



HISTORIC MANSFIELD VILLAGE PLAN

PURPOSE

On July 27, 2020, the City Council adopted new development strategies for the revitalization of Historic Downtown Mansfield. These strategies build on previous planning efforts, including the 2008 Discover Historic Mansfield Vision and Action Plan.

Although the strategies encourage historic preservation, they also recommend methods for new development and redevelopment in the historic downtown. Some of these projects will involve property on which historic buildings are located.

Preservation of a historic building in place is preferred but not always possible. This plan provides for the creation of a Historic Village (“Village”), a site where historic buildings threatened with demolition can be relocated and rehabilitated for other uses. This preserves the historic value of a building while freeing up the original property for new development.

PROPOSED SITE

The Commission is seeking a property in the Original Town of Mansfield to locate at least four or more historic homes that may be threatened by redevelopment. The ideal site will have access to nearby public parking and the Park Trail system to encourage pedestrian activity.

BUILDINGS ELIGIBLE FOR RELOCATION

Historic buildings eligible for relocation must meet the following standards:

1. Residential buildings that can be rehabilitated for other uses are preferred for the Village.
2. The building must have been constructed within the Period of Significance established for the Village, 1870 – 1930. Buildings outside of the period of significance will be considered on a case-by-case basis;
3. The building must embody distinguishing characteristics of an architectural type or specimen, including elements of architectural design, detail, materials or craftsmanship; and
4. The building must be associated with a significant event or person who significantly contributed to the culture or development of the City.

The Historic Landmark Commission (“Commission”) will determine eligibility and

recommend to the City Council historic buildings to be located. The Commission proposes as its initial recommendation the following buildings in the event they cannot be preserved in place:

- Dr. Raymond Thomas House, c. 1913 at 106 E. Kimball Street
- Wallace-Hall House c. 1878 at 210 S. Main Street
- Gibson House, c. 1925 at 203 S. Main Street
- Jacob Back House, c. 1890 at 305 Smith Street

LANDMARK DESIGNATION

Buildings eligible for relocation also qualify for local landmark designation. The Village should incorporate the “H” Historic Landmark Overlay District, ensuring that the exterior of the buildings are protected. The designation does not apply to the use or interior spaces of a historic building.

A marker should also be displayed on or in front of each building with the history of the building to educate visitors on the importance of structure.

PERMITTED USES

The Village may be used for the following uses:

1. Retail Store
2. Professional or Medical Offices
3. Restaurants
4. Bed and Breakfast
5. Museum
6. Public events

OWNERSHIP

The Village offers the City two options for consideration:

1. City ownership with building rental: The City will own and maintain the buildings and property. Income is provided from rental fees and sales tax.

Recommendation: The Historic Landmark Commission recommends that the City retain ownership of the Village with rental of the facilities.

2. Private ownership: Private individuals or businesses will own the buildings and common property. Funds from the sale of the buildings may recoup some of the expenses from relocating and rehabbing the buildings. Income is provided from property and sales taxes.

Recommendation: Consider establishing a Public Improvement District as a

funding source for maintenance of the Village.

SITE DEVELOPMENT STANDARDS

The intent of the Village is to recreate a block or blocks of the Original Town of Mansfield. To accomplish this, the following standards apply:

1. On regular city blocks, lots must have a minimum width of 50 feet.
(A typical residential lot in the Original Town is 50'x100')
2. On regular city blocks, lots must meet the following minimum setbacks:
 - Front yard setback: 15 feet
 - Side yard setback: 5 feet
 - Exterior side yard setback: 15 feet
 - Rear yard setback: 10 feet
3. In special circumstances, more than one building may be allowed on single lot.
4. Buildings, sidewalks, streets and other improvements must be sited in a manner to preserve heritage trees.
5. Open spaces must be oriented in the center of the Village, preferably with a connection to park trails.
6. No fence is required on any lot. Fences constructed in the Village must be wrought iron with a maximum height of four feet.
7. All dumpster enclosures must comply with Section 155.093(B) of the Zoning Ordinance, except that a wood fence may be used with a top rail.
8. Landscaping should comply with Chapter 3.14 of the Mansfield Residential Design Guidelines.
9. Lighting in the Village should be pedestrian-scale, shielded and directed away from abutting property. Light posts should be no taller than 11 feet with a historic look and character.
10. Signage in the Village should be externally lit and have a historic look and character to match the building it serves. Monument signs may not exceed a height of five feet, a width of seven feet and a sign area of 25 square feet. Wall signs are not permitted except a name plate sign. All signage must be approved by the Commission.
11. Parking should be located at the perimeter of the Village.

MITIGATION OF NEGATIVE IMPACTS

Relocation of historic buildings entails some negative impact on the value of the resource. The original location is part of the history of the building and provides some context. When determining eligibility for relocation, the following must be considered:

1. National Register properties such as the Wallace-Hall House at 210 S. Main Street will lose that designation if relocated without the approval of the Texas Historical Commission. The approval process is lengthy and uncertain. The immediate threat to the building must be balanced against the loss of the designation.
2. Relocated landmark buildings are subject to the U.S. Secretary of the Interior's Standards for Rehabilitation and the City's design guidelines. Certain design standards may need to be relaxed; for example:
 - A pier and beam building might be placed on a concrete foundation
 - Exterior materials may need to be replaced with modern equivalents
 - ADA ramps and sidewalk connections

The Commission will allow modifications to the guidelines as needed to ensure the safety and stability of a relocated building.

POTENTIAL FUNDING SOURCES

Relocation of a historic building requires funding for the acquisition, relocation and rehabilitation of the building in its new location. Consider funding from the following:

1. City: HOT funds, General Fund
2. Private: grants and fundraising
3. In kind services: Donation of a building by the owner; relocation of the building paid for by the developer

INCENTIVES

To attract the active participation of a developer in the Village project, consider offering the following incentives as part of a developer agreement:

1. Financial incentives to develop the original property such as reimbursement from impact fees.
2. Eliminated or reduced development fees on the original property on applications for plats, zoning changes and building permits.

3. Expedited review process for development applications.
4. A sales tax rebate.

PUBLIC ENGAGEMENT

Engage with preservation and non-profit groups to assist with the Village, including:

1. Organize existing groups such as the Mansfield Historical Society and Heritage Foundation to fundraise.
2. Create a “Friends of the Historic Village” or similar organization to fundraise specifically for the Village.
3. Request volunteers from the Volunteer Program to perform basic work on buildings during rehabilitation such as painting.

HISTORIC BUILDINGS THAT CANNOT BE RELOCATED

There will be circumstances where a building cannot be moved due to condition of the building, the timing of development or some other reason. In these cases, the following steps should be taken:

1. Work with the developer to preserve the building in place.
2. Create incentives to keep the building as part of the overall development and to assist with the building’s rehabilitation.
3. Encourage a design in which the historic building facades could be incorporated into a new building.
4. If a building must be demolished:
 - Document the structure as much as possible before removal;
 - Request that the developer donate any historic fixtures or building materials from the house for use in other historic buildings; and
 - Provide an informational marker on the property describing the building and its history.

EXHIBITS

Historic Village concepts from other cities
Conceptual layout of a Mansfield Historic Village

HISTORIC VILLAGE CONCEPT

FOUNDERS ROW
MIDLOTHIAN



HISTORIC VILLAGE CONCEPT

DALLAS HERITAGE PARK



HISTORIC VILLAGE CONCEPT

DENTON HISTORICAL PARK



