

AGENDA
HISTORIC LANDMARK COMMISSION CITY OF MANSFIELD, TEXAS COUNCIL CONFERENCE ROOM THURSDAY, JANUARY 10, 2019, 5:30 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF LAST MEETING MINUTES**
- 3. DISCUSSION:**
 - A. Discussion on eligible historic properties for the Official Recognition Program and Historic Preservation Tax Incentive Program
- 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 3, 2019, 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**

December 4, 2018

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
Justin Gilmore	Commissioner
Lynda Pressley	Commissioner
Ginny Graygor	Commissioner
Rick Weintraub	Commissioner

Absent:

Houston Mitchell	Commissioner
Arnaldo Rivera	Commissioner

Staff:

Art Wright	Planner
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Approval of Last Meeting Minutes

Chairman Smith called for approval of the minutes of the October 9, 2018, meeting. Commissioner Gilmore made a motion to approve the minutes as presented. Commissioner Weintraub seconded the motion which carried by a vote of 7 to 0.

Discussion on the Historic Preservation Tax Incentive Program

Mr. Wright presented an overview of the proposed ordinance establishing three levels of historic tax exemptions for new landmarks, and for repairs or renovations on the exteriors of existing landmarks. Mr. Wright explained that the Chief Appraiser of the Tarrant Appraisal District was currently reviewing the draft ordinance and would be providing an opinion on whether the provisions would meet the Chief Appraiser's standards. Mr. Wright also explained that the draft ordinance included provisions to allow the Commission to approve all or a portion of the total allowable exemption, based on the nature and value of a project.

Mr. Gilmore asked if the exemptions would be based on the total assessed value of the improvements. Mr. Wright explained that the exemptions were based on the total assessed value for the City's portion of the property tax, and did not include an exemption from the school district or county property taxes. Mr. Wright explained that staff would calculate the potential value of an exemption and report it to the Commission. Also, the Commission could lower the exemption amounts if they believed the tax relief would be excessive.

Commissioner Weintraub asked which properties should be eligible, and how the Commissioners could be informed of the history or reason for considering the recommended properties. Mr. Walker suggested using the Tarrant County Historic Resource Book for Mansfield (the Blue Book). Mr. Wright stated that he would provide the Commissioners with a copy of the Blue Book, as well as the City's official Historic Resources Survey.

The Commissioners then discussed the number of potential new landmarks eligible for the 25% tax exemption. Mr. Wright explained that the downtown area was in a Tax Increment Reinvestment Zone intended to provide public improvements to encourage the redevelopment of Historic Mansfield. As the Historic Tax Exemption Program would reduce the taxes on eligible properties, Mr. Wright suggested that the Commission might want to limit the number of properties to ten. Chairman Smith recommended the properties on the Potential Landmarks map.

Mr. Wright provided photos and information on some of the properties on the map. Vice-Chairman Littlefield suggested that staff provide information to the Commissioners on each property to better guide them in selecting properties for the program.

Chairman Smith directed staff to prepare photos and a brief description for each property on the Potential Landmarks list for the Commissioners to consider at the next meeting.

Commission Announcements

Commissioner Gilmore recommended that, as the Commission was meeting more frequently, that a regular meeting date be set aside each month for the Commission's meetings. Chairman Smith directed staff to establish a calendar for regular meetings on the second Thursday of each month.

Staff Comments

Mr. Wright presented information on the 2019 Real Places conference in Austin, Texas, and requested that any interested Commissioner contact him for details by December 7, 2018.

Adjournment

With no further business, Chairman Smith adjourned the meeting at 6:36 p.m.

Robert A. Smith, Chairman

ATTEST:

Delia Jones, Secretary

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: January 10, 2019

Subject: Potential Landmark or Recognized Historic Property list

COMMENTS AND CONSIDERATIONS

At the Commission's December 4th meeting, Staff requested that the Commission create an initial list of properties to be officially recognized as historic properties. The properties on this list would then be eligible for historic tax incentives if the owners choose to obtain historic landmark status.

To aid in the selection of historic properties, the Commissioners requested that Staff provide photographs and historic information for the suggested properties. In December, Staff sent the Commissioners an information packet showing the following for each property:

- A current photograph of the building and historic photographs, if available
- The listing for the property from the Historic Resources Survey at the top of the page
- The history of the property from different sources, if available
- A brief summary of the building describing special considerations for the building.

In reviewing these properties, please keep the following criteria in mind when choosing a building to officially recognize:

- 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.
- Embodiment of distinguishing characteristics of an architectural type or specimen.
- Embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.
- Relationship to other distinctive buildings, sites or areas which are eligible for preservation as described based on architectural, historic or cultural motif.
- Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
- Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation.
- A building, structure, or place that because of its location has become of historic or cultural value to a neighborhood or community.