

<p style="text-align: center;">AGENDA</p> <p style="text-align: center;">HISTORIC LANDMARK COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS TUESDAY, OCTOBER 24, 2017, 5:30 PM</p>

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

- A. HLC#17-004: Public hearing to consider a request for a new awning with a sign on the front facade of the State Bank of Mansfield Building, located at 116 N. Main St.
- B. HLC#17-005: Public hearing to consider proposed changes to the historic landmark located at 303 E. Broad Street, historically known as the Chorn House, as part of a zoning change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for limited commercial uses, including conversion of the existing house to limited commercial uses, adding a new commercial building on the property and adding a parking lot.

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 October 19, 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**

September 19, 2017

Chairman Smith called the meeting to order at 5:30 p.m. in the Council Chambers 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
Justin Gilmore	Commissioner
Cynthia Gardner	Commissioner
Lynda Pressley	Commissioner

Absent:

Brent Parker	Commissioner
Arnaldo Rivera	Commissioner

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Chairman Smith called for approval of the minutes of the July 18, 2017, meeting. Commissioner Short made a motion to approve the minutes as presented. Commissioner Pressley seconded the motion which carried unanimously.

Update on exterior renovations at 200 W. Oak Street

Commissioner Walker stated that he owns the historic home at 200 W. Oak Street and the building code requires some exterior changes. He added that he is in the process of adding a handicapped ramp with railing which will all be constructed of wood to retain the historic significance.

Results of the 2017 Four-Year Evaluation under the National Historic Preservation Act of 1966, for the Certified Local Government program, City of Mansfield, Tarrant County, Texas

Mr. Wright stated that with Certified Local Government (CLG) status, the City can apply for various grants such as updating the Historic Survey, which has not been done since 1997 as well as training for Commissioners. In response to a question by Commissioner Gilmore, Mr. Wright stated that with the retirement of Felix Wong, according to Federal and State Rules for the Texas CLG Program, a staff member is required to be appointed to replace the former Preservation Officer. He added that the letter of appointment is currently in the City Manager's office awaiting approval to appoint Mr. Wright to serve as the Historic Preservation Officer and CLG Representative.

Training opportunity at the 2017 Texas Downtown Conference in McKinney, Texas

Commissioners Walker and Pressley stated that they would like to attend the November 8-9 conference this year. Commissioner Gilmore stated that he is planning on attending through the company/vendor where he works.

Commission Announcements

Commissioner Short stated that her husband recently received zoning approval for two lots at Kimbell and Second and she will keep Commissioners updated on the construction progress. Commissioner Gilmore let Commissioners know the proposed restaurants that will be going in across the street from The Lot on Main Street: Tacos & Avacados w/micro brewery (opening date June 2018), Twisted Root (opening January 31 2018) and Hypnotic Emporium (sweet shop featuring ice cream with candy).

Staff Comments

Mr. Wright stated that he will keep Commissioners updated on training opportunities.

Adjournment

With no further business, Chairman Smith adjourned the meeting at 5:59 p.m.

Robert Smith, Chairman

ATTEST:

Delia Jones, Secretary

HISTORIC LANDMARK COMMISSION COMMUNICATION

Agenda Date: October 24, 2017

Case Number: HLC#17-004

Applicant: Ashley Martin and Brittani Warters
The Rustic Hair Bar & Boutique

Subject Land Use: Retail

Zoning: C-4, Downtown Business District

Subject: Public hearing to consider a request for a new awning with a sign on the front facade of the State Bank of Mansfield Building, located at 116 N. Main St.

COMMENTS AND CONSIDERATIONS

The owners of the Rustic, the new tenant in the State Bank of Mansfield Building, are requesting approval of a new canvas awning with a sign above the front door. The awning will use the existing frame on building and will be black in color. The proposed sign will be white.

The following guidelines from the *Design Guidelines for Downtown Mansfield* must be used by the Commission when considering the issuance of a Certificate of Approval for construction, reconstruction, restoration, remodeling or alteration of landmarks:

- *Fabric awnings are encouraged.* The proposed awning will be canvas.
- *An appropriate location for signs may be on awnings, valances, transom windows, or just below the cornice.* The sign will be on the awning as shown on the attached exhibit.
- *Design signs with a dark background and light colored lettering to achieve maximum visibility.* The sign will have white lettering on a black background.

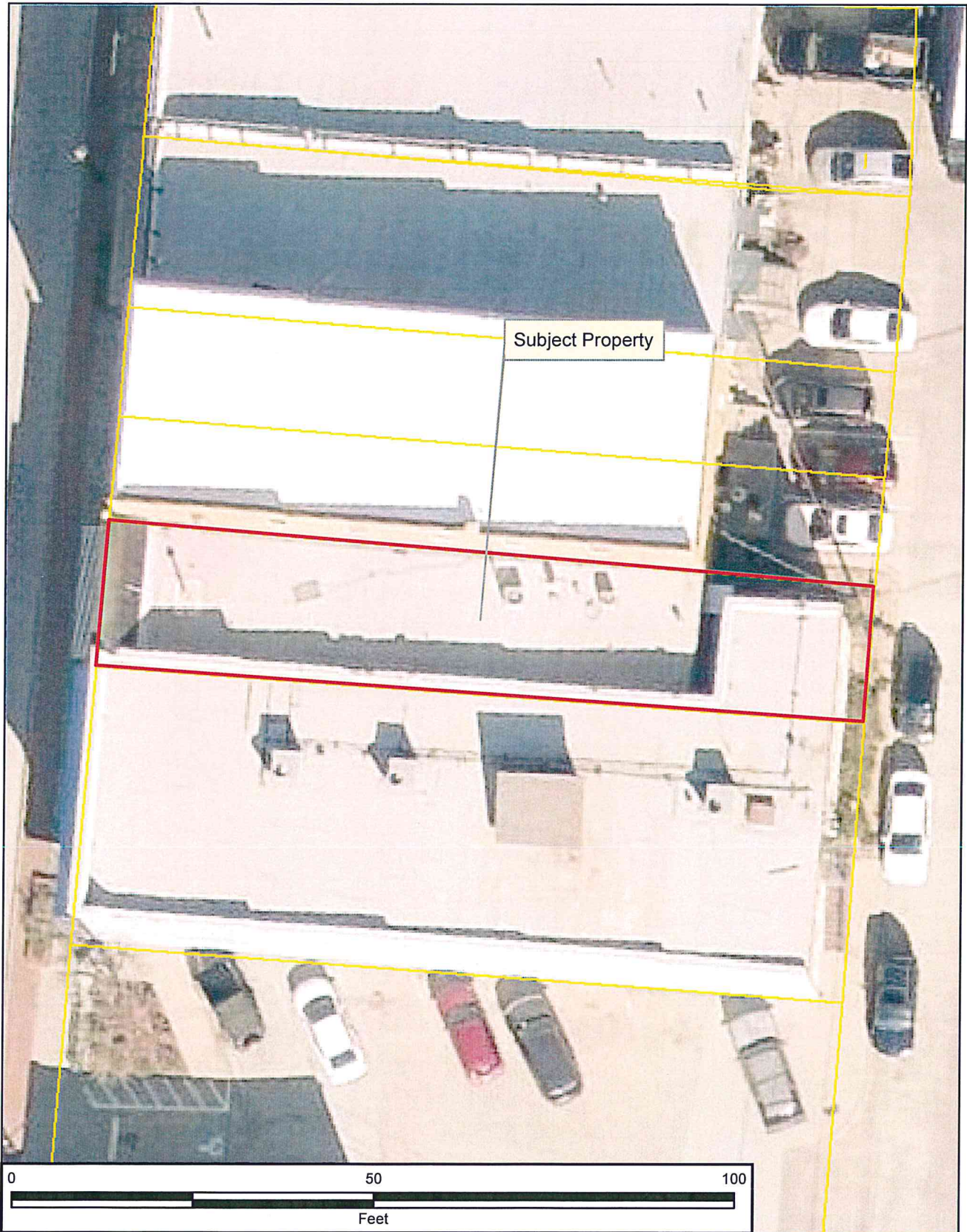
Staff recommends approval.

Attachments

Maps and supporting information

Sign Exhibit

List of property owners notified



HLC# 17-004

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.

10/06/2017



HLC# 17-004

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10/06/2017

the rustic

HAIR BAR & BOUTIQUE

108.00"

219.50"

Graphics here

60" height

72" projection

36.86"

93.72"



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a Sign of excellence

3'8"=1'-0" David M. Harding © 9/27/17



Client:

Drawing #:

Date:

Approved by:



(817) 478-1800 • Metro (817) 572-9600 • Fax (817) 572-9500 • 5960 East Loop 820 South, Fort Worth, TX 76119

Property Owner Notification for HLC# 17-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 1	116 N MAIN ST LLC	*** NO ADDRESS ***	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 1	MANSFIELD CHAMBER OF COMMERCE	114 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 1	WELCH, BRIAN C	916 FAIRWAY VIEW DR	MANSFIELD, TX	76063-3469

HISTORIC LANDMARK COMMISSION COMMUNICATION

Agenda Date: October 24, 2017

Case Number: HLC#17-005

Applicant: Felix Wong

Subject Land Use: Retail/Office/Commercial

Zoning: SF-7.5/12, Single-Family Residential District with Historic Landmark Overlay

Subject: Public hearing to consider proposed changes to the historic landmark located at 303 E. Broad Street, historically known as the Chorn House, as part of a zoning change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for limited commercial uses, including conversion of the existing house to limited commercial uses, adding a new commercial building on the property and adding a parking lot.

COMMENTS AND CONSIDERATIONS

The Chorn House, built in 1913, is Mansfield's first historic landmark and is one of five properties in the City listed on the National Register. The applicant is requesting a zoning change from single-family residential to commercial uses. As part of the request, the applicant proposed changes to the property to convert the existing house to commercial uses, including a wheelchair ramp and exterior painting, to add a new non-contributing commercial building to the property, and to add a parking lot as shown in the attached exhibits.

Section 5400.K.1.c of the Zoning Ordinance requires the Commission to use the *Design Guidelines for Historic Residential Properties* when considering the construction, reconstruction, restoration, remodeling or alteration of landmarks. The guidelines are applicable to any historic residential landmark in the City, regardless of use of the building. The Guidelines applicable to this project are attached.

1. *Chapter 3.5 - Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building, and must use compatible wood siding, trim, or other materials.* The proposed zoning change includes a provision to use cementitious fiber board as a building material. Use of non-wood siding should be limited strictly to the proposed future outbuilding, not to the existing historic house. The applicant states that the previous owner has left matching wood siding for the existing house.

Staff recommends that the provision be revised to read: "Cementitious fiber boards to be compatible with the character of a historic landmark and shall be used only on the future building."

2. *Chapter 3.6 - Where cementitious board siding is used on the future building, wood trim or cementitious board trim should be used that is consistent with wood trim used in nearby historic residences.* Staff recommends use of wood or cementitious board trim on the future building to match the trim on the existing historic house.

3. *Chapter 3.10 – Selection of paint and stain colors based on research of historic colors and finishes is encouraged. Body and trim colors should not be similar in hue or tone intensity (i.e., 2 shades of colors that are closely related like green and red or 2 dark or light shades of the same color.)* The applicant is proposing a color between Sage and Avocado from the historic paint palette. No trim color is specified. See attached exhibits from applicant.
4. *Chapter 3.13 has the following guidelines related to outbuildings:*
 - *New outbuilding should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings and streetscapes.*
 - *Each type of outbuilding should have its own identity. However, they should ‘read’ as secondary structures and not overwhelm or compete with the main structure in size or form.*

According to the development plan, the future outbuilding will be 1,600 square feet. The historic house is shown as 1,400 square feet. At this size, the outbuilding competes in size and scale with the historic house. In addition, the size and location of the outbuilding at the back of the property necessitates certain Fire Code requirements, including a 24-foot wide fire lane.

The photo on the development plan is of the converted garage at 309 E. Broad. It shows a metal roof that is not permitted under this request. The applicant has provided two additional photographs of carriage style buildings with his exhibits.

Staff has the following recommendations:

- a. Consider relocating a smaller outbuilding closer to the existing house to eliminate the need for a fire lane.
 - b. Revise the Maximum Height note on the development plan to read: “Maximum height of the future building shall be one story and shall not exceed the height of the existing house.” The current wording does not limit the height of the outbuilding.
 - c. The concept elevations and the footprint on the site plat of the future building provided by the applicant appear misleading as they represent buildings other than the one proposed.
5. *Chapter 3.14 – Existing trees shall remain; these shall not be removed unless required due to health of the tree.* The proposed plan indicates that all trees on the property shall be removed except the existing tree in the front yard as shown on the tree survey included with the exhibits. Staff recommends that the applicant take steps to save as many trees as possible.
 6. *Chapter 3.15 - Driveways should be designed so that the topography of the property is maintained and significant landscape features such as trees are maintained. Protect mature trees and other landscape features from new construction.*

The applicant proposes a 24-foot wide fire lane at the edge of the property to access a parking lot with 10 spaces. The fire lane will need to encroach onto the adjacent property at 301 E. Broad Street. The new paving and future building will necessitate the removal of existing trees and landscaping.

Staff has the following recommendations:

- a. The traditional driveway for this house is gravel. The Fire Marshal has alternatives to concrete paving that retain the historic character of the property.
 - b. In addition, the City has a lease to share parking with Heritage Baptist Church. The parking lot is located approximately 170 feet away from the subject property. Staff recommends that the applicant use the church lot for visitors and reduce the number of parking spaces to save some trees.
7. *Chapter 3.16 – A simple wood fence is appropriate in the rear yard.* The applicant is providing a 6’ wood privacy fence on the rear and side property lines as shown on the site plan. This is acceptable under the guidelines at the locations shown on the development plan.
8. *Chapter 3.17 - Mechanical equipment such as condensing units or evaporative coolers should be located in the side or rear yard, and not visible from the public street. For existing equipment that is visible from the street, screening should be provided. Screening can be shrubbery or a low fence.* The proposed zoning change includes the following provision: “HVAC equipment must be ground-mounted and located in the side or rear yard and shall not require screening.”

Staff recommends the addition of “unless visible from the street” to the end of this sentence.

Attachments

Maps and supporting information

Proposed site plan and exhibits

Provisions from the *Design Guidelines for Historic Residential Properties*

List of property owners notified



HLC# 17-005

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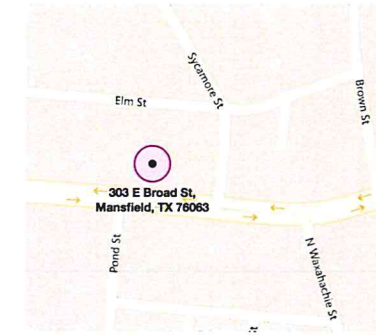
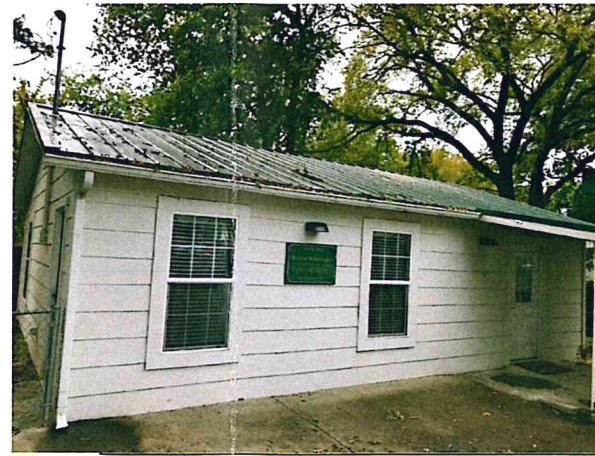
10/06/2017



HLC# 17-005

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10/11/2017



SSB
DESIGNS, INC.
900 N. WALNUT CREEK DR.
SUITE 100-PMB 366
MANSFIELD, TX 76063
PH: (817)300-7052
FAX: (817)477-3397

DEVELOPMENT PLAN

PROJ: 303 E. BROAD ST.

DATE: 9-28-17

REVISIONS:

ZONING CASE NO.:

ZC#17???

EXHIBIT B PAGE 1 OF 2



SITE PLAN
SCALE: 1"=30'

303 E. BROAD ST.
MANSFIELD, TX.

OWNER:

HARRIS COOK PROPERTIES
309 E. BROAD ST.
MANSFIELD, TX 76063
817-473-3333

ZC#17-020 #1

SEP 29 2017

CONCEPT ELEVATION OF FUTURE BUILDING

(Picture of existing building behind 309 E Broad St)

PLANNED DEVELOPMENT REGULATIONS

Permitted Uses - Professional and medical office, boutique retail shops, artist studio, bed and breakfast inn, live-work, single family homes.

Building Requirements:

No expansion shall be made to the existing building.

Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building and must be approved by the Mansfield Historic Landmark Commission.

Maximum height of the future building shall be one story.

Exterior facade of the future building shall comprise of cementitious fiber boards.

Roof of the future building shall have a gable or hip form, minimum pitch of 6:12 and three dimensional architectural shingles.

Parking Requirements: Minimum off-street parking shall be provided as shown in the Development Plan.

The parking and drive surface will be constructed of concrete or pervious pavers, pervious concrete or compacted decomposed granite.

Landscaping and Screening Requirements: Landscaping and screening shall be provided as shown in the Development Plan. Landscaping must be irrigated with an irrigation system. HVAC equipment must be ground-mounted and located in the side or rear yard and shall not require screening.

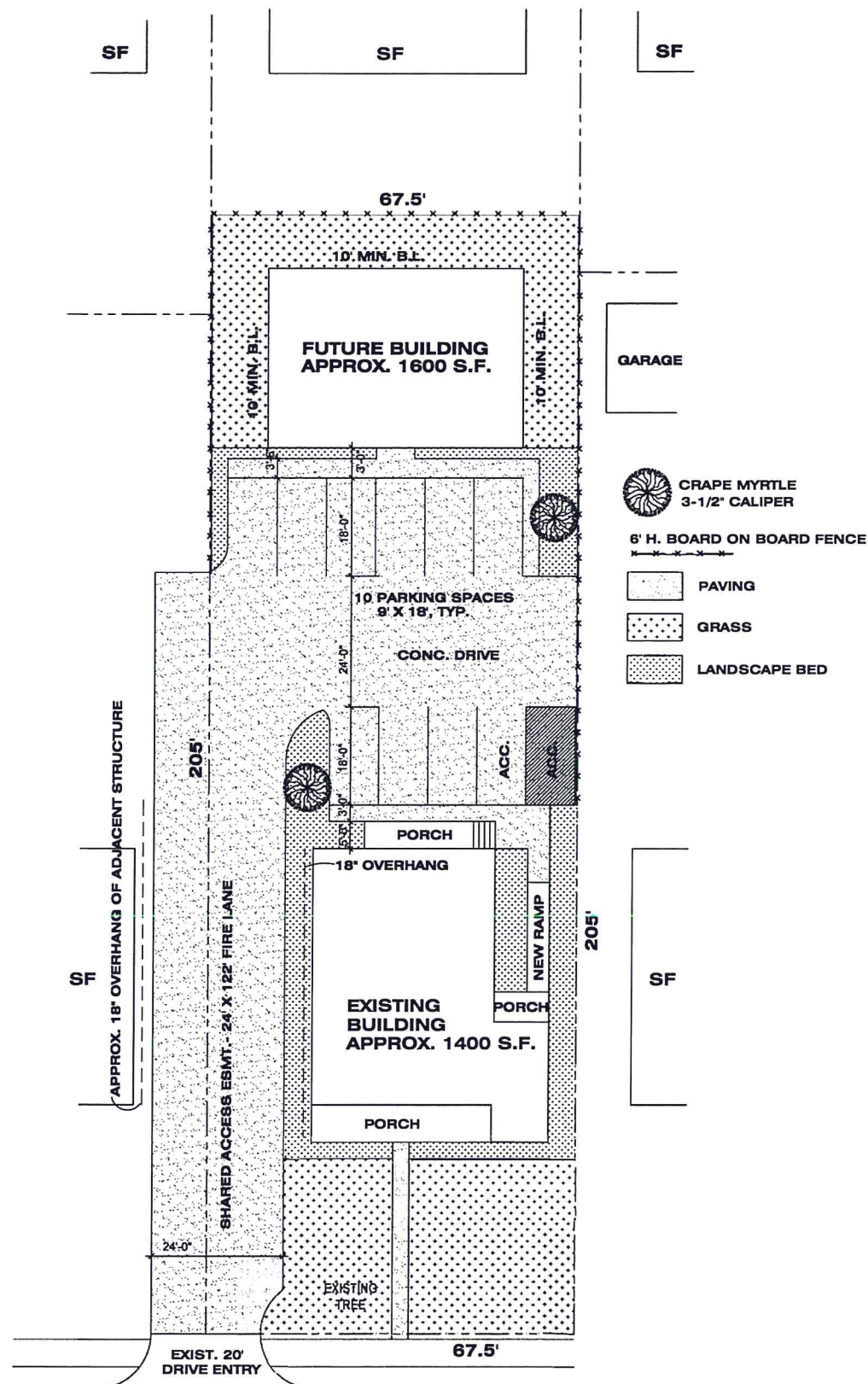
Sign Standards: One freestanding Directory Sign, one Name Plate Sign listing occupants or tenants in the building, and one historic landmark commemorative plaque shall be permitted, subject to compliance with Section 7100, Sign Standards of the Zoning Ordinance and the approval of the Mansfield Historic Landmark Commission before installation.

Lighting: All lighting shall be shielded or pointed away from the abutting residential properties as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Open Storage or Display: There shall be no open storage or display of merchandise or materials.

Compliance with PD Regulations

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.



SITE PLAN **E. BROAD ST.**
SCALE: 1"=30'=0"

EXHIBIT B for ZC#17-0##

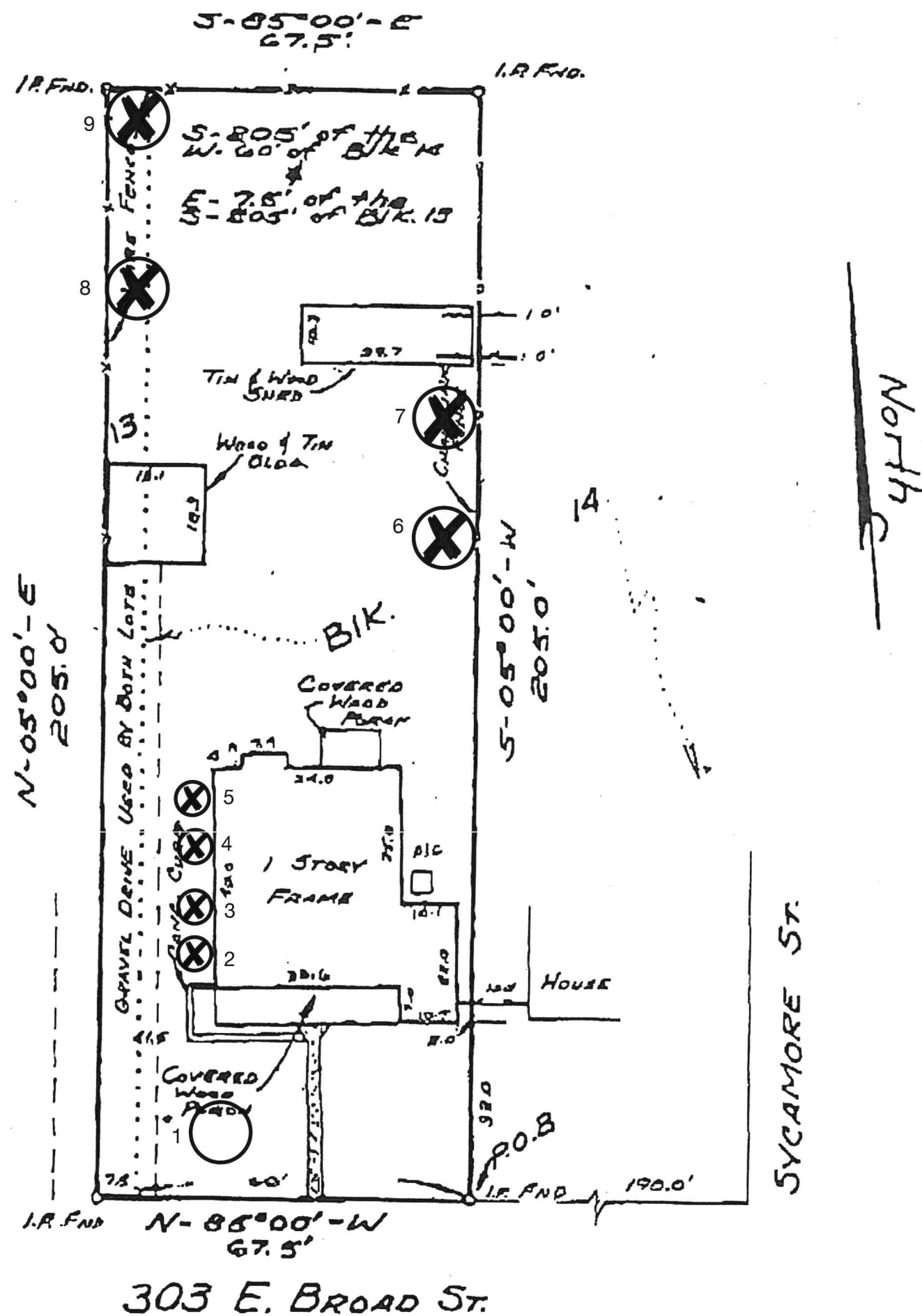
DEVIATIONS FROM BASED ZONING DISTRICT

Subject Property: 0.3 acres out of Block 14, Original Town of Mansfield, 303 E. Broad St

Proposed Use: Professional and medical office, boutique retail shops, artist studio, bed and breakfast inn, live-work, single family homes.

Based Zoning District: C-1, Neighborhood Business District

Section	Requirement	Provided
4600.A.1	Min. Masonry 70%	Cementitious fiber boards to be compatible with the character of a historic landmark
7300.O.7	Min. buffer yard of 20' and min. masonry screening wall of 8'; one tree every 25' in buffer yard	Min. buffer yard of 10' and min. 6' wood fence to maintain a residential neighborhood setting; no trees in narrow buffer yards
7300.P.3	One tree every 40' in street landscape setback	Keep the existing tree in a residential front yard setting
7300.S	One tree per parking end cap island	Plant tree only in end cap islands large enough to hold one due to limited space
7400.C.1.b	Min. setback 20' from residential zoning for 1-story building	Min. 10' setback to maintain a residential neighborhood setting



EXISTING TREE DATA				
NO.	CALIPER	SPECIES	REMAIN	REMOVE
1	32	BODOCK	X	
2	6	CREPE MYRTLE		X
3	6	CREPE MYRTLE		X
4	6	CREPE MYRTLE		X
5	6	CREPE MYRTLE		X
6	18	HACKBERRY		X
7	14	GINKGO		X
8	30	BODOCK		X
9	16	HACKBERRY		X

TREE SURVEY AT 303 E BROAD STREET

ZC#17-0##²⁰

September 26, 2017

Art Wright

From: Felix Wong
Sent: Monday, October 16, 2017 7:10 PM
To: Art Wright
Subject: Fwd: 303 E Broad Paint color
Attachments: IMG_3064.JPG; IMG_3065.JPG; Directory Sign_303 E Broad St.pdf; Carriage House 9.jpg; Carriage House 6.png

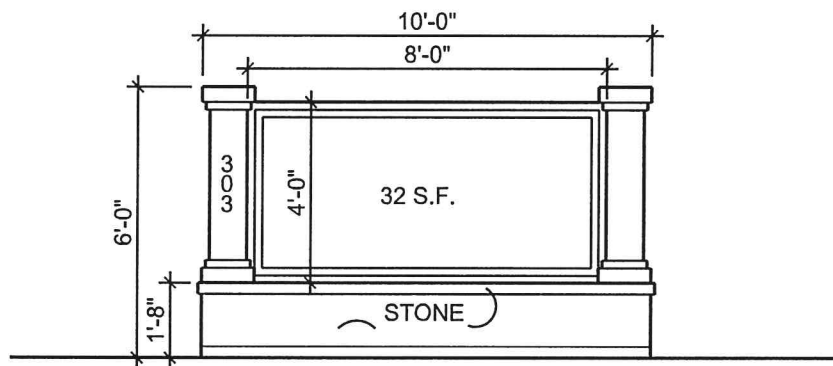
Art: The following information is for the HLC meeting re: the property at 303 E Broad St:

- There will be a directory sign in the front yard (see attached sign elevations), plus other signs - Name Plate listing occupants in the buildings and the historic landmark commemorative plaques (city and fed) mentioned in the PD regulations
- Paint color chosen for the existing building and future building will be half way between Sage and Avocado shown below and similar to the exterior of the house at 405 W Kimball St.
- Future building elevations - we are still working on an elevation that will more closely match the future building footprint. It will be based on a carriage house concept to fit a historic setting (see attached example, but without a 2nd story or dormer)
- Repair of existing sidings - Donnie Anderson left enough extra sidings to make the repair that will be compatible with the existing sidings
- Fencing - We are proposing 6' wood fences at the locations shown in the development plan in order to fit into a typical residential setting; there will be no decorative fences mentioned in the staff comments.



Please let me know if you still need anything else.

Felix Wong
817-800-9976



DIRECTORY SIGN

SCALE: 1/4" = 1'-0"









Property Owner Notification for HLC# 17-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 13	ANDRADE, LUIS	302 ELM ST	MANSFIELD, TX	76063-1719
MANSFIELD, CITY OF	BLK 13	LOPEZ, CLAUDIA ETAL	9729 KELLY LN	ALVARADO, TX	76009-8700
MANSFIELD, CITY OF	BLK 14	FERNANDEZ, SALLY JO	304 ELM ST	MANSFIELD, TX	76063-1719
MANSFIELD, CITY OF	BLK 14	MARTIN, GARY P	306 ELM ST	MANSFIELD, TX	76063-1719
MANSFIELD, CITY OF	BLK 14	ANDERSON, DONNIE JOE	303 E BROAD ST	MANSFIELD, TX	76063-1705
MANSFIELD, CITY OF	BLK 14	MANN, ANN WATSON	307 E BROAD ST	MANSFIELD, TX	76063-1705