

<p style="text-align: center;">AGENDA</p> <p style="text-align: center;">HISTORIC LANDMARK COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS TUESDAY, JANUARY 31, 2017, 6:00 PM</p>

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

- A. HLC#17-002: Public hearing to consider a request for a Historic Landmark Overlay District designation for the house located at 200 W. Oak Street, a cross-gabled bungalow constructed after 1921.

4. COMMISSION ANNOUNCEMENTS

5. STAFF ANNOUNCEMENTS

6. ADJOURNMENT OF MEETING

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on January 26, 2017, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Secretary

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

**HISTORIC LANDMARK COMMISSION
CITY OF MANSFIELD**

January 10, 2017

Chairman Smith called the meeting to order at 6:02 p.m. in the Planning Department Conference Room of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Robert Smith	Chairman
David Littlefield	Vice-Chairman
Mark Walker	Commissioner
Julie Short	Commissioner
Cynthia Gardner	Commissioner
Brent Parker	Commissioner
Lynda Pressley	Commissioner

Absent:

Justin Gilmore	Commissioner
Arnaldo Rivera	Commissioner

Staff:

Felix Wong	Director of Planning
Art Wright	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Chairman Smith called for approval of the minutes of the October 25, 2016, meeting. Commissioner Short made a motion to approve the minutes as presented. Commissioner Walker seconded the motion which carried unanimously.

HLC#17-001: Public hearing on new signage for the historic landmark known as the Southland Ice Company Building at 131 N. Main Street

The applicant was not available, therefore, Mr. Wong gave a brief overview of the request and was available for questions.

Chairman Smith stated that he will abstain from discussion and voting as he is co-owner of the building.

Chairman Smith opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Smith closed the public hearing.

After discussion, Vice-Chairman Littlefield made a motion to approve the request as presented. Commissioner Short seconded the motion. Before the vote was taken, Mr. Wong stated that the motion should be amended to include future lighting to illuminate the new signage.

At this time, Commissioner Short made a motion to amend the original motion to include future lighting for the new signage. Vice-Chairman Littlefield seconded the motion which carried by a vote of 5 to 0, with an abstention by Chairman Smith. Commissioner Pressley was not present for the vote.

The original motion was restated with the amendment and carried by a vote of 5 to 0, with an abstention by Chairman Smith. Commissioner Pressley was not present for the vote.

Commissioner Announcements

Commissioner Short stated that she has spoken with two Council Members regarding the speed limit through downtown and they are in complete agreement that the speed limit should be lowered. Mr. Wong added that the future plans for Main Street will be adjusting the speed limit to approximately 10-15 mph slower and in time, the trucks coming through downtown will be rerouted.

Commissioner Pressley arrived to the meeting at this time.

Commissioner Pressley was updated on the proceedings and stated that Mansfield residents Curtis and Carrie Chambers are currently renovating the building at 113 N. Main Street and are requesting/welcoming involvement in a “Time Capsule” that they plan on placing inside a wall in their building on the evening of February 16, 2017. Commissioner Pressley also distributed an informational sheet with more details.

Staff Comments

Mr. Wong stated that the projected opening for the first phase of Main Street Lofts is September 2017; the Lot has not been as well attended as he had hoped but in time, as people become more aware of it, the attendance will increase; the status of the sale of the Theatre is in limbo at this time; song writer Richard Lee, will be performing at the theatre on February 10; Dirty Jobs Brewery will open in 2017; and the Historic Landmark plaque for the Chamber of Commerce is nearing completion.

Adjournment

With no further business, Chairman Smith adjourned the meeting at 6:59 p.m.

Robert Smith, Chairman

ATTEST:

Delia Jones, Secretary

HISTORIC LANDMARK COMMISSION COMMUNICATION

Agenda Date: January 31, 2017

Case Number: HLC#17-002

Applicant: 200 W. Oak LLC

Subject Land Use: Single-family residential

Zoning: SF-7.5/12

Subject: Public hearing to consider a request for a Historic Landmark Overlay District designation for the house located at 200 W. Oak St., a cross-gabled bungalow constructed after 1921

COMMENTS AND CONSIDERATIONS

The applicant is seeking to rezone the property to a Planned Development District for office and limited residential and retail uses. As part of the zoning request, the applicant is also seeking to designate the property as a Historic Landmark. A Historic Landmark Overlay District classification will allow the Commission to review future alterations to the structure and protect the building's historic significance.

According to "The History of Mansfield, Texas," a mansion belonging to Dr. Julian T. Feild, son of the City's co-founder, was formerly on the property. Later acquired by Dr. William McKnight, then A.J. Dukes, the mansion was demolished after Mr. Duke's death in 1921. The house at 200 W. Oak Street is one of three on the same site that was constructed from the lumber of the demolished mansion.

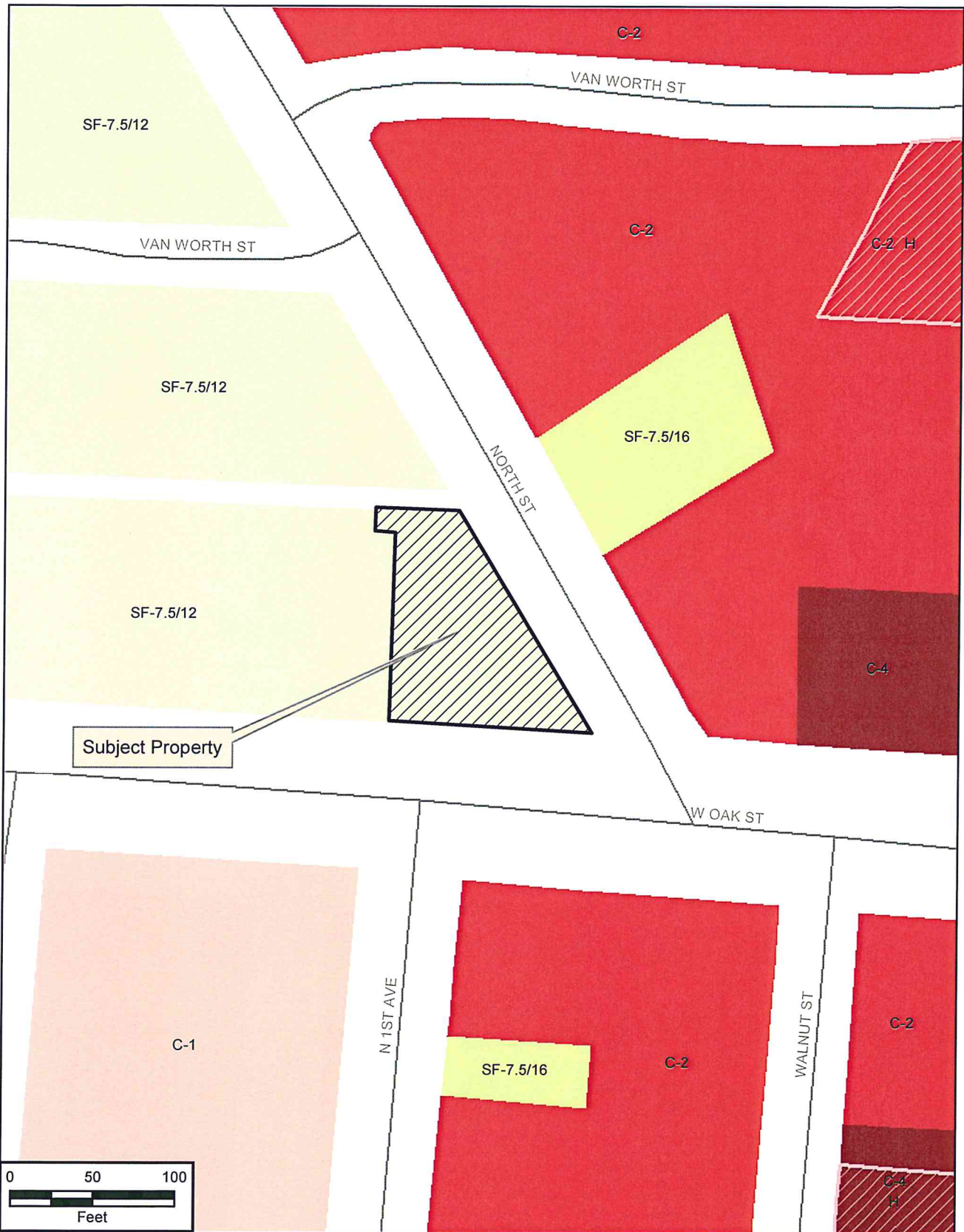
The Historic Landmark Overlay District designation should be considered in light of the following:

1. Although the house has been altered, the overall architecture still retains some historic value.
2. The house is located on the historic block of W. Oak Street and is representative of buildings of its era.
3. The house is a focal point of a potential historic district on W. Oak Street. The 1998 Historic Resources Survey Update rated this house as Selected Medium priority, indicating that it is a potential contributing resource to a National Register historic district.

Staff recommends approval.

Attachments

Maps and supporting information
Section 5400.D of the Zoning Ordinance





HLC# 17-002

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

01/18/2017

Property Owner Notification for HLC# 17-002

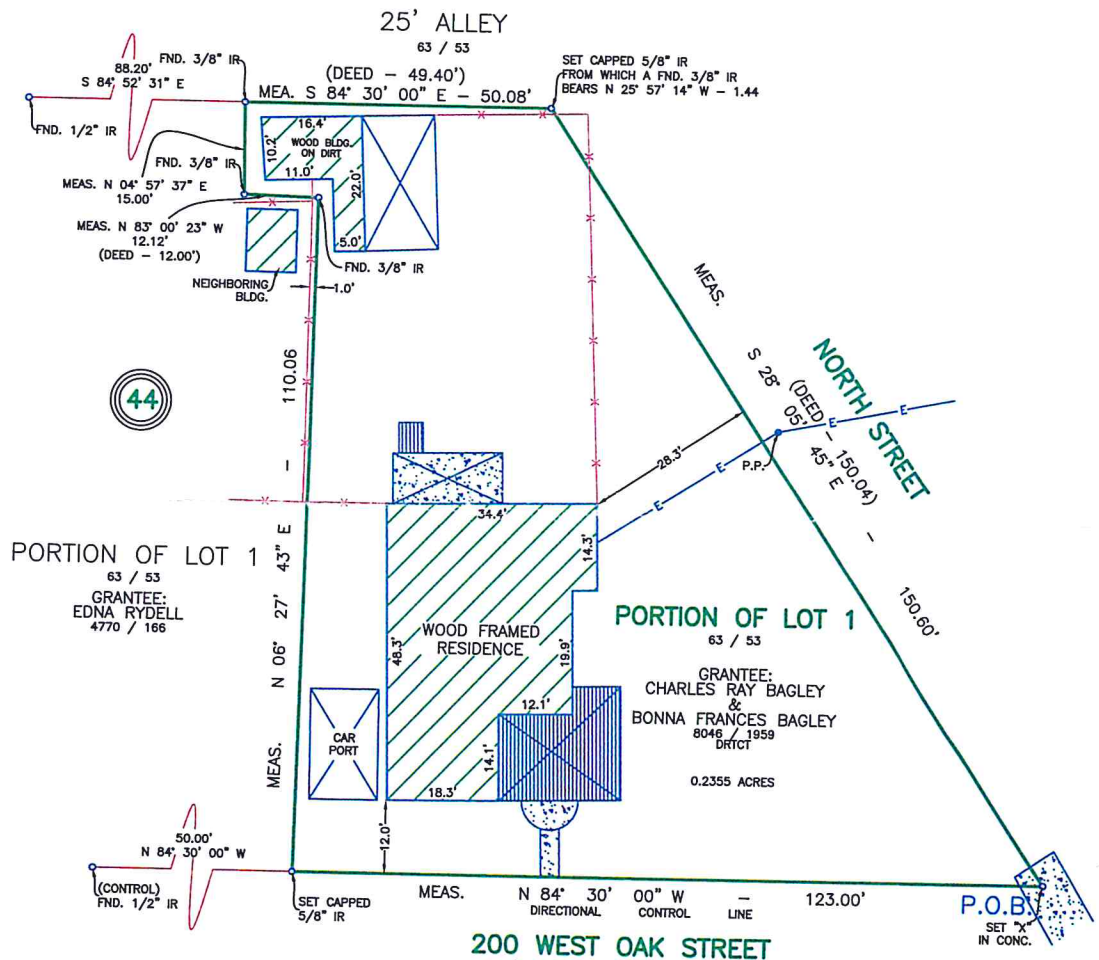
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 44	RYDELL, EDNA FAYE	202 W OAK ST	MANSFIELD, TX	76063-1649
MANSFIELD, CITY OF	BLK 44	200 W OAK LLC	128 N MAIN ST	MANSFIELD, TX	76063

Reference No: 1511240200 G.F. No: 2017-165517-RU
Title Co: REUNION TITLE
Purchaser: 200 W. OAK, LLC

PROPERTY DESCRIPTION

BEING a portion of that certain Lot 1, Block 44, ORIGINAL TOWN OF MANSFIELD, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas, and being described in Warranty Deed from Robert M. Sutphen to Charles Ray Bagley and wife, Bonna Frances Bagley, dated December 27, 1984 and recorded in Volume 8046, Page 1959, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set "X" cut in a concrete sidewalk for corner, same being the southeast corner of said Lot 1, Block 44 and the intersection of the north right-of-way line of West Oaks Street with the southwest right-of-way line of North Street;
THENCE North 84 degrees 30 minutes 00 seconds West, in the south boundary line of said Lot 1, Block 44 and in the north right-of-way line of said West Oak Street, a distance of 123.00 feet to a set 5/8 inch capped iron rod for corner;
THENCE North 06 degrees 27 minutes 43 seconds East, departing said West Oak Street, over and across said Lot 1, a distance of 110.06 feet to a found 3/8 inch iron rod for corner;
THENCE North 83 degrees 00 minutes 23 seconds West, continuing over and across said Lot 1, a distance of 12.12 feet (12.00 feet by deed) to a found 3/8 inch iron rod for corner;
THENCE North 04 degrees 57 minutes 37 seconds East, continuing over and across said Lot 1, a distance of 15.08 feet to a found 3/8 inch iron rod for corner, came being in the north boundary line of said Lot 1 and in the south right-of-way line of a 25 foot wide alley;
THENCE South 84 degrees 30 minutes 00 seconds East, in the north boundary line of said Lot 1 and in the south right-of-way line of said alley, a distance of 50.08 feet (49.40 feet by deed) to a set 5/8 inch capped iron rod for corner, same being the northeast corner of said Lot 1, in the southwest right-of-way line of the aforementioned North Street and from which a found 3/8 inch iron rod bears North 25 degrees 57 minutes 14 seconds West, a distance of 1.44 feet;
THENCE South 28 degrees 05 minutes 45 seconds East, in the northeast boundary line of said Lot 1 and in the southwest right-of-way line of said North Street, a distance of 150.60 feet (150.04 feet by deed) to the POINT OF BEGINNING and containing 0.2355 acres of land, more or less.



SCALE: 1" = 20'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com
Ph# 817-276-1148 Info@prolinesurveyors.com

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



— E —	OVERHEAD UTILITIES
— X —	FENCE
— B —	BRICK
— W —	WOOD DECK
— C —	CONCRETE

This survey is hereby
accepted and approved.

Purchaser

Purchaser

Date

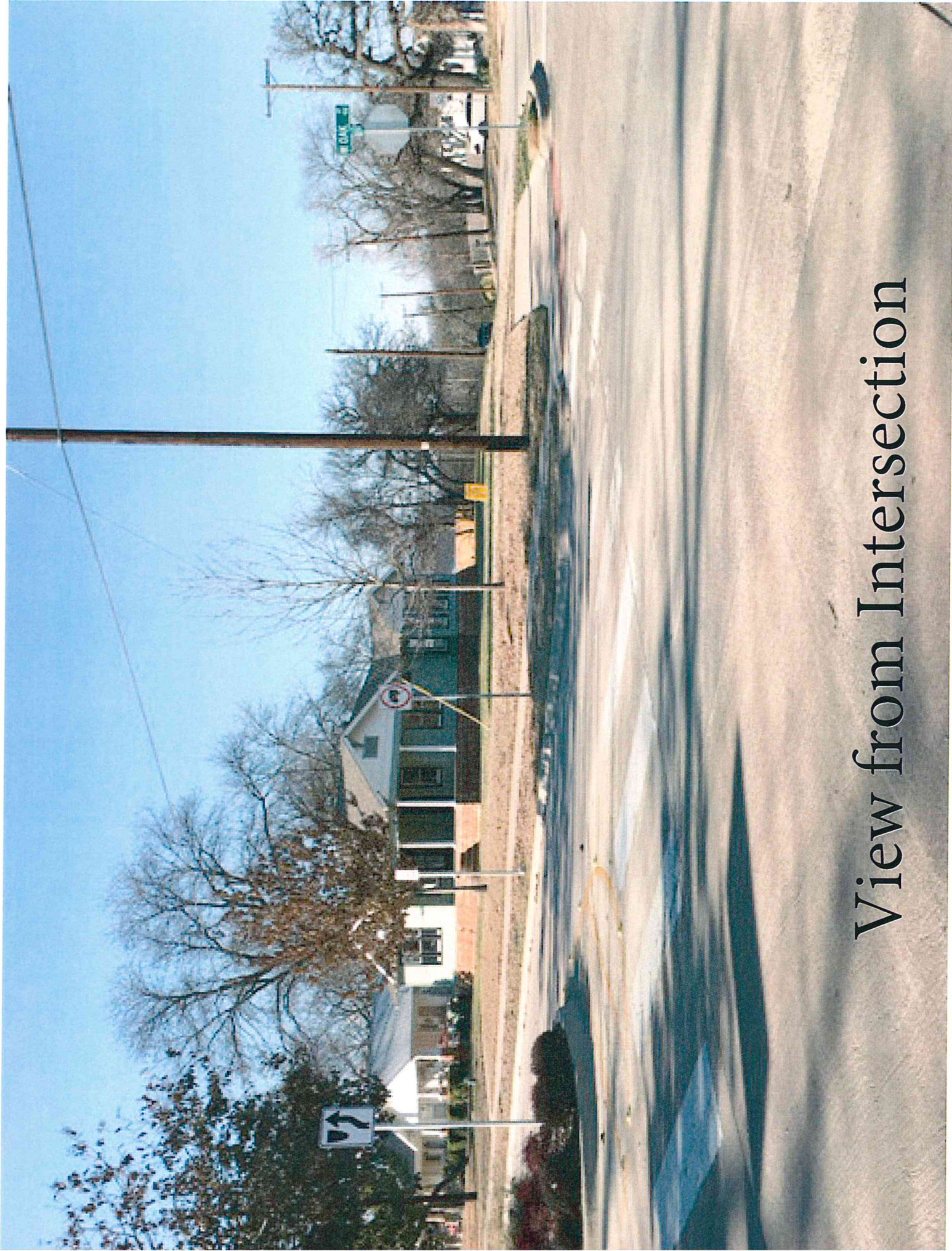
STATE FIRM REGISTRATION NUMBER 10193797

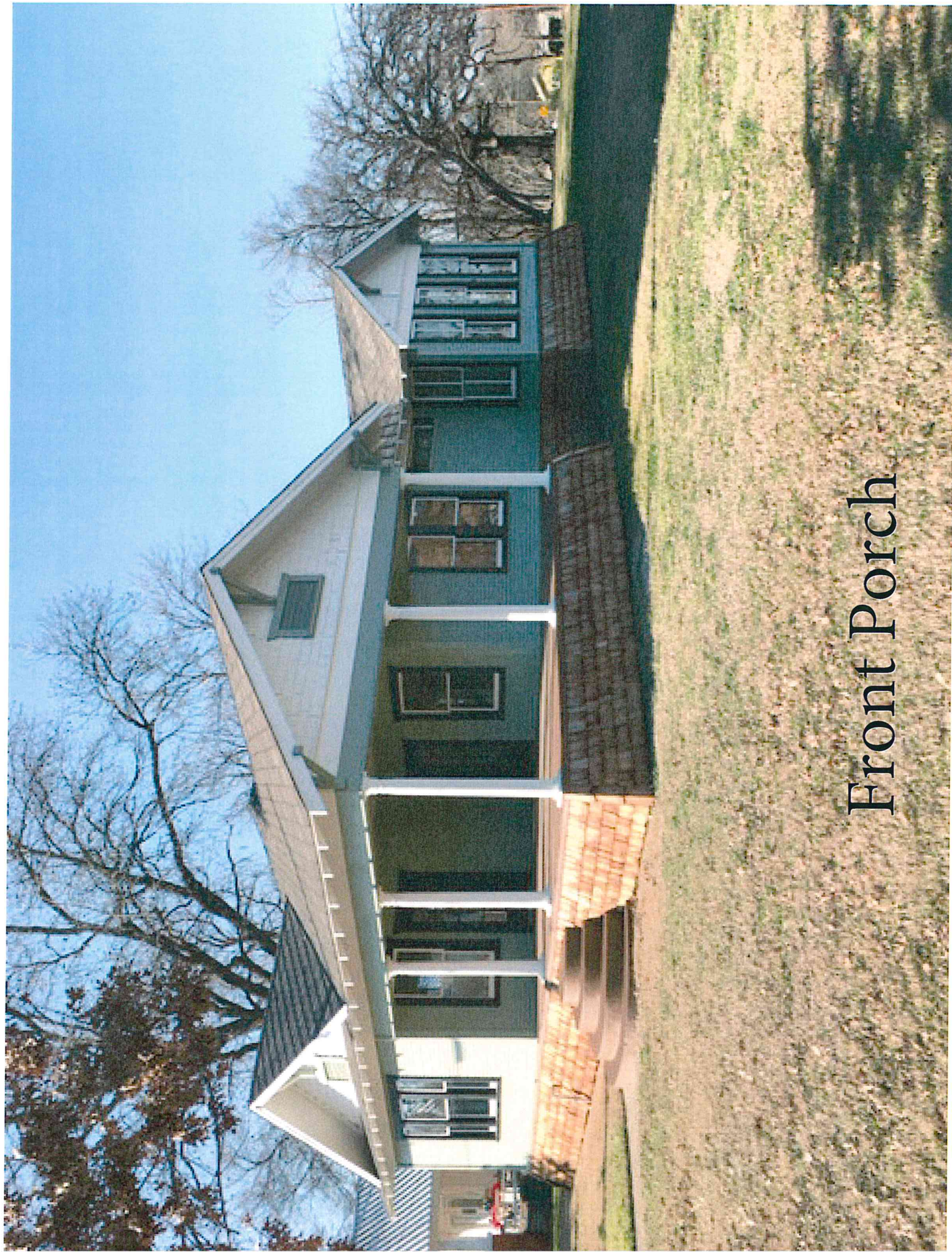


DRAWN BY: MR DATE: 11-30-15

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

View from Intersection





Front Porch



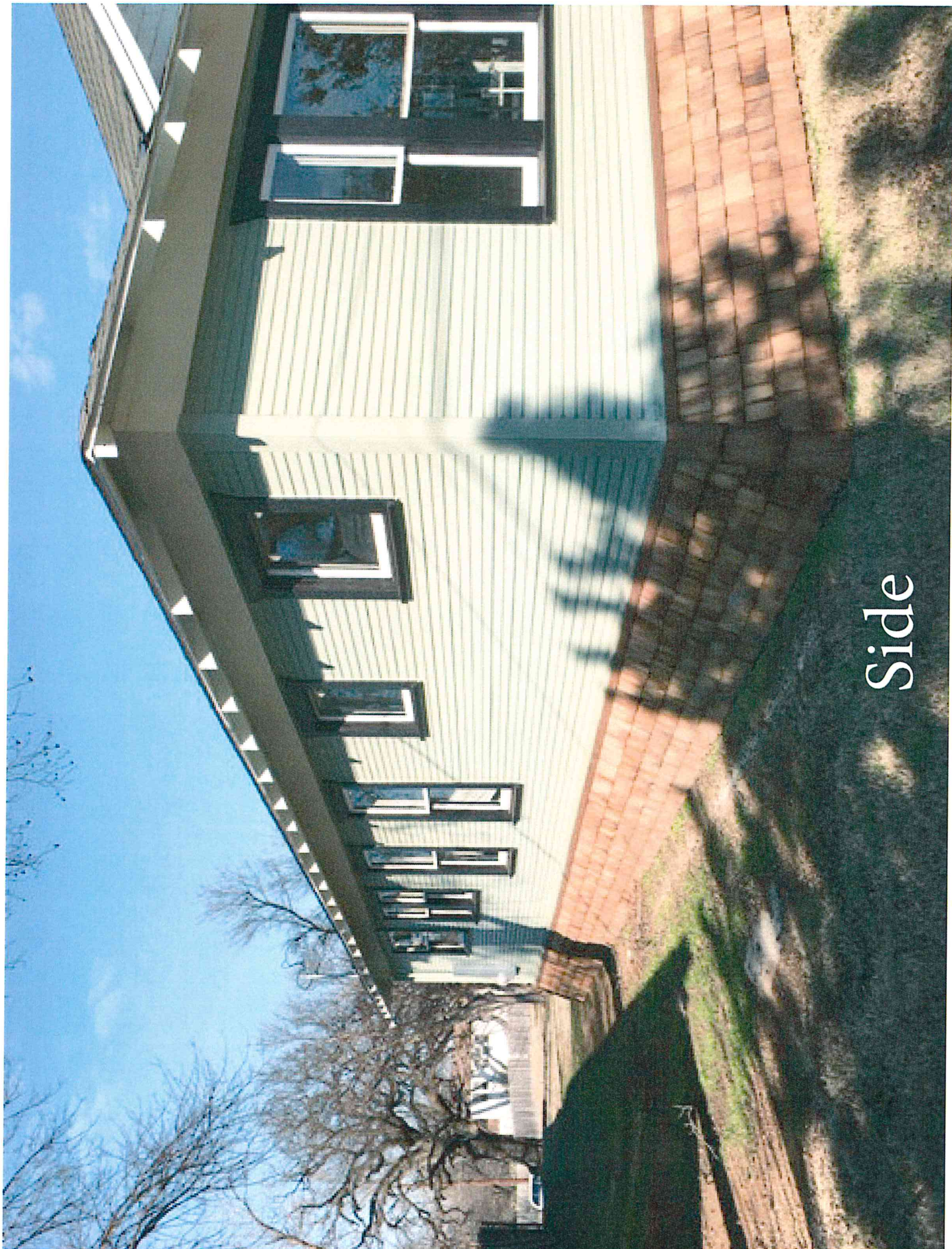
Front



Rear



Side along North St.



Side

Section 5400

D. Landmark Designation Criteria: In making such designations as set forth in paragraph C above, the City Council shall consider, but shall not be limited to, one or more of the following criteria:

- a. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mansfield, State of Texas, or the United States.
- b. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.
- c. Appear to be eligible for the National Register and also may be eligible for designation as a Recorded Texas Historic Landmark as indicated in the 1983 Tarrant County Historic Resource Survey; included as an authoritative reference for this purpose.
- d. Embodiment of distinguishing characteristics of an architectural type or specimen.
- e. Identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- f. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- g. Relationship to other distinctive buildings, sites or areas which are eligible for preservation as described in Section 8700, Paragraph E, "Powers and Duties", based on architectural, historic or cultural motif.
- h. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
- i. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
- j. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, State, or United States.
- k. Location as a site of a significant historic event.
- l. Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation.
- m. A building, structure, or place that because of its location has become of historic or cultural value to a neighborhood or community.