AGENDA

HISTORIC LANDMARK COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
THURSDAY, OCTOBER 10, 2019, 5:30 PM

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

A. HLC#19-007: Public hearing to consider a request for a new sign and to paint the exterior and awning of the Southland Ice Company Building at 131 N. Main Street

B. HLC#19-008: Public hearing and consideration of an inventory of Historic Properties deemed deserving of official recognition although not designated as historic landmarks

4. OTHER AGENDA ITEMS:

A. Preservation Month Sub-Committee Report and Discussion

B. Discussion and Possible Action regarding potential demolition of Historic Resources:

1. 2880 Matlock Road
2. 201 W. Broad Street
3. 916 Noah Street
4. 928 Noah Street

C. Work Program Items:

1. Discussion regarding an update of the 1999 Historic Preservation Plan

2. Discussion on Special Preservation Projects

D. Public Engagement Program:

1. Consideration of a Preservation Incentives flyer

2. Consideration of an offer by Hull Millwork to conduct educational workshops on maintaining and preserving historic windows.

3. Presentation on Wayfinding Signs

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. 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 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

September 12, 2019

Chairman Smith called the meeting to order at 5:31p.m. in the Council Chambers at 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
Lynda Pressley	Commissioner
Mark Walker	Commissioner
Justin Gilmore	Commissioner
Rick Weintraub	Commissioner
Absent:	
Houston Mitchell	Commissioner
Ginny Graygor	Commissioner
Arnaldo Rivera	Commissioner
Staff:	
Art Wright	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Chairman Smith called for approval of the minutes of the August 8, 2019 meeting. Commissioner Pressley made a motion to approve the minutes. Commissioner Weintraub seconded the motion which carried by a vote of 6 to 0.

Public Hearing

HLC#19-004: Public Hearing to consider a request for a Historic Landmark Overlay District designation for the Gaulden-Baskin House located at 301 W. Broad Street

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.

Vice-Chairman Littlefield made a motion to approve the requested designation for 301 W. Broad Street. Commissioner Walker seconded the motion which carried by a vote of 6 to 0.

Other Agenda Items

HLC#19-006: Consideration and approval of the 2018-2019 Annual Report to the City Council and Citizens of Mansfield

Chairman Smith and all Commissioners commended Mr. Wright on the excellent report. Chairman Smith recommended handing out copies to City Council at their October 14th meeting and have copies available at the Library and Historic Museum.

Commissioner Walker made a motion to make the 2018-2019 Annual report available to Council, Library and Historic Museum. Commisioner Pressley seconded which carried by a vote of 6 to 0.

Discussion

Update on the Historic Preservation Tax Exemption Program

Mr. Wright stated that the Exemption Program was approved by City Council on third reading September 9, 2019.

Commission Announcements

Vice-Chairman Littlefield suggested that it would be a good idea to get students involved with the history of Mansfield and perhaps the school district would be interested in helping. He also recommended inviting the Hernandez family to the November 9, 2019 recognition meeting at the Historic Museum.

Staff Announcements

Mr. Wright stated that another $10,000 has been approved in next years budget which will begin October 1st . He noted that the last remaining window at 301 W. Broad Street will be replaced after that date. Mr. Wright also informed that Commissioners that reappointments as well as new appointments will begin October 10th.

Adjournment

With no further business, Chairman Smith adjourned the meeting at 5:58 p.m.

_____
Robert A. Smith, Chairman

ATTEST:

_____
Delia Jones, Secretary

HISTORIC LANDMARK COMMISSION COMMUNICATION

Agenda Date: October 10, 2019 **Case Number:** HLC#19-007

Applicant: Eddie Phillips on behalf of Ann Smith, property owner

Subject Land Use: Tattoo studio

Zoning: C-4 with H, Historic Overlay District

Subject: Public hearing to consider a request for a new sign and to paint the exterior and awning of the Southland Ice Company Building at 131 N. Main Street

COMMENTS AND CONSIDERATIONS

The applicant is requesting approval for a new sign on the wall of the building and to paint the exterior and awning of the Southland Ice Company Building to accommodate Mansfield Tattoo, the current tenant. The applicant is proposing the following alterations:

1. A new sign with the tattoo studio's logo painted on the wall in black.

2. Repainting the front façade Bunglehouse Gray as shown on the exhibit. The doors will remain black. On the windows, the inset trim at the glass that will be white and remainder of the frame will be black.

3. Painting stripes on the awning, keeping the existing black color and alternating with white as shown on the exhibit.

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

Signs:

- *Flush mounted signs are encouraged.* The proposed sign will be painted on the wall.

- *Relate all signs to the pedestrian. Large signs are designed to catch the attention of passing motorists and are inappropriate in the downtown area. Smaller signs placed in areas seen easily by pedestrians are more appropriate.* Most of the proposed sign will fit in the existing sign panel on the wall above the awning.

- *Assure sign location does not obscure the design features of the building. The design of the building facade displays a natural and logical location for the placement of signs. Examine the facade to find that location.* As noted above, the sign will be located in the

sign panel. However, a decorative portion of the letters "T" and "a" will project beyond the panel as shown in the exhibit.

- *Position flush mounted signs within strong vertical features of the storefront. Such signs should occupy no more than 75% of the sign board.* The proposed sign should occupy less than 75% of the sign panel.

- *Design signs to communicate a direct, simple message with as few words as possible.* The proposed sign is one word.

- *Choose a letter style that is easy to read and that reflects the image of the business it represents.* The proposed sign reflects the font used in the tenant's business name.

- *Letters should not be too large - 8 to 18 inches in most cases.* Except for decorative flourishes on some of the letters, the sign fits in the existing sign panel.

- *Design signs with a dark background and light colored lettering to achieve maximum visibility.* Because the sign is being painted on the lighter color of the building, the applicant is requesting to use black for the lettering to achieve a similar visibility.

- *Sign colors should complement the colors of the building.* The sign will be black which matches the trim color around the windows and doors.

Exterior Paint Color:

- *Repaint with colors that are historically appropriate to the building and the area.* This building was constructed around 1915. This year represents the end of the Victorian period and the middle of the Craftsman period. The proposed Bunglehouse Gray is from the Craftsman palette, which covers the period between 1890 and 1940. This color may have been in use when the building was constructed and for some time after that.

- *Where masonry was historically left unpainted and then painted in more recent years, it is appropriate to use colors that mimic the color of the original masonry.* The building has been painted several times over the years, often using colors that did not mimic the original brick color. Although the proposed color also does not mimic the brick color, it is a more muted tone than other colors used in the past.

- *Do not over decorate the facade. Three colors are sufficient to highlight any facade. Muted earth tones or pastels should be used as primary or base color.* The applicant proposes three colors for the façade. The proposed new wall color is Bunglehouse Gray from the Sherwin-Williams paint palette. The doors and majority of the window frames will remain black. The awning will be black and white, and the insets of the window frames will be painted white. The colors are shown on the exhibit.

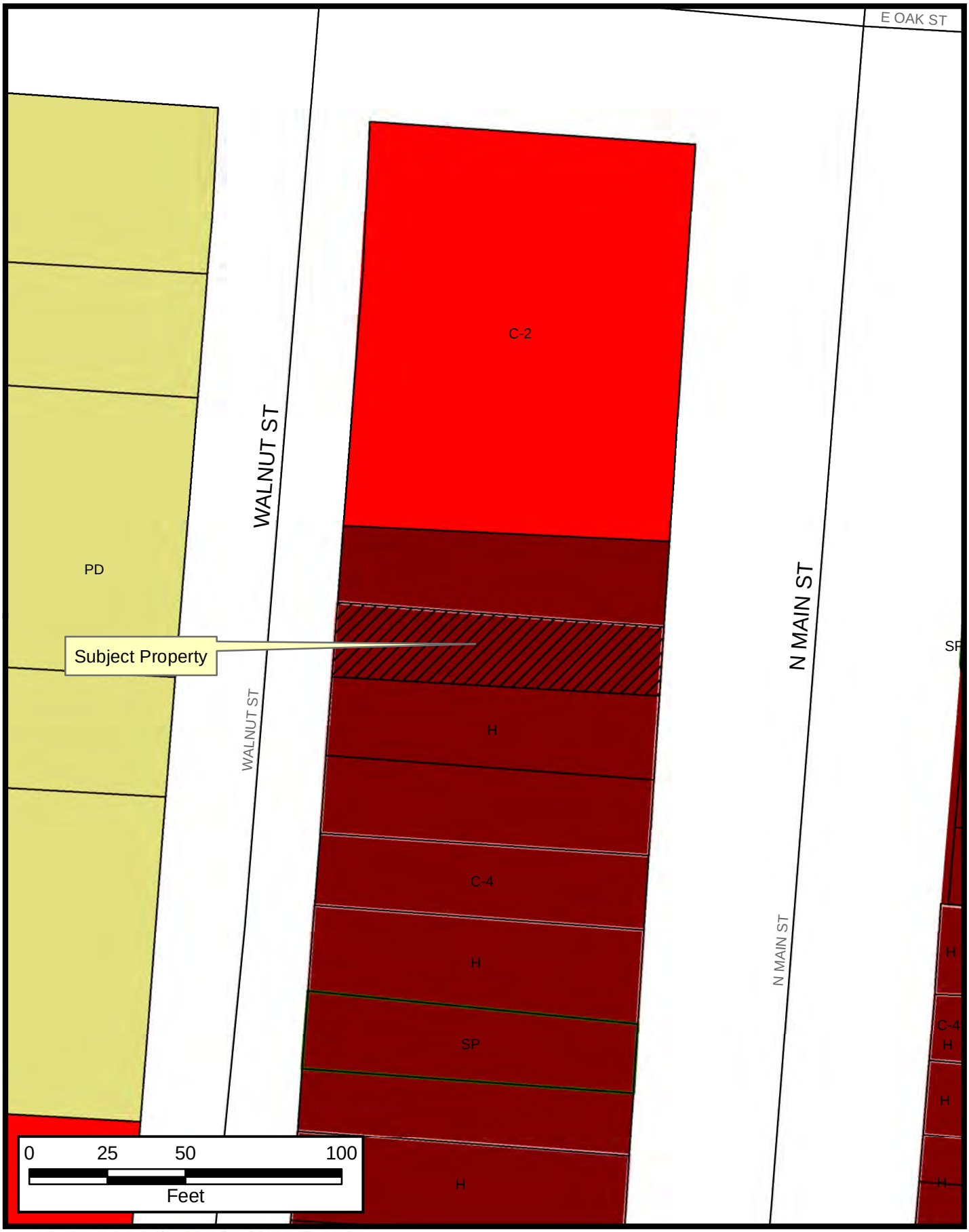
Awnings:

- *Relate the color of awning to the building paint scheme or the color of the materials used to construct the building, and to other decorative trims.* The existing awning is painted black. The applicant proposes to alternate black and white on the awning. The trim on the building is black, with proposed white around the windows as shown in the applicant's exhibit.

This building was constructed in 1915 for the Southland Ice Company. The extra thick walls and high threshold of the building are characteristic of ice houses. The area behind the building was where the wagons and teams were loaded with block ice for distribution. Former significant owners included Clyde P. Holland, who operated an insurance business out of the building, and Lon T. Hubbard, a former mayor of Mansfield.

Attachments

Maps and supporting information
Applicant's Exhibit



MANSFIELD TEXAS

HLC#19-007

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.

9/19/2019

MANSFIELD TEXAS

HLC#19-007

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.

9/19/2019

Property Owner Notification for HLC#19-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 2	DANG, LOI UNG	121 FORT EDWARD DR	ARLINGTON, TX	76002-4493
MANSFIELD, CITY OF	BLK 2	SMITH, ROBERT A	126 N MAIN ST	MANSFIELD, TX	76063-1724
MANSFIELD, CITY OF	BLK 2	RAMIREZ, MAURO Y	812 DORAL DR	MANSFIELD, TX	76063-2600

Bunglehouse Gray SW 2844

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: October 10, 2019

Subject: HLC#19-008: Public hearing and consideration of an inventory of Historic Properties deemed deserving of official recognition although not designated as historic landmarks

COMMENTS AND CONSIDERATIONS

Section 5400 of the Zoning Ordinance requires the Historic Preservation Officer to submit a list of structures and other features deemed deserving of official recognition, although not designated as historic landmarks, to the Historic Landmark Commission for public hearing and approval, and take appropriate measures of recognition. The Commission must hold a public hearing before official recognition takes effect.

The Commission nominated the following properties for official recognition under Section 5400.J.4 of the Mansfield Zoning Ordinance:

202 W. Oak Street	301 E. Elm Street
204 W. Oak Street	305 E. Elm Street
206 W. Oak Street	309 E. Elm Street
302 W. Broad Street	302 E. Broad Street
201 W. Kimball Street	310 E. Broad Street
315 S. Main Street	405 E. Broad Street

In addition to the public hearing, Section 5400 requires that appropriate measures be taken to recognize these properties. The Commission has recommended that a Historic Mansfield Recognition ceremony be held on Saturday, November 9, 2019 at the Mansfield Historical Museum and Heritage Center. The details will be discussed at the meeting.

Attachment:
Property Information Sheets

202	W. Oak St.		X			01 : 26	3	1925	Domestic	Front Gabled Bungalow		Wood	202

202 W. Oak St.

This property is listed as a medium/high priority resource. This is one of the three houses constructed with lumber from Dr. Feild's mansion.

— DR. JULIAN FEILD HOUSE

T138

This was the home of Julian Feild's son, Dr. Julian T. Feild (1846-1932). The second owner was Dr. James T. Stephens (1849-1920); third owner was Dr. William B. McKnight (1859-1956); and the fourth owner was A. J. Dukes (1841-1921).

Dr. McKnight and Mr. Dukes exchanged houses in 1909. Dr. McKnight added the columns and porch after he bought the house.

The house as demolished after Mr. Dukes died, and the three houses that are still on the site were built from the lumber.

Historic Name: Unknown
Address: 202 W. Oak Street (Site No. 202)
Date: c. 1925; **Photo Reference:** 1:26
Preservation Priority: Selected Medium
Description: This one-story wood frame, front gabled bungalow has a clipped (jerkin head) gable and a full width integral porch. It is a good example of the bungalow form embellished with Craftsman elements. Exterior alterations are few and appear confined to the addition of a carport at the east side of the house.

204	W. Oak St.				X			1920	Domestic	Massed Plan Pyramidal		Wood	201

204 W. Oak St.

This property is shown as low priority due to subsequent changes including a prominent 2-story addition on the west side of the house. This is one of the three houses constructed with lumber from Dr. Feild's mansion.

— DR. JULIAN FEILD HOUSE

T138

This was the home of Julian Feild's son, Dr. Julian T. Feild (1846-1932). The second owner was Dr. James T. Stephens (1849-1920); third owner was Dr. William B. McKnight (1859-1956); and the fourth owner was A. J. Dukes (1841-1921).

Dr. McKnight and Mr. Dukes exchanged houses in 1909. Dr. McKnight added the columns and porch after he bought the house.

The house as demolished after Mr. Dukes died, and the three houses that are still on the site were built from the lumber.

206	W. Oak St.	X			01:21	3	1890	Domestic	Wood	200

206 W. Oak St.

This property is listed as a medium/high priority resource. Constructed c. 1890, it features paired gables on the front façade.

48. 206 W. Oak Street Muncy House 1890

In 1890, Mrs. Lucinda Muncy, a widow, bought this lot and constructed the existing house, which remained in the family until 1919. The paired front gables are unusual.

302	W. Broad St.			X			1915	Domestic		Classical Revival	Red Brick	188

302 W. Broad St.

This property is shown as a medium/low priority due to a fire and the resulting reconstruction that eliminated the full 2nd floor and original colonnades. The house retains it association with prominent Mansfield resident J.H. Wright.

302 W. Broad Street J.H. Wright House 1904; 1966

This is the remnant of an impressive two-story residence built for John Howard Wright in 1904. The original house, designed by Fort Worth architects S.H. Smith and L.G. Schenk, had two-story colonnades on the front and east facades. It was reconstructed following a fire in 1966. J.H. Wright moved to Mansfield in 1873 from Missouri, and was a major force in the town's development until his death in 1942. He established Mansfield's first bank, owned the largest mercantile business, and was crucial in bringing the railroad through Mansfield. When he built his mansion in 1904, he moved the family's wood-frame house from the site to its present location across the street at 305 W. Broad Street.

302	S. 1st Ave.			X				1930	Domestic	Cross Gabled Bungalow	Asbestos	147

302 S. First Street America J. Bell House c. 1893
c. 1908

The gabled house was purchased in 1893 by Mrs. America Jane (Yeates) Bell (1835-95) from A.J. Dukes. After her death in 1895, the house was sold to Thos. J. Hubbard Jr., and his wife, Winnie (Wallace) Hubbard. George Curry bought the house in 1908 and added the hipped additions and unusual porch. George and his two brothers, William Nathan and Issac, came to southeast Tarrant County from Tennessee in 1887 and engaged in farming east of Mansfield in the St. Paul community. William Nathan "Preacher" Curry went to become a Methodist minister; George and Issac established a grocery business on Water (Main) Street. Dr. J.W. Allmon, a veterinarian, bought the house in 1928 and lived there until 1960. The house is one of the most architecturally interesting in its immediate neighborhood.

201 W. Kimball St.

Originally addressed at 302 S. 1st Avenue.

This property is shown as a medium priority. Siding has been added to the facades, but the architectural interest of the front gables and porch remains.

315 S. Main St.

This property is was constructed in 1953 and became eligible for landmark status in 2003. This building is not currently on the Historic Resources Survey as it was not old enough at the time the survey was completed. Although the building has been modified by the current owner, it should be considered for landmark status or official recognition as a representative of a Mid-Century commercial building and its association with prominent Mansfield resident and physician Dr. Percy Cook.

301	E. Elm St.			X				1910	Domestic	Massed Plan Pyramidal		Wood	272A

301 E. Elm Street

This 1910 house is listed as a medium priority, and represents a change in housing on the block to a more affordable structure.

305	E. Elm St.			X				1905	Domestic	L-Plan		Vinyl Siding	273

305 E. Elm Street

This house is a medium priority. The original wood siding has been replace with vinyl siding.

9. Fowler-Boyd House c. 1900
305 E. Elm Street

Best known as the residence of Homer and Ethel Chorn Fowler-Boyd, this T-plan house with interlocking gable roofs and corner porch is a typical Tarrant County house type. It is a contributor to a potential historic district along E. Broad and E. Elm Streets.

309	E. Elm St.		X			01 : 20	3	1900	Domestic	Modified L-Plan	Wood	2/4

309 E. Elm Street

This house is a medium/high priority. The house is in need of repair and is a candidate for a Historic Preservation Grant.

8. W.G. Ralston House c. 1900; c. 1915
309 E. Elm Street

This corner house was built by Byrd Hoover about 1900 for W.G. Ralston, the first depot agent in Mansfield, not far from the now demolished railroad depot. The house has been altered several times since about 1915, but still retains its varied roof lines and handsome corner porch. It is a highly visible contributor to the potential East Broad and East Elm Streets historic district.

302 E. Broad Street

This 1905 house is listed as a high priority and is one of the few remaining grand houses in Historic Mansfield. The house is a candidate for a Historic Preservation Grant.

1. Buttrill-Nifong House c. 1905
302 E. Broad

The Buttrill-Nifong House is the most prominent historic residence in Mansfield, due to its size, design and conspicuous site. The two-story colonnade which extends along the two principal facades is particularly impressive. It was designed and built by local contractor Jay Grow around 1904 for David G. Buttrill, farmer and owner of a general merchandising business who came to Mansfield from Alabama in the 1890s. Subsequent owners included George Casstevens and Dr. Harry D. Nifong.

310	E. Broad St.		X			01 : 15	3	1895	Domestic	L-Plan	Queen	Wood	309

9 BRATTON HOUSE, *310 E. Broad Street.* This home was built in 1895 for Andrew "Cap" Bratton and his wife Emma Doughty. Mr. Bratton owned a furniture store and, as was the custom in the 19th century, sold coffins and conducted funerals. After Mrs. Bratton died in 1955, the home was sold to Rev. Samuel A. Rowlett. The house combines a bungalow style porch along with a Victorian structure.

310 E. Broad Street

This 1895 house is listed as a medium/high priority. The house is listed on the National Register of Historic Places.

405	E. Broad St.			X			1895	Domestic	L-Plan	Vinyl Siding	295A

405 E. Broad Street

This 1895 house is listed as a medium priority. The original siding has been replaced with vinyl siding, and the house has had several modifications over the years, including enclosing the front porch.

8 HARRISON-ELLIS HOUSE, *405 E. Broad Street.* John H. Harrison and his wife Leona Chrisman had this crossgabled house built shortly after their marriage in 1887. They resided here until 1905 when they built a new house across the street. The house was sold to J.P. Ellis, a successful farmer and stockman, who lived there until 1944. It underwent major alterations in the 1930's when two front porches were enclosed; however, it still retains the form and texture of a 19th century residence.

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: October 10, 2019

Subject: Discussion and Possible Action regarding potential demolition of Historic Resources

COMMENTS AND CONSIDERATIONS

One of the Commission's responsibilities under the City's historic preservation program is to identify and catalog buildings, land, areas, and districts of historical, architectural, archaeological or cultural value. The official catalog of these resources is the *Historic Resources Survey Update, 1998*. Whenever a listed historic resource is demolished, it must be removed from the Survey. Staff has been reviewing the Survey and amending the list as altered or demolished historic resources are noted.

Usually, the Commission is not informed of a demolition unless the historic resource is of exceptional importance, such as the Citizens Bank of Britton. To keep the Commission better informed, Staff intends to regularly provide information on historic resources that may be threatened by demolition.

The following historic resources have been identified for potential demolition:

- **2880 Matlock Road –** restaurant planned for the property.

- **201 W. Broad Street** – property for sale; Staff has received inquiries regarding demolition to make room for a new residence.

- **916 Noah Street –** property for sale; Staff has received inquiries regarding demolition to make room for a new residence.

- **928 Noah Street** – potential property sale; Staff has received inquiries regarding demolition to make room for a new residence.

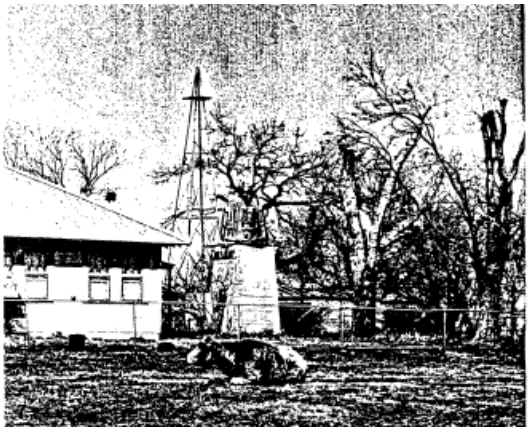
If the Commission deems a historic resource as worthy of preservation, the Commission may make recommendations to the Planning and Zoning Commission and City Council regarding preservation of the resource, or act to suspend a demolition permit in accordance with Section 5400.I of the Zoning Ordinance.

Attachments:
Property information sheets and photos
Resource Priority Descriptions from the Historic Resources Survey

2880 Matlock Road

The property on Matlock Road includes a circa 1925 Craftsman-influenced bungalow plan dwelling, a barn, garage, elevated water tank, windmill and other related outbuildings.

The water tower is a rare example of a raised cistern form atypical in Texas. Thought to have been built when the house was constructed in the mid-1920s, the cistern is on the second floor level of the tower, hidden inside a wood structure that reflects the Craftsman influenced forms of the dwelling with which it is associated. The chicken coop was built about 1940.



Historic Resources Survey Update listing:

The house at 2880 Matlock Road is listed as a Selected Medium priority resource. The outbuildings are listed as Medium priority resources.

Mansfield Historic Resources Inventory (By Address) — **Diane E. Williams & Associates**

Address	Priority					Photographic Reference		Date	Identification			Exterior Materials	I.D. No.
Street Number and Name	H	SM	M	SL	L	Roll : Frame	Slide		Property Type	Subtype	Stylistic Influence		
2880 N. Matlock Rd.		X				02 : 08, 09	3	1925	Domestic	Front Gabled Bungalow		Wood	544A
2880 N. Matlock Rd.			X					1940	Agricultural	Barn		Corrugated Metal	544B
2880 N. Matlock Rd.			X					1925	Agricultural	Chicken Coop		Wood	544C
2880 N. Matlock Rd.			X					1935	Domestic	Garage Apartment		Wood	544D
2880 N. Matlock Rd.			X					1925	Domestic	Water Tower		Wood	544E

MANSFIELD TEXAS

N

2880 Matlock Rd.

12/14/2017

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.

2880 Matlock Rd.

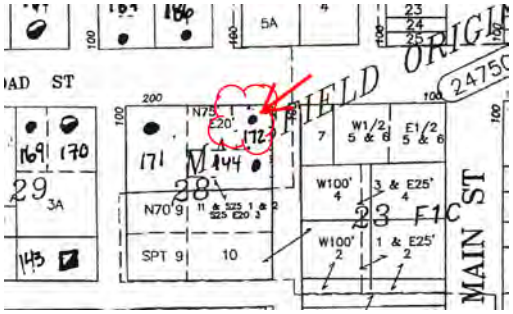
201 W. Broad Street

According to the tax roll, this house was constructed in the 1940s. The Sanborn Insurance Map does not show a house at this location in 1933. The house appears to be an early Ranch-style (1935 – 1975) dwelling with a low-pitched roof and long, horizontal façade parallel to the street.

Historic Resources Survey Update listing:

This property is listed as No. 172 on the survey. That listing refers to a 1950s commercial garage with a Low priority. Staff believes that this listing was intended for the 1953 service station at 100 S. Main Street, one block to the east, as there is no indication that a garage was ever on the property.

798	~~0 – 2~~	W. Broad St.				X		1935	Domestic	Cross Gabled Bungalow		Aluminum	187	
201	~~100 – 118~~	W. Broad St.				X		1950	Commercial	Garage		Asphalt/Aluminum	172	No garage at this site. Possibly referring to 100 S. Main St. Structure is a 1940s residence.
204		W. Broad St.				X		1910	Domestic	Massed Plan Pyramidal		Red Brick	186	



If surveyed today, the house would probably be rated as a Low priority resource due to the alterations made to the original structure and building materials.

MANSFIELD TEXAS

N

201 W. Broad St.

12/14/2017

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.

201 W. Broad St.

916 Noah Street

This house is a 1935 center gabled wood dwelling located in the Original Town of Britton. Most construction in Britton was wood frame with wood siding and most dwellings were one or one and a half stories high. In the late 1910s and through the 1930s, new dwellings were most often modest Craftsman influenced bungalows, and residences built in the 1940s and early 1950s often used simplified bungalow forms in compact housing.

Alterations to surviving historic resources throughout Britton have significantly reduced integrity. The most common modifications are application of synthetic or asbestos siding over original wood finishes and the replacement of original wood windows with aluminum types. Changes to porches include enclosure, installation of metal posts and awnings. Additions incompatible in scale and materials also are present on a few dwellings. Deferred maintenance on surviving intact dwellings or those with minimal alterations poses a threat to the long term survival of Britton's remaining historic dwellings.

Historic Resources Survey Update listing:

The house is listed as a Medium priority resource.

Mansfield Historic Resources Inventory (By Address) **Diane E. Williams & Associates**

Address	Priority					Photographic Reference		Date	Identification			Exterior Materials	I.D. No.
Street Number and Name	H	SM	M	SL	L	Roll : Frame	Slide		Property Type	Subtype	Stylistic Influence		
916 S. Noah			X					1935	Domestic	Center Gabled		Wood	030

MANSFIELD TEXAS

N

916 Noah St.

12/14/2017

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.

916 Noah St.

928 Noah Street

This house is a 1900 center passage dwelling located in the Original Town of Britton. Most construction in Britton was wood frame with wood siding and most dwellings were one or one and a half stories high. Before 1915 architectural forms included L-plan, modified L-plan and center passage houses embellished with modest Queen Anne and Classical Revival style detailing.

Alterations to surviving historic resources throughout Britton have significantly reduced integrity. The most common modifications are application of synthetic or asbestos siding over original wood finishes and the replacement of original wood windows with aluminum types. Changes to porches include enclosure, installation of metal posts and awnings. Additions incompatible in scale and materials also are present on a few dwellings. Deferred maintenance on surviving intact dwellings or those with minimal alterations poses a threat to the long term survival of Britton's remaining historic dwellings.

Historic Resources Survey Update listing:

The house is listed as a Low priority resource.

928	S. Noah				X			1900	Domestic	Center Passage		Wood	032

Alterations and deterioration of the house has compromised the historic integrity of the structure.

MANSFIELD TEXAS

N

928 Noah St.

12/14/2017

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.

928 Noah St.

RESOURCE PRIORITY DESCRIPTIONS:

Selected Medium priority resources have less architectural and physical integrity and possibly less historic significance than properties in the High classification, but they are unusual property types or architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns. While they may meet one or more National Register eligibility criteria, they are less often individually eligible for the National Register because of alterations that have removed or obscured important character-defining design features. They may be eligible for listing as an RTHL depending on the degree and type of alterations. If included in a National Register historic district, they are almost always considered contributing resources to the district.

Medium priority resources usually have less architectural and physical integrity than High priority or Selected Medium priority properties. They are almost always characterized by alterations or deterioration of materials that removed, changed or obscured original design features, or by less significant associations with the historic context. They are not usually eligible for listing as an RTHL. If included in a National Register historic district, they are almost always considered contributing resources to the district.

Selected Low priority resources are those that are not yet 50 years of age and do not meet the National Register criteria considerations for exceptional properties. They are, however, unusual property types, display unusual or significant architectural styles, employ unusual or significant methods of construction or for some other reason indicate a relationship to development patterns that will become significant as time passes. These properties often possess a high degree of architectural integrity and display well-defined characteristics associated with Modernism or another architectural or engineering development, which, while not currently exceptional, will be increasingly important as resources built in the 1950s and thereafter become 50 years old. Selected Low properties also may be resources that are 50 years old or older that have been significantly altered but which may be important for their historical associations. Although they are unlikely to be eligible for National Register or RTHL listing they may reveal useful information about the development of a community, a neighborhood or a facility. In rare cases, they may be eligible for listing on the National Register for the information they can provide about building technology or for archeological reasons. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.

Low priority resources have less significance than those in the other categories. They may be properties that have lost most of their original character defining architectural elements through modifications, or they may represent types still highly common and widely found. They do not generally meet National Register or RTHL criteria. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: October 10, 2019

Subject: Discussion regarding an update of the 1999 Historic Preservation Plan

COMMENTS AND CONSIDERATIONS

Under Section 8700 of the Zoning Ordinance, and as a Certified Local Government, the City must have a historic preservation plan. The official Mansfield Historic Preservation Plan was prepared in 1999. The purpose of the plan was to establish the framework for managing the City's historic and cultural resources.

In the last 20 years, Mansfield has seen tremendous growth city-wide. Even historic downtown Mansfield is experiencing new development, with all the impact that has on the City's historic resources. Preservation becomes more important as older structures are replaced with new homes and businesses. At the same time, the current City Council is more supportive of preservation efforts than some of the Councils in the 1980-90s.

While the Commission has annual preservation goals, a historic preservation plan addresses longer-term goals and policies. As a practice, the preservation program relies more heavily on historic design guidelines, the provisions of the Zoning Ordinance and individual preservation opportunities that arise than the guidance of the 1999 Plan.

The City Council has engaged Halff Associates to recommend downtown development strategies, yet historic preservation is only one component of the study. The Commission may wish to consider updating the 1999 Plan to modernize the City's preservation program for today's challenges.

This would be a long-term project that might involve revising the entire preservation plan or simply portions of it. The Commission would need to analyze the plan in light of the City's current and future preservation needs.

A copy of the 1999 Historic Preservation Plan has been attached for the Commission's reference.

Attachment:
1999 Historic Preservation Plan

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: October 10, 2019

Subject: Discussion on Special Preservation Projects

COMMENTS AND CONSIDERATIONS

Staff is seeking the Commission's assistance to identify projects related to under-recognized historic resources in Mansfield. These are historic sites, buildings or properties that have been generally overlooked by the City's preservation program and may need assistance for their continued preservation.

Examples of these resources are:

- The Stephens Family Cemetery, 1886-71; 1882. This cemetery is located on North Mitchell Road in a large field owned by GEM Microelectronic Material. A single small marble tombstone marks the graves of three of the children of Lemuel and Caroline Stephens who died as infants in 1866, 1870, and 1871. A single inscription reads "In memory of the Infant Children of L.H. and S.C. Stephens - Erected August 1882." The original ornamental iron fence is gone, and the marker is broken.

- The 1922 Mansfield-Cardinal Road Bridge (as it crosses Walnut Creek). This reinforced concrete bridge, spanning Walnut Creek on old State Highway 34, replaced an iron truss bridge that was washed away by flood waters in 1922. It was designed by the Tarrant County Engineering Department.

There are a number of similar historic resources like these that may not receive the attention they deserve: cemeteries like the 1868 Mansfield Cemetery, the 1874 African-American Cemetery, the 1880 Grimsley Cemetery and the 1906 iron railroad bridge. The general public may not be aware these resources exist. Additionally, these resources may need preservation assistance. The Stephens Family marker has been severely damaged over time. The restoration of the marker may be a future project for the Commission.

Staff would like to establish this special preservation projects list to educate the public on these lesser known historic resources through special promotions, educational videos, and volunteer opportunities. This would also assist Staff in seeking resources such as grants to aid in their preservation or restoration.

Attachment:
Marker at the Stephens Family Cemetery

Stephens Family Cemetery Marker

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: October 10, 2019

Subject: Consideration of a Preservation Incentives flyer

COMMENTS AND CONSIDERATIONS

With the adoption of the Historic Mansfield Preservation Grant program and the Historic Preservation Tax Exemption program, the Commission recommended that notice be given to eligible property owners of these new incentives.

Staff has prepared a flyer outlining the incentive programs. These will be sent to the owners of qualifying historic properties. A digital copy will also be posted on the City's website. The flyer uses the postcard theme from the Commission's annual report.

Attached is a copy of the flyer for the Commission's review. The Commissioners are welcome to contact Staff with corrections or questions prior to the October 10, 2019 meeting.

Attachment:
Preservation Incentive Flyer

City of Mansfield

Historic Preservation Incentives

The City of Mansfield is pleased to announce new preservation incentives for the owners of historic properties. These programs encourage the preservation of Mansfield's cultural heritage through the maintenance, restoration and rehabilitation of the historic buildings that tell our City's story.

HISTORIC MANSFIELD PRESERVATION GRANTS

Preservation grants are available for homes with an existing landmark designation and homes that are eligible for landmark designation as determined by the Historic Landmark Commission. This is a matching grant that offers up to $10,000 with a half match for owner-occupied homes and up to $5,000 with a full match for rental properties for projects that preserve, restore or rehabilitate the exterior of a historic house.

HISTORIC PRESERVATION TAX EXEMPTIONS

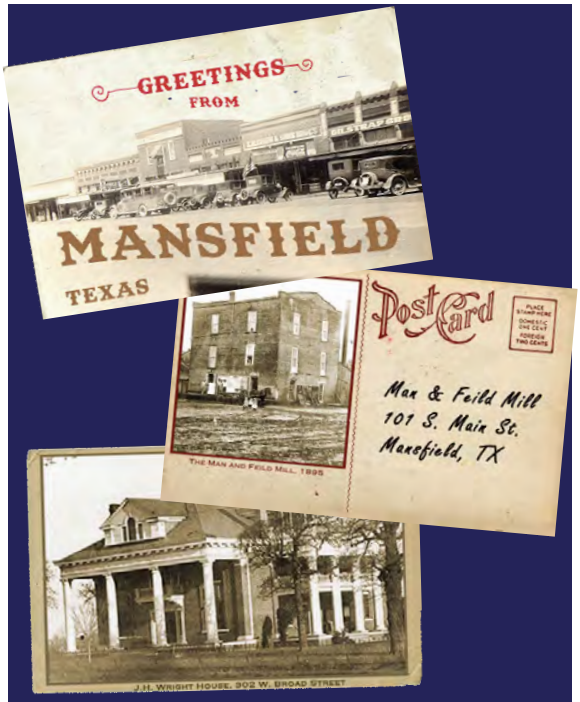
The Historic Preservation Tax Exemption program is designed to support historic preservation by providing tax relief to property owners for the maintenance, restoration or rehabilitation of their historic structures. The program offers three levels of exemption:

1. Owners of residential and commercial properties that obtain an "H" Historic Landmark Overlay designation are eligible to receive a one-time 25% exemption of the City's ad valorem taxes for the improvement value of the building for a period of 10 years.

2. Owners of 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 of the City's ad valorem taxes for the improvement value of the building for a period of 10 years; and

3. Owners of 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 of the City's ad valorem taxes for the improvement value of the building for a period of 10 years.

Tax exemptions apply to the improvement value of historically significant structures only and do not include the land value.



- *The City has new programs to encourage rehabilitation of historic buildings*
- *Grants are available to assist owners of historic homes with exterior repairs and renovations*
- *Incentives for designation of new landmarks*
- *The Historic Landmark Commission must certify the project before work begins*
- *The City Council must approve any incentive application after it is reviewed by the Historic Landmark Commission*

FOR MORE INFORMATION CONTACT:

Art Wright, AICP
Historic Preservation Officer
817-276-4226
art.wright@mansfieldtexas.gov

Photos courtesy of the Mansfield Historical Society

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: October 10, 2019

Subject: Consideration of an offer by Hull Millwork to conduct educational workshops on maintaining and preserving historic windows

COMMENTS AND CONSIDERATIONS

Hull Millwork, a company specializing in historical windows and mill work, has offered to conduct a window workshop designed to educate the owners of historic properties about the value of wood windows on their buildings.

Hull Millwork conducted similar sessions in Fort Worth this past May. The workshop is approximately 2-hours in duration. The City would need to provide a location for the event and notice to interested citizens. Staff has provided a copy of Hull's email describing the workshop as well as a copy of Fort Worth's event notice.

This type of program supports the Commission's goal of public engagement and contributes to the dissemination of information to encourage and advise property owners in the protection, enhancement, perpetuation and use of landmarks and property of historical interest.

If the Commission accepts the offer, Staff will contact the company's representative to discuss arrangements.

Attachments:
Email from Hull Millwork
Example of notice from Fort Worth

Art Wright

From: Alice Conlin
Sent: Monday, September 02, 2019 4:02 PM
To: Art Wright; lisa.sudbury@mansfieldtexas.gov
Subject: Window Workshop 2020
Attachments: FWHPO Historic Window Workshop.png

Afternoon Art and Lisa,

This past spring, Hull Millwork joined up with the City of Fort worth's Historic Preservation Office to conduct window workshops geared to educate home and business owners about the value of wood windows on historic buildings. We held the 2-hour workshops on 4 different evenings (see attached flyer) and had full attendance of 40-50 participants every night. Murray Miller, Fort Worth's Historic Preservation Officer, was pleased with how the events turned out and we are hoping to host more in the future.

As you know, the task of maintaining and preserving historic windows is often the biggest challenge of preservation officers and landmark commissions. These workshops have led to some exciting conversations in a short period of time that we believe will lead to better preservation decisions around Fort Worth.

I'm writing to let you know we would be open to hosting this event in Mansfield if you have this need. We are passionate about education and we believe this workshop is a valuable resource that help your residents make better, informed decisions about historic buildings and their maintenance. Let me know if your office is interested and I would be more than happy to hop on a phone call to answer any questions. If you would like to find out more about Hull Millwork and our vast background in historic preservation around the state, please visit our website: https://hullmillwork.com

Looking forward to hearing back from you.

Thanks,

Alice Conlin
Sales Manager
Office | 817.332.1495
Mobile | 817.773.0934

HULL
MILLWORK

Early or original windows are often a key character-defining feature of a property.

The city, in partnership with Hull Historical, is offering a window repair workshop for homeowners in historic districts. These workshops detail the importance of retaining sound early or original windows in designated historic properties.

Workshops are scheduled for:

- **9-11:30 a.m., Saturday, May 11.**
- **6-8:30 p.m., Tuesday, May 14.**
- **9-11:30 a.m., Saturday, May 25.**
- **6-8:30 p.m., Tuesday, May 28.**
  Workshops will be held at the Hazel Harvey Peace Center for Neighborhoods, 818 Missouri Ave. Registration is not required.

Historic districts in Fort Worth are significant for their distinctive overall character and association with important people or events that represent the cultural, economic, social, ethnic or historical heritage of the city.

Each historic district has a set of guidelines that ensure that the historic character of the district is maintained. Among other architectural elements, the guidelines include specific rules about windows. Retaining sound early or original windows is important because they're often a key character-defining feature of a property. Plus, historic windows are often made with much higher-quality material than what is available today.

Well-maintained historic windows actually can last much longer than newer replacement windows and are often easier to repair.

To learn more about the workshops, contact the Planning and Development Department's Preservation and Design Section at 817-392-8000.

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: October 10, 2019

Subject: Presentation on Wayfinding Signs

COMMENTS AND CONSIDERATIONS

The Commission has requested information on the proposed wayfinding signage for the downtown area and citywide. Attached are examples of the types of wayfinding signs that will be used.

The wayfinding package includes signs located citywide to direct traffic to points of interest throughout Mansfield, including the historic downtown. The historic downtown area will have a combination of vehicular and pedestrian signage, along with a distinctive look to support the Historic Downtown Mansfield brand.

Attachment:
Wayfinding Sign package

VDIR.1
Vehicular Directional
(Low Speed)

VDIR.2
Vehicular Directional
(Low Speed)

VDIR.3
Vehicular Directional
(Low Speed)

VDIR.4
Vehicular Directional
(High Speed)

VDIR.5
Vehicular Directional
(High Speed)

VDIR.6
Vehicular Directional
(High Speed)

SPECIFICATIONS

MENU OF SIGN TYPES

Vehicular Directional: City-wide

NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and U/V) clear coat or vinyl over laminate.
3. Hardware: All exposed hardware shall be tamper proof fasteners.
4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES
merje
120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE 03/09/18

DRAWN BY: LH

These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

REVISIONS

CLIENT / PROJECT

Mansfield, TX
Wayfinding and Signage System

PROJECT NO.

SHEET TITLE

Vehicular Signage Overview

SHEET NO.

C.1

VDIR.1_TX
Vehicular Directional
(Low Speed)

VDIR.2_TX
Vehicular Directional
(Low Speed)

VDIR.3_TX
Vehicular Directional
(Low Speed)

VDIR.4_TX
Vehicular Directional
(High Speed)

VDIR.5_TX
Vehicular Directional
(High Speed)

VDIR.6_TX
Vehicular Directional
(High Speed)

SPECIFICATIONS

MENU OF SIGN TYPES

Vehicular Directional: City-wide: TXDOT

NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and U/V) clear coat or vinyl over laminate.
3. Hardware: All exposed hardware shall be tamper proof fasteners.
4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES
merje
120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE 03/09/18

DRAWN BY: LH

These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

REVISIONS

CLIENT / PROJECT

Mansfield, TX
Wayfinding and Signage System

PROJECT NO.

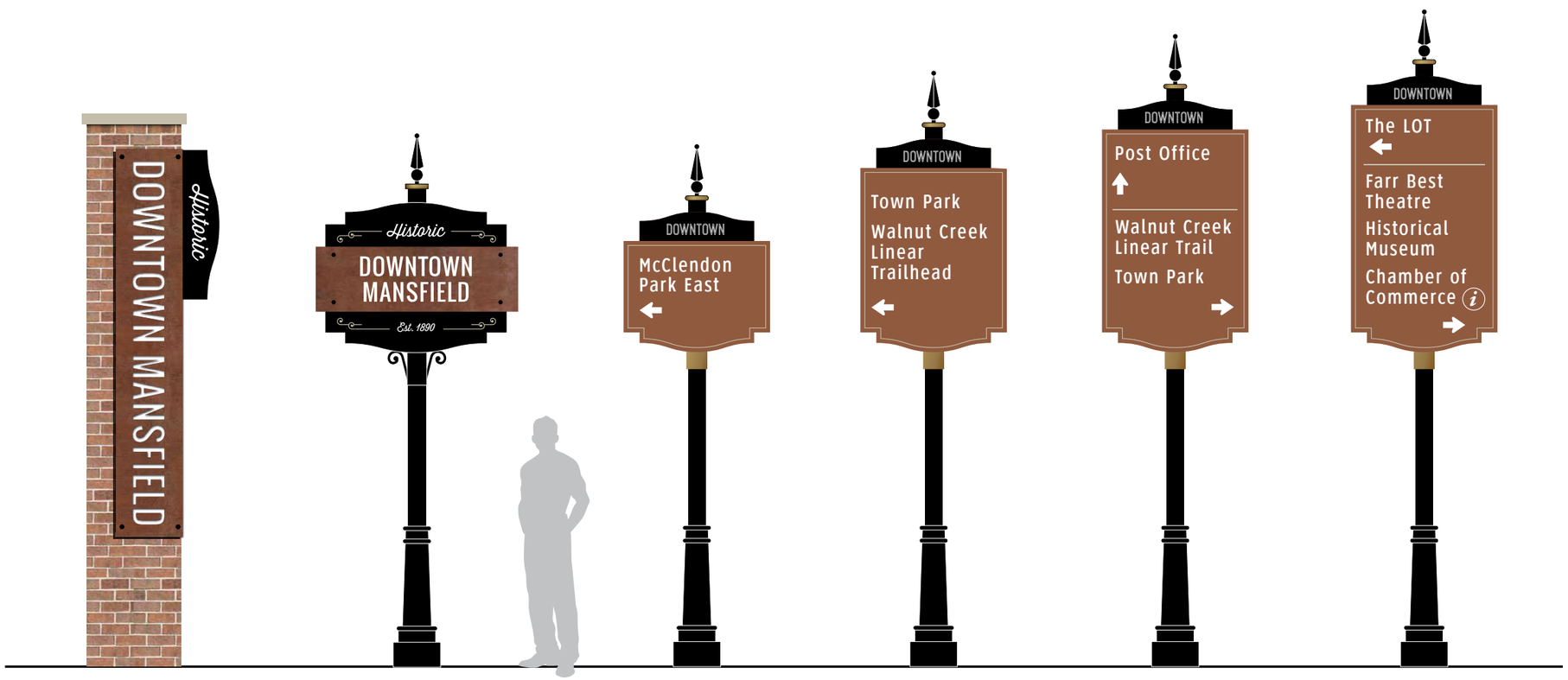
SHEET TITLE

Vehicular Signage Overview TXDOT ROW

SHEET NO.

C.2

GATE.1a
Downtown Gateway
(To match existing)



GATE.1
Downtown Gateway

GATE.2
Downtown Gateway

VDIR.1_DT
Vehicular Directional
(Low Speed)

VDIR.2_DT
Vehicular Directional
(Low Speed)

VDIR.3_DT
Vehicular Directional
(Low Speed)

VDIR.3a_DT
Vehicular Directional
(Low Speed)

SPECIFICATIONS

MENU OF SIGN TYPES

Downtown Gateways
Downtown Vehicular

NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and U/V) clear coat or vinyl over laminate.
3. Hardware: All exposed hardware shall be tamper proof fasteners.
4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES
merje
120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE 03/09/18

DRAWN BY: LH

These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

REVISIONS

CLIENT / PROJECT
Mansfield, TX
Wayfinding and Signage System

PROJECT NO.

SHEET TITLE
Downtown Vehicular & Gateway Signage Overview

SHEET NO.
C.3

PARK.1
Parking Trailblazer

PARK.1a
Parking Trailblazer
Mount to Existing Pole

PARK.2
Parking Lot ID

KIOSK.1
Pedestrian Kiosk

KIOSK.2
Pedestrian Kiosk

KIOSK.2a
Pedestrian Kiosk

STREET.1
Street Name Sign

STREET.2
Overhead Street
Name Sign

SPECIFICATIONS

MENU OF SIGN TYPES

Downtown Parking
Downtown Pedestrian
Downtown Street Name

NOTES:

1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and U/V) clear coat or vinyl over laminate.
3. Hardware: All exposed hardware shall be tamper proof fasteners.
4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES

merje

120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE 03/09/18

DRAWN BY: LH

These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

REVISIONS

CLIENT / PROJECT

Mansfield, TX
Wayfinding and Signage System

PROJECT NO.

SHEET TITLE

Downtown Parking, Pedestrian, Street Name Signage Overview

SHEET NO.

C.4