



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda Historic Landmark Commission

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Thursday, March 14, 2024

5:30 PM

City Hall Planning Conference Room

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[24-5894](#) Minutes - Approval of the February 8, 2024, Historic Landmark Commission Meeting Minutes

**Attachments:** [02-08-24 Meeting Minutes](#)

3. **CITIZENS 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. All comments are limited to five (5) minutes.*

4. **DISCUSSION ITEMS**

[24-5901](#) HLC#24-002: Discussion on the Official Recognition Program

**Attachments:** [Historic Resource Priority List](#)

5. **PRESERVATION EDUCATION SUB-COMMITTEE**

[24-5895](#) Minutes - Approval of the February 21, 2024, Preservation Education Sub-Committee Meeting Minutes

**Attachments:** [02-21-24 Sub-Committee Minutes](#)

6. **HISTORIC PRESERVATION OFFICER'S REPORT**

7. **COMMISSION ANNOUNCEMENTS**

8. **ADJOURNMENT OF MEETING**

**CERTIFICATION**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on March 7, 2024, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

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Art Wright, Historic Preservation Officer

\* 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.



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## STAFF REPORT

File Number: 24-5894

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**Agenda Date:** 3/14/2024

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Historic Landmark Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the February 8, 2024, Historic Landmark Commission Meeting Minutes

**Description/History**

The minutes of the February 8, 2024, Historic Landmark Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



# CITY OF MANSFIELD

1200 E. Broad St.  
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## Meeting Minutes - Draft

### Historic Landmark Commission

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Thursday, February 8, 2024

5:30 PM

City Hall Council Chambers

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#### 1. CALL TO ORDER

*Chairman Smith called the meeting to order at 5:30 p.m. in the Council Chamber 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.*

*Staff:*

*Art Wright, Principal Planner/HPO*

*Commissioners:*

**Absent** 2 - Jennifer Johnston and Anne Weydeck

**Present** 5 - Mark Walker; David Littlefield; Robert Smith; Bob Klenzendorf and Thomas Leach

#### 2. APPROVAL OF MINUTES

[24-5842](#)

Minutes - Approval of the January 11, 2024, Historic Landmark Commission Meeting Minutes

*Chairman Smith called for a motion on the minutes of the January 11, 2024, meeting.*

**Commissioner Leach made a motion to approve the minutes as presented.**

**Commissioner Littlefield seconded the motion, which carried by the following vote:**

**Aye:** 5 - Mark Walker; David Littlefield; Robert Smith; Bob Klenzendorf and Thomas Leach

**Nay:** 0

**Absent:** 2 - Jennifer Johnston and Anne Weydeck

**Abstain:** 0

#### 3. CITIZENS COMMENTS

*None*

#### 4. OTHER AGENDA ITEMS

[23-5806](#)

HLC#24-001: Discussion and Possible Action on an Update of the

## 1999 Historic Preservation Plan

*Chairman Smith appointed Commissioners Johnston, Leach, and Weydeck, and three volunteers from the Historic Preservation Advisory Board, Linda Leddy, Chris Ohan, and Marty Thomas, to serve on the Preservation Plan Advisory Committee. Chairman Smith named Commissioner Johnston chair of the Committee.*

*Mr. Wright gave a presentation on the initial results of the Citizen Survey collecting information on residents' perceptions and ideas regarding historic preservation in Mansfield and was available for questions. The survey results will be used by the Preservation Plan Advisory Committee to help inform the goals and policies in the Historic Preservation Plan update. Mr. Wright also presented the updated timeline for the Historic Preservation Plan process.*

### 5. **PRESERVATION EDUCATION SUB-COMMITTEE**

*Commissioner Leach, chair of the Sub-Committee, gave the Commission an update on the Sub-Committee's outreach activities and program for Historic Preservation Month 2024.*

[24-5843](#)

Minutes - Approval of the January 17, 2024, Preservation Education Sub-Committee Meeting Minutes

*Sub-Committee Chair Leach called for a motion on the minutes of the January 17, 2024, meeting.*

**Commissioner Walker made a motion to approve the Sub-Committee minutes as presented. Commissioner Leach seconded the motion, which carried by the following vote:**

**Aye:** 2 - Mark Walker and Thomas Leach

**Nay:** 0

**Absent:** 2 - Jennifer Johnston and Anne Weydeck

**Abstain:** 0

**Non-Voting:** 3 - David Littlefield; Robert Smith and Bob Klenzendorf

### 6. **HISTORIC PRESERVATION OFFICER'S REPORT**

[24-5852](#)

Historic Preservation Officer's Report for February 2024

*Mr. Wright reported on the following items:*

- *The Andrew "Cap" and Emma Doughty Bratton House, c. 1895, at 310 East Broad Street was being converted for office and restaurant use. The house is listed on the National Register of Historic Places.*

- *The City arranged for a temporary repair in the roof of the Buttrill-Nifong-Barnett House, c. 1904, at 302 East Broad Street.*

*Several infill projects are under construction in Historic Downtown Mansfield,*

*including:*

- *A new manor house and accessory dwelling unit at 506 West Kimball Street*
- *Two new single-family residences, each with an accessory dwelling unit, at 306 and 308 Tarrant Street*
- *A three-unit live work (rowhouse) building is under construction at 299, 301, and 303 West Oak Street*

**7. COMMISSION ANNOUNCEMENTS**

*None.*

**8. ADJOURNMENT OF MEETING**

With no further business, Chairman Smith adjourned the meeting at 6:25 p.m.

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Dr. Robert A. Smith, Chair

ATTEST:

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Art Wright, Historic Preservation Officer



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 24-5901

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**Agenda Date:** 3/14/2024

**Version:** 1

**Status:** Consideration

**In Control:** Historic Landmark Commission

**File Type:** HLC Case

**Agenda Number:**

**Title**

HLC#24-002: Discussion on the Official Recognition Program

**Description/History**

Section 155.069 of the Mansfield Code of Ordinances 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.

In addition to the public hearing, Section 155.069 requires that appropriate measures be taken to recognize these properties.

Staff would like to discuss the Official Recognition Program for 2024 at the meeting to review the criteria for selecting sites for official recognition and methods of recognition.

**Attachment**

Historic Resources Priority List

Historic Name	Address	Priority	Rating	Designation
Buttrill House	302 E Broad St	High	1	OR
Dr. James H. Wallace House	210 S Main St	High	1	NR/OR
Nugent-Hart House	312 S Waxahachie	High	1	Local/RTHL
	107 N 1st Ave	Selected Medium	2	OR
	108 N 1st Ave	Selected Medium	2	OR
	400 S 2nd Ave	Selected Medium	2	OR
Chorn House	303 E Broad St	Selected Medium	2	Local
Wright-Malone-Farmer House	305 W Broad St	Selected Medium	2	
Hayter-Witherspoon House	306 E Broad St	Selected Medium	2	NR
Pyles-Hubbard House	309 E Broad St	Selected Medium	2	Local
Bratton House	310 E Broad St	Selected Medium	2	NR
J.H. Harrison House	404 E Broad St	Selected Medium	2	Local
	506 E Broad St	Selected Medium	2	OR
Troy Hackler House	507 E Broad St	Selected Medium	2	Local
Old Rock Gym	605 E Broad St	Selected Medium	2	Local
Old Mansfield High School	605 E Broad St	Selected Medium	2	Local
Mansfield Cemetery	750 W Kimball St	Selected Medium	2	OR/Local
W.G. Ralston House	309 E Elm St	Selected Medium	2	OR
Dr. Raymond Thomas House	106 E Kimball St	Selected Medium	2	
McKnight Building/Knights of Pythias	102 N Main St	Selected Medium	2	Local
State Bank of Mansfield Building	116 N Main St	Selected Medium	2	Local
Richardson House	200 W Oak St	Selected Medium	2	Local
Patterson-Rydell House	202 W Oak St	Selected Medium	2	Local
Muncy House	206 W Oak St	Selected Medium	2	OR
Jacob M. Back House	305 N Smith	Selected Medium	2	
First Methodist Church Parsonage	105 N 1st Ave	Medium	3	OR
America J. Bell House	302 S 1st Ave	Medium	3	OR
	107 N 2nd Ave	Medium	3	OR
J.C. McCaleb House	109 N 2nd Ave	Medium	3	OR
Botts-Fowler House	115 N 4th Ave	Medium	3	NR
	306 W Alvarado St	Medium	3	
Gaulden House	301 E Broad St	Medium	3	OR
	304 W Broad St	Medium	3	
Harrison-Ellis House	405 E Broad St	Medium	3	OR
Second House	405 E Broad St	Medium	3	OR
Mayfield House	503 E Broad St	Medium	3	OR
Garage	503 E Broad St	Medium	3	OR
	715 E Broad St	Medium	3	
	107 N Brown	Medium	3	
	109 N Brown	Medium	3	
	209 N Brown	Medium	3	
	304 W Dallas St	Medium	3	
Hood-Grow House	301 E Elm St	Medium	3	OR
Cantrell House	302 E Elm St	Medium	3	OR
Fowler-Boyd House	305 E Elm St	Medium	3	OR
	102 S Graves St	Medium	3	
	300 S Graves St	Medium	3	
	303 S Graves St	Medium	3	
	107 E Kimball St	Medium	3	



Historic Name	Address	Priority	Rating	Designation
	200 E Kimball St	Medium	3	
	300 E Kimball St	Medium	3	
	304 E Kimball St	Medium	3	
	405 W Kimball St	Medium	3	
	408 E Kimball St	Medium	3	
	500 E Kimball St	Medium	3	
	706 W Kimball St	Medium	3	
	720 W Kimball St	Medium	3	
	502 E Lake St	Medium	3	
Masonic Lodge Building	101 N Main St	Medium	3	Local
McKnight Building	105 N Main St	Medium	3	Local
First National Bank Building	119 N Main St	Medium	3	Local
	123 N Main St	Medium	3	
Nugent Building	124 N Main St	Medium	3	Local
McKnight Building	127 N Main St	Medium	3	Local
Southland Ice Co. Building	131 N Main St	Medium	3	Local
	203 S Main St	Medium	3	
	204 N North St	Medium	3	
	205 N North St	Medium	3	OR/Local
	208 W Oak St	Medium	3	
	205 S Short St	Medium	3	
	301 S Short St	Medium	3	
	107 N Sycamore	Medium	3	
	209 N Sycamore	Medium	3	
R.D. Miller House	213 N Sycamore	Medium	3	OR
	204 S Tarrant	Medium	3	
	311 S Tarrant	Medium	3	
	107 N Walnut	Medium	3	
	111 S Waxahachie	Medium	3	
	111 S Waxahachie	Medium	3	
	200 S Waxahachie	Medium	3	
	301 S Waxahachie	Medium	3	
	301 S Waxahachie	Medium	3	
	106 N 1st Ave	Selected Low	4	OR
Charles R. and Georgia Page House	106 S 2nd Ave	Selected Low	4	
Wallace-Lamb House	305 E Broad St	Selected Low	4	
	406 W Broad St	Selected Low	4	
Chorn-Guest House	608 E Broad St	Selected Low	4	
	201 W Kimball St	Selected Low	4	
	106 S Pond	Selected Low	4	
J.H. Alexander House	103 W Van Worth St	Selected Low	4	Local
	102 N 1st Ave	Low	5	
	102 S 1st Ave	Low	5	
	103 N 1st Ave	Low	5	
	104 N 1st Ave	Low	5	
	104 S 1st Ave	Low	5	
	110 N 1st Ave	Low	5	
	204 S 1st Ave	Low	5	
	304 S 1st Ave	Low	5	

Historic Name	Address	Priority	Rating	Designation
	105 N 2nd Ave	Low	5	
	202 S 2nd Ave	Low	5	
	204 S 2nd Ave	Low	5	
	205 S 2nd Ave	Low	5	
	206 S 2nd Ave	Low	5	
	305 S 2nd Ave	Low	5	
	406 S 2nd Ave	Low	5	
	408 S 2nd Ave	Low	5	
	102 S 3rd Ave	Low	5	
	204 S 3rd Ave	Low	5	
	205 S 3rd Ave	Low	5	
	105 N 4th Ave	Low	5	
	200 S 4th Ave	Low	5	
	407 W Alvarado St	Low	5	
	500 W Alvarado St	Low	5	
	502 W Alvarado St	Low	5	
	504 W Alvarado St	Low	5	
	506 W Alvarado St	Low	5	
	201 W Broad St	Low	5	
	204 W Broad St	Low	5	
	205 W Broad St	Low	5	
	206 W Broad St	Low	5	
Gaulden-Baskin House	301 W Broad St	Low	5	Local
J.H. Wright House	302 W Broad St	Low	5	OR
	303 W Broad St	Low	5	
	307 E Broad St	Low	5	
	400 W Broad St	Low	5	
	401 W Broad St	Low	5	
	403 E Broad St	Low	5	
	404 W Broad St	Low	5	
	405 W Broad St	Low	5	
	504 W Broad St	Low	5	
	506 W Broad St	Low	5	OR
	700 E Broad St	Low	5	
	801 E Broad St	Low	5	
	111 N Brown	Low	5	
	200 N Brown	Low	5	
	200 N Brown	Low	5	
	206 N Brown	Low	5	
	104 E Dallas St	Low	5	
	105 E Dallas St	Low	5	
	201 E Dallas St	Low	5	
	201 W Dallas St	Low	5	
	204 E Dallas St	Low	5	
	211 W Dallas St	Low	5	
	308 E Dallas St	Low	5	
	406 E Dallas St	Low	5	
	407 E Dallas St	Low	5	
	501 E Dallas St	Low	5	

Historic Name	Address	Priority	Rating	Designation
	212 S Dawson	Low	5	
	214 S Dawson	Low	5	
	100 N Depot	Low	5	
	223 N Depot	Low	5	
	500 S Elizabeth Ln	Low	5	
	501 S Elizabeth Ln	Low	5	
	503 S Elizabeth Ln	Low	5	
	504 S Elizabeth Ln	Low	5	
	505 S Elizabeth Ln	Low	5	
	506 S Elizabeth Ln	Low	5	
	507 S Elizabeth Ln	Low	5	
	508 S Elizabeth Ln	Low	5	
	509 S Elizabeth Ln	Low	5	
	510 S Elizabeth Ln	Low	5	
	511 S Elizabeth Ln	Low	5	
	512 S Elizabeth Ln	Low	5	
	514 S Elizabeth Ln	Low	5	
	201 E Elm St	Low	5	
	203 E Elm St	Low	5	
	205 E Elm St	Low	5	
	304 E Elm St	Low	5	
	306 E Elm St	Low	5	
Collier-McKnight House	401 E Elm St	Low	5	
	500 E Elm St	Low	5	
	509 E Elm St	Low	5	
	202 S Graves St	Low	5	
	302 S Graves St	Low	5	
	203 W Kimball St	Low	5	
	205 W Kimball St	Low	5	
	307 E Kimball St	Low	5	
	309 E Kimball St	Low	5	
	402 W Kimball St	Low	5	
	403 E Kimball St	Low	5	
	403 W Kimball St	Low	5	
	407 E Kimball St	Low	5	
	501 E Kimball St	Low	5	
	502 W Kimball St	Low	5	
	609 W Kimball St	Low	5	
	705 W Kimball St	Low	5	
McKnight Building/Knights of Pythias	104 N Main St	Low	5	
	106 N Main St	Low	5	
	107 N Main St	Low	5	
	108 N Main St	Low	5	
Farr Best Theater	109 N Main St	Low	5	Local
	110 N Main St	Low	5	
A.J. Dukes Building	111 N Main St	Low	5	Local
	113 N Main St	Low	5	
J.H. Wright's Big Daylight Store	114 N Main St	Low	5	Local
Dennis Mahoney Building	115 N Main St	Low	5	Local

Historic Name	Address	Priority	Rating	Designation
Odd Fellows Building	122 N Main St	Low	5	Local
A.J. Hunt Building/Board Bros. Pharma	126 N Main St	Low	5	Local
	128 N Main St	Low	5	
Old Post Office Building	130 N Main St	Low	5	Local
	137 N Main St	Low	5	
	138 N Main St	Low	5	
	401 S Main St	Low	5	
	607 S Main St	Low	5	
	701 S Main St	Low	5	
	805 S Main St	Low	5	
	202 N North St	Low	5	
	206 N North St	Low	5	
	303 N North St	Low	5	
	107 W Oak St	Low	5	
	204 W Oak St	Low	5	
	300 W Oak St	Low	5	
	302 W Oak St	Low	5	
	304 W Oak St	Low	5	
	306 W Oak St	Low	5	
	107 S Pond	Low	5	
	301 S Pond	Low	5	
	303 S Pond	Low	5	
	305 S Pond	Low	5	
	302 S Short St	Low	5	
	305 S Short St	Low	5	
	307 S Short St	Low	5	
	106 N Smith	Low	5	
	205 N Smith	Low	5	
	207 N Smith	Low	5	
	209 N Smith	Low	5	
	213 N Smith	Low	5	
	320 N Smith	Low	5	
	109 N Smith St	Low	5	
	305 S Stewart	Low	5	
	307 S Stewart	Low	5	
	309 S Stewart	Low	5	
	311 S Stewart	Low	5	
	313 S Stewart	Low	5	
	200 S Tarrant	Low	5	
	300 S Tarrant	Low	5	
	313 S Tarrant	Low	5	
	314 S Tarrant	Low	5	
	315 S Tarrant	Low	5	
	306 S Tarrant St	Low	5	
	106 W Van Worth St	Low	5	
	107 W Van Worth St	Low	5	
	110 W Van Worth St	Low	5	
	201 N Walnut Creek	Low	5	
	100 N Waxahachie	Low	5	

Historic Name	Address	Priority	Rating	Designation
	108 S Waxahachie	Low	5	
	109 S Waxahachie	Low	5	
	201 S Waxahachie	Low	5	
	203 S Waxahachie	Low	5	
	205 S Waxahachie	Low	5	
	300 S Waxahachie	Low	5	
	302 S Waxahachie	Low	5	
	304 S Waxahachie	Low	5	
	308 S Waxahachie	Low	5	

OR - Officially Recognized  
NR - National Register  
Local - Mansfield Historic Landmark  
RTHL - Texas Historic Landmark



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## STAFF REPORT

File Number: 24-5895

**Agenda Date:** 3/14/2024

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Historic Landmark Commission

**File Type:** Meeting Minutes

**Agenda Number:**

### **Title**

Minutes - Approval of the February 21, 2024, Preservation Education Sub-Committee Meeting Minutes

### **Description/History**

The minutes of the February 21, 2024, Preservation Education Sub-Committee meeting are in DRAFT form and will not become effective until approved by the Sub-Committee at this meeting.



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Draft

### HLC - Preservation Education Sub-Committee

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Wednesday, February 21, 2024

4:15 PM

City Hall Planning Conference Room

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#### 1. CALL TO ORDER

*Chairman Leach called the meeting to order at 4:15 p.m. in the Planning and Zoning Conference Room of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff Present:*

*Art Wright, Historic Preservation Officer*

*Jessica Baber, Museum Manager*

*Amanda Brown, Museum Education and Engagement Specialist*

*Bernadette McCranie, Director of Communications and Outreach*

*Volunteers Present:*

*Amanda Kowalski*

*Commissioners:*

**Present** 3 - Thomas Leach; Mark Walker and Jennifer Johnston

#### 2. DISCUSSION ITEMS

*Heather Carson, Director of Community Relations for the Mansfield Independent School District attended the meeting to discuss the Sub-Committee's proposal to develop brief educational videos on the history of Mansfield. The videos would be used by third grade educators as part of the local history component of the curriculum.*

*The Sub-Committee discussed items related to events for Historic Preservation Month 2024 and other events during the year, including:*

*1) The Sub-Committee discussed items related to Historic Downtown Mansfield Car Show scheduled for May 4, 2024, including car show judges, awards or trophies, entertainment, and restroom facilities. Mr. Wright reported that City Council will be updated on the Preservation Month events in March.*

*2) The Chalk-the-Walk contest and History Hunters Scavenger Hunt are scheduled for May 11, 2024. Artist Eddie Phillips has been invited to be the exhibition chalk artist again for this contest.*

*3) The Historic Guided Tours would continue with the Crime, Mansfield History and the Cemetery tours. Mr. Wright contacted the Mansfield Community Cemetery Association regarding the tour. The Cemetery Tour may take place in April as a lead-in to Preservation Month.*

4) *As the Sub-Committee postponed Historic Recognition Day event to another time of year, there were no events related to MISD history during Preservation Month. The Sub-Committee discussed using that theme for the sock-hop dance for Valentine's Day in February 2025.*

5) *Regular tours of the Mansfield Historical Museum and the Man House Museum will be available during business hours.*

6) *The Mansfield Historical Society Poster Contest will be associated with the Museum's Summer Camp program.*

7) *The Historic Preservation Advisory Board has selected 31 historic locations for the This Place Matters campaign in May 2024. Staff will contact the property owners for permission to place a "This Place Matters" sign at each location.*

8) *Mr. Wright reported that the Texas Historical Commission had not yet opened applications for the "Imagine the Possibilities" Tour.*

9) *Mr. Wright proposed D. Preston Davidson, a former U.S. Deputy Marshall and author of Western fiction, as a possible speaker for the Museum's lecture series.*

*The next meeting is scheduled for March 20, 2024, at 5:30 p.m. in the Planning Department Conference Room.*

### 3. **ADJOURNMENT OF MEETING**

With no further business, Chairman Leach adjourned the meeting at 5:51 p.m.

\_\_\_\_\_  
Thomas Leach, Chair

ATTEST:

\_\_\_\_\_  
Art Wright, Historic Preservation Officer