



# PRESERVATION PLAN 2035



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# ACKNOWLEDGMENTS

This revision of the 1999 Historic Preservation Plan is the work of the Mansfield Historic Landmark Commission. It builds on Mansfield's original Historic Preservation Plan to meet the needs of the future.

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**WALLACE-HALL HOUSE, c. 1878**

# INTRODUCTION

Today, Mansfield is a thriving suburban community nestled between Dallas and Fort Worth. But its roots trace back to 1856, when pioneers Ralph Man and Julian Feild made their mark by building North Texas' first steam-powered grist mill here. This pivotal moment set the stage for a community that would grow while honoring its rich history.

Through the years, Mansfield made intentional strides to preserve its historic, architectural, and cultural heritage. In 1999, the city took a significant step forward with the adoption of its first Historic Preservation Plan. This plan created a comprehensive inventory of historic buildings and recommended key properties for designation as local landmarks, ensuring that the past would continue to shape the future.

Since then, Mansfield has undergone extraordinary growth, rapidly transitioning from a small agricultural hub to a burgeoning suburban city—a trend that is likely to continue well into the future. Amid this transformation, the forces driving change have impacted many of the city's historic resources. In the heart of the historic downtown, many commercial and residential buildings hold untapped potential, ready to enhance and fuel the broader community's economic revitalization. Yet, the rapid pace of new development, particularly the conversion of agricultural land for housing and infill projects in historic areas, has led to the loss of significant historic sites.

The 2024 update builds on the foundation laid by the 1999 Historic Preservation Plan, furthering the commitment to preserving and celebrating Mansfield's rich historic and cultural heritage. This updated plan seizes the opportunity to shift the course of development, blending the excitement of new growth with a renewed dedication to protecting what makes Mansfield distinctive. It envisions a future where modern development and historic preservation go hand in hand—where the city's vibrant growth is thoughtfully integrated with the conservation of its historic core and rural landscapes. In doing so, Mansfield's past will remain a vital part of shaping its dynamic and thriving future.

## WHO SHOULD USE THIS PLAN?

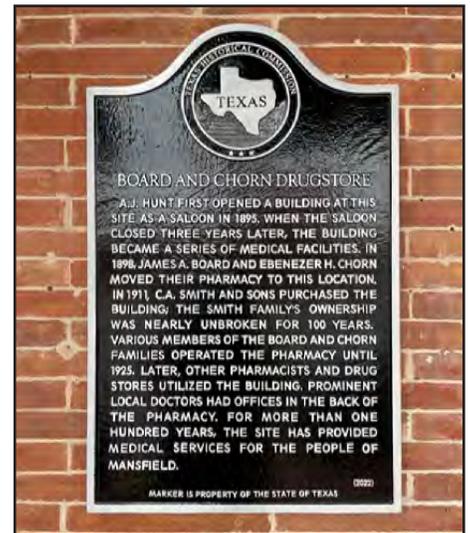
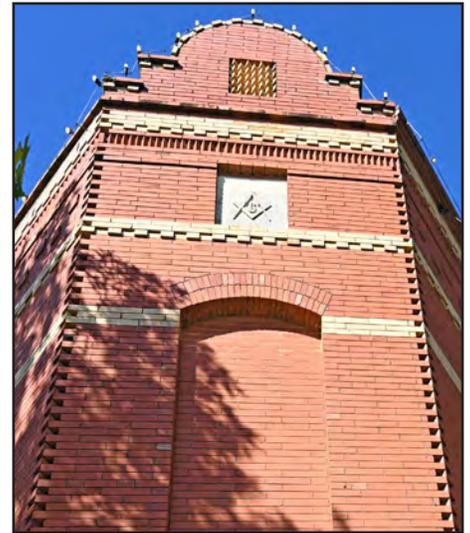
The historic preservation plan is a road map to preserving the unique character and heritage of Mansfield. Designed to drive a bold, community-wide preservation program, it will empower the City and its partners to actively shape and track preservation initiatives.

The plan may also be useful to local business owners, property owners, and passionate community members. The plan offers a guide to the exciting work underway to safeguard Mansfield's history for future generations.

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*“Mansfield is a place where history matters and it is important to preserve the [historic] sites. So many cool spots make our town unique.”*

- Mansfield Places Matter respondent

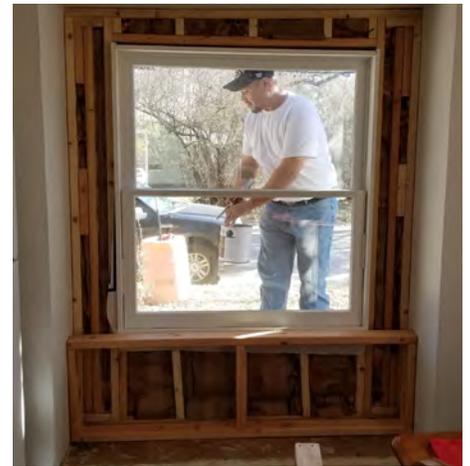


## ABOUT THE HISTORIC PRESERVATION PLAN

A preservation plan is essential for several reasons. Simply put, it is a road map that outlines the preservation goals for a community and gives clear direction on how to reach them. The plan addresses key issues, shows what matters most in terms of historical significance, and outlines ways to protect and celebrate the community's unique architecture, history, and culture. Without a plan, preservation goals may remain unclear, focus can become diluted, and achieving success might seem out of reach. A well-structured plan offers incentives for preservation and outlines ways to integrate the community's heritage into its contemporary economic and social fabric.

There are many reasons for this update to the 1999 Historic Preservation Plan:

- **To support the vision of the Historic Landmark Commission**  
The plan provides a road map to implement the Commission's vision for the preservation program: *"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."*
- **To support the goals of the Mansfield 2040 Future Land Use Plan**  
The updated preservation plan complements the Mansfield 2040 Future Land Use Plan by ensuring that historic preservation is integrated into city-wide planning efforts.
- **To raise public awareness**  
Educating the public on the value of historic preservation can foster new advocates and coalitions, helping to build broader community support.
- **To manage change effectively**  
The preservation plan offers a framework for establishing a shared vision and process for maintaining the community's historic resources amidst growth and change.
- **To acknowledge historic resources as a land use priority**  
Given their irreplaceable nature, historic resources should be prioritized in development decisions to ensure their protection and preservation.
- **To address evolving demands**  
Factors like population growth, urban density, and rapid development can increase the demand for historic preservation, particularly in cities with significant heritage assets or ongoing urbanization.
- **To guide the identification of new historic resources**  
The preservation plan can help identify buildings and neighborhoods that qualify as historic, particularly as Mansfield's rapid growth since the 1950s brings more properties into consideration for historic eligibility.



*"I really feel that the people that live in the historic area should have information about the plans BEFORE decisions are made."*

- Online survey participant



*Top, the 1890 Dennis Mahoney Building in 2022  
Bottom, the Mahoney Building after rehabilitation in 2023*

# CHAPTER 1: MANSFIELD'S HISTORY UNFOLDED



Mansfield's development has been shaped by its agricultural economy since its founding in the 1850s. As a trade center for local farms and ranches, the town grew slowly at first, relying on crops like wheat and cotton. After the Civil War, growth accelerated with the establishment of key institutions like the Man and Feild Mill and the Mansfield Male and Female College. By the 1880s, Mansfield became an important rail and agricultural hub, with thriving trades and cotton gins.

Throughout the 20th century, agriculture remained vital, though the focus shifted from cotton to grain and livestock due to changes in farming practices. As manufacturing jobs in Fort Worth and Dallas attracted young people, agriculture's role diminished. The rise of automobiles and commercial trucking brought new opportunities, and by the 1940s, Mansfield gained regional importance when a new highway bypassed its rival, Britton. However, by the 1970s, highways bypassed the city center, reducing its role as a trade hub but improving access to larger cities.

By the mid-20th century, city leaders encouraged residential development and industrial growth, transforming the community as agriculture declined. By 1998, Mansfield had expanded to 36 square miles, incorporating rural communities and farmland into its suburban landscape.

This chapter provides a timeline that highlights important events in Mansfield's history.

## ERAS OF MANSFIELD'S HISTORY

### THE EARLY YEARS: 1850-79

The community grows from farmsteads to an early downtown area around the Man & Feild Mill.

### THE RAILROAD ERA: 1880-1909

Mansfield grows with the arrival of the railroad, supporting local businesses and farming.

### MANSFIELD MODERNIZES: 1910-39

Downtown rebuilds with new infrastructure, and the introduction of modern amenities shapes Mansfield's evolving character.

### MID-CENTURY MANSFIELD: 1940-69

Mansfield shifts from an agricultural to a suburban community, marked by new subdivisions and growing pains related to integration.

### SUBURBAN GROWTH: 1970-99

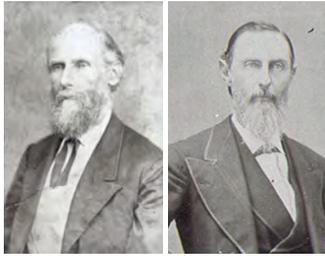
Residential growth shifts Mansfield's center from downtown to the Broad Street and U.S. 287 intersection.

### MANSFIELD IN THE NEW MILLENNIUM: 2000-25

Mansfield's population more than doubles, fueling suburban growth and downtown redevelopment.

# THE EARLY YEARS: 1850 to 1879

This period is marked by the arrival of Ralph Man and Julian Feild, who established the Man & Feild Mill, and spans until the founding of the Mansfield Male and Female College. During this time, the community consists primarily of dispersed farmsteads, with the early development of a downtown area beginning around the mill at the intersection of Water and Broad Streets.



### MAN AND FEILD MILL

Ralph Man and Julian Feild arrive in the Mansfield area and construct a steam-powered grist mill. (c. 1856)



### MALE AND FEMALE COLLEGE

The city fathers invite Dr. John Collier to Mansfield to establish an educational facility. (1867)

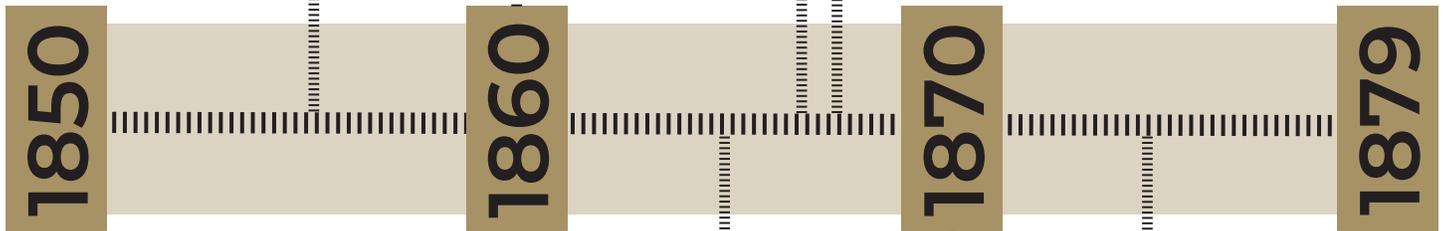


### MANSFIELD CEMETERY

Burials begin on the site shortly after the Civil War. The oldest legible gravestone is that of Julia Man, wife of Ralph Man, who died in 1868.

### BEGINNING OF A TOWN

The first general merchandising store is established, and the nucleus of a community formed around the mill.



### R.S. MAN HOUSE

Ralph Man constructs a log house on West Broad Street, which he expands over time as his family grows. (c. 1865)



### CIVIL WAR YEARS

The mill supplies flour and meal to the Confederate Army during the war. (1861-1865)



### MANSFIELD COMMUNITY CEMETERY

(formerly the Colored Cemetery)  
Thought to be deeded by Ralph Man, the earliest marked grave is that of Milton Wyatt, who died in 1874.

### FIRST TOWN PLAT

Dr. Collier requires the citizens to plat the town site as a condition of opening the Mansfield Male and Female College.

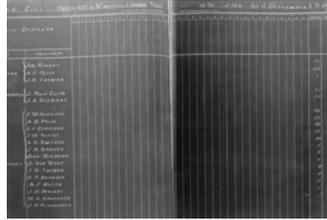
# THE RAILROAD ERA: 1880 to 1909

This period begins with the growth of farm production and the increasing demand for efficient transportation to move goods to market. To meet this need, local citizens successfully attract the Fort Worth & New Orleans Railroad to Mansfield, enabling the shipment of crops and the arrival of consumer goods. As a result, other businesses start to establish themselves downtown to support the farming community and the town incorporates. The era ends with the formation of the Mansfield Independent School District in 1909.



### THE RAILROAD COMES

In 1885, Mansfield businessmen raise \$5,000 to bring the Fort Worth & New Orleans Railway to town.



### TOWN INCORPORATES

Mansfield incorporates as a town on August 26, 1890. N.C. Pyles is elected mayor in September. He receives 42 of the 62 votes cast.

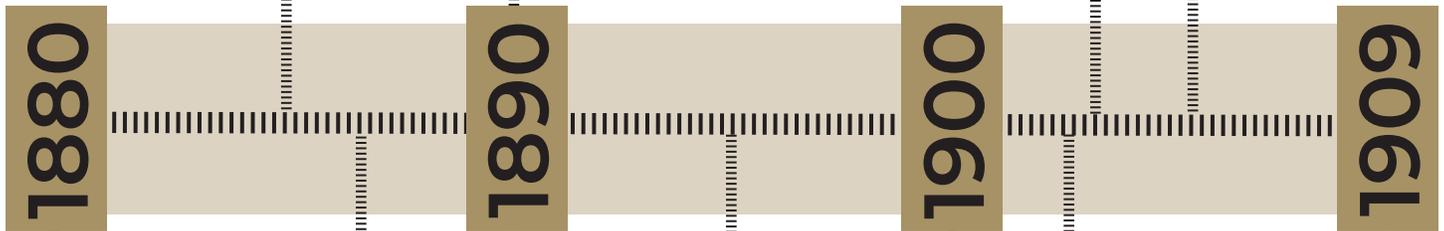


### THE 1902 FIRE

Although a volunteer fire department was organized in 1901, a fire in 1902 destroys nearly half the block on the west side of Water Street. Fires are a danger to the downtown area through the 1940s.

### ELECTRICITY

In 1905, R.S. Cassal is granted a 25-year franchise to operate an electric lighting plant. Lights are installed on Water Street at a cost of \$60 each.



1880

1890

1900

1909

Population reaches 249

**COLLEGE CLOSES**  
Dr. Collier closes the Mansfield Male and Female College in 1887.

Population reaches 418

Population reaches 694

**PUBLIC SCHOOLS**  
The Mansfield Independent School District is formed. The district takes over the Mansfield Academy. (1909)



**BUSINESS BOOMS**  
Between 1890 and 1895, new brick buildings are constructed on Water Street, including the Mahoney Building, the Post Office, the McKnight Building, Mansfield State Bank, and Board & Chorn Drugstore.



**MANSFIELD ACADEMY**  
Citizens form the Mansfield Academy Association and open a new school on the site of the old college. (1901)

# MANSFIELD MODERNIZES: 1910 to 1939

This period begins with the rebuilding of downtown following the fires. As the community reconstructs, new brick buildings and storefronts begin to shape the downtown area as we know it today. While the economy remains largely agricultural, the closure of the Man & Feild Mill marks a significant shift. The town starts to modernize with the introduction of a new electrical plant, a water distribution system, and even a movie theater. Many of Mansfield's historic homes are also built during this time, contributing to the town's evolving character.



### CONSTABLE MURDERED

In November 1916, Constable Emmett Morison is shot and killed by Claude Patterson. Morison becomes the first Tarrant County Constable to die in the line of duty.



### 1922 FLOOD

After days of rain in April 1922, Walnut Creek floods the north end of downtown, destroying the North Street bridge on the main road to Fort Worth.



### NEW HIGH SCHOOL

In 1924, the Mansfield High School is constructed by the school district to replace the worn-out Academy building. It houses white students from 1st through 11th grade until 1953.

**WORLD WAR I BEGINS (1914)**

**1910**

**1920**

**1930**

**1939**

**WORLD WAR II BEGINS (1939)**

### TELEPHONES

In 1911, the Mansfield Telephone Company sells its facilities to Southwestern Bell. The switchboard was located in the McKnight Building.



Population reaches 627

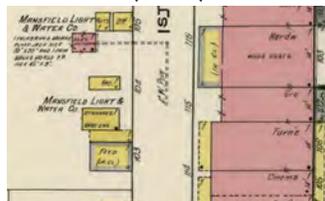
Population reaches 719

Population reaches 635

**DECADE OF THE GREAT DEPRESSION 1929 - 1939**

### CITY UTILITIES

Despite a previous grant, the city grants a 50-year franchise to M.M. Farr to operate an electric light plant. In addition, Farr also sets up the city's water supply system. (1917)



### MOVIES IN MANSFIELD

In September 1917, M.M. Farr rents a building on Water Street and opens the first movie theater in Mansfield. The Farris own and run the theater as a family business until 1975.



# MID-CENTURY MANSFIELD: 1940 to 1969

This period begins around 1940, in the aftermath of the Great Depression. With the end of World War II, the post-war economy booms. New subdivisions are developed beyond the original town limits, marking the shift from an agricultural-based community to a more suburban lifestyle in the era of the automobile. At the same time, Mansfield experiences growing pains with the integration of the community.

## STATE HIGHWAY 34

The Texas Highway Department constructs State Highway 34 through downtown Mansfield in 1940.



## ROCK GYMNASIUM

The Works Progress Administration completes a new gymnasium at the high school. The gym is constructed in Bisbee stone. (1940)

## BROWN VS. BOARD OF EDUCATION

The U.S. Supreme Court rules on school integration (1954)

Population reaches 1,375

## INTEGRATION

Threatened with a loss of federal funding under Title VI of the Civil Rights Act, the school board opens Mansfield High School to black students. (1965)

1940

1950

1960

1969

Population reaches 774

## SUBURBAN DEVELOPMENT

The transition from an agricultural town to a suburban city begins with two new subdivisions, the Patterson Addition in 1950 and the Hillcrest Addition in 1954. These neighborhoods provide housing for workers commuting to Dallas or Fort Worth.



## TRAIN DEPOT CLOSURES

The Texas and New Orleans Railroad ends passenger service to Mansfield, and the depot closes in 1953.



## DESEGREGATION

Despite a Federal court order, three black students are prevented from enrolling in Mansfield High School by an angry mob. (1956)

Population reaches 964

# SUBURBAN GROWTH: 1970 to 1999

This period marks the start of significant residential growth spurred by the construction of U.S. Highway 287. As supermarkets, retail stores, and restaurants moved closer to the highway and into surrounding neighborhoods, downtown Mansfield’s role in the local economy began to wane. While retail businesses continued to decline in the downtown area, more office and service-oriented businesses began to relocate. During this time, the center of the city shifted from the historic downtown district to the intersection of Broad Street and U.S. Highway 287.

## GOLF COURSE COMMUNITIES

The largest concentration of new residential neighborhoods outside of the historic city core is constructed around the Walnut Creek Country Club. (1972 - 1989)

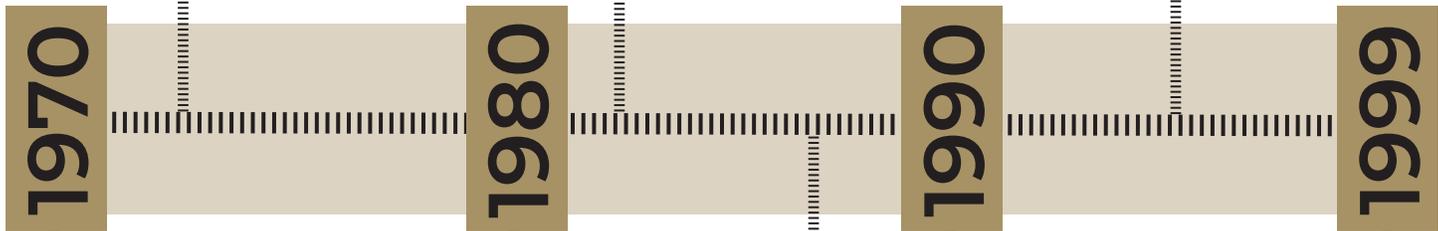
## U.S. HIGHWAY 287

The Texas Highway Department constructs new Highway 287 east of the historic downtown. Main Street becomes a business route. Much of the farmland on both sides of the highway is sold for new commercial and residential development. (1981)



## DOWNTOWN PLAN

The implementation of the 1995 Historic Mansfield Downtown Design Plan gives the historic commercial district streetscape improvements.



## PRESERVATION ORDINANCE

The City Council adopts a preservation ordinance and creates the Historic Landmark Commission. The Chorn House becomes the city’s first historic landmark under the new ordinance. (1988)



## MANSFIELD NATIONAL GOLF COURSE

Construction begins on a new city golf course. It will be surrounded by over 700 new homes. (1999)

## HISTORIC RESOURCES SURVEY

Historic resources in Mansfield are comprehensively surveyed for the first time. The Historic Resources Survey identifies 614 historic buildings, structures, and sites. (1999)

# MANSFIELD IN THE NEW MILLENNIUM: 2000 to 2025

This period marks the beginning of a phase during which Mansfield’s population more than doubles. The suburban housing market flourishes, bringing with it the creation of new parks, schools, and community services. As homebuilding persists, available land for further development dwindles, prompting Mansfield to promote more compact, mixed-use developments, as well as redevelopment and infill projects. Meanwhile, the city focuses greater attention on revitalizing its historic downtown to stay competitive with other cities in attracting high-quality developments.



## KOWBELL RODEO

The Kowbell Rodeo, which operated from 1957 to 2004, is demolished to make way for Legacy High School. (2004)

## TEXAS HEALTH HOSPITAL

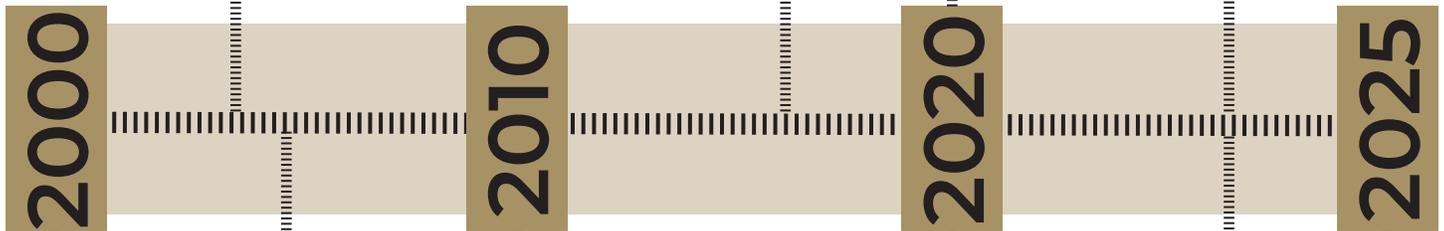
The population grows sufficiently large to bring another hospital to Mansfield. The Texas Health Hospital opens in 2020.

## 360 TOLLWAY

The 360 Tollway opens to traffic. The highway spurs new development through Arlington, Grand Prairie, and Mansfield. (2018)

## MANSFIELD 2040 PLAN

The Mansfield 2040 Future Land Use Plan refocuses the city’s development policies. The plan includes special recommendations for the historic downtown (2023)



## METHODIST MANSFIELD

Construction begins in 2005 on the first hospital in Mansfield since Cedars Hospital closed in 1976. After Methodist Mansfield Medical Center opens, it continues to expand through the next twenty years.



## GEYER COMMONS

The city exchanges land with the school district for a unique shopping and event destination as a gateway to the historic downtown. (2024)



## ENTERTAINMENT DISTRICT

Development begins on the Staybolt Entertainment District on State Highway 360. This project adds to the city’s water and baseball parks, and includes a professional soccer stadium. (2024)



# LOG CABIN, c. 1864

## CHAPTER 2: PRESERVATION IN MANSFIELD



In the late 1980s, the citizens of Mansfield realized the importance of preserving the City's historic buildings. By 1988, the City Council adopted a formal historic preservation ordinance, establishing the Historic Landmark Commission and allowing for the designation of local historic landmarks and districts. In 1998, the City undertook a survey of the historic properties in Mansfield, compiled in the Historic Resources Survey Update, and followed with the 1999 Historic Preservation Plan.

This chapter describes the progress of historic preservation in Mansfield and the key components of the preservation program.

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*"Historic sites help us to connect our Past, our Present and our Future!"*

- Mansfield Places Matter  
respondent

## HISTORY OF PRESERVATION IN MANSFIELD

Preservation in Mansfield got its start in the early 1980s. In 1982-83, the Historic Preservation Council for Tarrant County conducted a survey of historic resources across Tarrant County. This included Mansfield and the rural areas outside the city limits at the time. The survey identified 67 historic resources within the city. The information gathered during this survey helped shape Mansfield's preservation efforts as they began to take off in the 1980s.

In 1984, the city worked closely with city officials, residents, and staff to create a preservation program for Mansfield. This included crafting preservation ordinances to authorize the creation of the Historic Landmark Commission and allowed for the listing of properties as Mansfield Historic Landmarks.

In 1986, a group of concerned citizens gathered to discuss how to address the decline of the historic downtown area. This led to the formation of the Mansfield Main Street Project, Inc., a nonprofit organization that brought together the Mansfield Historical Society, passionate residents, and city staff. Working together, they developed Mansfield's preservation program.

The city officially adopted preservation ordinances in 1988, which set up the Mansfield Historic Landmark Commission, outlined the process for designating and protecting historic properties, and authorized the appointment of a City Historic Preservation Officer. A year later, in 1989, Mansfield became a Texas Certified Local Government (CLG), gaining access to grant funding and technical assistance available to CLGs. This status also led to the creation of Design Guidelines for Downtown Mansfield in 1991, funded by a CLG grant, and the publication of the Historic Mansfield: Downtown Design Plan in 1993.

In the late 1980s and 1990s, there were efforts to get the North Main Street business district and the East Broad Street residential neighborhood listed as National Register historic districts. Unfortunately, these efforts were unsuccessful because many of the historic resources in these areas had lost their integrity. However, it was suggested that with significant rehabilitation, these districts could potentially earn National Register status in the future.

At the same time, the Mansfield Historical Society worked on a comprehensive history of the city. In 1996, they published "The History of Mansfield, Texas: Mid 1800-1965," which provides valuable insights into Mansfield and nearby communities, along with family histories, making it a key resource for preservation work.

In 1998, the city hired a historic resources management firm from Austin, to update the 1982-83 survey. The update included new findings, preservation program recommendations, and the development of a historic preservation plan. This update was funded by a matching grant from the Texas Certified Local Government Program and the City of Mansfield.

This update of the 1998 Historic Preservation Plan builds on these foundations.



*R.S. Man House, c. 1865*



*Nugent-Hart House, c. 1892*



*State Bank of Mansfield, 1895*

# THE PRESERVATION PROGRAM

## PROGRAM ADMINISTRATION

A vital component of any community preservation program is managing the processes for landmark and district designation, as well as design review. In Mansfield, several groups and resources oversee and guide the city's historic preservation efforts.

### Historic Preservation Ordinance

Sections 155.069 and 155.116 of the Mansfield Code of Ordinances make up the Historic Preservation Ordinance. These regulations:

- Provide the legal foundation for the historic preservation program.
- Define the roles and responsibilities of the Historic Landmark Commission.
- Outline the duties of the Historic Preservation Officer (HPO).
- Describe the purpose of the Historic Preservation Plan and Historic Resource Survey.
- Set forth the criteria, requirements, and procedures for designating historic resources.
- Establish the criteria, requirements, and process for Certificates of Approval.

### Historic Landmark Commission

The Historic Landmark Commission is made up of seven citizens, all appointed by the City Council. Its members bring expertise or interest in areas such as historic preservation, history, planning, architecture, real estate, law, archaeology, or other related fields. The Commission is responsible for a range of tasks, including:

- Reviewing Certificates of Approval to ensure they comply with the adopted Design Guidelines.
- Evaluating applications for designating historic resources.
- Reviewing and making recommendations on grant applications.
- Developing the preservation plan and offering recommendations for potential historic resources.
- Recommending incentives and tax exemptions for historic properties.

### Historic Preservation Officer

The Historic Preservation Officer (HPO) is responsible for many duties that are key to the successful operation of the historic preservation program. The duties of the HPO are outlined in Section 155.069 of the City Code.

### Historic Preservation Plan

The Historic Preservation Plan directs and coordinates citywide preservation efforts, placing the work into a broader framework of community and economic development objectives. The Plan is not a regulatory document, but instead outlines goals, policies, and actions the community should take to further its preservation efforts.

## LEGAL BASIS FOR PRESERVATION

### *National Historic Preservation Act*

The National Historic Preservation Act of 1966 is a key piece of legislation aimed at preserving the nation's cultural heritage by establishing a comprehensive framework for the identification, evaluation, and protection of historic places. The Act created the National Register of Historic Places and encourages state and local governments to develop preservation programs to safeguard historic resources for future generations.

### *Texas Local Government Code*

Chapter 211 of the Local Government Code grants cities the authority to protect places of historical, cultural, or architectural importance through local regulations, providing the legal foundation for preservation efforts in Mansfield.

## CERTIFIED LOCAL GOVERNMENT

The Texas Historical Commission (THC) serves as the State Historic Preservation Office, responsible for overseeing the state's historical, cultural, architectural, and archaeological resources.

The THC manages the Certified Local Government (CLG) program, a partnership between local, state, and federal governments that helps communities protect historic resources.

The CLG program empowers local governments to identify priorities, meet preservation standards, and access financial and technical support for the identification, evaluation, designation, and protection of historic buildings, sites, districts, and structures. Mansfield has been a CLG member since 1989.

### Historic Preservation Website

Visit the *Historic Preservation* website for more information:

<https://www.mansfieldtexas.gov/1167/Historic-Preservation>

### Historic Preservation Ordinance

The preservation regulations can be found in Section 155.069 of the Zoning Ordinance at:

[https://codelibrary.amlegal.com/codes/mansfieldtx/latest/mansfield\\_tx/0-0-0-47649](https://codelibrary.amlegal.com/codes/mansfieldtx/latest/mansfield_tx/0-0-0-47649)

### Historic Landmark Commission

Information about the Commission is available here:

<https://www.mansfieldtexas.gov/500/Historic-Landmark-Commission-HLC>

### Design Guidelines

The *Design Guidelines for Historic Mansfield* for commercial and non-residential buildings can be found here:

<https://www.mansfieldtexas.gov/DocumentCenter/View/12379/Design-Guidelines-for-Historic-Mansfield>

The *Design Guidelines for Historic Residential Properties* can be found here:

<https://www.mansfieldtexas.gov/DocumentCenter/View/2232/Planning---Design-Guidelines-for-Historic-Residential-Properties?bidId=>

### Historic Mansfield Preservation Grant Program

This program, offered by the City, provides grants for façade improvements that help preserve, restore, or rehabilitate Mansfield’s historic buildings. Grant applications are accepted as funding becomes available.

### Historic Preservation Tax Exemption Program

This program supports historic preservation by providing tax relief for a 10-year period to property owners for the maintenance, restoration, or rehabilitation of their historic buildings. The program offers three levels of exemption:

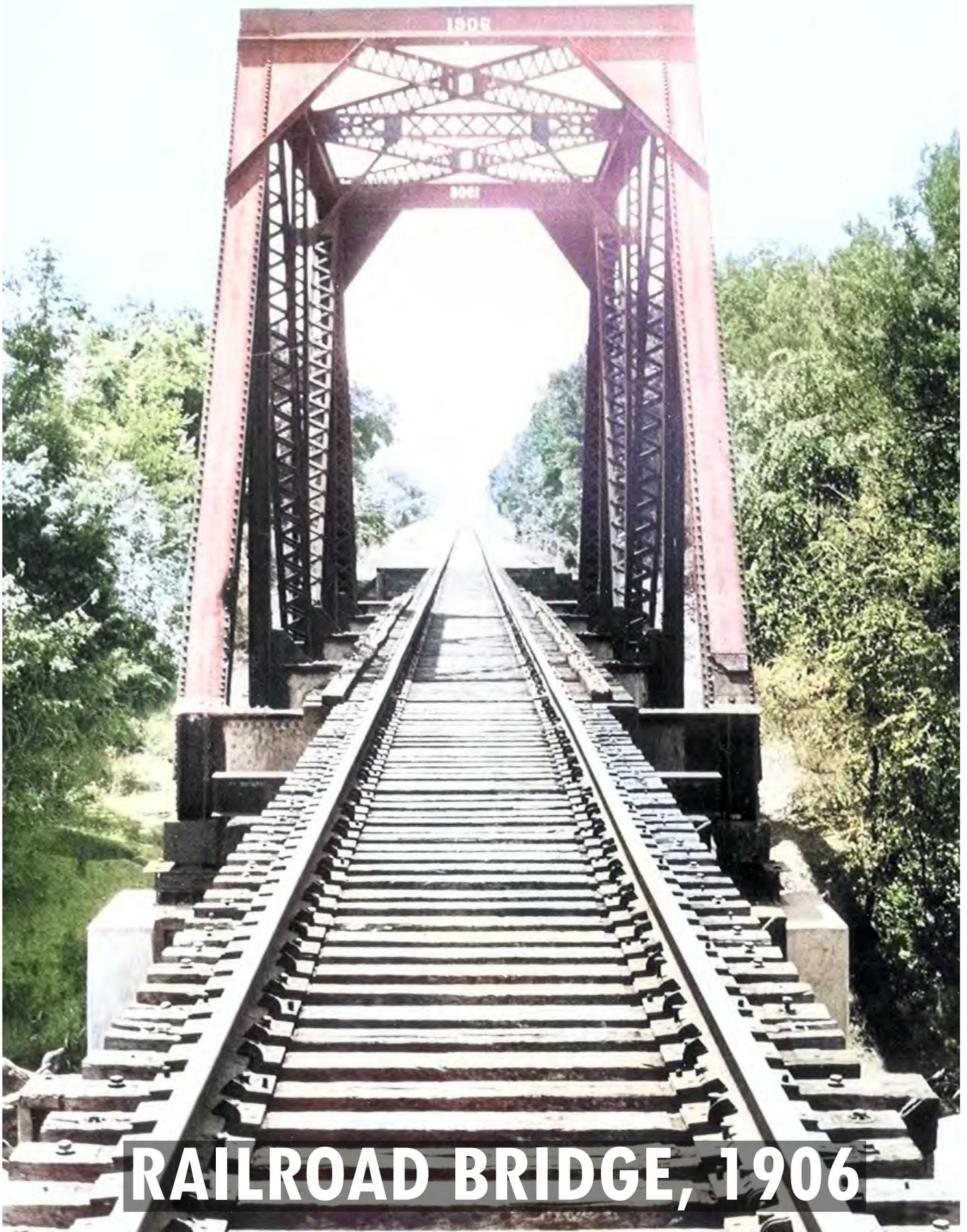
- *Level 1:* Residential and commercial properties that obtain an “H” Historic Landmark Overlay designation are eligible to receive a one-time 25% exemption.
- *Level 2:* Residential properties with an “H” designation that make qualifying exterior improvements having a combined cost of \$5,000 or more may receive up to a 100% exemption.
- *Level 3:* Commercial buildings with an “H” designation that make qualifying exterior improvements having a combined cost of \$5,000 or more may receive up to a 50% exemption.

### Design Guidelines

Design guidelines offer clear criteria for evaluating the suitability of treatments on existing buildings and provide guidance for compatible new development. Mansfield has two sets of adopted design standards: one for commercial or non-residential buildings and another for residential structures. The Secretary of the Interior Standards apply to all locally designated landmarks.

### Historic Resource Surveys

Historic resource surveys are conducted to identify, research, and document buildings and sites in order to assess their historic, architectural, or cultural significance and determine if they should be protected. Two city-wide surveys were completed in 1982 and 1999. In addition, two windshield surveys were conducted in 2019 and 2021 to help update the 1999 Historic Resources Survey.



# RAILROAD BRIDGE, 1906

## CHAPTER 3: HISTORIC RESOURCES



Historic resources, including buildings, sites, structures, and objects, are linked to specific historical contexts. These contexts may involve the significance of a resource in relation to its location, setting, or geography; its association with important people or events; or its role within a defined historical period during the community's growth and development.

*"Families need to visually see history."*

- Mansfield Places Matter  
respondent

For example, many historic resources in downtown Mansfield reflect the city's rise as a commercial hub in the late 19th and early 20th centuries. The historic context for Downtown Mansfield spans from the 1890s to the 1960s, a period when the Victorian-style architecture gave way to Mid-Century construction materials and architectural styles that transformed commercial buildings and storefronts. Other resources are tied to notable individuals or events in Mansfield's history, such as the R.S. Man House (circa 1865) and the old Mansfield High School, 1924.

This chapter provides information on historic resources and provides a summary of the city's existing historic landmarks and districts.

## WHAT IS A HISTORIC RESOURCE?

A historic resource is a building, structure, object, or site that is at least 50 years old and meets one or more of the following criteria: 1) linked to significant events, 2) closely associated with important individuals, 3) represents a notable architectural style or construction method, or 4) has the potential to provide cultural or archaeological insights.

The condition of a resource also affects its historical value. Resources with high value maintain strong architectural integrity, have minimal alterations, and are closely connected to their historic context. These are most likely to qualify for listing in the National Register of Historic Places or as a Recorded Texas Historic Landmark.

## THE ARCHITECTURE OF MANSFIELD'S HISTORIC RESOURCES

Mansfield's earliest buildings were constructed from logs, but by the late 1860s, milled wood allowed for more diverse architectural forms. Few early buildings remain, most notably the R.S. Man House, c. 1865, with most historic homes dating from the late 19th to early 20th centuries, reflecting the architectural styles and materials of those times. Many prominent early residences and mills have been demolished, with smaller properties often removed or altered.

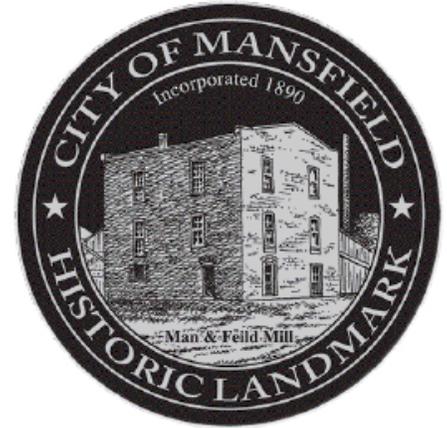
The majority of Mansfield's remaining buildings are modest, early-to-mid 20th century homes, indicative of its small-town, agriculturally-based economy. These houses often show simplified architectural elements or are unadorned, with some displaying numerous alterations over time. Commercial and industrial resources, along with infrastructure, generally date from the same period as the surviving residences. Only a few historic schools and churches remain from the era up to 1956.

Despite the loss of early buildings, the surviving properties represent a period of community growth and prosperity, reflecting the rural American experience of the late 19th and early 20th centuries. The architectural diversity in Mansfield is largely a mix of plan types, styles, and materials, with most houses built by local carpenters for middle-class or working-class families. Prominent homes tend to be larger but do not feature significantly more architectural refinement. As Mansfield, like many similar rural communities, experienced urbanization, the remaining historic resources have gained greater significance in representing the rural lifestyle that is increasingly disappearing.

## ISSUES AND OPPORTUNITIES FOR HISTORIC RESOURCES

Communities with historic resources face both preservation challenges and opportunities. The key to successful preservation lies in understanding and defining clear goals, as well as creating a plan that is both feasible and supported by the community. By sharing information, encouraging community input, and fostering consensus, preservation efforts can thrive. Preservation issues often involve decisions about what to preserve, how to preserve it, the definition of "historic," property rights, the impact of increased property

## BY THE NUMBERS HISTORIC RESOURCES



Historic resources can be designated at the local, state, or national level, depending on their significance. The City of Mansfield has resources recognized at all three levels:

### **National Register of Historic Places:**

- Bratton House
- Botts-Fowler House
- Buchanan-Hayter-Witherspoon House
- Chorn House
- R.S. Man House
- Wallace-Hall House

### **Recorded Texas Historic Landmark**

- Nugent-Hart House

### **Historic Texas Cemetery**

- Wyatt's Chapel Memorial

### **Local Landmarks**

There are also 31 individual local landmarks and one historic landmark district, the Historic Cemetery District.

### **Officially Recognized Historic Resources**

There are 51 Officially Recognized Historic Resources, including the Patterson Addition Historic Neighborhood and the Mansfield Gin Vernacular Cultural Landscape.

More information regarding these properties can be found in Appendix B.



WPA Old Rock Gymnasium, 1940



E.O. Driskell House, c. 1895



R.D. Miller House, c. 1935

taxes on restored or rehabilitated properties, and design concerns.

A preservation plan integrates information about the historical significance of a community and the value of its cultural heritage with strategies for protecting and preserving key resources. The preservation and reuse of historic and cultural resources carry intrinsic value.

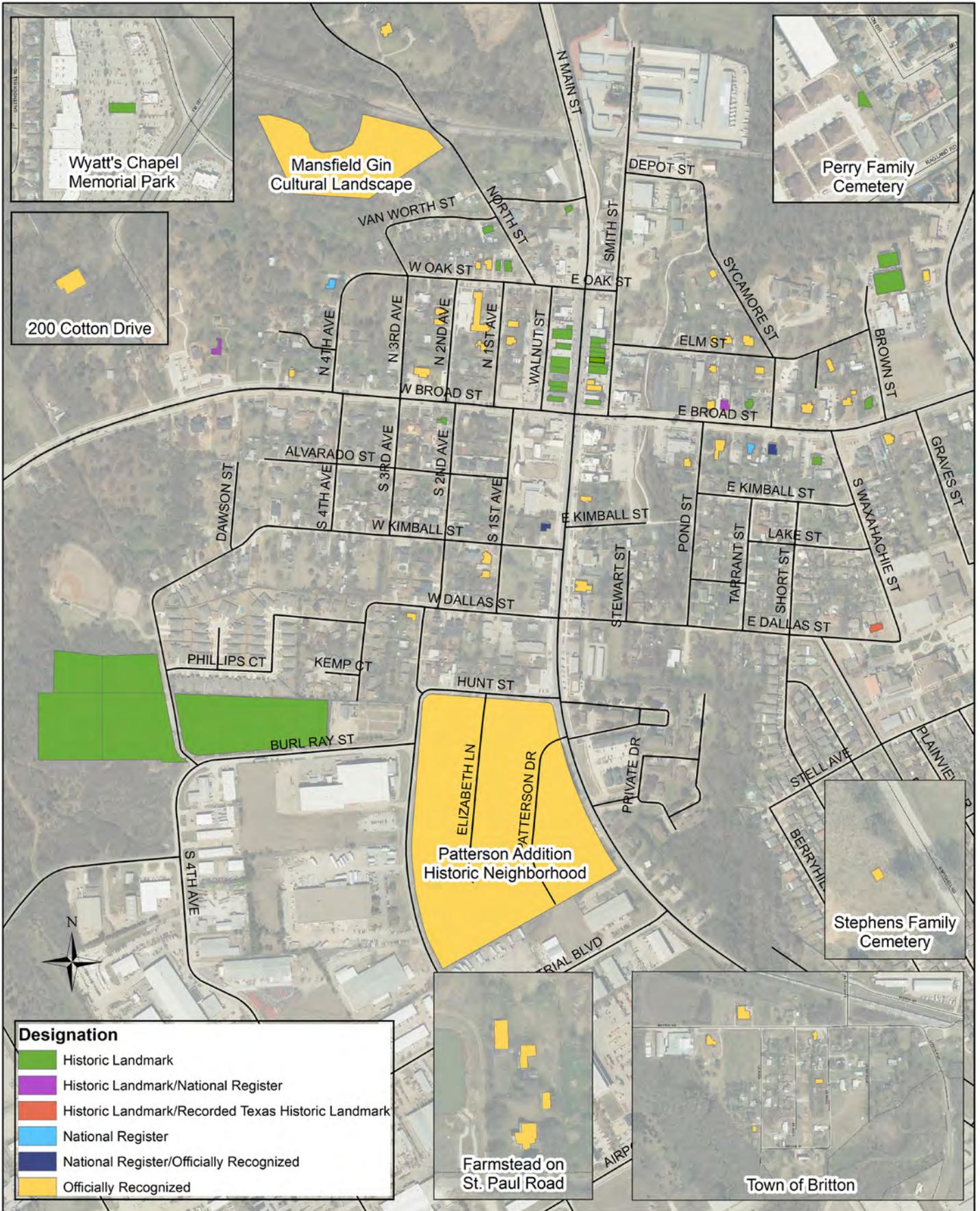
Preserving a community's most significant landmarks, historic neighborhoods, and commercial districts helps us understand how the past shaped the present and how our actions today will impact the future. Historic buildings, structures, sites, objects, and districts embody local, state, and national history, as well as the achievements and experiences of individuals.

These tangible resources connect us to our predecessors and offer insights into the evolving social, economic, and cultural values of different times. Preservation is not only a way to honor history but also a practical discipline that brings economic, social, and educational benefits to the community. These include:

- Economic development and revitalization through the promotion of historic resource renovation, neighborhood renewal, and tourism growth.
- Education and community engagement, fostering understanding of local history, its value, and its practical applications.
- Strengthening community identity by identifying, protecting, and preserving important historic resources and neighborhoods.
- Clarifying preservation goals and benefits by defining significant historic resources, establishing consistent preservation policies and procedures, and offering incentives and mitigation measures.

Preservation offers numerous opportunities, many of which can be easily overlooked. Economic development plays a key role, encompassing not just successful businesses, but also the use of historic resources to build and maintain vibrant neighborhoods, foster social activities, boost tourism, and enhance educational experiences for all ages. Through these avenues, preservation can drive financial investment, instill community pride, and encourage a shared commitment to heritage that reflects and respects individual experiences.

- **Historic Commercial Structures:** Rehabilitating historic commercial buildings to preserve their appearance while providing practical spaces enhances the economic vitality of a community. Their historic character offers unique experiences that can increase owner income.
- **Property Values:** Restored or rehabilitated properties are typically more valuable than abandoned or neglected ones, offering greater stability and attracting investment.



## Mansfield Historic Resources



*Pyles-Hubbard House, c. 1880*



*Lowe House, c. 1924*



*W.G. Ralston House, c. 1900*

- **Community Needs:** Restored buildings can serve various community needs, such as commercial, residential, educational, or social purposes, and help conserve natural resources.
- **Historic Commercial Districts:** When commercial historic resources are grouped in a central location, they provide convenient shopping for nearby residents and commuters. As a result, successful businesses can attract others, boosting the district's economic activity.
- **Entertainment and Social Activities:** Historic commercial districts can attract businesses offering recreational and social opportunities, like restaurants, theaters, and performance venues, which draw visitors and increase downtown activity.
- **Second and Third Floors:** The upper floors of historic buildings can be converted into offices, apartments, or bed and breakfast rooms, ensuring a steady population and customer base in the district.
- **Community Events:** Historic districts can engage residents and visitors through walking tours, street fairs, and cultural events. Promotional materials and tours organized by local businesses and historical societies can bring in tourist dollars.
- **Financial Incentives:** Communities can offer financial support for preservation, including property tax freezes for restored buildings, waivers for permit fees for local landmarks, and technical assistance for owners. Loan and financial resources for restoration projects can also be made available.
- **Neighborhood Stability:** Restored historic homes can stabilize older neighborhoods and provide affordable housing options, especially when low-cost preservation loans or financing programs are used.
- **Educational Programs:** Research and preservation materials can educate both children and adults about the community's heritage. Programs such as curriculum guides, slide shows, and public events can increase public awareness and participation in preservation efforts.
- **Public Workshops:** Communities can support preservation by offering workshops on topics like grant writing and restoration techniques. They can also provide lists of preservation resources, including contractors and financial assistance options.
- **Mitigation Measures:** Not all historic resources can or should be preserved. When necessary, mitigation measures such as photography, videotaping, research, and architectural documentation can help preserve a record of the resource. Communities can adopt or create recordation standards to document these properties for future generations.

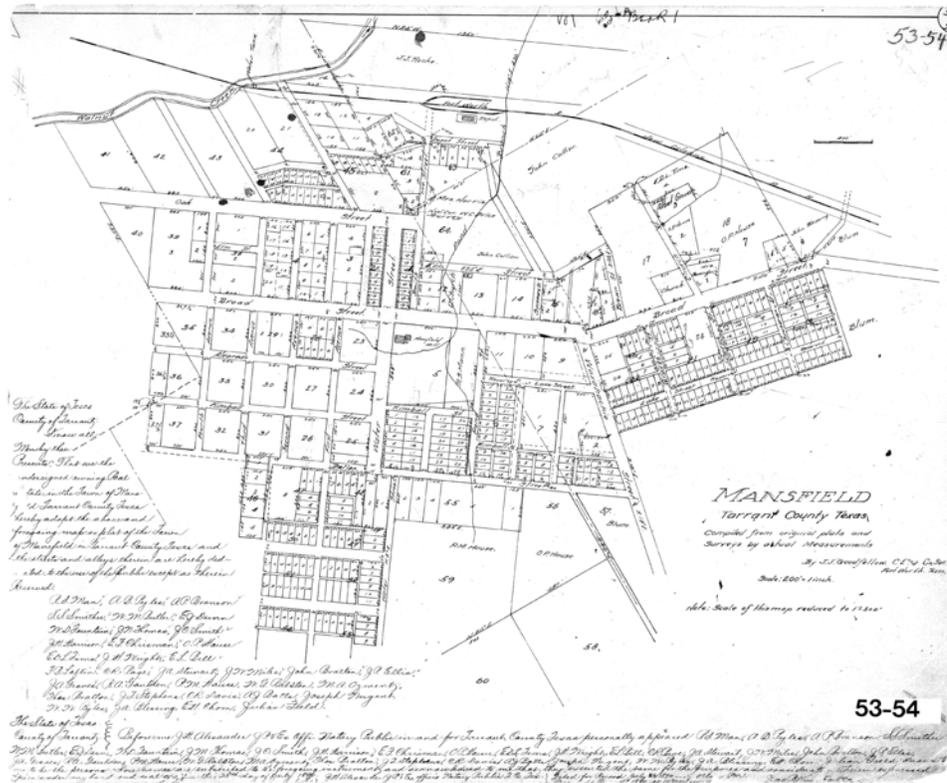
## HISTORIC RESOURCES SURVEYS

Cultural resource surveys play a key role in any preservation program. They identify and document resources, and through research and evaluation of physical attributes such as integrity, stylistic features and environmental conditions, form the basis for recommendations on potential eligibility for national, state and local landmark programs. As in the case of Mansfield, resources are often designated under more than one program. Properties recognized as worthy of preservation and protection should represent all aspects of a community's heritage and the various experiences and contributions of its residents.

Regular updates of a community's resources help achieve a broad-based preservation program that includes such properties. Areas identified on a survey may yield historic districts and resources that are important to understanding the development of the community. Some of these resources may qualify for local designation, or with rehabilitation or restoration become eligible for state and national programs.

To further the designation and protection of Mansfield's historic resources a continuing program of research on potentially significant properties and regular survey updates (every five to ten years) should be undertaken. In addition, a regular review should be conducted of the preservation ordinance, perhaps every five years, with a view to modifying it to add incentives, streamline processes and to ensure it remains a viable preservation tool.

Areas in need of updated or additional surveying are shown in Appendix C. The Historic Landmark Commission may add other areas for study and surveying to Appendix C as need arises during the life of the plan.



1890 Original Town Plat

# CHAPTER 4: GOALS AND RECOMMENDATIONS



Mansfield's Historic Preservation Plan includes goals and recommendations, along with strategies for managing historic resources. The success of the program depends on strong community support and realistic goals. Community input from City staff, officials, preservation professionals, and residents helped shape these goals.

This chapter outlines the key goals of the preservation program. The goals outline broad intentions and the recommendations guide decision-making and activities. The goal priorities for each section can be found in Appendix A.

## PRESERVATION PLAN GOALS

The program components discussed in this chapter are as follows:

### GENERAL GOALS

### IDENTIFICATION AND SURVEY

### GROWTH AND REDEVELOPMENT

### EDUCATION AND AWARENESS

### INCENTIVES

### EMERGING TRENDS

## CULTURAL LANDSCAPES The Harrison Property



A cultural landscape is a geographic area that encompasses both cultural and natural resources linked to a historical event, activity, or individual, or that reflects significant cultural or aesthetic values. It includes a variety of features, both natural and human-made, such as parks and cemeteries.

The Harrison property on Walnut Creek is an example of a historic vernacular landscape. The property was once the site of the Mansfield Gin, a peanut mill, and the H.&T.C. Railroad pump house. These buildings were damaged or destroyed in the 1922 flood. The remains of these buildings demonstrate the relationship between the buildings, the creek, the trees, and the land. The property was recognized as a cultural landscape in 2022.

The cultural landscape designation is an example of an alternate preservation designation created by the Historic Landmark Commission. Other designations should be considered.

## GENERAL GOALS

This section includes overall goals for the regulation and administration of the historic preservation program.

### GOAL:

**Enhance the historic preservation ordinance through a proactive commission role, preservation incentives, and mitigation measures.**

### 1. STRENGTHEN THE HISTORIC PRESERVATION ORDINANCE TO ENHANCE PRESERVATION PROGRAMS.

The regulatory framework of the preservation program should be updated as needed. The current historic preservation ordinance was adopted in 1988 and has not kept pace with changes over time and modern development pressures.

#### 1A. *Periodically evaluate the Historic Preservation Ordinance and make amendments as needed.*

- Modify the existing preservation ordinance, including provisions to allow the designation of a historic resource by the City in accordance with state law.
- Develop alternate preservation designations, such as Neighborhood Conservation Districts.

#### 1B. *Establish mitigation measures when significant resources need repair or will be demolished, removed or irrevocably altered.*

- Identify historic resources in disrepair and work with property owners to encourage rehabilitation and prevent further deterioration or demolition by neglect.
- Encourage the relocation of historic resources in danger of demolition into existing historic districts or neighborhoods, preferably within Mansfield.

### GOAL:

**Maintain a functional, integrated historic preservation program at all levels of City government.**

### 2. PROVIDE ADEQUATE RESOURCES TO SUPPORT THE PRESERVATION PROGRAM.

Promote collaboration among city departments, boards, and commissions to support preservation objectives and ensure that administrative resources are adequate for efficient operation of the heritage preservation program.

**2A. Promote support for the Historic Landmark Commission and its programs.**

- Develop a strategy to ensure the efficient and consistent review and inspection of historic preservation projects and enforcement of the historic preservation ordinance.
- Foster communication among the Historic Landmark Commission, Planning and Zoning Commission and City Council regarding development projects and rezoning cases that have the potential to affect Mansfield's historic resources.
- Create and maintain Historic Landmark Commission subcommittees as needed to aid the Commission with various projects that may arise.
- Maintain the status and standards of a Certified Local Government (CLG) and apply for CLG grant opportunities that support the preservation program.

**2B. Provide technical and administrative support to the Historic Landmark Commission.**

- Dedicate sufficient staff time and explore opportunities to involve interns and volunteers to assist with the preservation program.
- Ensure that education and training programs are regularly available.

**2C. Work towards the creation of a full-time Historic Preservation Officer position.**

As the preservation program expands, the City should create a full-time position for a historic preservation professional to:

- Direct the City's preservation efforts;
- Support the Historic Landmark Commission;
- Complete long range historic preservation planning;
- Ensure enforcement in locally-designated historic districts;
- Contribute to neighborhood planning efforts; and
- Coordinate special projects with other City departments and preservation partners.



# IDENTIFICATION AND SURVEYS

Mansfield's last Historic Resources Survey Update was taken in 1998. Since that time, many of the City's historic resources have been lost or gone unrecorded. The survey is intended to identify, research, and review properties/structures that qualify as potential local landmarks. Maintaining a current and complete survey is an important part of the historic preservation program.

## GOAL:

**Identify, maintain, protect, preserve, and enhance Mansfield's most significant historic, architectural, agricultural, and archaeological resources and sites.**

### 1. MAINTAIN A THOROUGH INVENTORY OF MANSFIELD'S EXISTING AND POTENTIAL HISTORIC RESOURCES.

Ensure that information is readily available on the historic status of properties and buildings in Mansfield to encourage their owners to seek a historic designation.

#### 1A. *Comprehensively survey recommended local and National Register historic districts.*

Obtain permission to enter historic properties to complete additional surveys for properties not visible from the public right-of-way. Additionally, conduct a windshield survey of subdivisions platted between 1950 and 1979.

#### 1B. *Establish a plan for researching and preparing historic context statements.*

Develop a city-wide historic context that includes research and guidance for evaluating the historical significance of residential, agricultural, industrial, and commercial resources constructed throughout Mansfield's history.



The City was last surveyed in 1998.

## LEVELS OF SURVEY

A Historic Resources Survey is a systematic method of documenting historic resources through fieldwork and research. There are three types of surveys, with varying degrees of effort involved.

### WINDSHIELD SURVEY

A windshield survey is intended to get the general feel of a neighborhood or district. It notes generalities about the resources representing different architectural styles, periods, and modes of construction.

### RECONNAISSANCE SURVEY

A reconnaissance survey is a basic inventory of every building, structure, site, and object in a survey area. It includes more detail and research than a windshield survey and can be used as the basis for a full resource survey.

### INTENSE SURVEY

An intense survey requires detailed background research and thorough documentation of the resources in a survey area. An intense survey can be for all historic resources in a district or just selected resources that have high levels of significance and integrity.

Mansfield maintains a survey of the historic resources in the downtown area online at [DowntownTX.org](http://DowntownTX.org). The full city survey is available on the City's website.



## ADAPTIVE REUSE

Adaptive reuse aims to re-purpose existing buildings for new functions while preserving their historic character. This approach revitalizes culturally significant sites that might otherwise deteriorate or be demolished to make way for new construction.

The following are examples of adaptive reuse in the historic downtown.



The Troy Hackler House c. 1880. This unusual house serves as an office for a financial advisor. The owner made substantial renovations in 2022, including replacement of the woodwork in the gables.



The Dennis Mahoney Building, c. 1890. This former hardware store was rehabilitated in 2023 and is currently home to 063 Studios, offering event space, podcast studios and video production services.

## GROWTH AND REDEVELOPMENT

Mansfield's history reflects over 130 years of growth and redevelopment. As the city continues to expand, the pressure on its historic resources will persist. Safeguarding and re-purposing these resources will be essential for shaping Mansfield's future and preserving its heritage.

### GOAL:

**Promote economic development and community involvement through preservation programs that focus on local history, neighborhoods, and districts.**

### 1. PROMOTE ECONOMIC SUSTAINABILITY THROUGH HISTORIC PRESERVATION.

Support historic preservation to make a significant contribution to a vital local economy by conserving the community's infrastructure investments, preserving livable neighborhoods and supporting heritage tourism.

#### 1A. *Coordinate preservation efforts with other programs designed to support local businesses.*

Use preservation assistance tools, job development programs and heritage tourism activities to help strengthen local businesses that are located in historic properties and historic districts

#### 1B. *Build a strong heritage tourism program for Mansfield.*

Heritage tourism, which focuses on offering experiences engaging historic resources with other visitor activities, is a strong economic development tool. It generates jobs in service sectors, as well as construction trades.

- The preservation program should promote heritage tourism to support economic development and preservation efforts.
- The program should include developing an inventory of resources to be marketed, assuring that all are rehabilitated and in service, and preparing interpretive materials that enrich the experience of visiting those places.

#### 1C. *Promote adaptive reuse of historic properties.*

The preservation program should focus on keeping a building in active service and accommodating compatible alterations. Keeping properties in services assures that they will contribute to city revenues that are used to protect the community's investment in the infrastructure of older neighborhoods.

## GOAL:

Preserve the character of Mansfield's historic neighborhoods and strengthen community pride through neighborhood conservation.

### 2. ESTABLISH HISTORIC AND CONSERVATION DISTRICTS.

Local historic and conservation districts can stabilize and even increase property values. To leverage these benefits, the City should collaborate with economic development organizations in establishing and managing these districts. This collaboration should also extend to the real estate and construction sectors to further promote the advantages of historic preservation.

#### 2A. Use historic and conservation districts to stabilize neighborhoods and enhance property values.

Encourage historic districts and develop criteria for local conservation districts.

- The historic preservation office should seek partnerships with economic development groups to assist with creating and managing historic and conservation districts.
- Work with the real estate and construction industries to advance the understanding of the benefits of preservation.
- Encourage property owners within a district or neighborhood to seek listing on the National Register of Historic Places.

## GOAL:

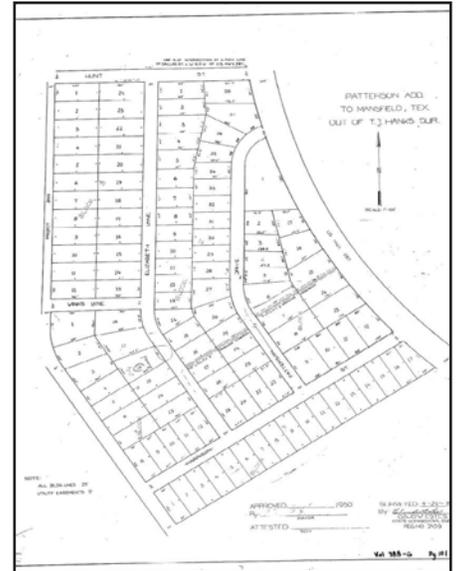
Preserve and rehabilitate the historic character of Mansfield's downtown to serve as the center of the community's heritage.

### 3. ENCOURAGE PRESERVATION BY THE OWNERS OF HISTORIC PROPERTIES.

Property owners who purchase a designated historic landmark or a historic property should understand the importance of the property to the history of the city.

#### 3A. Meet with property owners to explain the role of City staff, business, social benefits, incentives and community and cultural life.

- Plan ceremonies with property owners to publicize the award of national, state or local landmark plaques and invite the media and the community.
- Notify new owners of National Register properties, Recorded Texas Historic Landmarks, and local landmarks of the responsibilities and benefits of the applicable designation when they purchase the property.



The 1950 Patterson Addition is a recognized Mid-Century historic neighborhood that could benefit from a conservation district. The 1950s and 60s homes in the neighborhood are in danger of demolition and replacement with newer buildings and uses.



Historic Downtown Mansfield is identified with distinctive street signage.

**C.A. SMITH & SONS  
126 N. Main Street**



The C.A. Smith & Sons Building was built in 1895 for a saloon, and later as a drug store and doctor's office. The building was designated as a local Mansfield landmark in 1989. In 2024, a rehabilitation of the facade was undertaken to bring the storefront back to its 19th Century appearance.

Maintaining and restoring buildings like this to their historic appearance is one way to keep the historic downtown vibrant and centered.

**3B. Include a Historic Landmark Commission representative on review committees for new development/redevelopment projects located near designated heritage districts in which the City is participating.**

As new development progresses, there is a risk that historic resources may be overlooked in favor of modern buildings and spaces for living, working, and recreation, especially if these historic resources do not meet current market demands. The Commission's representative can advise decision makers on opportunities to preserve and incorporate historic resources into new developments, as well as recommend ways for new development to contribute to the historic vibe of downtown.

# EDUCATION AND AWARENESS

Education and outreach programs are essential for helping the community recognize the value of historic preservation. Fostering a deeper appreciation for Mansfield's history through these programs is crucial for preserving the city's historic resources.

## GOAL:

**Recognize and foster understanding and appreciation of Mansfield's history, architecture, and cultural heritage.**

### 1. PROMOTE CULTURAL AND SOCIAL SUSTAINABILITY THROUGH HISTORIC PRESERVATION.

Preserving historic places and neighborhoods fosters cultural and social sustainability by reinforcing daily connections between residents and Mansfield's rich heritage. These areas enhance livability and contribute positively to the overall quality of life for the City's residents.

#### 1A. *Promote public awareness and understanding of the City's history.*

The Historic Landmark Commission and its partners should enhance awareness of Mansfield's history to help residents stay connected to the community's heritage. This can be achieved by developing a public communication and education strategy focused on preservation.

## GOAL:

**Engage the interests of visitors in Mansfield's culture and history through creative attractions and celebrations.**

### 2. DEVELOP A COMPREHENSIVE HERITAGE TOURISM PROGRAM THAT ENGAGES RESIDENTS AND VISITORS.

Leverage the City's historic resources to promote Mansfield as a destination for heritage tourism.

#### 2A. *Create new historic tours to showcase Mansfield's historic resources.*

Develop new tours to engage participants, such as walking and biking tours, which are available through the City's website and social media channels or led in person.

#### 2B. *Stage special events to celebrate Mansfield's history.*

Hold special events that give visitors an exceptional experience with the City's historic resources.

## SIX REASONS TO SAVE HISTORIC BUILDINGS

- 1. Old buildings have intrinsic value.** Historic buildings tend to use better materials such as rare hardwoods and wood from old-growth forests that no longer exist.
- 2. You never know what's being destroyed when destroying a historic building.** Historic buildings have design elements that cannot be replaced, like hardwoods, bricks and glass.
- 3. New businesses prefer old buildings.** Businesses like bookstores, restaurants, neighborhood pubs and start-ups tend to thrive in old buildings.
- 4. Old buildings attract people.** Older architecture generates interest for residents and tourists.
- 5. Old buildings are reminders of a city's culture and complexity.** A city needs old buildings to maintain a sense of permanency and history.
- 6. Regret goes only one way.** Once a historic building is destroyed, it is lost forever.

*Source: Julia Rocchi, "Six Practical Reasons to Save Old Buildings" National Trust for Historic Preservation, 2015*



*Historic Cemetery District tour*

## GOAL:

Increase public awareness of preservation through educational programs, workshops, and dissemination of information.

### 3. DEVELOP A PUBLIC COMMUNICATION AND EDUCATION STRATEGY FOR HISTORIC PRESERVATION.

Educational programs and tools should provide awareness of the City's history and historic resources, as well as engage Mansfield's generational and multicultural citizens.

#### 3A. Create new tools to educate and engage the community.

Use new tools to educate the community, engage new groups, and increase awareness of Mansfield's history and its historic resources.

- Create engaging programs to educate residents and visitors about Mansfield's history, including lectures on history and architecture.
- Offer educational materials on the city's website and use new technologies to share information about preservation efforts.
- Promote field trips to historic sites and support educational projects in local schools that highlight community history.
- Organize tours and lectures to involve senior residents in the city's history.
- Attract millennials to historic preservation with events like happy hours and trivia nights in historic buildings, featuring community history.
- Develop inclusive educational materials and programs for Mansfield's diverse community.



History Camp



Founders Day



Historic Downtown Mansfield Car Show



History Hunters Scavenger Hunt



History Talks at the Man House Museum

# INCENTIVES

Restoring or rehabilitating a historic building can be an expensive endeavor. Preservation incentives can drive investment in these structures, motivate owners to adhere to proper rehabilitation methods, and support those with tighter budgets.

## GOAL:

**Provide incentives to protect, preserve, recognize, and maintain Mansfield's historic resources and sites.**

### 1. DEVELOP INCENTIVES FOR PRESERVATION THROUGH A VARIETY OF PROGRAMS.

Incentive programs promote the preservation of historic resources by stimulating investment in the restoration or rehabilitation of the resource.

#### 1A. *Develop financial incentives that promote investment in historic properties.*

Financial incentives may assist historic property owners with limited resources with their restoration and rehabilitation projects.

- Enhance the façade improvement grant program for historic storefronts downtown.
- Encourage property owners to seek additional funding sources and economic incentive programs for maintenance, restoration, or rehabilitation.
- Inform property owners of the available tax exemptions through outreach materials and workshops.
- Assist property owners with historic tax credit applications.

#### 1B. *Streamline the permitting process for the alteration, rehabilitation, or restoration work on historic structures.*

The permitting process should be simplified wherever possible, if life safety codes are maintained.

- Allow administrative approval of simple modifications that have minimal impact on the historic significance of a property.
- Publish a list of work that can be done through a rapid permitting process to encourage their use.
- Provide clear guidance to property owners and the Historic Landmark Commission regarding compatible alterations, rehabilitations, or restoration work.

#### 1C. *Recognize and reward successful preservation efforts.*

The accomplishments of historic property owners should be recognized and celebrated.

- Recognize historic districts and individual historic resources using plaques, markers, or other signs.
- Create an awards program to raise awareness of preservation successes.



*The Historic Preservation Façade Grant program provided funds for new windows at the 1900 Gauden-Baskin House to replace six aluminum windows that were in disrepair. The grant allowed the homeowner to replace all the windows facing the street. The owner applied for a historic landmark designation as part of the project.*

# EMERGING TRENDS

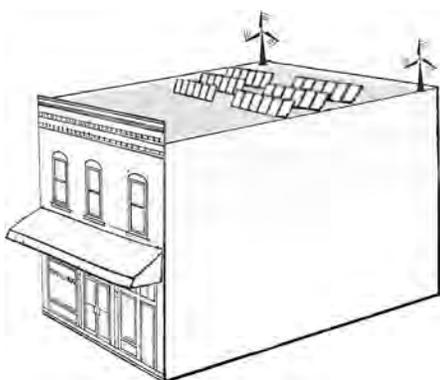
Historic resources face many of the same challenges as new construction projects, but need different treatments for energy efficiency, disaster recovery, and new infrastructure and technological improvements. Careful planning should be made to preserve historic resources while encouraging compatible retrofits that take advantage of these trends.

## GOAL:

**Develop a program that responds to emerging trends and is a leader in new and creative preservation initiatives.**

### 1. USE ENERGY EFFICIENT METHODS TO PRESERVE HISTORIC RESOURCES.

Promote energy-efficiency in new development and the rehabilitation of historic structures.



Solar panels and other energy efficiency tools can be installed in a manner that maintains the historic character of a building.

#### 1A. Encourage energy efficiency methods that do not detract from the historical character of a building or structure.

Integrate energy efficiency principles into all new and updated preservation documents.

#### 1B. Use site elements that are compatible with the historic context of a historic site or structure.

Promote the incorporation of features of historic sites and infrastructure to interpret and convey the history of a specific place.

#### 1C. Review new materials to be used in preservation projects.

Evaluate new products, materials, and technologies that require less maintenance and improve the durability of historic resources.

### 2. PLAN FOR NATURAL DISASTERS AND EMERGENCIES.

Provide tools, education and funding opportunities to protect Mansfield's historic resources from natural disasters and address preservation emergencies.



The North Street bridge washed away during the 1922 flood on Walnut Creek.

#### 2A. Prepare a disaster preparation plan for historic properties.

Develop a plan to address preservation emergencies due to natural disasters, including the expedited review of Certificates of Appropriateness following an emergency.

#### 2B. Find information and resources for property owners facing natural disasters or emergencies.

Educate property owners about additional insurance protections that may prevent the loss of historic resources due to financial hardships resulting from a natural disaster.

### 3. PLAN FOR INFRASTRUCTURE AND TECHNOLOGY IMPACTS.

Accommodate new infrastructure and technologies that respect the character of Mansfield's historic resources.

#### 3A. *Plan for the impact of infrastructure projects in historic areas.*

Develop clear policies to require the proposal of all new infrastructure or maintenance of existing infrastructure to consider historic areas and features.

#### 3B. *Promote compatible designs for visible fixtures in historic areas.*

Encourage visible infrastructure, utilities, and facilities, such as lamp posts and bus stops, to be appropriately designed in historic areas.

#### 3C. *Plan for technological innovations.*

As new technological innovations emerge, such as telecommunication and automotive technologies like EV charging stations, create policies and regulations to limit potential negative impacts on Mansfield's historic resources.



*North Main Street is reimagined with walkable streetscapes and traffic-calming measures in the historic downtown. Features like these can be designed to complement the historic buildings along the street.*



# BOARD & CHORN DRUGSTORE, 1895

# APPENDIX A

## GOAL PRIORITY MATRIX

This appendix outlines the goals central to Mansfield’s historic preservation program. It serves as a work plan, with more detailed descriptions of each component available in Chapter 4. The Matrix prioritizes actions and specifies timelines to assist City staff, preservation groups, and external organizations in the strategic implementation of the Plan.

The Matrix is organized by the Historic Preservation Plan’s components and associated recommendations. Each action is categorized by priority and time frame for completion. While many actions are crucial for enhancing Mansfield’s preservation program, it is recognized that not all can be addressed simultaneously. Thus, even high-priority actions may not be designated for immediate completion. The timing categories in the Matrix are:

- **Short-Term:** Actions to be completed within the next 1-2 years.
- **Intermediate:** Actions to be completed within 3-5 years.
- **Long-Term:** Actions planned for completion within the next 5-10 years.
- **Recurring:** Actions with interim completion points that will continue over the next decade.
- **As Needed:** Actions that will begin when appropriate, possibly following the completion of other actions or relevant research.

Additionally, the Matrix outlines key players and supporting partners for each action. While City staff will oversee the program, collaboration with various preservation groups and partners is essential for successful implementation. The Matrix features a range of preservation partners, as detailed below:

- City staff, including Planning, Building Safety, and Historical Services (Staff)
- Historic Landmark Commission (HLC)
- City Council
- Planning and Zoning Commission
- Historic Preservation Advisory Board (HPAB)
- Mansfield Economic Development Corporation (MEDC)
- Mansfield Convention and Visitors Bureau (CVB)
- Mansfield Independent School District (MISD)
- Mansfield Historical and Man House Museums (Museum)
- Mansfield Historical Society (MHS)
- Historic Mansfield Business Association (HMBA)
- State and Federal Agencies such as the Texas Historical Commission and FEMA (Agencies)
- Mansfield Citizens (Citizens)
- Local Businesses
- Property Owners
- Developers
- Contractors
- Volunteer Groups

# GENERAL GOALS

## GOAL:

Enhance the historic preservation ordinance through a proactive commission role, preservation incentives, and mitigation measures.

### 1. STRENGTHEN THE HISTORIC PRESERVATION ORDINANCE TO ENHANCE PRESERVATION PROGRAMS.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
1A. Periodically evaluate the Historic Preservation Ordinance and make amendments as needed.	High/Intermediate	HLC, Staff, City Council	HPAB, Planning and Zoning Commission
1B. Establish mitigation measures when significant resources need repair or will be demolished, removed or irrevocably altered.	High/Short Term	HLC, Staff	Property Owners

## GOAL:

Maintain a functional, integrated historic preservation program at all levels of City government.

### 2. PROVIDE ADEQUATE RESOURCES TO SUPPORT THE PRESERVATION PROGRAM.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
2A. Promote support for the Historic Landmark Commission and its programs.	Medium/Recurring	HLC, Staff, City Council	MHS
2B. Provide technical and administrative support to the Historic Landmark Commission.	Medium/Recurring	Staff	HLC
2C. Work towards the creation of a full-time Historic Preservation Officer position.	Medium/Long-Term	Staff	HLC

# IDENTIFICATION AND SURVEYS

## GOAL:

Identify, maintain, protect, preserve, and enhance Mansfield's most significant historic, architectural, agricultural, and archeological resources and sites.

### 1. MAINTAIN A THOROUGH INVENTORY OF MANSFIELD'S EXISTING AND POTENTIAL HISTORIC RESOURCES.

<b>Recommendation</b>	<b>Priority / Timing</b>	<b>Lead Players</b>	<b>Supporting Partners</b>
1A. Comprehensively survey recommended local and National Register historic districts.	High/Short-Term	HLC, Staff	Property Owners, MHS
1B. Establish a plan for researching and preparing historic context statements.	Low/Long-Term	Staff	HLC

# GROWTH AND REDEVELOPMENT

## GOAL:

Promote economic development and community involvement through preservation programs that focus on local history, neighborhoods, and districts.

### 1. PROMOTE ECONOMIC SUSTAINABILITY THROUGH HISTORIC PRESERVATION.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
1A. Coordinate preservation efforts with other programs designed to support local businesses.	High/Recurring	HLC, Staff	Local businesses, HMBA, HPAB
1B. Build a strong heritage tourism program for Mansfield.	Medium/Intermediate	CVB, Museum	Property owners, Local businesses
1C. Promote adaptive reuse of historic properties.	Medium/As Needed	HLC	Property owners, Staff, MEDC

## GOAL:

Preserve the character of Mansfield's historic neighborhoods and strengthen community pride through neighborhood conservation.

### 2. ESTABLISH HISTORIC AND CONSERVATION DISTRICTS.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
2A. Use historic and conservation districts to stabilize neighborhoods and enhance property values.	Low/Long-Term	HLC, Staff	Property Owners

## GOAL:

Preserve and rehabilitate the historic character of Mansfield's downtown to serve as the center of the community's heritage.

### 3. ENCOURAGE PRESERVATION BY THE OWNERS OF HISTORIC PROPERTIES.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
3A. Meet with property owners to explain the role of City staff, business, social benefits, incentives and community and cultural life.	High/Recurring	HLC, Staff	Property Owners
3B. Include a Historic Landmark Commission representative on review committees for new development/redevelopment projects located near designated heritage districts in which the City is participating.	High/Short-Term	HLC	Staff

# EDUCATION AND AWARENESS

## GOAL:

Recognize and foster understanding and appreciation of Mansfield’s history, architecture, and cultural heritage.

### 1. PROMOTE CULTURAL AND SOCIAL SUSTAINABILITY THROUGH HISTORIC PRESERVATION.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
1A. Promote public awareness and understanding of the City’s history.	High/Recurring	Museum, HLC	MHS, MISD, CVB

## GOAL:

Engage the interests of visitors in Mansfield’s culture and history through creative attractions and celebrations.

### 2. DEVELOP A COMPREHENSIVE HERITAGE TOURISM PROGRAM THAT ENGAGES RESIDENTS AND VISITORS.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
2A. Create new historic tours to showcase Mansfield’s historic resources.	High/Recurring	Museum, HLC	MHS, CVB
2B. Stage special events to celebrate Mansfield’s history.	High/Recurring	Museum, HLC	MHS, CVB, Citizens

## GOAL:

Increase public awareness of preservation through educational programs, workshops, and dissemination of information.

### 3. DEVELOP A PUBLIC COMMUNICATION AND EDUCATION STRATEGY FOR HISTORIC PRESERVATION.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
3A. Create new tools to educate and engage the community.	Medium/Intermediate	Museum, HLC	MHS

# INCENTIVES

## GOAL:

Provide incentives to protect, preserve, recognize, and maintain Mansfield's historic resources and sites.

### 1. DEVELOP INCENTIVES FOR PRESERVATION THROUGH A VARIETY OF PROGRAMS.

<b>Recommendation</b>	<b>Priority / Timing</b>	<b>Lead Players</b>	<b>Supporting Partners</b>
1A. Develop financial incentives that promote investment in historic properties.	High/Short-Term	HLC, Staff	City Council, MEDC
1B. Streamline the permitting process for the alteration, rehabilitation, or restoration work on historic structures.	High/Short-Term	HLC, Staff	Property owners, Contractors
1C. Recognize and reward successful preservation efforts.	High/Short-Term	HLC, City Council	MHS

# EMERGING TRENDS

## GOAL:

**Develop a program that responds to emerging trends and is a leader in new and creative preservation initiatives.**

### 1. USE ENERGY EFFICIENT METHODS TO PRESERVE HISTORIC RESOURCES.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
1A. Encourage energy efficiency methods that do not detract from the historical character of a building or structure.	Medium/Long-Term	Staff	Property owners, Contractors
1B. Use site elements that are compatible with the historic context of a historic site or structure.	High/As Needed	HLC, Staff	Property owners, Contractors
1C. Review new materials to be used in preservation projects.	High/As Needed	HLC, Staff	Property owners, Contractors

### 2. PLAN FOR NATURAL DISASTERS AND EMERGENCIES.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
2A. Prepare a disaster preparation plan for historic properties.	High/Short-Term	HLC, Staff	Property owners, City Council
2B. Find information and resources for property owners facing natural disasters or emergencies.	Medium/As Needed	Staff	State/Federal Agencies

### 3. PLAN FOR INFRASTRUCTURE AND TECHNOLOGY IMPACTS.

Recommendation	Priority / Timing	Lead Players	Supporting Partners
3A. Plan for the impact of infrastructure projects in historic areas.	High/As Needed	HLC, Staff	City Council
3B. Promote compatible designs for visible fixtures in historic areas.	Medium/As Needed	HLC, Staff	Property owners, Contractors, City Council
3C. Plan for technological innovations.	High/As Needed	HLC, City Council	Staff



**MAN & FEILD MILL, c. 1856**

# APPENDIX B

## DESIGNATED HISTORIC RESOURCES

Many of Mansfield’s historic resources are recognized as national, state, or local historic landmarks. Depending on the type of designation, the owners of historic landmarks may have certain responsibilities, protections, and incentives.

### LOCAL MANSFIELD LANDMARKS

There are 32 properties individually designated as local Mansfield Landmarks. Owners of these historic resources are responsible for preserving the building’s historic character by adhering to the City’s design guidelines when making alterations or additions to the exterior. The Mansfield Historic Landmark Commission is tasked with reviewing proposed modifications to these local landmarks. Additionally, owners of local landmarks may be eligible for city tax exemptions.

Mansfield has one Historic Landmark District, the Historic Cemetery District. The district consists of the Mansfield Cemetery, 1868, and the Mansfield Community Cemetery (formerly the Colored Cemetery), 1874. These cemeteries share historical ties that have grown to form an active collaboration to preserve the sites.

### RECORDED TEXAS HISTORIC LANDMARKS

Individual properties designated at the state level are recognized as Recorded Texas Historic Landmarks (RTHLs). At present, only one historic resource in Mansfield has an RTHL designation, the Nugent-Hart House. Owners of RTHLs must adhere to restrictions enforced by the Texas Historical Commission.

### NATIONAL REGISTER OF HISTORIC PLACES

Mansfield has six individual properties listed in the National Register of Historic Places. Listing in the National Register of Historic Places is honorary and does not require special review of improvement projects, nor does it offer protections to the property. Listed properties may, however, be eligible for incentives.

The following is a list of Mansfield’s designated landmarks. Some historic resources may have more than one designation.



# INDIVIDUALLY DESIGNATED HISTORIC RESOURCES

PROPERTY PHOTOGRAPH	DESIGNATION	NAME	PROPERTY ADDRESS	YEAR BUILT
	Local	Southland Ice Company	131 N. Main St.	1915
	Local	Huitt Cafe and Meat Market	128 N. Main St.	1895
	Local	McKnight Building	127 N. Main St.	1900
	Local	C.A. Smith & Sons/ Board & Chorn Drugstore	126 N. Main St.	1895
	Local	Nugent Building	124 N. Main St.	1900
	Local	First National Bank Building	119 N. Main St.	1904

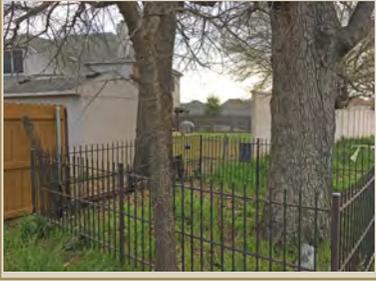
# INDIVIDUALLY DESIGNATED HISTORIC RESOURCES

PROPERTY PHOTOGRAPH	DESIGNATION	NAME	PROPERTY ADDRESS	YEAR BUILT
	Local	Odd Fellows Building	118 N. Main St.	1892
	Local	State Bank of Mansfield	116 N. Main St.	1895
	Local	Dennis Mahoney Building	115 N. Main St.	1890
	Local	Big Daylight Store Building	114 N. Main St.	1901
	Local	A.J. Dukes Building	113 N. Main St.	1904
	Local	Farr Best Theater	109 N. Main St.	1909

# INDIVIDUALLY DESIGNATED HISTORIC RESOURCES

PROPERTY PHOTOGRAPH	DESIGNATION	NAME	PROPERTY ADDRESS	YEAR BUILT
	Local	McKnight Building	107 N. Main St.	1900
	Local	McKnight Building/ Knights of Pythias Hall	102 N. Main St.	1895
	Local; National Register	Lester H. and Mabel Bryant Chorn House	303 E. Broad St.	1913
	Local	Pyles-Hubbard House	309 E. Broad St.	1880; 1890
	Local	J.H. Harrison House	404 E. Broad St.	1915
	Local	Troy Hackler House	507 E. Broad St.	1880

# INDIVIDUALLY DESIGNATED HISTORIC RESOURCES

PROPERTY PHOTOGRAPH	DESIGNATION	NAME	PROPERTY ADDRESS	YEAR BUILT
	Local	Masonic Lodge Building	100 W. Broad St.	1900
	Local	Richardson House	200 W. Oak St.	c. 1921
	Local	J.H. Alexander House	103 Van Worth St.	1870
	Local; Recorded Texas Historical Landmark	Nugent Hart House	312 S. Waxahachie St.	1892
	Local	Wyatt's Chapel Memorial	2011 N. U.S. Highway 287	1880
	Local	Perry Family Cemetery	2001 Ragland Rd.	1855

# INDIVIDUALLY DESIGNATED HISTORIC RESOURCES

PROPERTY PHOTOGRAPH	DESIGNATION	NAME	PROPERTY ADDRESS	YEAR BUILT
	Local	Gaulden-Baskin House	301 W. Broad St.	1900
	Local	Patterson-Rydell House	202 W. Oak St.	1925
	Local; National Register	R.S. Man Homestead	604 W. Broad St.	1865
	Local	Mansfield High School	605 E. Broad St.	1924
	Local	Old Rock Gymnasium	605 E. Broad St.	1940
	Local	Old Post Office	130 N. Main St.	1894

# INDIVIDUALLY DESIGNATED HISTORIC RESOURCES

PROPERTY PHOTOGRAPH	DESIGNATION	NAME	PROPERTY ADDRESS	YEAR BUILT
	National Register	Andrew "Cap" and Emma Doughty Bratton House	310 E. Broad St.	c. 1895
	National Register	Botts-Fowler House	115 N. 4th Ave.	1886
	National Register	Buchanan-Hayter-Witherspoon House	306 E. Broad St.	c. 1871
	National Register	Wallace-Hall House	210 S. Main St.	c. 1878
	Local	J.M. Richardson House	205 North St.	c. 1925
	Local	First Methodist Church Parsonage	105 N. 1st Ave.	1945

# HISTORIC DISTRICTS

PROPERTY PHOTOGRAPH	DESIGNATION	NAME	PROPERTY ADDRESS	YEAR BUILT
	Local	Historic Cemetery District	750 W. Kimball St.	1868/ 1874



# MASONIC LODGE, 1900

# APPENDIX C

## POTENTIAL HISTORIC RESOURCES

As new development makes inroads into the City’s historic districts, it becomes imperative to identify and preserve Mansfield’s most significant historic buildings and sites through landmark designations. However, due to changes in state law and city ordinance, the City cannot designate a landmark without the property owner’s consent.

Many property owners believe that a landmark designation imposes restrictions on their property without providing any benefits. To address this perception, the Historic Landmark Commission has established incentive programs for landmark status and created alternative designations, such as Official Recognition.

It is important to note that the alternative designations do not offer the same protections as a landmark designation. For instance, officially recognizing a historic resource does not prevent its demolition, whereas a landmark designation requires a review by the Commission and a public process before any demolition can occur. When developers approach owners of historic properties, they may not fully grasp the significance of these properties to the City’s heritage, potentially leading to the loss of valuable structures.

### POTENTIAL LANDMARKS

The Historic Resources Survey Update, 1998, lists properties containing historic resources that should be considered for preservation and a national, state, or local landmark designation. This appendix provides a list of the most important historic resources whose owners should be encouraged to seek a landmark designation. The list should be reviewed and expanded every year.

### AREAS FOR FURTHER RESEARCH AND SURVEYING

These areas are recommended to be surveyed and researched for eligibility for potential designation as a national, state, or local individual landmark or as landmark districts. This appendix contains maps and information on these areas of historic interest.



# POTENTIAL LANDMARKS

HISTORIC NAME	ADDRESS	YEAR BUILT	PRIORITY	DESIGNATION
Buttrill-Nifong-Barnett House	302 E. Broad St.	1904	High	Officially Recognized
Railroad Bridge	North St. over Walnut Creek	1885/ 1906	High	Officially Recognized
First Methodist Church of Mansfield	107 N. 1st Ave.	1944	Selected Medium	Officially Recognized
Front-Gable Bungalow	108 N. 1st Ave.	c. 1920	Selected Medium	Officially Recognized
Center Passage House	400 S. 2nd Ave.	c. 1885	Selected Medium	Officially Recognized
Todd and Glenna Lowe House	506 E. Broad St.	c. 1924	Selected Medium	Officially Recognized
Calvary Cemetery	3200 Cannon Dr.	1900	Selected Medium	None
Wright-Malone-Farmer House	305 W. Broad St.	1895	Selected Medium	None
Grimsley Cemetery	941 W. Debbie Ln.	1880	Selected Medium	None
W.G. Ralston House	309 Elm St.	1900	Selected Medium	None
Dr. Raymond Thomas House	106 E. Kimball St.	1913	Selected Medium	None
Queen Anne L-Plan House	2096 McDonald Ln.	1895	Selected Medium	None
Massed Plan Pyramidal House	1668 Newt Patterson Rd.	1915	Selected Medium	None
Galloway House	2017 Newt Patterson Rd.	1925	Selected Medium	None
1922 Concrete Auto Bridge	North St. over Walnut Creek	1922	Selected Medium	Officially Recognized
Henry and Victoria Hogg House	408 North St.	c. 1928	Selected Medium	Officially Recognized

# POTENTIAL LANDMARKS

HISTORIC NAME	ADDRESS	YEAR BUILT	PRIORITY	DESIGNATION
Muncy House	206 W. Oak St.	1890	Selected Medium	Officially Recognized
Jacob M. Back House	305 Smith St.	1890	Selected Medium	None
Farmstead, St. Paul Community	3571 St. Paul Rd.	1895	Selected Medium	Officially Recognized
Ira and Beryl Steele Gibson House	203 S. Main St.	c. 1925	Medium	Officially Recognized
Cross-Gable Bungalow	302 S. 2nd Ave.	1930	Medium	Officially Recognized
Front-Gable Bungalow	107 N. 2nd Ave.	c. 1925	Medium	Officially Recognized
J.C. McCaleb House	109 N. 2nd Ave.	c. 1920	Medium	Officially Recognized
R.S. Gaulden House	301 E. Broad St.	1915	Medium	Officially Recognized
Mayfield House	503 E. Broad St.	c. 1935	Medium	Officially Recognized
Cantrell House	302 Elm St.	c. 1946	Medium	Officially Recognized
Roy and Mae Farr House	107 Sycamore St.	c. 1935	Medium	Officially Recognized
R.D. Miller House	213 Sycamore St.	c. 1935	Medium	Officially Recognized
Front-Gable Bungalow	200 Cotton Dr.	c. 1925	Medium	Officially Recognized
Front-Gable Bungalow	918 Cook St.	c. 1925	Medium	Officially Recognized
Cross-Gable Bungalow	910 Cook St.	1940	Medium	Officially Recognized
Stephens Family Cemetery	N. Mitchell Rd.	1866	Medium	Officially Recognized

# POTENTIAL LANDMARKS

HISTORIC NAME	ADDRESS	YEAR BUILT	PRIORITY	DESIGNATION
E.O. Driskell House	106 Pond St.	c. 1895	Selected Low	Officially Recognized
Railroad Section House	936 Noah St.	c. 1900	Selected Low	Officially Recognized
United Methodist Church	4200 Britton Rd.	1951	Selected Low	Officially Recognized

# AREAS FOR FURTHER RESEARCH AND SURVEY

## DOWNTOWN BUSINESS DISTRICT

Several buildings on the 100 block of North Main Street are recognized as local historic landmarks. However, for the historic business district to be eligible for National Register of Historic Places status, many of these structures will require restoration. Ongoing restoration efforts include the rehabilitation of notable buildings such as the McKight/Knights of Pythias Building, the Mansfield State Bank Building, the Dennis Mahoney Building, and the Board and Chorn Drugstore. The map outlines the proposed boundaries for a potential North Main Street historic district. The City should also seek a Determination of Eligibility from the Texas Historical Commission.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## RECOMMENDATION FOR THE NORTH MAIN STREET AREA

The potential designation of the North Main Street area as a National Register district is based on a Period of Significance spanning from 1890 to 1940. The significance of this area primarily reflects its social history and role in community development.

This area encompasses Mansfield's historic commercial district, stretching along one block on both the east and west sides of North Main Street. The historic buildings along Main Street are typically one- and two-part commercial structures, primarily constructed of brick. As the historic center of the community, the district once hosted businesses such as two banks, the post office, and a variety of other commercial establishments. To the west and east of Main Street lie the service streets of Walnut and Smith, which are lined with one-part commercial buildings that served purposes like automobile garages, storage facilities, and similar businesses.

Nearly every building in the Main Street area has been altered, with many changes that are incompatible with the original materials and design. While many historic downtown buildings have already undergone rehabilitation, others have reached the 50-year mark and now qualify as historic resources. Most of the remaining historic buildings could be restored to their original, or near-original, appearance by removing incompatible alterations and referencing historic photographs for guidance.

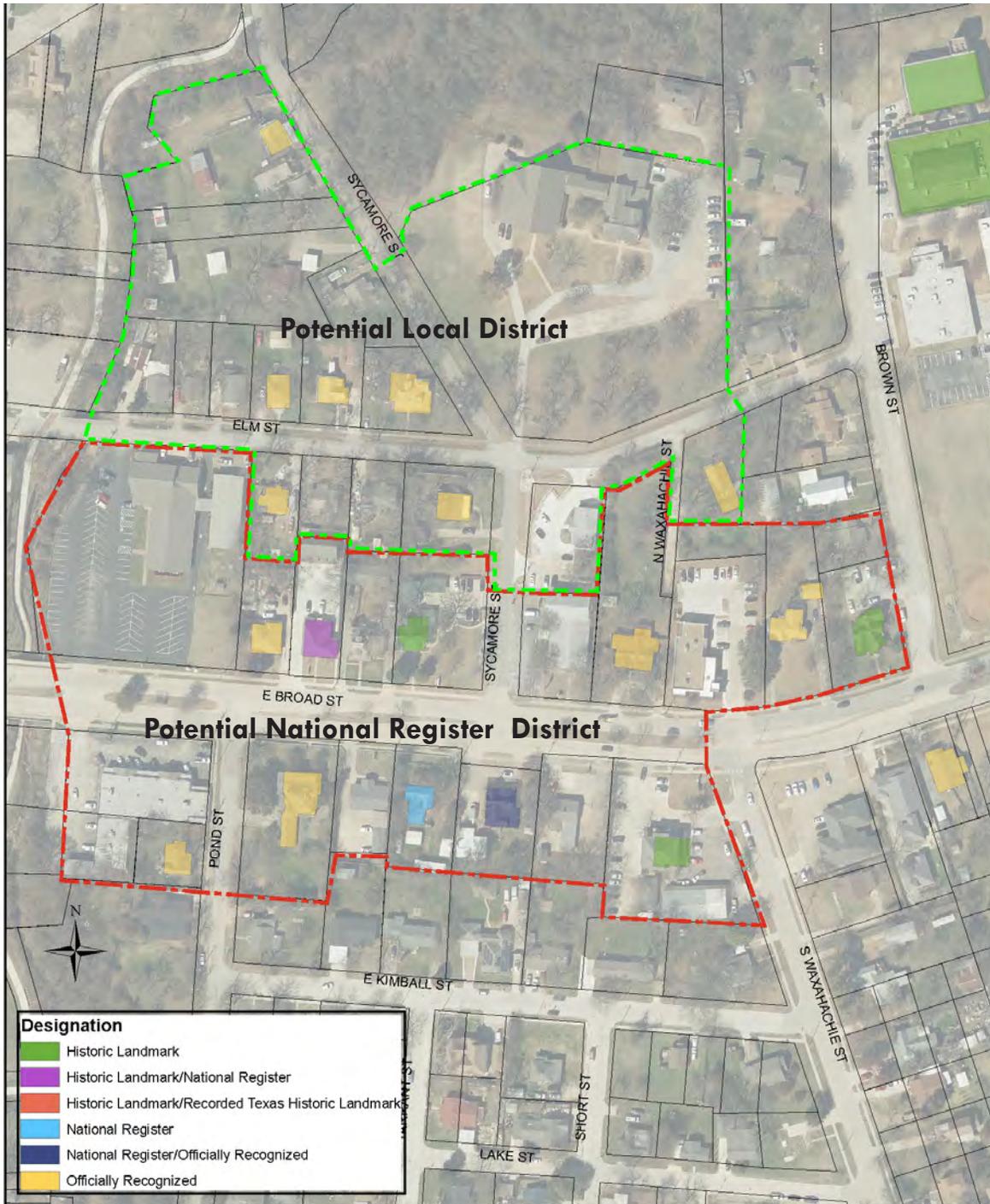
If the buildings were rehabilitated in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the North Main Street district could be reconsidered for listing on the National Register of Historic Places. This area would benefit from in-depth research on each property, including its origins, business uses, dates of construction, and role in Mansfield's history.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## EAST BROAD STREET

The East Broad Street area has the greatest potential for future inclusion on the National Register of Historic Places. There is a small concentration of historic residences, some of which maintain a high level of integrity, though other properties show significant modifications. A few non-historic, non-residential buildings detract from the area's historic character. Because of these factors, an attempt to list the East Broad Street district may not be successful at this time. However, if no further exterior alterations occur and the modified properties are rehabilitated in accordance with the Secretary of the Interior's Standards and Guidelines, a National Register listing could be feasible in the future. The map outlines the proposed boundaries for a potential East Broad Street district, with a small National Register district on both sides of Broad Street and a local district extending to the boundaries.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## RECOMMENDATION FOR THE EAST BROAD STREET AREA

Although there are currently no National Register-eligible historic districts, both the North Main Street and East Broad Street areas could still become local historic districts, as local listings do not require the same level of historic integrity. Such a designation could serve as a catalyst for the repair, maintenance, or rehabilitation of properties in these areas. Some individual properties within these districts may be eligible for National Register listing, and with the rehabilitation of additional properties, these resources could become contributing properties within a National Register or local district listing.

## OTHER AREAS FOR RESEARCH

During the survey update, three additional special research areas were identified. One is Britton, a small farming community recently annexed by Mansfield. The other two areas feature concentrations of post-World War II residential tract development, which may become eligible for National Register district listing. The integrity of these post-war neighborhoods remains relatively high, and homeowners should be encouraged to make alterations thoughtfully, preserving the original materials used on their homes' exteriors.

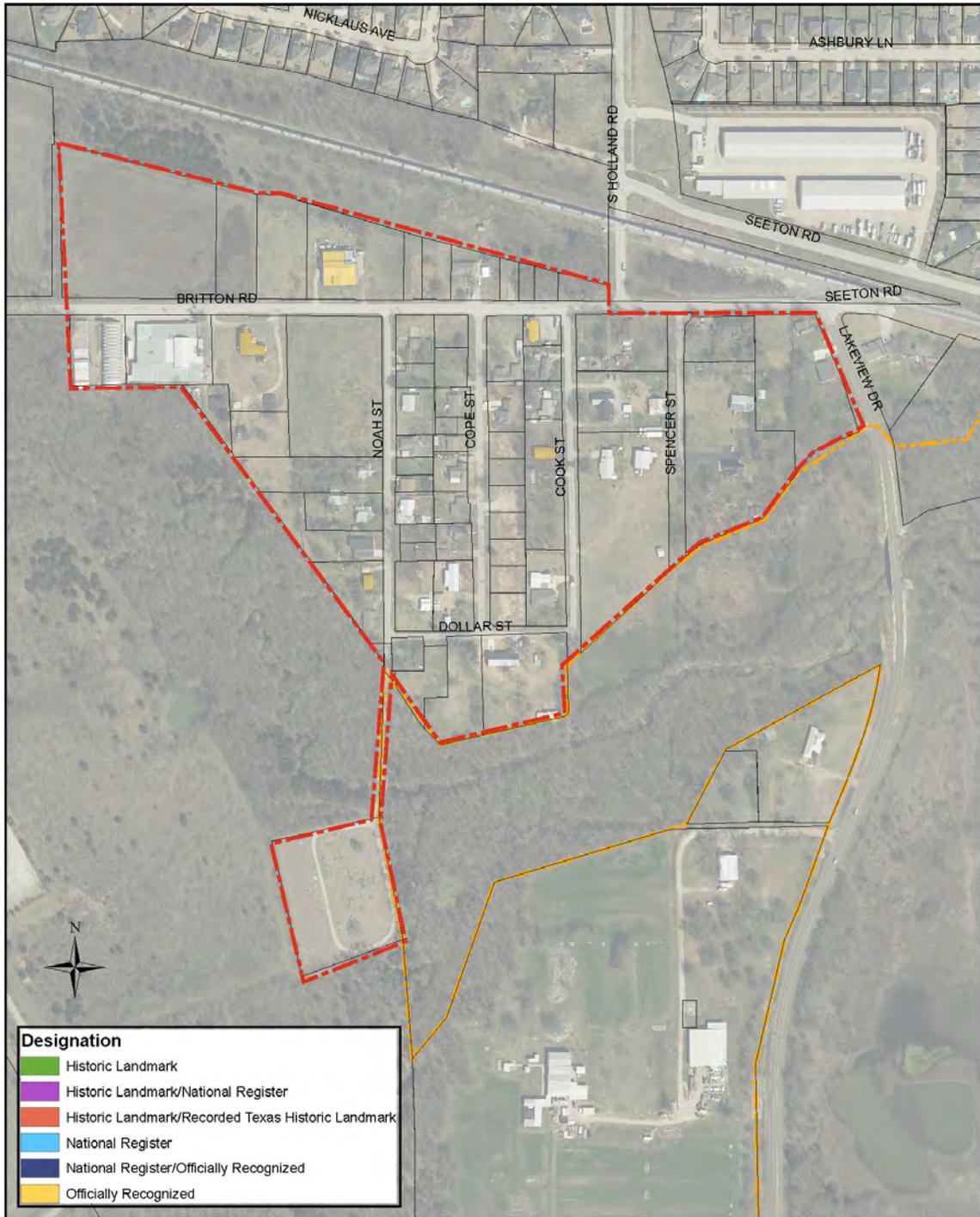
The post-war tract housing phenomenon, characterized by large numbers of mass-produced homes with similar exteriors and varying interior layouts, was a new development in Mansfield during that era. These two neighborhoods represent some of the best examples of early tract housing with Ranch-style architectural influences, and they contain the most well-preserved examples of such housing in Mansfield. Many of these homes are already 50 years old. For these reasons, these areas should be documented to better understand their development, historical significance, and the identities of the individuals who lived there. The maps outline the boundaries of the Patterson Addition and the earliest phases of the Hillcrest Addition.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## BRITTON

Although Britton's significance as a small community has diminished over the years, it remains a residential area, with a church, part of a cotton gin, and a 1915 retail building still standing. Few historic residences remain, and those that do have either been altered or are in significant disrepair. However, some buildings may still retain enough historic fabric to be considered for rehabilitation or restoration. If restored, these resources could become eligible for state or national listing. Currently, a few may be suitable for local listing.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## RECOMMENDATION FOR THE BRITTON AREA

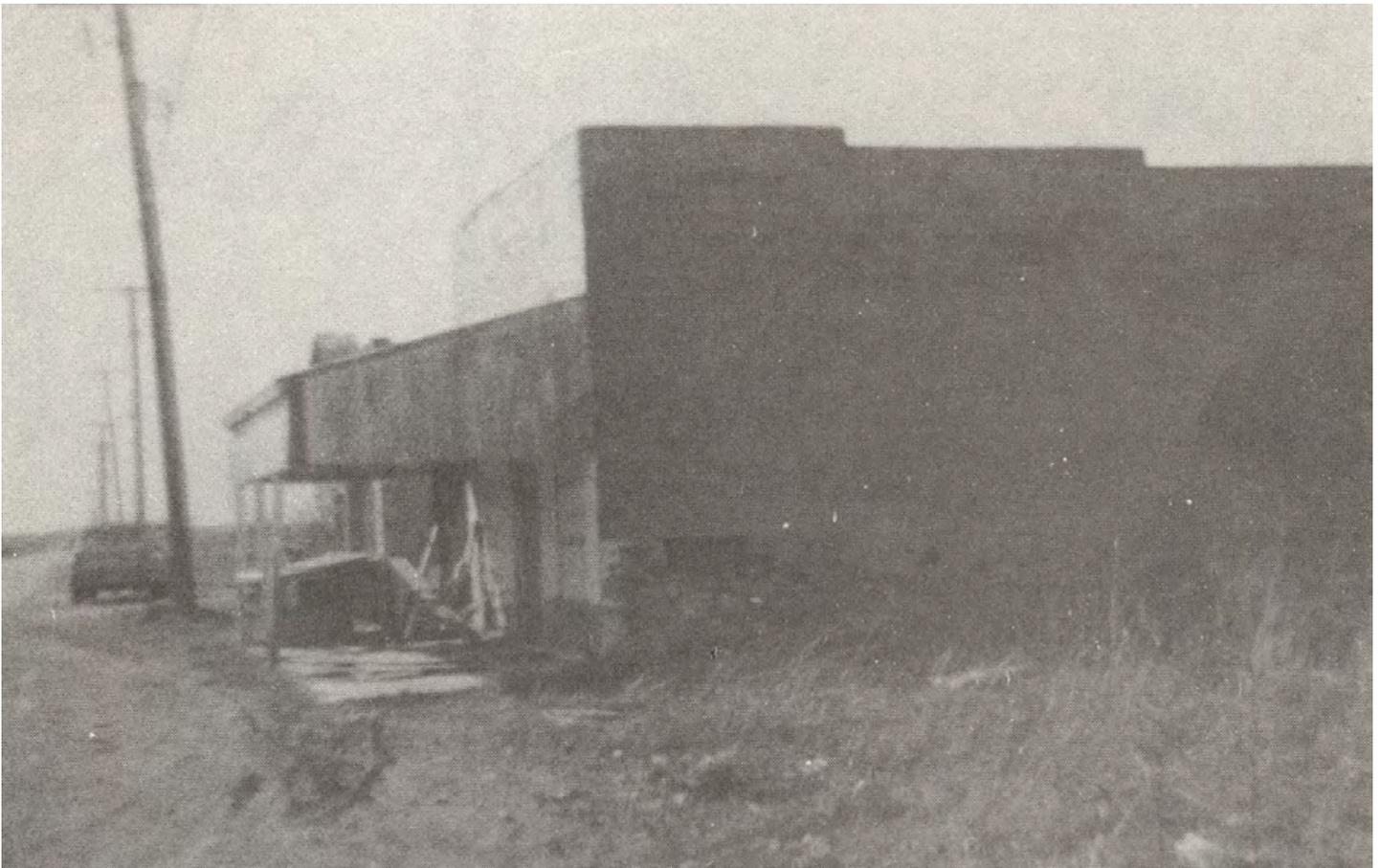
The potential designation of the Britton area as a National Register district is based on a Period of Significance spanning from 1875 to 1951. The significance of this area primarily reflects its role in community development.

Located in the southeastern part of Mansfield, in western Ellis County, Britton is emblematic of many farm communities that once thrived in the area but are now increasingly rare due to population decline and deferred maintenance, which often lead to demolition and redevelopment.

From the late 1880s through the 1930s, Britton served as the heart of a robust agricultural economy. Evidence of the community's past can still be seen in the residences that remain in use. While most historic homes have been altered with incompatible materials and additions, a few still retain much of their original design, though they are in poor condition. A handful of businesses continue to operate in significantly altered buildings. The Co-op Gin, now converted into a warehouse, and the church are among the remaining landmarks. These two resources, along with several dwellings, represent the strongest candidates for potential National Register eligibility.

With appropriate rehabilitation, some buildings in Britton might also be eligible for state or local listing. The area warrants further research to explore its origins, business history, construction dates, and its role in the local social and economic landscape. Since integrity is not a requirement for Texas Subject Marker listing, Britton could potentially qualify for this designation. Comprehensive research should be conducted into all properties in the area.

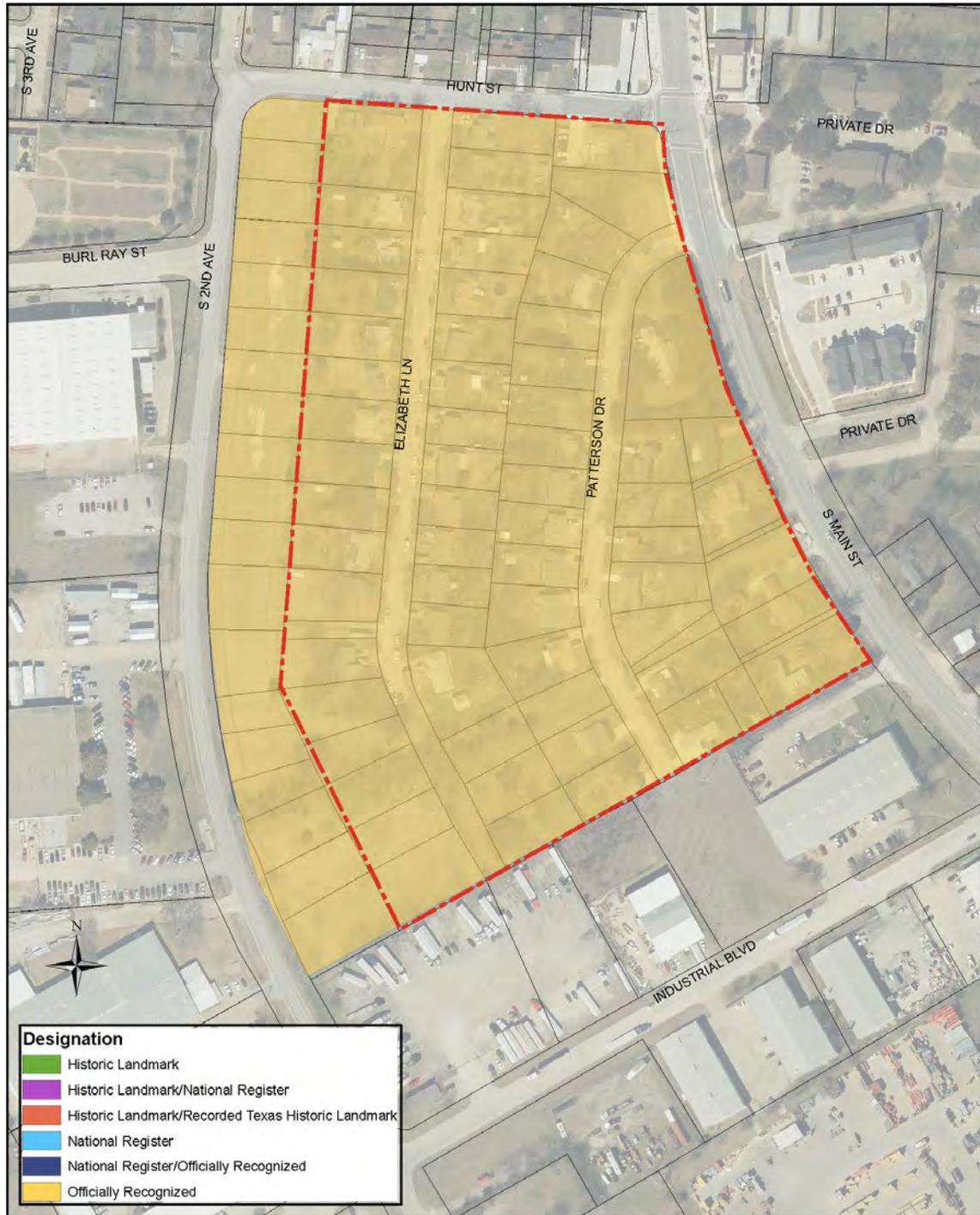
The area also retains the historic Britton Cemetery from 1895 at the southern end of the old town.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## PATTERSON ADDITION

The Patterson Addition, platted in 1950, consists of residential tract development from approximately 1946 to 1955. The integrity of the area is relatively high, and the dwellings are significant as some of the first concentrations of post-World War II tract housing in Mansfield. The homes are one-story, modest in size, and feature elements of both Minimal Traditional and Ranch architectural styles.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## RECOMMENDATION FOR THE PATTERSON ADDITION

The potential designation of the Patterson Addition as a National Register district is based on a Period of Significance spanning from 1945 to 1960. The significance of this area primarily reflects its architecture and its role in community development.

Located on the southern edge of Mansfield's historic core, the neighborhood includes one-story homes along Elizabeth Lane and Patterson Drive, south of Hunt Street. Only the properties at the northern end of Elizabeth Lane were surveyed, and they appear to date from the early 1950s.

Additional homes further south on Elizabeth Lane and Patterson Drive share similar stylistic features to those surveyed. These homes seem to have been constructed after 1955 and were not included in the 1998 survey. Both the surveyed properties and the additional homes on Elizabeth Lane and Patterson Drive should undergo further research to establish their construction dates, original owners, and the identities of the subdivider and builders.

This research will help explain their role in Mansfield's residential development. As early examples of Ranch-style homes, they represent some of the first post-World War II dwellings in the area. All properties in this area warrant further investigation.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## HILLCREST ADDITION

The earliest phase of the Hillcrest Addition, platted in 1954, features a concentration of one-story homes with more fully developed Ranch-style architecture compared to those in the Patterson Addition. Many houses on the corners within the Hillcrest neighborhood are angled, creating a distinctive design feature on each block.



# AREAS FOR FURTHER RESEARCH AND SURVEY

## RECOMMENDATION FOR THE HILLCREST ADDITION

The potential designation of the earliest phase of the Hillcrest Addition as a National Register district is based on a Period of Significance spanning from 1955 to 1965. The significance of this area primarily reflects its architecture and its role in community development.

This residential area is located east of Mansfield's historic core, south of Broad Street and east of South Walnut Creek Drive. The neighborhood features one-story Ranch-style homes that are more fully developed in terms of architectural style compared to those in the Patterson Addition. The properties are located along both sides of East Dallas Street, Hillcrest Street, Stell Avenue, McKown Road, and Kay Lynn Street. The land was subdivided in 1955, with many homes likely built that year, while others were constructed in 1956, and a few may date to 1957. Homes on corner lots in the development are angled, giving the area a distinctive identity.

Research should be conducted on the properties in this neighborhood to determine their construction dates, the identities of original owners, the names of the developer and builder(s), and how the area fits into the broader residential history of Mansfield.

This neighborhood deserves further investigation as one of the first post-World War II housing developments in Mansfield and as an exemplary representation of local Ranch-style architecture. At its current age, the area may be eligible for National Register listing or local landmark status. All properties in the neighborhood, including adjacent phases that have also reached the 50-year threshold, should be thoroughly researched.





# BIG DAYLIGHT STORE, 1901

# APPENDIX D

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