



CITY OF MANSFIELD

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

Meeting Agenda - Final

Historic Landmark Commission

Thursday, November 12, 2020

5:30 PM

City Hall Council Chambers

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_S0t8YeWbShm5b90nwDEHVA

by 5:30 pm on Thursday, November 12, 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: 910 8599 5420

Passcode: 173773

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[20-3847](#) Minutes - Approval of the October 8, 2020 Historic Landmark Commission Meeting Minutes

Attachments: [10-08-2020 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. PUBLIC HEARINGS

[20-3866](#) HLC#20-007: Public hearing and consideration of an inventory of Historic Properties deemed deserving of official recognition although not designated as historic landmarks

5. DISCUSSION ITEMS

[20-3867](#) HLC#20-008: Discussion and presentation on the Mansfield Downtown Development Strategies and Preservation Planning

6. OTHER AGENDA ITEMS**A Preservation Month Sub-Committee Report and Discussion****7. COMMISSION ANNOUNCEMENTS****8. STAFF ANNOUNCEMENTS****9. ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on November 5, 2020, in accordance with Chapter 551 of the Texas Government Code.

Jennifer Johnston, Development Coordinator

* 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: 20-3847

Agenda Date: 11/12/2020

Version: 1

Status: Approval of Minutes

In Control: Historic Landmark Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the October 8, 2020 Historic Landmark Commission Meeting Minutes

Description/History

The minutes of the October 8, 2020 Historic Landmark Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



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Meeting Minutes - Draft

Historic Landmark Commission

Thursday, October 8, 2020

5:30 PM

City Hall Council Chambers

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 5:30 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.

The Chairman introduced all the members, noting two new members, Commissioner Leach and the return of Commissioner Klenzendorf.

Staff Present:

Art Wright, Planner/HPO

Lisa Sudbury, Assistant Director of Planning

Commissioners:

Present 7 - Amanda Kowalski; Mark Walker; David Littlefield; Lynda Pressley; Robert Smith; Bob Klenzendorf and Thomas Leach

2. APPROVAL OF MINUTES

[20-3789](#)

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

Chairman Smith called for approval of the minutes of the September 10, 2020 meeting.

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

Aye: 6 - Mark Walker; David Littlefield; Lynda Pressley; Robert Smith; Bob Klenzendorf and Thomas Leach

Nay: 0

Abstain: 1 - Amanda Kowalski

3. CITIZENS COMMENTS

None.

4. OTHER AGENDA ITEMS

[20-3788](#)

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

At the September 10, 2020, meeting, Mr. Wright gave a presentation on properties that the Commission might wish to officially recognized 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 | 203 S. Main Street |
| 106 N. 1st Avenue | 506 E. Broad Street |
| 107 N. 1st Avenue | 408 North Street |
| 108 N. 1st Avenue | 1885 Railroad Bridge |
| 400 S. 2nd Avenue | 1922 Auto Bridge |
| 130 N. Main Street | |

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 October 8, 2020 meeting.

Mr. Wright brought these properties forward for discussion, as well as 210 S Main Street. Each address had a current picture and writing about its origin and history.

Following discussion, Vice-Chairman Littlefield made a motion to include 302 S 1st avenue, 107 and 109 N 2nd Avenue and 210 S Main street to the list of 2020 recognized properties. The Commission concurred with staff that 209 S 1st Avenue was not of a quality to be recognized. Commissioner Walker seconded the motion which carried by the following vote:

Aye: 7 - Amanda Kowalski; Mark Walker; David Littlefield; Lynda Pressley; Robert Smith; Bob Klenzendorf and Thomas Leach

Nay: 0

Abstain: 0

[20-3804](#)

Discussion and Possible Action Regarding the Preservation Month Sub-Committee

Earlier this year, the Commission was prepared for Preservation month however, due to COVID all activities were canceled. Chairman Smith said it would be good for the Sub-Committee to reconvene and make plans for 2021.

Mr. Wright recommended that Commissioner Leach be added to the Sub-Committee as he is a member of both the Historic Landmark Commission and the Historic Preservation Advisory Board.

Vice-Chairman Littlefield and Commissioner Walker agreed to continue to serve. It was suggested that both in-person and virtual activities be researched.

Following discussion, Commissioner Pressley made a motion for the Sub-Committee to reconvene and make plans for May 2021. Commissioner

Kowalski seconded the motion which carried by the following vote:

Aye: 7 - Amanda Kowalski; Mark Walker; David Littlefield; Lynda Pressley; Robert Smith; Bob Klenzendorf and Thomas Leach

Nay: 0

Abstain: 0

5. COMMISSION ANNOUNCEMENTS

The Commission welcomed the two new members and thanked staff for the Man House tour that was organized.

6. STAFF ANNOUNCEMENTS

Mr. Wright stated that the Commissioners should have received an invite to the ribbon cutting for the Man House scheduled for October 30. At that time, the local and national plaques will be dedicated.

Mr. Wright updated the Commission on the successful designation of the 1924 High School and 1940 Rock Gym.

Mr. Wright indicated there will be a workshop on October 24, 2020, given by Hull Mill Work on repairing wood windows. He invited the Commissioners to attend as it would count toward their annual required training.

7. ADJOURNMENT OF MEETING

With no further business, Chairman Smith adjourned the meeting at 6:20 p.m.

Dr. Robert A. Smith, Chairman

ATTEST:

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 20-3866

Agenda Date: 11/12/2020

Version: 1

Status: Public Hearing

In Control: Historic Landmark Commission

File Type: HLC Case

Agenda Number:

Title

HLC#20-007: Public hearing and consideration of an inventory of Historic Properties deemed deserving of official recognition although not designated as historic landmarks

Description/History

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. The Commission must hold a public hearing before official recognition takes effect.

On October 8, 2020, the Commission nominated the following properties for official recognition under Section 5400.J.4 of the Mansfield Zoning Ordinance:

- 105 N. 1st Avenue
- 106 N. 1st Avenue
- 107 N. 1st Avenue
- 108 N. 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
- 210 S. Main Street
- 506 E. Broad Street
- 408 North Street
- 1885 Railroad Bridge
- 1922 Auto Bridge

Staff sent notices to the owners of the properties listed above regarding participation in the recognition program in October 2020. We have been contacted by some of the property owners regarding the program, but as of this meeting, none have declined the nomination.

In addition to the public hearing, Section 5400 requires that appropriate measures be taken to recognize these properties. This has previously been done through a Historic

Mansfield Recognition ceremony.

Staff requests that the Commission consider a date and location for the ceremony. Once these are decided, Staff will send invitations to the property owners with the selected meeting date and other pertinent details



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STAFF REPORT

File Number: 20-3867

Agenda Date: 11/12/2020

Version: 1

Status: Consideration

In Control: Historic Landmark Commission

File Type: Discussion Item

Title

HLC#20-008: Discussion and presentation on the Mansfield Downtown Development Strategies and Preservation Planning

Description/History

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.

While the strategies encourage historic preservation, they also recommend methods for new and redevelopment in the historic downtown. For the purposes of preservation planning, the Commission should be aware of strategies that may impact downtown's historic properties.

Staff will highlight some of the strategies at the meeting and their interaction with historic properties.