ongoing update of the Survey.



Mansfield Historic Resources



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-6095

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**Agenda Date:** 8/8/2024

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Historic Landmark Commission

**File Type:** Meeting Minutes

### **Title**

Minutes - Approval of the June 12, 2024, Preservation Plan Advisory Committee Meeting Minutes

### **Description/History**

The minutes of the June 12, 2024, Preservation Plan Advisory Committee meeting are in DRAFT form and will not become effective until approved by the Committee at this meeting.



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### HLC – Preservation Plan Advisory Committee

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Wednesday, June 12, 2024

4:30 PM

City Hall Planning Conference Room

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#### 1. CALL TO ORDER

*Jennifer Johnston, Committee chair, called the meeting to order at 4:30 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  
Jessica Baber, Museum Manager*

*Preservation Volunteers present:*

*Linda Leddy  
Chris Ohan*

*Commissioners:*

**Present** 3 - Anne Weydeck; Jennifer Johnston and Thomas Leach

#### 2. DISCUSSION ITEMS

*The Committee reviewed the Goals, Objectives and Policies of the current Preservation Plan and the formatting used in other cities. After discussion, Committee reviewed policies and recommendations that supported the goals selected at the last meeting. After discussion, the Committee revised the sections of the plans as follows:*

- General Goals
- Education and Awareness
- Growth and Redevelopment
- Identification and Survey
- Incentives and Benefits
- Emerging Trends

*At 5:30 p.m., Chair Johnston left the meeting. The Committee appointed Chris Ohan as acting chair to continue the meeting.*

*The next meeting is scheduled for July 10, 2024, at 4:30 p.m. in the Planning Department Conference Room.*

#### 3. ADJOURNMENT

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With no further business, Acting Chair Ohan adjourned the meeting at 6:09 p.m.

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Jennifer Johnston, Chair

ATTEST:

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Art Wright, Historic Preservation Officer



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 24-6124

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**Agenda Date:** 8/8/2024

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Historic Landmark Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the July 10, 2024, Preservation Plan Advisory Committee Meeting Minutes

**Description/History**

The minutes of the July 10, 2024, Preservation Plan Advisory Committee meeting are in DRAFT form and will not become effective until approved by the Committee at this meeting.



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### HLC – Preservation Plan Advisory Committee

---

Wednesday, July 10, 2024

4:30 PM

City Hall Planning Conference Room

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#### 1. CALL TO ORDER

*Jennifer Johnston, Committee chair, called the meeting to order at 4:30 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  
Jessica Baber, Museum Manager*

*Preservation Volunteers present:*

*Linda Leddy  
Chris Ohan  
Marty Thomas*

*Commissioners:*

**Absent** 1 - Anne Weydeck

**Present** 2 - Jennifer Johnston and Thomas Leach

#### 2. DISCUSSION ITEMS

*The Committee continued its review of policies and recommendations for the proposed plan goals. After discussion, the Committee deleted two redundant goals from the plan. Mr. Wright stated he would draft recommendations for several goals for the Committee's consideration at the next meeting.*

*The next meeting is scheduled for August 14, 2024, at 4:30 p.m. in the Planning Department Conference Room.*

#### 3. ADJOURNMENT

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With no further business, Chair Johnston adjourned the meeting at 5:51 p.m.

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Jennifer Johnston, Chair

ATTEST:

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Art Wright, Historic Preservation Officer