

**HISTORIC LANDMARK COMMISSION
CITY OF MANSFIELD**

October 10, 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
Rick Weintraub	Commissioner
Houston Mitchell	Commissioner
Bob Klenzendorf	Commissioner
Amanda Kowalski	Commissioner

Absent:

Justin Gilmore	Commissioner
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Staff:

Art Wright	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Chairman Smith called for approval of the minutes of the September 12, 2019 meeting. Commissioner Mitchell made a motion to approve the minutes. Commissioner Weintraub seconded the motion which carried by a vote of 8 to 0.

Public Hearing

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

At this time, Chairman Smith turned the meeting over to Vice-Chairman Littlefield.

Eddie Phillips, representing the applicant, gave an overview of the request and was available for questions.

Vice-Chairman Littlefield opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Vice-Chairman Littlefield closed the public hearing.

Commissioner Walker made a motion to approve the request as presented. Commissioner Weintraub seconded the motion which carried by a vote of 7 to 0 with Chairman Smith abstaining.

HLC#19-008: Public Hearing to and consideration of an inventory of Historic Properties deemed deserving of official recognition although not designated at historic landmarks

Mr. Wright listed the following properties for consideration:

302 W. Oak Street	301 E. Elm Street
304 W. Oak	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

Commissioner Mitchell stated that 204 W. Oak Street had incompatible alterations, including a 2-story addition, that decreased its historic value. Chairman Smith stated that the property ought to be recognized as the current or a future owner would be eligible for preservation incentives to reverse the alterations.

Commissioner Kowalski asked if any of the property owners had responded to the City's notice that these properties were being recognized. Mr. Wright stated that he had been contacted by several property owners, but not all of them.

Mr. Wright stated that the Commission has recommended that a recognition ceremony be held on Saturday, November 9, 2019 at the Mansfield Historical Museum and Heritage Center.

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 request. Commissioner Mitchell seconded the motion which carried by a vote of 8 to 0.

Other Agenda Items

Preservation Month Sub-Committee Report and Discussion

Mr. Wright stated that the Commission's agenda would include a regular Preservation Month Sub-Committee update on each agenda to allow the Commission to discuss items related to Preservation Month if necessary. Vice-Chairman Littlefield reported that the Sub-Committee would be meeting on October 25, 2019.

Discussion and Possible Action regarding potential demolition of Historic Resources:

Mr. Wright stated that 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 in the City's Historic Resources Survey. Mr. Wright informed the Commission that he would report on historic resources that have applied for a demolition permit or where City Staff has received inquiries regarding the demolition of a historic resource for the Commission's review. Mr. Wright stated that Staff had received inquiries regarding demolition of the following historic properties:

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

The Commission discussed the possibility that the owner of the historic structures at the Holland Farmstead at 2880 Matlock Road might donate the historic water tank or other structures to the City prior to demolition so that these could be relocated to the Man House or a City park.

Chairman Smith made a motion to recommend that when the proposed restaurant at 2880 Matlock Road makes a development application, Staff request the developer donate the water tank to the City. Commissioner Pressley seconded the motion which carried by a vote of 8 to 0.

Work Program Items:

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

Mr. Wright stated that the City's 1999 Historic Preservation Plan was 20 years old and was in need of an update. Mr. Wright requested that the Commissioners review the plan and list items that needed to be updated, removed, or where they had questions. Chairman Smith noted that this was a long-term project and would need to be discussed over several meetings.

2. Discussion on Special Preservation Projects:

Mr. Wright stated that Mansfield had a number of historic properties or resources that were under-recognized and may be in need of the Commission's assistance. As an example, he reported that the Stephens Cemetery on N. Mitchell Road was still there, but the marker was damaged.

Michael Gibson, 203 S. Main Street, addressed the Commission regarding the historic Gibson Cemetery just outside the City limits. Mr. Gibson stated that he and a few others maintained the cemetery, but as they aged it was becoming harder to do. Mr. Gibson asked if the City or another agency could provide assistance for the cemetery's maintenance. Mr. Wright stated he would look into the matter.

The Commission discussed a marker program for significant historic resources that no longer exist. Chairman Smith used the Dr. Julian T. Feild House as an example. The Commissioners requested that Mr. Wright provide examples of these types of markers.

Public Engagement Program:

1. Consideration of a Preservation Incentives flyer

Mr. Wright presented a draft of the Preservation Incentives informational flyer that will be sent to the owners of eligible historic properties.

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

Mr. Wright reported that Hull Millwork, a specialist in architectural millwork, had offered to conduct a workshop on the value of historic wood windows. He stated that this would be a good event for Preservation Month in May 2020.

Vice-Chairman Littlefield made a motion to accept Hull's offer. Commissioner Weintraub seconded the motion which carried by a vote of 8 to 0.

3. Presentation on Wayfinding Signs

Mr. Wright made a brief presentation on the City's new wayfinding sign program.

Commission Announcements

Chairman Smith made a request that the City consider reducing the speed limit through the historic downtown area.

Staff Announcements

Mr. Wright invited the Commissioners on a tour of the Ralph Man House on Saturday, October 19, 2019.

Adjournment

With no further business, Chairman Smith adjourned the meeting at 6:49 p.m.

Robert A. Smith, Chairman

ATTEST:

Delia Jones, Secretary