

<p style="text-align: center;">AGENDA</p> <p style="text-align: center;">HISTORIC LANDMARK COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS THURSDAY, DECEMBER 12, 2019, 5:30 PM</p>

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. CITIZEN COMMENTS: Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard.

4. PUBLIC HEARINGS:

- A. HLC#19-010: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Patterson-Rydell House located at 202 W. Oak Street

5. OTHER AGENDA ITEMS:

- A. Preservation Month Sub-Committee Update
- B. HLC#19-009: Update on the Gaulden-Baskin House at 301 W. Broad Street and the Historic Mansfield Preservation Grant Program
- C. HLC#19-011: Consideration of Possible Changes to the City's Historic Markers
- D. Public Engagement:
1. Discussion regarding the Tell Your Story Program, City of College Station

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on December 5, 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**

November 9, 2019

Chairman Smith called the meeting to order at 4:30p.m. at the Mansfield Historical Museum and Heritage Center, 102 North Main 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

Absent:

Justin Gilmore	Commissioner
Mark Walker	Commissioner
Rick Weintraub	Commissioner
Houston Mitchell	Commissioner
Bob Klenzendorf	Commissioner
Amanda Kowalski	Commissioner

Staff:

Art Wright	Planner
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The Chairman noted that under Section 8700 of the Zoning Ordinance and the Commission's Rules of Procedure, three members of the Commission constituted a quorum to do business.

Approval of Last Meeting Minutes

Chairman Smith called for approval of the minutes of the October 10, 2019 meeting. Chairman Smith noted that a correction was needed. Vice-Chairman Littlefield made a motion to approve the minutes as corrected. Commissioner Pressley seconded the motion which carried by a vote of 3 to 0.

Other Agenda Items

HLC#19-008: Consideration of a Historic Mansfield Preservation Grant for the Gaulden-Baskin House located at 301 W. Broad Street

Chairman Smith called for a motion to consider HLC#19-004. Vice-Chairman Littlefield made a motion to approve a Preservation Grant for the home located at 301 W. Broad Street not to exceed \$4,400.00. Commissioner Pressley seconded the motion, which carried by a vote of 3 to 0.

Preservation Month Sub-Committee Update

No update this month.

Historic Preservation Officer Report

The Historic Preservation Officer report was provided for information only.

Commission Announcements

None

Staff Announcements

None

Adjournment

With no further business, Chairman Smith adjourned the meeting at 4:45 p.m.

Robert A. Smith, Chairman

ATTEST:

Delia Jones, Secretary

HISTORIC LANDMARK COMMISSION COMMUNICATION

Agenda Date: December 12, 2019

Case Number: HLC#19-010

Applicant: Faye Rydell

Subject: HLC#19-010: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Patterson-Rydell House located at 202 W. Oak Street

COMMENTS AND CONSIDERATIONS

The owner of the Patterson-Rydell House (c. 1925) at 202 W. Oak Street has requested a Historic Landmark Overlay District classification. This designation will allow the Commission to review future alterations to the structure and protect the building's historic significance. The property is currently zoned SF-7.5/12 and is being used as a single-family residence.

The *Mansfield Resources Survey Update, 1998*, lists the Patterson-Rydell House as a Selected Medium priority and describes its architectural significance as follows:

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.

Significance: This house is significant as a good example of modest bungalow design. It is potentially eligible for local landmark status and with more research, might prove to be eligible for National Register listing under Criterion C (architecture) as part of a Multiple Property nomination.

The History of Mansfield, 1996, notes that this house is one of three that were constructed of materials from the Dr. Julian T. Feild (or Physician's) House that previously occupied the property. The Feild House was demolished by Roberta Dukes Richardson, daughter of the last owner, A.J. Dukes, after his death in 1921. The house appears to have been a rental dwelling until it was sold by Mrs. Richardson's husband in 1948.

The Patterson family acquired the property in 1956 and it has been occupied by the family ever since. The current owner is Faye Patterson Rydell, daughter of Newt and Jennie Patterson. The Pattersons farmed land on the road that bears Mr. Patterson's name.

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

1. *Embodiment of distinguishing characteristics of an architectural type or specimen.* It is a good example of the bungalow form embellished with Craftsman elements.

2. *Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif.* The house is located on the historic block of West Oak Street and is representative of buildings of its era. The properties from 200 to 206 West Oak Street have been deemed worthy of preservation by the Commission.
3. *Identification with a person or persons who significantly contributed to the culture or development of the City.* The house was built by Roberta Dukes Richardson, daughter of A.J. Dukes, a prominent Mansfield citizen. For the last 63 years, the house has been occupied by members of the Newt Patterson family.

Staff recommends approval.

Attachments

Maps and supporting information

Photograph of house

Property Information

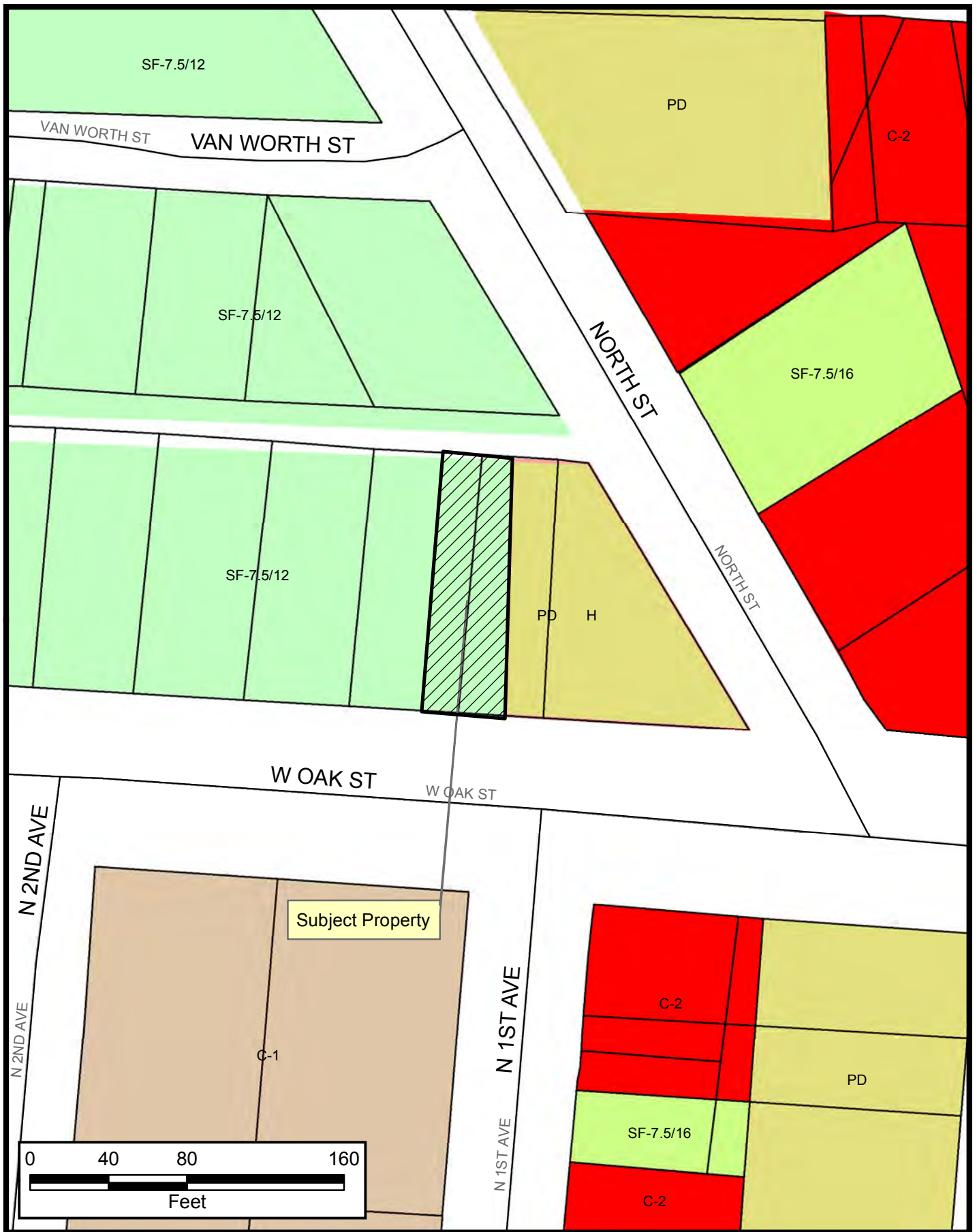
Section 5400.D of the Zoning Ordinance



HLC#19-010

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.

11/11/2019



Property Owner Notification for HLC#19-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 44	WILSON, CHARLES	205 NORTH ST	MANSFIELD, TX	76063-1628
MANSFIELD, CITY OF	BLK 44	TREVINO, ROY	204 W OAK ST	MANSFIELD, TX	76063-1649
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



PATTERSON-RYDELL HOUSE, c. 1925

Patterson-Rydell House, c. 1925

202 W. Oak Street

The Patterson-Rydell House, a front gabled bungalow, appears to have been constructed around 1925. It was originally owned by Roberta Dukes Richardson, her husband, J.M. Richardson, and her son, Jackson M. Richardson, as one of three rental houses. This bungalow sits on a strip of land that was once part of a larger lot containing the home of Dr. Julian T. Feild, son of one of Mansfield's founders. The house was demolished in the early 1920s.

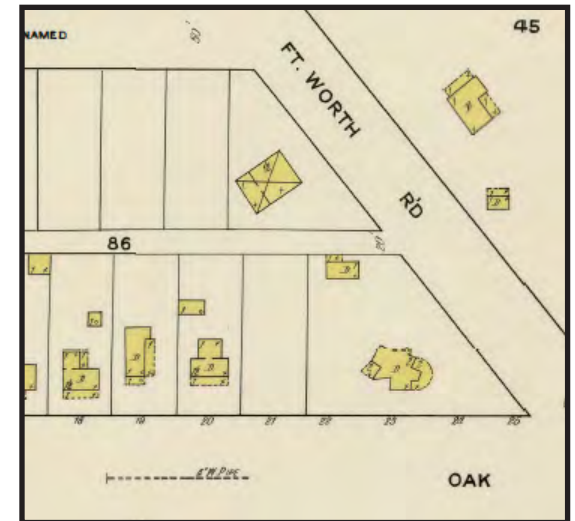
In September 1948, the property, containing two houses, was sold by J.M. Richardson and his son to C.C. and Byrdette Brown. A month later, the Browns sold the bungalow and 50 feet of land on the west side of the property to H.J. and Fay Key. The Keys subsequently sold the bungalow to the Patterson family in 1956. It has remained in that family down to the current owner, Faye Rydell, daughter of Newt and Jennie Patterson.

The house is a one-story wood frame, front gabled bungalow with a clipped (jerkin head) gable and a full width integral porch. It is a good example of the bungalow form embellished with Craftsman elements.

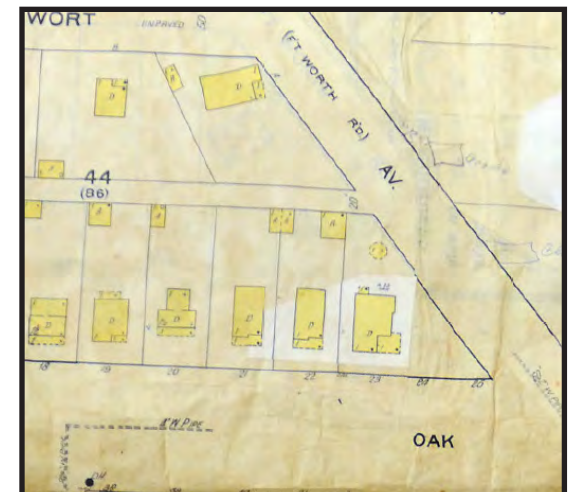
and that the said Roberta Dukes Richardson married the said J. J. Dukes. I further know that Roberta Dukes Richardson, as mentioned in said will, and her husband, J. M. Richardson Sr., and their son J. M. Richardson Jr., have enjoyed the use, rentals and emoluments of the heretofore mentioned property and are adverse to the claims of any person since the death of the said J. J. Dukes" Dr. Dukes never owned any other lots in block 44 of said town.

Excerpt from an 1948 affidavit filed at Tarrant County by Dr. William B. McKnight. The affidavit makes reference to the "rentals" enjoyed by Roberta Dukes Richardson and her family from the properties at 200, 202 and 204 W. Oak Street.

Source: Tarrant County Deed Records; Mansfield Historic Resources Survey Update 1998; The History of Mansfield, 1996



1921 Sanborn Insurance Map showing the Dr. Julian T. Feild House on the corner of Oak and North Streets.



1933 Sanborn Insurance Map showing the house at 202 W. Oak St. on its 50-foot tract (second from right).

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.

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: December 12, 2019

Subject: Preservation Month Sub-Committee Update

COMMENTS AND CONSIDERATIONS

The Preservation Month Sub-Committee met on November 15, 2019. The meeting notes are attached. The Sub-Committee is seeking feedback from the Commissioners and the members of the Historic Preservation Advisory Board on the proposed Preservation Month events and program.

Attachment

Preservation Month Sub-Committee Meeting Notes

Preservation Month 2020 - Meeting Notes

November 15, 2019 / 5:00 PM / Library

Attendees

David Littlefield, Mark Walker - Historic Landmark Commission, Chris Ohan (by phone), Cindy Gardner - Historic Preservation Advisory Board

Absent were: Elizabeth Carmody - MISD, Jessica Baber - Mansfield Historical Museum

Notes

- The purpose of Preservation Month is to foster community engagement, promote historical places and heritage tourism, and to demonstrate social and economic benefits of historic preservation (National Trust for Historic Preservation, savingplaces.org).
- Due to the upcoming Holidays, in lieu of a December meeting, each committee member will update the others via email.
- Beginning in January, Sub-Committee Meetings will be held on the 3rd Friday of each month, at 5:00pm. Tentative location will be Mark Walker's house.
- Program Ideas to Pursue and Committee Member Assigned:
 - Youth Program at the Library - coordinate with Julie Crisafulli - Cindy
 - Small preservation "how to" exhibit - coordinate with Jessica Baber - Cindy
 - Photography Contest - coordinate with Arts Commission - Cindy
 - Essay / Poster Contest within MISD - coordinate with Elizabeth Carmody - David
- Event ideas and Committee Member Assigned:
 - Man House Grand Opening - Cindy
 - Small budget (approx. \$1,000) available
 - Historic Bike Ride - Coordinate with Hilltop Bicycle Center - Mark
 - Speaker at the Museum - Coordinate with Jessica Baber - Cindy
 - Shop Main Street Day/Weekend - Coordinate with Historic Mansfield Business Association - Cindy
 - Historic Building Tours, or History Walk
 - Ticket sales, proceeds to go toward specific goal (undetermined)
 - Historic Homes willing to participate?
 - Mark Walker
 - Leasor Crass?
 - Living History Event or Demonstration - Coordinate with Tom Leach? - Cindy

- Preservation Demonstrations
 - Scrapbooking for Family History - Cindy
 - Safe Storage of Family Treasures - Cindy
 - How to Build a Proper Wooden Window - Coordinate with Art Wright - DONE - Scheduled for May 6, 6:30-8:00pm in the Multipurpose Room at City Hall
- Promotion:
 - Social Media - Chris has set up an account, Cindy will gather photos and create a post for each week beginning in January. Posts will include preservation related historic photos, event and program information as it becomes scheduled, and any other relevant information.
 - Instagram - Start weekly posts: “throwback” photos, preservation tips, events as added, etc.
 - Banners, flyers - Look into donation from a Printer? - Chris?
 - City / Museum websites - Cindy will discuss with Jessica
 - Mansfield NOW and Chamber calendars - Cindy
 - Mansfield NOW Magazine article? - Chris?
 - Involve Downtown Mansfield Inc., Chamber of Commerce

Action Items

1. Cindy- Prepare a Calendar of Events for May 2020 for next meeting. Find out what events are planned in the area (City, MISD, The LOT, etc). Calendar will serve as a handout to be available at the Museum, Library, MISD, etc.
2. Any/All - Start gathering donations for funding and giveaways - Cindy will email a list of potential businesses for each committee member for solicitation
3. Cindy - Prepare Information sheet for prospective sponsors of events, etc.
4. Cindy - Research Frontier Parade (1960's)
5. Cindy - Attend next HMBA Meeting - December 9 at 9am
6. David - Bethlehem Baptist Church, 150th Anniversary Date/Program - they have formed a committee to work on

Next Meeting – Friday, January 17, 2020 – 5pm

HISTORIC LANDMARK COMMISSION COMMUNICATION

Agenda Date: December 12, 2019

Subject: HLC#19-009: Update on the Gaulden-Baskin House at 301 W. Broad Street and the Historic Mansfield Preservation Grant Program

COMMENTS AND CONSIDERATIONS

The replacement of the final window on the Gaulden-Baskin House was completed on November 20, 2019. Leeds Clark, Inc. milled a new 1/1 window to match the other windows on the house and rebuilt the box structure around the window. This work came to a total of \$4,394.54.

The total cost to replace six non-historic windows was \$14,268.34, distributed as follows:

- \$9,873.80 from a 2018-19 grant for five windows
- \$4,394.54 from a 2019-20 grant for the remaining window and associated reconstruction work

Of the \$10,000.00 Hotel/Motel tax funds granted by City Council for this year, the Commission has \$5,605.46 remaining for the Historic Mansfield Preservation Grant Program.

Attachments

Invoice for the last window installation

Photos of the new window

Leeds Clark, Inc.
Historic Preservation and Consulting

3010 Shady Grove Road
Midlothian, TX 76065
(972) 775-3843

INVOICE

INVOICE #: 02357
DATE: 11/21/19

TO:
City of Mansfield
1200 E. Broad St.
Mansfield, TX 76063

JOBSITE:
301 W. Broad St. (Hernandez House)
Mansfield, TX 76063

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Replicate Jamb and 1/1 wood sashes for side of house.		\$ 909.80
	Demo of existing exterior face siding, large radius aluminum window, interior wall cover over studs, and 2x framing making up radius frame attachment for existing aluminum window.		\$ 2,878.60
	<ul style="list-style-type: none">Framing of street facing wall for new rectangular window including bulkhead if necessary.		
	<ul style="list-style-type: none">Install wood window jamb and sash unit in new wall.		
	<ul style="list-style-type: none">Install new exterior siding on face wall exterior.Install batt insulation between studs in wall.Install new sheetrock on interior face wall. Tape & bedInstall new dimensional wood trim for interior wall.		
	Clean & remove all debris from site.		
SUBTOTAL			\$ 3,788.40
OH&P (16%)			\$ 606.14
TOTAL			\$ 4,394.54









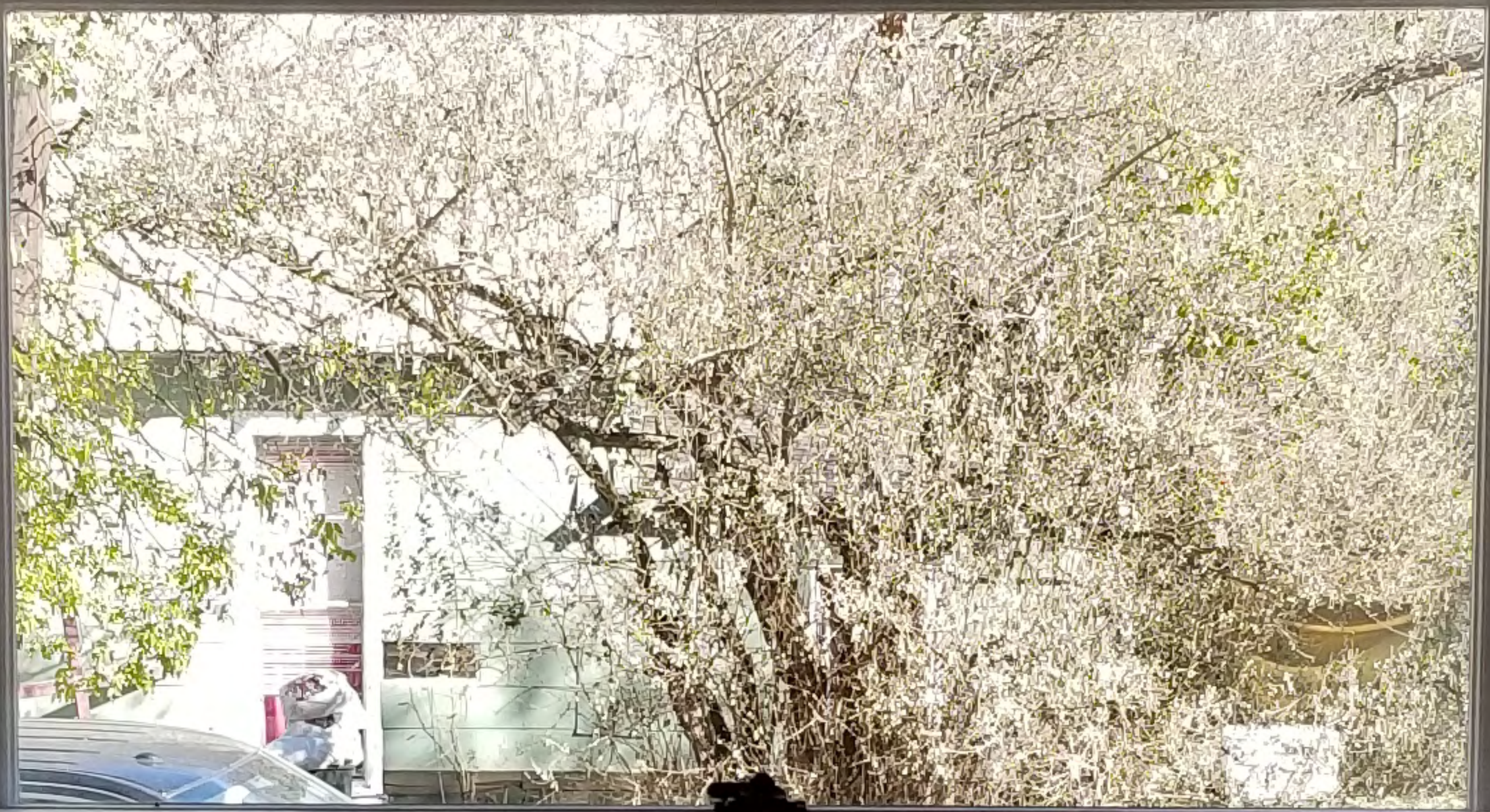












HISTORIC LANDMARK COMMISSION COMMUNICATION

Agenda Date: December 12, 2019

Subject: HLC#19-011: Consideration of Possible Changes to the City's Historic Markers

COMMENTS AND CONSIDERATIONS

As part of the Historic Marker Program, the City offers the owners of landmark properties a distinctive medallion featuring the Man and Feild Mill. The medallions are 12 inches in diameter and made of zinc, which allows a thinner, lighter-weight plate. Zinc can also be chemically etched to achieve a more detailed appearance on the image.

The Award Center, the City's supplier, is no longer able to obtain 12 inch zinc medallions. The City has only two zinc medallions on hand. One marker is reserved for the Patterson-Rydell House and the other for the R.S. Man House.

Staff has been reviewing alternative marker materials and is seeking the Commission's guidance on the following options:

1. A zinc medallion 6 inches in diameter.
2. An aluminum medallion 12 inches in diameter. Aluminum must be cast and/or mechanically etched which produces less detail on the image. Aluminum will also be slightly thicker with more weight.
3. An outdoor plastic resin medallion 12 inches in diameter. The resin option will provide the same detail as zinc with a considerable reduction in weight, thickness and cost. It can be given the same appearance as the standard markers, raised silver text and image with a black background. Using an outdoor material, this marker will last for years, but not as long as a metal marker.

The Award Center has requested cost estimates for each type of marker. These will be provided to the Commission as soon as they are available.

Attachments

Photograph of a 6-inch zinc marker

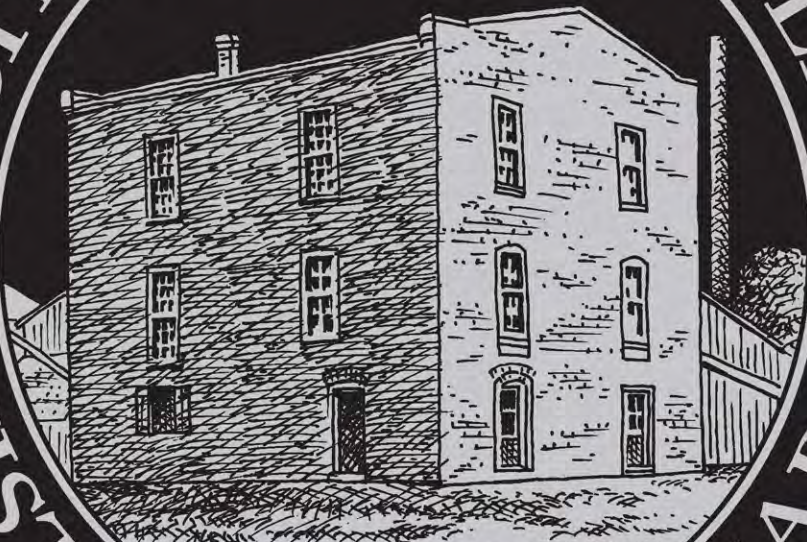
Photographs of aluminum marker

Photographs of resin marker



CITY OF MANSFIELD

Incorporated 1890



Man & Feild Mill

HISTORIC LANDMARK







BUFFALO SHOOT

LIGHT VARMINT

3RD PLACE

200 YARDS

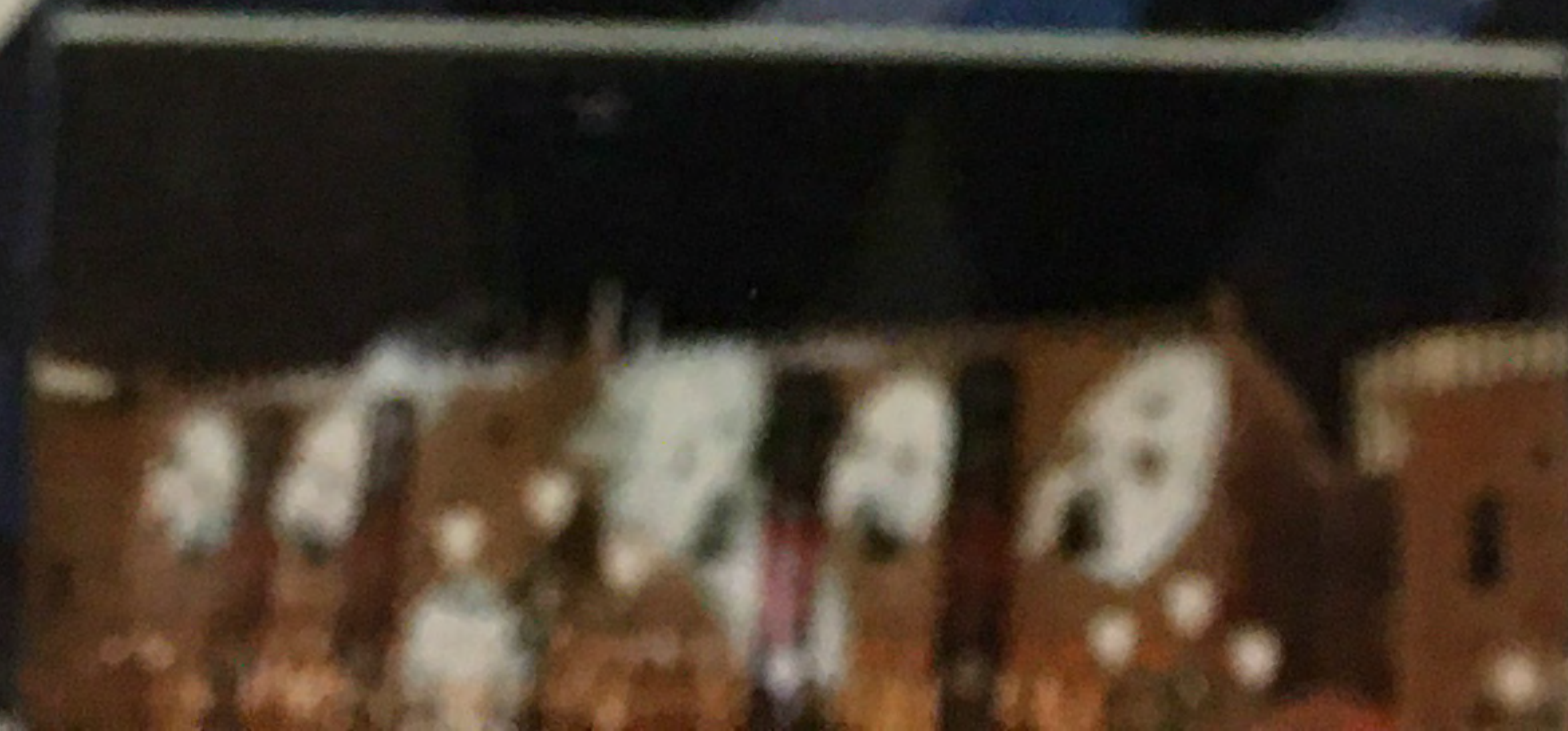
MIDLAND, TEXAS

SEPTEMBER 6, 2009



BUFFALO SHOOT
LIGHT VARMINT
3RD PLACE
200 YARDS
MIDLAND, TEXAS
SEPTEMBER 6, 2009

**Car & Truck
Show**



SILVER

JS _x_ S
Specify Size

HISTORIC LANDMARK COMMISSION COMMUNICATION

Agenda Date: December 12, 2019

Subject: Discussion regarding the Tell Your Story Program, City of College Station

COMMENTS AND CONSIDERATIONS

As part of their historic preservation program, the City of College Station created a Tell Your Story program. This program collects stories from College Station residents about growing up, playing, working and living in College Station. These stories are used for online and archival historical information and special exhibits for City facilities or preservation events.

Staff would like to know if the Commission has interest in a similar program for Mansfield as part of the public engagement work program for 2020. The program could be used as a kick-off event for Preservation Month or part of a Mansfield 130 program.

The content provided by a contributor will be attributed to that contributor. The collected stories will be available to the public and shared with the Mansfield Historical Museum.

Attachments

College Station “Tell Your Story” form



TELL YOUR STORY

The City of College Station needs **YOUR HELP** in capturing the history of its people and places!

Tell us stories from when you were growing up, playing, going to school or working in College Station, Texas.

USE THIS PAPER AS A COVER SHEET and please complete the following information so that we may contact you if we have any questions.

** Attached content will be attributed to you. Your contact information will only be used by the City of College Station for this purpose and will not be given to any third party.*

YOUR NAME (FIRST, LAST) _____

YOUR PHONE (XXX-XXX-XXXX) _____

E-MAIL (SAMPLE@AOL.COM) _____

YOUR ORGANIZATION (IF APPLICABLE) _____

STORY TITLE _____

PAGES ATTACHED? ☐ YES ☐ NO IF YES, HOW MANY? _____

PHOTO ATTACHED? ☐ YES ☐ NO

IF ATTACHED, PLEASE DESCRIBE THE PHOTO:

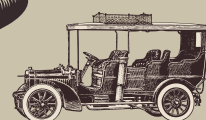


City of College Station
Heritage Programs
P.O. Box 9960, College Station, Texas 77842
E-MAIL heritageprogram@cstx.gov



CITY OF COLLEGE STATION
Home of Texas A&M University®
cstx.gov

QUESTIONS? Call 979.764.3491





TELL YOUR STORY

The City of College Station needs **YOUR HELP** in capturing the history of its people and places!

Tell us stories from when you were growing up, playing, going to school or working in College Station, Texas.

HOW WILL WE SHARE YOUR STORY? We want to remember you through....



ONLINE

We may want to share your history through our city website, blogs, and multimedia broadcasts.



MEDIA

We may want to share your history with our local radio, newspaper and television media partners.



EXHIBITS

We may want to display your historic artifacts at one of our city facilities or heritage events.



ARCHIVES

We may want to file your stories, photos, etc. into Project HOLD, our historic online library database.

WHAT STORIES ARE WE MISSING? Tell us! We want to know more about....

Life in school

Your first job

Games you used to play

What the town was REALLY like

Famous people you met in CS

What you did for fun

Neighborhood traditions

Events

Places in town

Favorite kid adventures

Making history