

## **Mansfield Historic Preservation Plan Update Discussion Questions**

The City is developing plans and policies that guide historic preservation efforts and initiatives throughout Mansfield. The Historic Preservation Plan will help the community protect its architectural, archaeological, cultural and historic resources. Please provide your comments and feedback to help us get started on the Historic Preservation Plan.

1. ***Role of historic preservation:*** Historic preservation plays many roles within the city including economic development, housing, culture/historic, community character and sustainability.
  - a) What role does historic preservation play in the city today?
  - b) In the future, what role should historic preservation have in Mansfield?
  - c) How would you improve the historic preservation program in Mansfield?
  - d) What would be the highest priority actions you would take?
  - e) As a Commission, do you receive enough support from current city staff? Are there areas in which you would benefit from additional city support?
2. ***Design review and historic landmarks:*** Under local ordinance, the City designates properties as individual historic landmarks or a historic landmark district. Alterations to historic properties are reviewed, using adopted guidelines, to determine the appropriateness of proposed improvements.
  - a) What has been your experience with design review involving a designated historic landmark under the city's preservation ordinance and design guidelines?
  - b) What was the outcome of the process?
  - b) Are there particular questions or concerns related to the review of designated historic landmarks that you believe should be addressed?

d) If you are considering or working on a district or individual designation:

- i) What concerns do you seek to address with historic designation (i.e. preserve neighborhood character, protect historic properties, address density increases, mitigate McMansions, prevent teardowns, general aesthetic concerns, etc.)?
- ii) Would other neighborhood preservation/conservation tools be helpful (besides official designations)?

3. ***Incentives and benefits of preserving historic buildings:*** Cities often offer incentives to property owners for preserving historic buildings. These may include facilitating the use of the state incentives such as Texas Preservation Trust Fund, Humanities Texas Grants, Kresge Foundation Arts and Culture Program, and the state and federal income tax credit for certified rehabilitation of historic buildings. There are also local incentives including the Historic Preservation Tax Exemption Program and the Historic Preservation Façade Grant Program. Other incentives may include more flexibility in local codes and regulations and technical assistance.

a) What has been your experience with incentives for historic preservation? Are they effective? If not, why?

b) In your opinion, what would be the most meaningful incentives, existing or new?

4. ***Historic preservation education programs:*** Building a broader base of understanding for preservation techniques, the tools available to facilitate the reuse of historic building and the interpretation of other resources will be a part of the plan.

a) In your opinion, what are some of the strongest educational tools, programs and/or events in the community?

b) Are there other successful programs that you are aware of that you think would be good for Mansfield?

c) As an advocate for preservation in Mansfield, what role do you play in educational programs throughout the community? Are there new programs that you would be more willing to be a part of?

5. **Key players:** Overall, efforts to preserve historic resources work best when all players understand each other's roles, because a successful program is the responsibility of many groups and individuals.

- a) How do key players in preservation collaborate to achieve shared objectives?
- b) Identify potential partners who can incorporate preservation into their own strategic planning.
- c) What groups of people do you see as advocates for preservation in Mansfield?

6. **Issues:**

- a) What are some of the key issues facing the preservation of historic resources in Mansfield today? For instance, how have rising property values and redevelopment pressures impacted Mansfield's historic properties? How should Mid-Century modern architecture and cemetery restoration be addressed?
- b) Have the updated Design Guidelines for Historic Mansfield and the Historic Resources Survey Update been successful since they were adopted?
- c) How does the designation as a Certified Local Government (CLG) benefit Mansfield's preservation program? Are there any drawbacks to being designated as a CLG?

7. **Goals, Objectives, and Policies:**

- a) Review the goals, objectives, and policies from the 1999 Historic Preservation Plan. Are there additional goals, policies or actions that should be included in this update?

8. **Other:** Do you have other comments and feedback?

■ Listed as a Mansfield Historic Landmark, or as a Contributing resources within a Mansfield Historic Landmark District.

When a significant resource will be moved, demolished or changed irrevocably, mitigation measures provide the community a record of the historic and/or architectural significance of the resource. Mitigation can take many forms. Different levels of recordation will be appropriate for different situations. Suggested mitigation is as follows:

When a significant resource, as defined above, will be removed, demolished or irrevocably changed, the City is authorized to

A. Require a videotape or photographs of the exterior.

B. Explore alternative uses with the owner prior to the start of any work. A stay of work, as authorized in Section 5400 of the Mansfield Zoning Ordinance will be instituted and negotiations for a preservation solution will follow during the stay period. For example a historic farmstead can serve a new housing development as a community center rather than be demolished, or the farmstead and small portion of surrounding land can be developed as an interpretive farm to showcase the experience of 19th and 20th century farmers and ranchers in Mansfield.

Should an alternative use not be agreed upon, the City may require HABS or HAER documentation to be conducted by a qualified consultant. The appropriate level of documentation, levels I, II, III or IV will be determined in consultation with the Texas Historical Commission. In some cases existing National Register nominations may be sufficient to satisfy this requirement. In others, more detailed recordation may be necessary.

## **GOALS, OBJECTIVES AND POLICIES**

The Mansfield Landmarks Commission with input from citizens, community groups, and city staff and administration has identified the following set of goals, objectives and policies for the Mansfield Historic Preservation Plan.

### **PRESERVATION GOALS**

- 1) To identify, maintain, protect, preserve and enhance Mansfield's most significant historic, architectural, agricultural, and archeological sites.
- 2) To provide, whenever possible, incentives to protect, preserve and maintain Mansfield's architectural, agricultural, and archeological resources.
- 3) To foster understanding and appreciation of Mansfield's history, architecture and cultural history.
- 4) To contribute to Mansfield's economic development and vitality through preservation.
- 5) To preserve the character and quality of life in Mansfield neighborhoods, and strengthen community pride through neighborhood conservation.

6) To preserve and rehabilitate the historic character of Mansfield's historic downtown and promote its revitalization and a focal point of community business, social, and cultural life.

7) To strengthen preservation values and enhance preservation programs.

#### **PRESERVATION OBJECTIVES**

1) To support neighborhood and commercial historic district revitalization through restoration, rehabilitation, repair and reuse of historic resources.

2) To promote economic development and increase community involvement through preservation programs that focus on local history, neighborhoods and districts.

3) To increase public awareness of preservation benefits by sponsoring workshops and disseminating information.

4) To strengthen the historic preservation ordinance through authorizing a proactive commission role, preservation incentives and mitigation measures.

5) To develop property owner financial incentives for preservation through a variety of programs.

#### **PRESERVATION POLICIES**

1) Recommend and encourage protection, enhancement, appreciation and use of resources of historic, architectural, cultural, or community value.

2) Continue staff and commission participation in Texas Historical Commission educational programs and dissemination of preservation information

3) Provide historic preservation incentives for resource protection, rehabilitation and reuse and add more incentives as opportunities arise.

4) Mitigate loss of, or change to, significant properties.

5) Develop programs that enhance the effectiveness of preservation programs.

#### **IMPLEMENTATION**

Implementation is an action, procedure or technique for accomplishing specified policies. Implementation of the historic preservation goals, objectives and policies set forth in this plan is the responsibility of the City of Mansfield, and the Historic Landmark Commission in concert with appropriate city administration, the City Council, community groups, owners of significant historic properties and the community at large. The chart that follows shows the goals and objectives related to each of the five preservation policies, the specific preservation policy, the individual implementation activities, the projected time frame for accomplishing the tasks, and the participants.

Implementation Measures					
Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
<b>I. Identify, protect and preserve Mansfield's historic resources.</b>  <b>Goal:</b> Identify, maintain, protect, preserve and enhance Mansfield's most significant historic, architectural, agricultural, and archeological sites.  <b>Goal:</b> Foster understanding and appreciation of Mansfield's history, architecture and cultural history.  <b>Goal:</b> Preserve the character and quality of life in Mansfield neighborhoods and strengthen community pride through conservation.  <b>Goal:</b> Preserve and rehabilitate the historic character of Mansfield's historic downtown and promote its revitalization as a focal point of community business, social and cultural life.	<b>Objective:</b> Strengthen the historic preservation ordinance through the authorization of a proactive commission role in identifying, designating and protecting Mansfield's historic resources.	<b>A. Initiate, recommend and encourage protection, enhancement, appreciation and use of resources of historic, architectural, cultural, or community value.</b>	1. Initiate the designation of local commercial and residential districts to the Mansfield Register of Historic Places.	On-going	Commission, City staff, community
			a. Whenever indicated by research initiate the listing of individual significant historic, architectural and cultural resources in the Mansfield Register of Historic Places.	On-going	Commission, City staff, community
	<b>Objective:</b> Support neighborhood and commercial historic district revitalization through landmark designations, restoration, rehabilitation, repair and reuse of historic resources.		b. Seek listing for appropriate properties on the National Register of Historic Places and as Recorded Texas Historic Landmarks.	On-going	Commission, City staff, community
			c. Support efforts of property-owners interested in the placement of Texas Subject Markers by referring them to the Mansfield Historical Society and the Tarrant County Historical Commission.	On-going	Commission, City staff, community
	<b>Objective:</b> Promote economic development and increase community involvement through preservation programs that focus on local history, neighborhoods and districts.		d. Seek recognition of Mansfield's historic cemeteries through a local cemeteries map and the cemetery website of Southeast Tarrant County.	On-going	Commission, City Staff, community
			e. Meet with property owners to explain benefits, incentives and restrictions associated with local designation.	On-going	Commission, City staff, community
			2. Plan ceremonies with property owners to publicize the award of national, state or local landmark plaques and invite the media and the community.	On-going	Commission, City staff, community

### Implementation Measures

Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
I. Identify, protect and preserve Mansfield's historic resources, <i>continued</i> .			3. Create and update a roster of National Register properties, RTHLs, Subject Markers, historic cemeteries, and archeological and local landmarks.	Annually	City staff
			4. Request from the THC a determination of National Register eligibility for properties rated HIGH and SELECTED MEDIUM in the 1998 survey. Local preservation ordinance protections will apply to those found officially eligible.	6 to 12 months	Commission, City staff, community consultant
			5. Develop a list of properties rated SELECTED LOW and LOW in the 1998 survey that have significance to the community. Seek local landmark status for these properties.	6 to 24 months	Commission, City staff, community,
			6. Develop an amendment application and standards for reclassifying as Contributing, formerly Non-contributing properties within a historic district. Use the National Register district amendment procedures as a guide.	6 to 12 months	Commission, City staff

Implementation Measures					
Goals	Objectives	Preservation Policies	Implementation Activities	Time Needed	Responsible Parties
<b>II. Promote understanding and appreciation of Mansfield's heritage.</b>  <b>Goal:</b> Foster understanding and appreciation of Mansfield's historical, architectural and cultural history and the benefits of preservation activities.	<b>Objective:</b> Increase awareness of preservation benefits through participation in activities such as workshops, events and special programs.	<b>A. To increase public awareness of preservation benefits by disseminating information.</b>	1. Continue to obtain and disseminate the National Park Service's series <i>Preservation Briefs</i> and other technical assistance publications, videos and guides.	12 to 24 months; on-going	City staff, commission, community
			2. Continue Commission and City staff education through attendance at CLG workshops, state and national conferences. Encourage community members to attend by making information available to them.	Yearly; on-going	Commission, City staff, community
			3. Hold training sessions for new HLC members.	Annually	City staff, Commission
			4. In the future, when the City goes on-line, use the City's Website to post notices of local meetings, research opportunities, workshops, and seminars as well as conferences. Add data on preservation incentives, benefits, and opportunities to the website. Offer city survey, historic preservation plan, tour brochures and other information for sale through the web site.	On-going	City staff, Commission
			5. Update Website regularly with rotation of historic photos and maps.	Annually	City staff, commission



Implementation Measures					
Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
III. Utilize historic preservation to support Mansfield's economic development, <i>continued.</i>			b. Identify properties suitable for adaptive use projects. Seek private developers to invest. Create public-private partnerships to assist preservation projects. Assist developers in finding architects, contractors and consultants experienced with historic properties and the Secretary of the Interior's Standards.	12 to 18 months; on-going	Commission, City staff, City Council, community, consultants
			c. Identify existing City programs with potential to fund historic preservation activities. Seek funding from City budget.	12 to 18 months; on-going	Commission, City staff, City Council, community
			4. Keep abreast of new incentives opportunities and incorporate them into the existing program over time.	Yearly; on-going	Commission, City staff, City Council, community
			5. Sponsor a seminar for downtown business and building owners, Chamber of Commerce staff, and the Mansfield Economic Development Commission on the economic benefits of historic preservation. Hire a consultant to lead, discussing how historic preservation creates jobs, is labor intensive and has significant long term impacts beyond the project itself.	Once	Commission, City staff, City Council, community

Implementation Measures					
Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
<b>IV. Document resources and mitigate loss or change to significant properties.</b>  <b>Goal:</b> Enlarge the body of existing knowledge concerning Mansfield's historic resources and make that information available to the public.  <b>Goal:</b> Mitigate the loss or irrevocable change to significant resources through recordation and alternative use programs.	<b>Objective:</b> Strengthen the historic preservation ordinance through the authorization of a proactive commission role.  <b>Objective:</b> Develop a community resources documentation and mitigation measures program.	<b>A. Establish programs to document historic, architectural, and cultural resources and create an archive of such documentation.</b>	1. Develop in the upcoming Certified Local Government (CLG) grant year, a comprehensive historic context including a property types analysis that presents the city's historical development, relates it to surviving building plan types and architectural forms and analyzes the significance of those historic resources in relation to that history. Hire a qualified consultant to prepare the needed documentation.	12 to 15 months	Consultant, Commission, City staff, community
			2. In future CLG grant years, use the context and property types to prepare individual National Register nominations on selected significant resources using the multiple-property format. Hire a qualified consultant to prepare the documents.	12 to 15 months	Consultant, Commission, City staff, community
			3. In future CLG grant years, work with a consultant to develop a methodology for research. Use Texas Sites Inventory forms as model.	12 to 24 months; on-going	Commission, City staff, community
			a. Prioritize properties to be researched. Conduct or hire a consultant to conduct research, contact property owners and obtain consent for listing. Prepare, or have consultant prepare landmark applications, add to list of landmark properties when listed.	On-going	Consultant, Commission, City staff, community

Implementation Measures					
Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
IV. Document resources and mitigate loss or change to significant properties, <i>continued.</i>			b. Add this data to holdings of the Mansfield Historical Society Library and the public library. Continue to use the multiple property format for National Register nominations.	On-going	Consultant, Commission, City staff, Mansfield Historical Society, community
			4. Update the city's historic resources survey every 5 to 10 years. Add properties that have reached 50 years of age and re-evaluate the preservation potential of already surveyed properties.	5 to 10 years	Consultant, Commission, City staff
			5. As part of the revised and expanded ordinance, utilize the mitigation program to document properties designated local landmarks, RTHLs, archeological landmarks, and listed on the National Register that will be demolished, removed or irrevocably altered.	12 to 24 months; On-going	Commission, City staff, City Council, community
			a. Follow the provisions of the local historic preservation ordinance in applying mitigation measures. Require as a minimum mitigation the photography of properties and explore alternative uses.	On-going	Commission, City staff, City Council, community
			b. Consult with the Texas Historical Commission to determine the appropriate level of documentation using the Historic American Building Survey (HABS), or Historic American Engineering Survey (HAER).	On-going	Commission, City staff, City Council, community

Implementation Measures					
Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
IV. Document resources and mitigate loss or change to significant properties, <i>continued.</i>			c. Deposit the resulting recordation materials with the Mansfield Historical Society and identify a state or national repository to receive copies.	On-going	Commission, City staff, City Council, Mansfield Historical Society, community

Implementation Measures					
Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
<b>V. Enhance existing preservation programs and develop new preservation tools.</b>  <b>Goal:</b> Enhance the effectiveness of preservation programs.	<b>Objective:</b> Strengthen the historic preservation ordinance through the authorization of a proactive commission role.	<b>A. Develop programs that strengthen preservation values.</b>	1. Modify the existing preservation ordinance to enable Historic Landmark Commission to: <ul style="list-style-type: none"> <li>a. Initiate designation of historic resources;</li> <li>b. Offer preservation incentives;</li> <li>c. Impose mitigation measures when significant resources will be demolished, removed or irrevocably altered.</li> </ul>	Suggestions included in this plan; 6 to 12 months	City staff, City Attorney, City Council, community, consultant
			2. As part of the revised and expanded preservation ordinance, develop the appropriate related code sections, processes and requirements for the above and the following: <ul style="list-style-type: none"> <li>a. Seek HLC members with an interest in preservation and strong architectural, financial, administrative or legal skills.</li> </ul>	12 to 36 months; on-going	City staff, City Attorney, City Council, community
			<ul style="list-style-type: none"> <li>a. Seek HLC members with an interest in preservation and strong architectural, financial, administrative or legal skills.</li> </ul>	On-going	Commission, City staff, community
			<ul style="list-style-type: none"> <li>b. Meet informally with coordinators of other City programs and departments and developers to provide pertinent information about City preservation programs relative to development applications. Include a Historic Landmark Commission representative in the discussions.</li> </ul>	As needed	City staff, Commission, community

Implementation Measures					
Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
V. Enhance existing preservation programs and develop new preservation tools, <i>continued</i> .			c. Develop a zoning overlay and operational guidelines for bed and breakfast uses in National Register listed and RTHL properties.	12 to 36 months	City staff, City Attorney, City Council, community
			d. Develop zoning and operational guidelines for downtown mixed uses and parking.	12 to 36 months	City staff, City Attorney, City Council, community
			e. Develop zoning and operational guidelines for tearoom uses in residential properties listed in the National Register, as RTHLs and as Mansfield Historic Landmarks.	12 to 36 months	City staff, City Attorney, City Council, community
			f. Develop zoning and operational guidelines permitting limited commercial office use in local, state and nationally listed landmarks.	12 to 36 months	City staff, City Attorney, City Council, community
			g. Develop code sections and a process to inform HLC of disposal of publicly owned historic properties. Allow HLC to review and comment.	On-going	City staff, Commission
			h. Allow HLC to review and comment on proposed changes to land use and zoning involving historic districts and designated landmarks.	On-going	City staff, Commission
			i. Study state code and draft zoning change to permit 90-day stay of demolition for substandard non-single family owner occupied building listed on National Register, as RTHL or as local landmark.	6 to 12 months	City staff, City Attorney, City Council, community

Implementation Measures					
Goals	Objectives	Preservation Policy	Implementation Activities	Time Needed	Responsible Parties
V. Enhance existing preservation programs and develop new preservation tools, <i>continued</i> .			3. Continue to ensure consistency among preservation, zoning and other land use ordinances through regular code reviews.	On-going	City staff, Commission, City Attorney, community
			4. Continue to consistently apply the standards of the <i>Downtown Design Guidelines</i> to both public and private projects within downtown.	On-going	Commission, City staff, community
			5. Consistently apply the <i>Secretary of the Interior's Standards and Guidelines for Rehabilitation</i> to properties outside downtown listed on the local, state or national registers.	On-going	City staff, Commission, community
			6. Study and develop City wide design guidelines for designated residential historic districts. Prepare in house or hire a qualified consultant.	On-going	City staff, Commission, community
			7. Create a base map of historic and cultural resource overlay zones and areas where design guidelines apply. Distribute among appropriate City departments.	36 to 60 months	City staff