



# CITY OF MANSFIELD

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

## Meeting Agenda

### Historic Landmark Commission

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Thursday, October 8, 2020

5:30 PM

City Hall Council Chambers

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**PARTICIPATION IN THIS MEETING WILL BE AVAILABLE IN PERSON OR BY VIDEO CONFERENCING. To participate by video, please register at**

**[https://mansfieldtexas.zoom.us/webinar/register/WN\\_icePspfVQXeCj1XQ6fFS0Q](https://mansfieldtexas.zoom.us/webinar/register/WN_icePspfVQXeCj1XQ6fFS0Q)**

**by 5:30 pm on Thursday, October 8, 2020 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:**

**Webinar ID: 981 0794 9301**

**Passcode: 860018**

**Citizen comments on any agenda item for the October 8, 2020 Historic Landmark Commission meeting may be submitted by email at [planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00 noon, Thursday, October 8, 2020, for presentation to the Commissioners prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

[20-3789](#) Minutes - Approval of the September 10, 2020 Historic Landmark Commission Meeting Minutes

**Attachments:** [09-10-20 Meeting Minutes.pdf](#)

**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. OTHER AGENDA ITEMS**

[20-3788](#) HLC#20-007: Discussion and Possible Action Regarding the Official Recognized Historic Property list

**Attachments:** [Historic Resources Survey.pdf](#)  
[Property Descriptions.pdf](#)

[20-3804](#) Discussion and Possible Action Regarding the Preservation Month  
Sub-Committee

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 1, 2020, in accordance with Chapter 551 of the Texas Government Code.

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Art Wright, Planner/HPO

\* 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: 20-3789

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**Agenda Date:** 10/8/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Historic Landmark Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the September 10, 2020 Historic Landmark Commission Meeting Minutes

**Description/History**

The minutes of the September 10, 2020 Historic Landmark Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



# CITY OF MANSFIELD

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## Meeting Minutes - Draft

### Historic Landmark Commission

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Thursday, September 10, 2020

5:30 PM

City Hall Council Chambers

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This meeting was open to the public and conducted by video conferencing with access to the public.

#### 1. CALL TO ORDER

*Chairman Smith called the meeting to order at 5:33 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.*

*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.*

*Staff Present:*  
*Art Wright, Planner II/HPO*

*Commissioners:*

**Absent** 3 - Amanda Kowalski; David Littlefield and Houston Mitchell

**Present** 3 - Mark Walker; Lynda Pressley and Robert Smith

#### 2. APPROVAL OF MINUTES

[20-3712](#)

Minutes - Approval of the August 13, 2020 Historic Landmark Commission Meeting Minutes

*Chairman Smith called for approval of the minutes of the August 13, 2020 meeting. Commissioner Pressley noted that she was listed as absent at the meeting but that she had attended by video conferencing. Chairman Smith directed that the minutes should be corrected to reflect Commissioner Pressley's attendance.*

**Commissioner Pressley made a motion to approve the minutes as corrected. Commissioner Walker seconded the motion which carried by the following vote:**

**Aye:** 3 - Mark Walker; Lynda Pressley and Robert Smith

**Nay:** 0

**Absent:** 3 - Amanda Kowalski; David Littlefield and Houston Mitchell

**Abstain:** 0



**3. CITIZENS COMMENTS**

*None.*

**4. OTHER AGENDA ITEMS****20-3663**

HLC#20-004: Discussion and Possible Action on the 2019 - 2020 Annual Report of the Mansfield Historic Landmark Commission

*Chairman Smith noted that the changes and corrections requested by the Commission had been made to the report.*

**After discussion, Commissioner Walker made a motion to approve the 2019-2020 Annual Report as presented. Commissioner Pressley seconded the motion which carried by the following vote:**

**Aye:** 3 - Mark Walker; Lynda Pressley and Robert Smith

**Nay:** 0

**Absent:** 3 - Amanda Kowalski; David Littlefield and Houston Mitchell

**Abstain:** 0

**20-3724**

HLC#20-007: Discussion and Possible Action regarding the Official Recognized Historic Property list

*Mr. Wright gave a presentation on properties that the Commission might wish to officially recognize as historic properties for 2020. These properties would become eligible for historic preservation incentives if the property owners choose to obtain historic landmark status. The properties included:*

105 N. 1st Avenue  
106 N. 1st Avenue  
107 N. 1st Avenue  
108 N. 1st Avenue  
209 S. 1st Avenue  
302 S. 1st Avenue  
107 N. 2nd Avenue  
109 N. 2nd Avenue  
400 S. 2nd Avenue  
130 N. Main Street  
203 S. Main Street  
506 E. Broad Street  
408 North Street  
1885 Railroad Bridge  
1922 Auto Bridge

*After discussion, the consensus of the Commission was to nominate all the proposed properties for official recognition except 209 and 302 S. 1st Avenue and 107 and 109 N. 2nd Avenue. Chairman Smith directed Staff to conduct further research on these four properties and present any findings at the next meeting.*

**5. COMMISSION ANNOUNCEMENTS**

*None.*

**6. STAFF ANNOUNCEMENTS**

*Mr. Wright stated that a private tour of the Man House Restoration was scheduled for the members of the Historic Landmark Commission and Historic Preservation Advisory Board on September 19, 2020 at 9:00 a.m.*

*Mr. Wright updated the Commission on the progress of the Historic Landmark designation of the 1924 High School and 1940 Rock Gym.*

**7. ADJOURNMENT OF MEETING**

*With no further business, Chairman Smith adjourned the meeting at 6:35 p.m.*

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Dr. Robert A. Smith, Chairman

ATTEST:

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Art Wright, Planner II/HPO



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 20-3788

Agenda Date: 10/8/2020

Version: 1

Status: Consideration

In Control: Historic Landmark Commission

File Type: HLC Case

### Agenda Number:

#### Title

HLC#20-007: Discussion and Possible Action Regarding the Official Recognized Historic Property list

### Description/History - Continuation from the September 10, 2020, meeting

At the September 10, 2020, meeting, the Commission considered 15 properties for official recognition. The Commission nominated the following properties for recognition:

105 N. 1st Avenue  
106 N. 1st Avenue  
107 N. 1st Avenue  
108 N. 1st Avenue  
400 S. 2nd Avenue  
130 N. Main Street  
203 S. Main Street  
506 E. Broad Street  
408 North Street  
1885 Railroad Bridge  
1922 Auto Bridge

The Commission requested more information on the following properties to better evaluate their significance:

**209 S. 1st Avenue** - Dr. James Wallace purchased the land on Block 24 for his house at 210 S. Main Street (Wallace-Hall House) for his family. The house at 209 S. 1st Avenue was built around 1940 while the Wallace family still owned the property. It may have been used as a rental house or for one of the Wallace children. In 1944, the property was sold to L.O. and Marjorie Hall, including the Wallace-Hall House and the house at 209 S. 1st Avenue.

The Halls sold 209 S. 1st Avenue to Fred Hall, L.O. Hall's brother. In 1962, Fred Hall sold the house to his parents, O.R. and Mollie Hall. In 1985, the house was sold to Clarence and Rebecca Phillips. The Phillips sold the house in 2015 to the Dominguez family, who still owns the property today.

Although the house was owned by a prominent Mansfield family, it is less significant than the Wallace-Hall House next door. In addition, alterations to the house and its dilapidated

condition have reduced its historic integrity. Staff believes that this house requires repair and restoration of its architectural features before it will meet the criteria for recognition.

**302 S. 1st Avenue** - This house was built c. 1930, possibly as a rental. This house is in a similar situation as 209 S. 1st Avenue in that it appears to have been constructed on the same lot as the America J. Bell House, c. 1893, and later sold as a separate property. Dr. J.W. Allmon, Mansfield's first veterinarian, purchased the property in 1928 and retained ownership of the entire tract, including the Bell House and this bungalow, until 1957.

The property was sold by deed of trust to Billy F. Howard, and the southern 50 feet of the property was separated to create a lot for the house at 302 S. 1st Avenue. The house remained in the Howard family until 1991, when it was sold to Joyce Thornton who sold it to Charlotte Musser in 1994.

Although the bungalow was owned by a prominent Mansfield family, it is less significant than the America J. Bell House next door. The bungalow was purchased by the owner of the Bell House in 2019 and has since been remodeled, including the addition of new siding and repainting the house a light brown. The siding appears synthetic and modern windows have been installed. Although not a Craftsman-style house, it exhibits limited Craftsman elements such as the exposed rafters and a low-pitched gabled roof.

**107 N. 2nd Avenue and 109 N. 2nd Avenue** - The records of these two houses intertwined. Both houses are located on Lot 14, Block 4 of the Original Town plat. Eventually the south 50 feet of Lot 14 was deeded off to sell the house at 107 N. 2nd Avenue.

Lot 14 was purchased by James C. McCaleb in 1905. Mr. McCaleb owned a grocery store located in the second McKnight building on the west side of Main Street. The house at 109 N. 2nd Avenue, c. 1920, was the family home. The house at 107 N. 2nd Avenue, c. 1925, may have been a rental. The property (including both houses) was sold by McCaleb's children after his death in 1950. Thereafter, the property was sold several times and eventually divided to allow the sale of each house separately.

Both these houses are Medium priority, meaning that they have less architectural and physical integrity due to alterations or deterioration of materials that removed, changed or obscured original design features, or by less significant associations with the historic context. The house at 107 appears to retain its wood siding. The house at 109 appears to have synthetic siding.

**210 S. Main Street** - Staff also recommends that the Commission consider the Wallace-Hall House at 210 S. Main Street for recognition. This 1878 Queen Anne house has a unique architectural value and is associated with the prominent Wallace family. The house is listed on the National Register of Historic Places.

### **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. Staff submits the following nominations for the Commission's consideration:

105 N. 1st Avenue  
106 N. 1st Avenue  
107 N. 1st Avenue  
108 N. 1st Avenue  
209 S. 1st Avenue  
302 S. 1st Avenue  
107 N. 2nd Avenue  
109 N. 2nd Avenue  
400 S. 2nd Avenue  
130 N. Main Street  
203 S. Main Street  
506 E. Broad Street  
408 North Street  
1885 Railroad Bridge  
1922 Auto Bridge

Officially recognized properties are eligible for historic preservation incentives if the owners choose to pursue historic landmark status.

Information has been provided showing the following for each property:

- A current photograph of the building and historic photographs, if available
- The listing for the property from the Historic Resources Survey
- The history of the property from different sources, if available
- A brief summary of the building describing special considerations for the building.

In reviewing these properties, please keep the following criteria in mind when choosing a building to officially recognize:

- 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.
- Embodiment of distinguishing characteristics of an architectural type or specimen.
- Embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.
- Relationship to other distinctive buildings, sites or areas which are eligible for preservation as described based on architectural, historic or cultural motif.
- Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

- Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation.
- A building, structure, or place that because of its location has become of historic or cultural value to a neighborhood or community.

### **Definition of Priorities**

The following are priority classifications intended to serve as guidelines for on-going preservation efforts. The priorities listed for each property in the Historic Resources Survey reflect the status of the building at the time the survey was conducted in 1998. Changes and alterations to these properties over time should be evaluated to accurately represent each property's relative status.

- **High** priority resources are considered the most significant in a survey area, retain a high degree of architectural and physical integrity, have few alterations, and possess strong associations with the historic context. They are most likely to meet one or more of the eligibility criteria for listing in the National Register of Historic Places or as a Recorded Texas Historic Landmark (RTHL). They may be individually eligible for National Register listing or as a RTHL. If included within the boundaries of a National Register historic district, they are almost always considered contributing resources to the district.
- **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.

## **Attachments**

Pages from the Historic Resources Survey  
Property Descriptions

## Mansfield Historic Resources Inventory ( By Address )

Diane E. Williams &amp; Associates

Address	Priority					Photographic Reference		Date	Identification			Exterior Materials	ID No
	H	SM	M	SL	L	Roll	Frame	Slide	Property Type	Subtype	Stylistic Influence		
100 blk. N. 1st Ave.					X				1935	Domestic	Front Gabled Bungalow	Wood	210
100 blk. N. 1st Ave.					X				1955	Domestic		Asbestos	215
102 N. 1st Ave.					X				1955	Domestic		Vinyl Siding	214
103 107 N. 1st Ave.		X				01 : 23		3	1943	Religious	Church	Yellow Brick	217
104 N. 1st Ave.					X				1915	Domestic	Massed Plan Pyramidal	Wood	213
105 N. 1st Ave.			X						1935	Domestic		Yellow Brick	216
106 N. 1st Ave.				X					1915	Domestic	Massed Plan Pyramidal	Asbestos	212
108 N. 1st Ave.		X				01 : 24		3	1930	Domestic	Front Gabled Bungalow	Wood	211
102 S. 1st Ave.					X				1940	Domestic		Stucco	144
200 blk. S. 1st Ave.		X				01 : 07		3	1955	Infrastructure	Culvert	Concrete	146
209 S. 1st Ave.			X						1940	Domestic	Cross Gabled Bungalow	Wood	145
302 S. 1st Ave.			X						1930	Domestic	Cross Gabled Bungalow	Asbestos	147
304 S. 1st Ave.					X				1930	Domestic	Front Gabled Bungalow	Vinyl Siding	148
103 N. 2nd Ave.					X				1945	Domestic	Side Gabled Bungalow	Wood	209
105 N. 2nd Ave.					X				1940	Domestic		Asbestos	208
107 N. 2nd Ave.			X						1925	Domestic	Front Gabled Bungalow	Wood	207
109 N. 2nd Ave.			X						1920	Domestic	Front Gabled Bungalow	Wood	206
113 N. 2nd Ave.					X				1950	Domestic	Cross Gabled Bungalow	Asbestos	205
106 S. 2nd Ave.		X				01 : 11		3	1880	Domestic	Massed Plan Pyramidal	Wood	143
200 blk. S. 2nd Ave.					X				1910	Domestic	Massed Plan Pyramidal	Wood	139
201 S. 2nd Ave.			X						1915	Domestic	Massed Plan Pyramidal	Wood	142
202 S. 2nd Ave.					X				1935	Domestic	Cross Gabled Bungalow	Vinyl Siding	140
205 S. 2nd Ave.					X				1930	Domestic	Front Gabled Bungalow	Asbestos	141
206 S. 2nd Ave.					X				1905	Domestic	Massed Plan Pyramidal	Red Brick	138
300 blk. S. 2nd Ave.			X						1895	Domestic		Wood	136
304 S. 2nd Ave.			X						1940	Domestic	Side Gabled Bungalow	Synthetic Siding	135
305 S. 2nd Ave.					X				1925	Domestic	Front Gabled Bungalow	Red Brick/Wood	137
306 S. 2nd Ave.					X				1950	Domestic		Synthetic Siding	134
400 S. 2nd Ave.		X				01 : 06		3	1885	Domestic	Center Passage	Asbestos	133
406 S. 2nd Ave.					X				1950	Domestic	Side Gabled Bungalow	Vinyl Siding	132
408 S. 2nd Ave.					X				1950	Domestic	Side Gabled Bungalow	Vinyl Siding	131
0 ? S. 3rd Ave.					X				1940	Domestic		Wood	153
204 S. 3rd Ave.					X				1955	Domestic		Synthetic Siding	152
205 S. 3rd Ave.					X				1930	Domestic	Cross Gabled Bungalow	Yellow Brick	151
105 N. 4th Ave.					X				1950	Domestic		Wood	193
115 N. 4th Ave.			X						1890	Domestic	L-Plan	Queen Anne	194
200 S. 4th Ave.					X				1940	Domestic	Front Gabled Bungalow	Vinyl Siding	165
306 W. Alvarado St.			X						1915	Domestic	Massed Plan Pyramidal	Wood	154
400 blk. W. Alvarado St.					X				1955	Domestic		Wood	155
407 W. Alvarado St.					X				1955	Domestic	Ranch	Asbestos	156



## Mansfield Historic Resources Inventory ( By Address )

Diane E. Williams &amp; Associates

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		
128	N. Main St.					X			1895	Commercial	1-Part Comm. Block		Red Brick	229
129	N. Main St.			X					1905	Commercial	1-Part Comm. Block		Brick	242
130	N. Main St.					X			1920	Commercial	2-Part Comm. Block		Metal	230
131 -33	N. Main St.			X					1915	Commercial	1-Part Comm. Block		Brick	243
134	N. Main St.					X			1920	Commercial	1-Part Comm. Block		Metal	231
137	N. Main St.					X			1920	Commercial	1-Part Comm. Block		Red Brick	244
900 blk.	N. Main St.					X			1925	Commercial	Garage		Asbestos	458
900 blk.	N. Main St.					X			1930	Commercial	1-Part Comm. Block		Stone	459
900 blk.	N. Main St.					X			1935	Commercial	Garage		Asbestos	460
900 blk.	N. Main St.			X					1935	Domestic	Front Gabled Bungalow		Asbestos	461
900 blk.	N. Main St.					X			1940	Domestic	Cross Gabled Bungalow		Vinyl Siding	462
900 blk.	N. Main St.					X			1950	Domestic	Side Gabled Bungalow		Asbestos/T-111	463
900 blk.	N. Main St.					X			1940	Domestic	Front Gabled Bungalow		Wood/T-111	464
900 blk.	N. Main St.					X			1955	Domestic	Side Gabled Bungalow		Asbestos	465
900 blk.	N. Main St.			X					1940	Domestic	Side Gabled Bungalow		Wood	466
0 ?	S. Main St.					X			1910	Domestic	Massed Plan Pyramidal		Wood?	006
100 blk.	S. Main St.					X			1950	Domestic		Colonial Revival	Brick	150
203	S. Main St.			X					1925	Domestic	Front Gabled Bungalow		Wood	314
210	S. Main St.	X					01 : 08	3	1878	Domestic		Classical Revival	Wood	149
401	S. Main St.					X			1925	Domestic	Front Gabled Bungalow		Asbestos/Synthetic	315
600 blk.	S. Main St.					X			1910	Domestic	Massed Plan Pyramidal		Asbestos	317
601	S. Main St.					X			1950	Domestic	Side Gabled Bungalow		Wood	316
607	S. Main St.					X			1950	Domestic	Side Gabled Bungalow		Asbestos	318
609	S. Main St.					X			1950	Domestic			Vinyl Siding	047
700 blk.	S. Main St.					X			1950	Domestic	Cross Gabled Bungalow		Wood	046
985	S. Main St.					X			1940	Domestic	Cross Gabled Bungalow		Asbestos	045
1620	E. Mansfield-Webb		X				02 : 10	3	1910	Domestic	Massed Plan Pyramidal		Wood	543A
1620	E. Mansfield-Webb			X					1925	Agricultural	Barn		Concrete Block	543B
1620	E. Mansfield-Webb			X					1925	Agricultural	Barn		Corrugated Metal	543C
1620	E. Mansfield-Webb			X					1935	Agricultural	Silo		Concrete/Tile	543D
1620	E. Mansfield-Webb					X			1930	Agricultural	Barn		Corrugated Metal	543E
1719	E. Mansfield-Webb					X			1945	Domestic	Side Gabled Bungalow		Synthetic Siding	543F
0 ?	E. Mathis Rd.					X			1910	Domestic	Center Passage		Vinyl Siding	041
0 ?	N. Matlock Rd.			X					1940	Infrastructure	Bridge		Concrete	547
0 ?	N. Matlock Rd.			X					1940	Infrastructure	Bridge		Concrete	548
2700 blk.	N. Matlock Rd.			X					1935	Domestic	Cross Gabled Bungalow	Tudor Revival	Yellow Brick / Stucco /	546
2804	N. Matlock Rd.			X					1930	Domestic	Side Gabled Bungalow		Wood	545A
2804	N. Matlock Rd.			X					1910	Domestic	Center Passage		Wood	545B
2804	N. Matlock Rd.			X					1940	Agricultural	Barn		Corrugated Metal	545C
2804	N. Matlock Rd.			X					1955	Domestic	Garage Apartment		Synthetic Siding	545D

## Mansfield Historic Resources Inventory ( By Address )

Diane E. Williams &amp; Associates

Address	Priority					Photographic Reference		Date	Identification			Exterior Materials	I.D. No.
	H	SM	M	SL	L	Roll	Frame		Property Type	Subtype	Stylistic Influence		
500 W. Alvarado St.					X			1940	Domestic			Wood	157
500 blk. W. Alvarado St.					X			1955	Domestic			Vinyl Siding	158
500 blk. W. Alvarado St.					X			1955	Domestic			Wood	159
500 blk. W. Alvarado St.					X			1950	Domestic			Wood	160
500 blk. W. Alvarado St.					X			1930	Domestic	Front Gabled Bungalow		Asbestos	161
300 blk. S. Billingslea Dr.					X			1955	Domestic	Side Gabled Bungalow		Vinyl Siding	100
300 blk. S. Billingslea Dr.					X			1930	Domestic	Front Gabled Bungalow		Vinyl Siding	103
313 S. Billingslea Dr.			X					1920	Domestic	Front Gabled Bungalow		Wood	102
330 S. Billingslea Dr.					X			1925	Domestic	Side Gabled Bungalow		Vinyl Siding	101
3892 E. Britton Rd.					X			1915	Domestic			Asbestos	038
4200 E. Britton Rd.				X				1951	Religious	Church		Asbestos	010
0 ? E. Broad St.			X					1940	Domestic	Duplex		Yellow Brick	549
100 E. Broad St.				X				1956	Governmental	Police Station	International	Red Brick	312
100 blk. E. Broad St.		X				01 : 29	3	1920	Monument			Stone	552
301 E. Broad St.			X					1915	Domestic	Massed Plan Pyramidal		Wood	299
302 E. Broad St.	X					01 : 12	3	1904	Domestic		Classical Revival	Wood	311
303 E. Broad St.		X				01 : 13	3	1913	Domestic	Massed Plan Pyramidal		Wood	298
305 E. Broad St.				X				1900	Domestic	Modified L-Plan		Wood	297A
306 E. Broad St.		X						1879	Domestic	Center Passage		Wood	310
307 E. Broad St.					X			1930	Domestic			Wood/Asbestos	297B
309 E. Broad St.		X				01 : 14	3	1886	Domestic		Classical Revival	Asbestos	296
310 E. Broad St.		X				01 : 15	3	1895	Domestic	L-Plan	Queen	Wood	309
404 E. Broad St.		X				01 : 16	3	1915	Domestic		Classical Revival	Wood	308
405 E. Broad St.			X					1895	Domestic	L-Plan		Vinyl Siding	295A
405 E. Broad St. (rear)			X					1915	Domestic	1 Room		Wood	295B
500 blk. E. Broad St.			X					1935	Domestic			Wood	294A
500 blk. E. Broad St. (rear)			X					1940	Domestic	Garage Apartment		Wood	294B
506 E. Broad St.		X				01 : 17	3	1925	Domestic	Cross Gabled Bungalow		Vinyl Siding	307
507 E. Broad St.		X						1880	Domestic			Vinyl Siding	293
605 E. Broad St.		X				01 : 18	3	1924	Educational	School		Red Brick	289A
605 E. Broad St. (rear)		X				01 : 19	3	1937	Educational	Gym		Stone	289B
608 E. Broad St.				X				1890	Domestic			Vinyl Siding	306
700 E. Broad St.					X			1920	Domestic			T-111	305
714 E. Broad St.					X			1900	Domestic	Center Passage		Asbestos	304
715 E. Broad St.			X					1910	Domestic		Classical Revival	Wood	300
800 blk. E. Broad St.			X					1940	Domestic			Wood	302
803 ? E. Broad St.			X					1920	Domestic	Front Gabled Bungalow		Wood	301
900 blk. E. Broad St.					X			1955	Domestic			Wood	303
1025 E. Broad St.				X				1850	Domestic	Log Cabin		Log	557
2001 E. Broad St.				X				1920	Domestic	Front Gabled Bungalow		Yellow Brick	457



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

Address	Priority					Photographic Reference		Date	Identification			Exterior Materials	I.D. No.
	H	SM	M	SL	L	Roll	Frame	Slide	Property Type	Subtype	Stylistic Influence		
916 S. Noah			X						1935	Domestic	Center Gabled	Wood	030
920 S. Noah					X				1900	Domestic	Center Passage	Vinyl Siding	031
928 S. Noah					X				1900	Domestic	Center Passage	Wood	032
936 S. Noah				X					1900	Domestic	Modified L-Plan	Queen Anne	033
200 blk. N. North St.			X						1925	Domestic	Front Gabled Bungalow	Wood	248
202 N. North St.					X				1945	Domestic	Cross Gabled Bungalow	Wood	245
204 N. North St.			X						1945	Domestic	Cross Gabled Bungalow	Wood	246
206 N. North St.					X				1930	Domestic	Front Gabled Bungalow	Asbestos	247
300 blk. N. North St.			X						1900	Infrastructure	Trestle	Wood	250
300 blk. & N. North St.					X				1930	Domestic	Front Gabled Bungalow	Wood/Asbestos	249
400 blk. N. North St.		X				01 : 34		3	1922	Infrastructure	Auto Bridge	Concrete	494
400 blk. N. North St.		X				01 : 33		3	1885	Infrastructure	R.R. Bridge	Metal	551
408 N. North St.		X				01 : 35		3	1929	Domestic	Cross Gabled Bungalow	Craftsman	493
715 N. North St.			X						1940	Domestic	Side Gabled Bungalow	Asbestos	492A
715 N. North St.			X						1940	Agricultural	Barn	Wood	492B
715 N. North St.					X				1940	Domestic	Side Gabled Bungalow	Stone/Wood	492C
800 blk. N. North St.					X				1950	Domestic	Side Gabled Bungalow	Asbestos	470
800 blk. N. North St.					X				1950	Domestic	Side Gabled Bungalow	Wood	472
800 blk. N. North St.					X				1950	Domestic	Cross Gabled Bungalow	Vinyl Siding	473
803 N. North St.			X						1900	Domestic	L-Plan	Wood	471
814 N. North St.					X				1955	Domestic	Cross Gabled Bungalow	Vinyl Siding	490
900 N. North St.					X				1940	Domestic	Front Gabled Bungalow	Vinyl Siding	489
902 N. North St.					X				1930	Domestic	Front Gabled Bungalow	Red Brick	488
904 N. North St.					X				1950	Domestic	Side Gabled Bungalow	Wood	487
905 N. North St.					X				1950	Domestic	Side Gabled Bungalow	Yellow Brick	474
906 N. North St.					X				1940	Domestic	Side Gabled Bungalow	Wood	486
908 N. North St.					X				1940	Domestic	Cross Gabled Bungalow	Wood	485
909 N. North St.					X				1940	Domestic	Front Gabled Bungalow	Wood	475
910 N. North St.					X				1930	Domestic		Vinyl Siding	484
911 N. North St.			X						1950	Domestic		Wood	476
913 ? N. North St.					X				1940	Domestic	Front Gabled Bungalow	Asbestos	477
1000 blk. N. North St.					X				1900	Domestic	L-Plan	Asbestos	483
1001 N. North St.					X				1915	Domestic		Wood	478
1002 N. North St.					X				1940	Domestic	Side Gabled Bungalow	Wood	482
1003 ? N. North St.					X				1910	Domestic	Massed Plan Pyramidal	T-111	479
1005 N. North St.					X				1935	Domestic	Side Gabled Bungalow	T-111/Wood	480
107 W. Oak St.					X				1910	Domestic	Modified L-Plan	Wood/Asbestos	204
200 W. Oak St.		X				01 : 22, 25		3	1910	Domestic	Cross Gabled Bungalow	Classical	203
200 blk. W. Oak St.			X						1930	Domestic	Front Gabled Bungalow	Asbestos	199
202 W. Oak St.		X				01 : 26		3	1925	Domestic	Front Gabled Bungalow	Wood	202





### 105 N. 1<sup>st</sup> Avenue

This property is listed as a medium priority resource. This is a 1935 brick residence. An addition has been added to the side of the house. The house was recently remodeled. The front porch was removed, and the yellow brick was painted gray.





### 106 N. 1<sup>st</sup> Avenue

This property is listed as Selected Low priority resource. This Massed Plan Pyramidal house was constructed in 1915 and has asbestos siding. This house is the former residence of E.A. and Minnie Ola Rosier.





### 107 N. 1<sup>st</sup> Avenue – Mansfield Methodist Church

This property is listed as a Selected Medium priority resource. This one-story brick church and Sunday school building have modest Gothic Revival styling and are good local examples of ecclesiastical architecture. An enclosed porch was added, perhaps in 1951, to serve as a narthex. The Sunday school building also appears to have been added to the church at the same time as the porch. The porch was removed with the recent remodel.

**History:** The church was erected during World War II by members of the congregation. In that period of scarce building materials, and even scarcer manpower, much of the detailing and finishing of the church's interior was done by member volunteers. Fire damage to the interior in 1951 also was repaired by local crews. The property appears to be the only surviving church in Mansfield built more than 50 years ago. While most church congregations in Mansfield go back 100 years or more, they have outgrown their historic churches, removing older buildings and erecting new facilities to house larger congregations. As such this church is a rare example of historic church architecture in a community that once had many historic church buildings. Additional research to determine the origin of the architectural plans for the church is recommended and the date of the alterations and additions. The church may have been built from plans available from the Methodist Church Board of Extension, or they may have been drawn by a local architect or contractor. The church is no longer owned by the Methodist congregation, which moved to new, larger quarters. It also may qualify for local designation.

**Significance:** The church and Sunday school is significant as a local example of church architecture associated with an established congregation. As one of two surviving historic churches in the city, it may be eligible for listing in the National Register under Criterion C (architecture) when all portions of the building reach 50 years of age (2001).



### 108 N. 1<sup>st</sup> Avenue

This property is listed as a Selected Medium priority. This one-story wood frame front gabled bungalow is a good local example of Craftsman influenced architectural design. The house features knee braces, a full width integral porch and tapered box columns atop brick piers. Exterior alterations include replacement of the original front door with a hollow core door, changes to some windows and a rear addition. The house retains a high degree of integrity.

Significance: This house is locally significant as a good example of Craftsman inspired design. It may be eligible for listing as a local landmark and could be eligible for the National Register under Criterion C (architecture) as part of a Multiple Property nomination.





### 400 S. 2<sup>nd</sup> Avenue

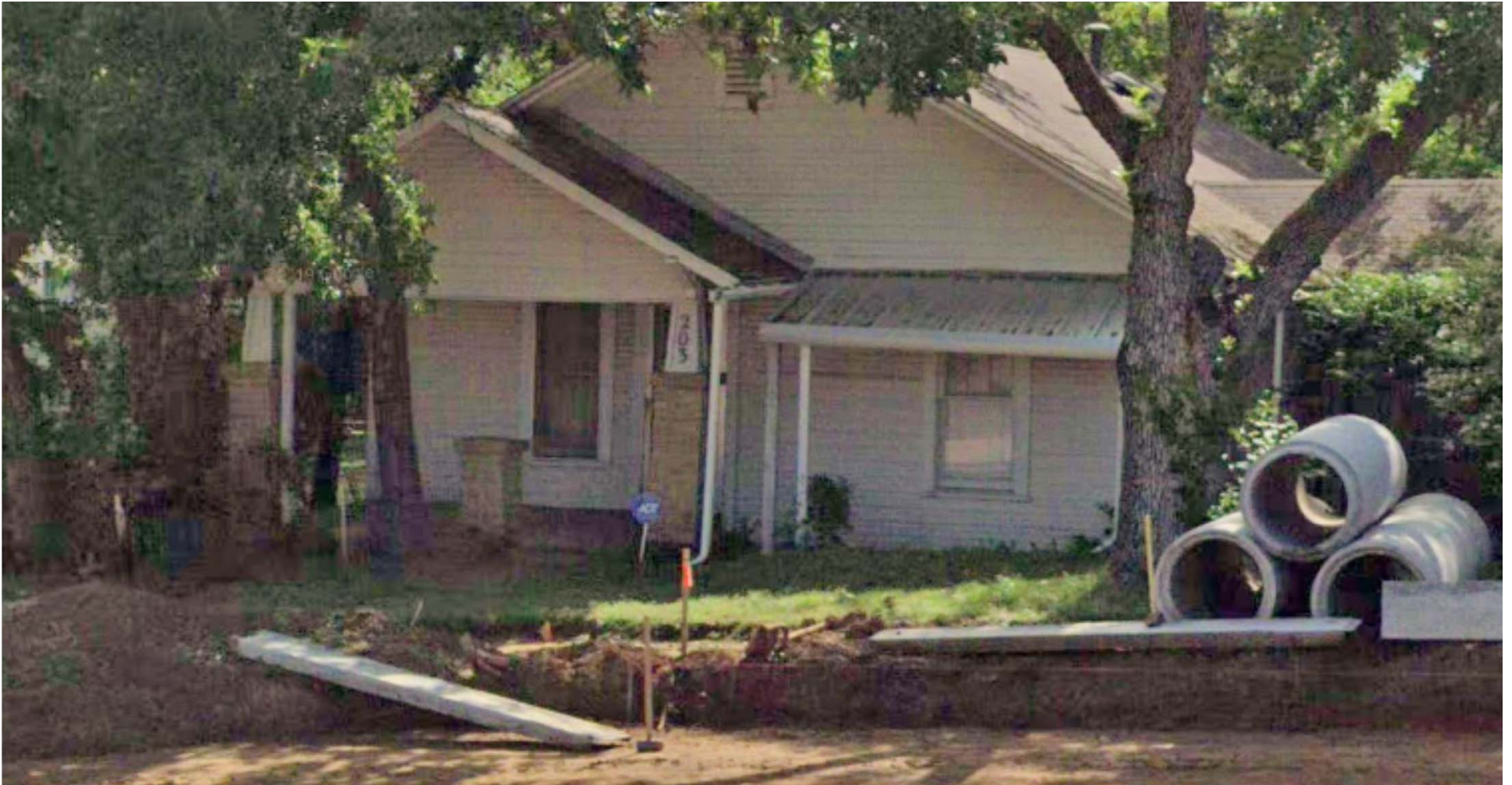
This house is listing as a Selected Medium priority resource. This one-story, wood frame, center passage house appears to have been built about 1885. Alterations include changes to windows and the application of asbestos siding over the original wood. The house retains a moderate degree of integrity. Appropriate rehabilitation would increase the dwelling's exterior integrity. This house is potentially significant as an example of a once common plan type (center passage) that is becoming increasingly rare. Removal of the asbestos siding and replacement of the metal frame windows with double hung wood sash types would restore much of its exterior integrity.





### 130 N. Main Street - Old Post Office Building c. 1894

This property is listed as a Low priority resource. This two-story brick building was constructed by Dr. J.N. Thomas to house Mansfield's second post office on the ground floor and Dr. Thomas' office on the second floor. Dr. Thomas and his son, Dr. Raymond Thomas moved their office to the back of the drugstore in 1929, and the second story hall was purchased by the Woodmen of the World Life Insurance Society, Walnut Creek Lodge No. 273, which was chartered in Mansfield on April 8, 1897. In 1956 the post office moved to a new building on the west side of the street. Although in poor condition and altered, the structure anchors the northern edge of the potential Main Street Historical District and possesses historical significance for its use as a post office.



### 203 S. Main Street – Gibson House

This property is listed as a Medium priority resource. This 1925 house is a front-gabled bungalow with Craftsman-style elements. The house has been in the Gibson family since 1949. Prior to that time, property belonged to the A.A. Collier family, whose daughter Ethel married A.S. Gibson.





### 506 E. Broad Street - Todd and Glenna Lowe House

This property is listed as a Selected Medium priority resource. Thought to have been built in 1924 by Todd and Glenna Lowe, this one-story, wood frame, cross gabled bungalow is distinguished by clipped (jerkin head) gables, a projecting porch and banks of double hung wood sash windows. Exterior alterations appear confined to the application of synthetic siding over the original wood and the installation of metal awnings on a few windows. It retains a very high degree of integrity.

**History:** Although the original owners of the house have been identified, more information on the Lowes is needed. Research with deed, tax and other records should be conducted to pinpoint the date of construction, the Lowes' tenure and how they made their living.

**Significance:** This house is significant for its architecture and is a very fine local example of Craftsman influenced architectural design. The removal of the synthetic siding and metal awnings and rehabilitation of the original wood sheathing (following the Secretary of the Interior's Standards and Guidelines for Rehabilitation) would enhance the house's integrity and make it a strong potential candidate for individual listing in the National Register under Criterion C (architecture).



### 408 North Street – Henry and Victoria Hogg House

This property is listed as a Selected Medium priority resource. This one-story wood frame cross gable bungalow features modest Craftsman detailing such as knee braces and clipped corner eaves on porches. Originally wood-sided, the exterior is now sheathed in asbestos, added by the Hogg family. Other alterations include the addition of a laundry room and bedroom at the rear and the relocation of the front entry from the south elevation to the west elevation. This change has occurred since 1996. The garage also was built in 1929. A barn and a small servant's house are no longer extant. The house retains a moderate degree of integrity.

**History:** Built for prominent local dairyman Henry Hance Hogg and his wife Victoria by local carpenters Fate Graves and Forrest Bratton, the house remained in the Hogg family until 1996 when it was sold to the Malone family.

**Significance:** The house is locally significant as the residence of a prominent local family involved in dairy operations and as a good example of locally built Craftsman inspired architecture in Mansfield. However, the presence of asbestos siding and the relocation of the front entry from the south elevation to the west side of the house have diminished its integrity. The asbestos could be removed and the original siding restored. Restoration of the front entry to the south side should be considered if National Register listing is sought. With appropriate restoration, the house could be National Register eligible under Criterion A (historical associations) or Criterion C (architecture) as part of a Multiple Property nomination.





### North Street – 1885 Railroad Bridge

This structure is listed as a High priority resource. In 1885, a group of Mansfield businessmen which included J.H. Wright, P.M. House, and A.J. Dukes helped raise \$5,000 to induce the Fort Worth & New Orleans Railway to route its tracks through Mansfield. This iron truss railroad bridge was built in that year and renovated in 1906. It is Mansfield's most important link with its 19th and early 20th century railroad history and is one of the earliest surviving railroad bridges in Tarrant County. As such, it appears to be eligible for the National Register.





### North Street – 1922 Auto Bridge

This structure is listed as a Selected Medium priority resource. 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. The bridge is slated for demolition as part of future North Street improvements.





### 210 S. Main Street - Wallace-Hall House, c. 1878

This property is listed as a High priority resource. Built ca. 1878. the Wallace-Hall House is a good local, and the only intact, example of a 1-½ story Queen Anne style dwelling in Mansfield. The house was built for James Hastings Wallace, a local physician, and his wife Mary Ann Yeates Wallace by an unknown carpenter. The 1-½ story wood dwelling with Queen Anne detailing faces east onto South Main Street and is about two blocks south of the historic commercial district of Mansfield, the house incorporates an asymmetrical facade with two, 1-½ story cutaway bays, decorative brackets with pendants and a wrap-around porch supported by Tuscan columns. At the rear is a one-story gabled roof section containing the kitchen, and an enclosed shed roof porch. This house is listed on the National Register.





### 302 S. 1<sup>st</sup> Avenue

This property is listed as a Medium priority resource. This 1930 house is a cross-gabled bungalow with asbestos siding.





### 302 S. 1<sup>st</sup> Avenue

This property is listed as a Medium priority resource. This 1930 house is a cross-gabled bungalow. The house was recently remodeled and appears to have new siding.





## 209 S. 1<sup>st</sup> Avenue

This property is listed as a medium priority. This 1940 house is a cross-gabled bungalow.





### 107 N. 2<sup>nd</sup> Avenue

This property is a Medium priority resources. This 1925 house is a front-gabled bungalow with wood siding.





### 109 N. 2<sup>nd</sup> Avenue

This property is listed as a Medium priority resource. The 1920 house is a front-gabled bungalow with wood siding. The house has been altered including the porch.



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3804

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**Agenda Date:** 10/8/2020

**Version:** 1

**Status:** Consideration

**In Control:** Historic Landmark Commission

**File Type:** Consideration Item

**Agenda Number:**

**Title**

Discussion and Possible Action Regarding the Preservation Month Sub-Committee

**Description/History**

The Preservation Month Sub-Committee is tasked with coordinating with the Historic Preservation Advisory Board to propose and plan events for Preservation Month in May.

The first Preservation Month was planned for May 2020 but had to be cancelled due to the COVID outbreak. With a little over 6 months until May 2021, Staff recommends that the Commission and the Advisory Board begin planning efforts for next Preservation Month. As the status of COVID regulations is uncertain, the Sub-Committee may wish to plan for both in-person and virtual events.

These matters will be discussed at the meeting in more detail.