CITY OF MANSFIELD

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

Meeting Agenda - Final

Historic Landmark Commission

Thursday, December 10, 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_wARNxWZuQJmAjoGI473D9w

by 5:30 pm on Thursday, December 10, 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: 942 6940 7419
Passcode: 483168

Citizen comments on any agenda item for the December 10, 2020 Historic Landmark Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All comments must be received by 12:00 noon, Thursday, December 10, 2020, for presentation to the Commissioners prior to the meeting.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

20-3868 Minutes - Approval of the November 12, 2020 Historic Landmark Commission Meeting Minutes

Attachments: MeetingMinutes 11-12-2020.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. PUBLIC HEARINGS

20-3895 HLC#20-009: Public hearing to consider a request for a new mural on the side of the McKnight Building at 102 N. Main Street; Methodist Mansfield Hospital, applicant, and City of Mansfield, applicant/owner

Attachments: Maps and Supporting Information.pdf

Applicant's Exhibits.pdf

Mural Guidelines.pdf

5. DISCUSSION ITEMS

20-3867 HLC#20-008: Discussion and Possible Action on the Mansfield Downtown Development Strategies and Preservation Planning

6. 20-3900 HLC#20-010: Discussion and Possible Action on Changes to the City's Historic Markers

Attachments: Estimate for replacement marker.pdf

Photograph of current marker.pdf

7. OTHER AGENDA ITEMS

A. Preservation Month Sub-Committee Report and Discussion

8. COMMISSION ANNOUNCEMENTS

9. STAFF ANNOUNCEMENTS

10. ADJOURNMENT OF MEETING

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on December 3, 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: 20-3868

Agenda Date: 12/10/2020 **Version:** 1 **Status:** Approval of Minutes

In Control: Historic Landmark Commission **File Type:** Meeting Minutes

Title

Minutes - Approval of the November 12, 2020 Historic Landmark Commission Meeting Minutes

Description/History

The minutes of the November 12, 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, November 12, 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.

Staff:
Art Wright — *Planner/HPO*
Jennifer Johnston — *Development Coordinator*

Commissioners:

Absent 2 - Amanda Kowalski and Thomas Leach

Present 5 - Mark Walker;David Littlefield;Lynda Pressley;Robert Smith and Bob Klenzendorf

2. APPROVAL OF MINUTES

Absent 2 - Amanda Kowalski and Thomas Leach

Present 5 - Mark Walker;David Littlefield;Lynda Pressley;Robert Smith and Bob Klenzendorf

20-3847 Minutes - Approval of the October 8, 2020 Historic Landmark Commission Meeting Minutes

Chairman Smith called for approval of the minutes of the October 8, 2020 meeting. Commissioner Pressley made a motion to approve the minutes as presented. Commissioner Klenzendorf seconded the motion which carried by the following vote:

A motion was made by Pressley, seconded by Klenzendorf, that this matter be Approval of Minutes . The motion CARRIED by the following vote:

Aye: 5 - Mark Walker; David Littlefield; Lynda Pressley; Robert Smith and Bob Klenzendorf

Nay: 0

Absent: 2 - Amanda Kowalski and Thomas Leach

Abstain: 0

3. CITIZENS COMMENTS

None

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

HLC#20-007: Public hearing and consideration of an inventory of Historic Properties deemed deserving of official recognition although not designated as historic landmarks Mr. Wright gave a presentation on properties that the Commission nominated for official recognition as historic properties for 2020. Mr. Wright stated that notices were sent to the property owners and no objections were received. The nominated properties included:

- *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*

Mr. Wright stated that under Section 5400 of the Zoning Ordinance, a public hearing by the Commission was necessary for official recognition.

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.

The Commission recommended that a recognition ceremony be held in May 2021 at the Mansfield Historical Museum and Heritage Center or Man House Museum if possible.

Following discussion, Vice-Chairman Littlefield made a motion to officially recognize the nominated properties as listed. Commissioner Walker seconded the motion which carried by the following vote:

A motion was made by Littlefield, seconded by Walker, that this matter be Approved . The motion CARRIED by the following vote:

Aye: 5 - Mark Walker; David Littlefield; Lynda Pressley; Robert Smith and Bob Klenzendorf

Nay: 0

Absent: 2 - Amanda Kowalski and Thomas Leach

Abstain: 0

5. Commissioner Pressley left the meeting at 6:00pm

6. DISCUSSION ITEMS

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

20-008: Discussion and presentation on the Mansfield Downtown Development Strategies and Preservation Planning
Mr. Wright gave a presentation on Mansfield's new Downtown Development Strategies and explained how the strategies might potentially impact historical properties in the downtown area. Mr. Wright highlighted three properties on South Main Street and one on Smith Street that could be impacted by future development. Chairman Smith directed that the discussion be continued at the Commission's December meeting.

7. OTHER AGENDA ITEMS

A Preservation Month Sub-Committee Report and Discussion

Vice–Chairman Littlefield presented an overview of the Preservation Month Sub-Committee meeting and described the events planned for Preservation Month 2021, including the following:

- *An information table set up at the Library to help teach school aged children the history of Mansfield.*
- *An essay and poster contest sponsored by MISD in which multiple grade levels will complete and provided presentations on Mansfield.*
- *An event hosted by Hilltop Bicycle Shop in May and with proceeds going towards the preservation of Mansfield's historic sites.*
- *A Shop Main Street Weekend*
- *Special Museum exhibits and historic building tours*

8. COMMISSION ANNOUNCEMENTS

The Commissioners welcomed Jennifer Johnston, Development Coordinator, to the Planning Department and looked forward to working with her.

9. STAFF ANNOUNCEMENTS

Mr. Wright stated that the Commission did not receive any Hotel/Motel Tax funds for the preservation grant program this year but funds will be applied for again next year.
Mr. Wright thanked the commissioners that were able to make it to the window work shop and advised the work shop was a success.
Mr. Wright stated that the company making the City's historic landmark markers was sold and the price of the markers has increased.

10. ADJOURNMENT OF MEETING

With no further business, Chairman Smith adjourned the meeting at 6:55 p.m

_____
Dr. Robert A.Smith, Chairman

ATTEST:

_____
Jennifer Johnston, Development Coordinator

CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3895

Agenda Date: 12/10/2020 **Version:** 1 **Status:** Public Hearing

In Control: Historic Landmark Commission **File Type:** HLC Case

Title

HLC#20-009: Public hearing to consider a request for a new mural on the side of the McKnight Building at 102 N. Main Street; Methodist Mansfield Hospital, applicant, and City of Mansfield, applicant/owner

..Comments and Considerations

As part of a community arts program, Methodist Mansfield Hospital requests approval to paint a new mural on the wall of the McKnight Building facing E. Broad Street. The theme of the mural is based on "Then to Now", showing the transformation of historic Mansfield into modern Mansfield from one side of Main Street to the other with a mother holding a baby in the middle.

Murals painted on landmark buildings are not addressed in the Design Guidelines for Downtown Mansfield. After research, Staff developed guidelines for the Commission to refer to when considering murals on historic buildings. The full guidelines are attached to the end of the staff report. The following are specific guidelines applicable to this project with Staff's comments following each item:

1. Do not paint on unpainted masonry.
   - It takes away the historic integrity.
   - It can trap water and damage the brick

   The brick on the McKnight Building has already been painted. The addition of the mural should not cause any further damage than the existing paint.

2. A new mural should not compromise the historic character or integrity of the original resource.

   The proposed mural should not cover or hide any architectural features of the building. The exhibit shows the mural covering the first window on the side wall.

   The exhibit does not appear to be to scale and the mural may be painted below the window.

3. New murals should respect the size, scale and design of the historic building. They should be located on the side, interior or rear walls of existing commercial buildings,

and have minimal impact on surrounding buildings, views and vistas.

The new mural will be located on the side of the building facing E. Broad Street. As shown on the exhibits, it will be in scale with the public sidewalk.

4. The subject matter should reflect an aspect of Historic Downtown Mansfield's or the City's history so that it contributes to or reinforces the historic fabric of the buildings and district.

   The proposed subject of the mural reflects the changes on Main Street from the early days of Mansfield to today and shows how time can alter historic buildings.

5. The theme of the mural should be appropriate within the context of the surrounding neighborhood and complement the existing character.

   The proposed mural compliments the historic blocks of downtown.

6. No advertising, logos, or political messages should be included in the mural.

   The mural does not include advertisements or logos.

7. Reflective, neon and fluorescent paints should not be used.

   The paint colors used for the mural will complement the historic building. The colors are shown on the paint color exhibit.

8. Do not paint over other historically significant murals, even if they are faded, including but not limited to advertisements from the late-19th to the mid-20th centuries.

   There are no existing or historic murals or signs on the McKnight Building where the mural will be painted.

9. Frame the mural using the boundary of the building's wall, or a painted circle, square, oval, or rectangle.

   The shape of the proposed mural does not require a frame. The mural's edge contrasts with the dark red paint on the building to form a visible separation. Additionally, the crosswalk in the mural will extend on the sidewalk adjacent to the building to allow viewers to become part of the mural.

10. Painting a portion of the wall, especially on large walls, instead of the entire wall is recommended to avoid sign blight/overwhelming the streetscape.

    The mural will only cover a portion of the wall from mid-point of the wall toward the front of the building.

11. The number of murals per block face should be limited to discourage visual clutter.

    Other than the Museum logo on the side of the building, there are no other murals on this wall.

12. Consider a location that faces east or north, or is shaded, to extend the life of the mural. A mural will fade and peel faster if it is in direct sunlight.

    Although the side of the McKnight Building faces south, there is a tree at the corner of E. Broad and Main Street that will provide partial shade where the mural is being painted.

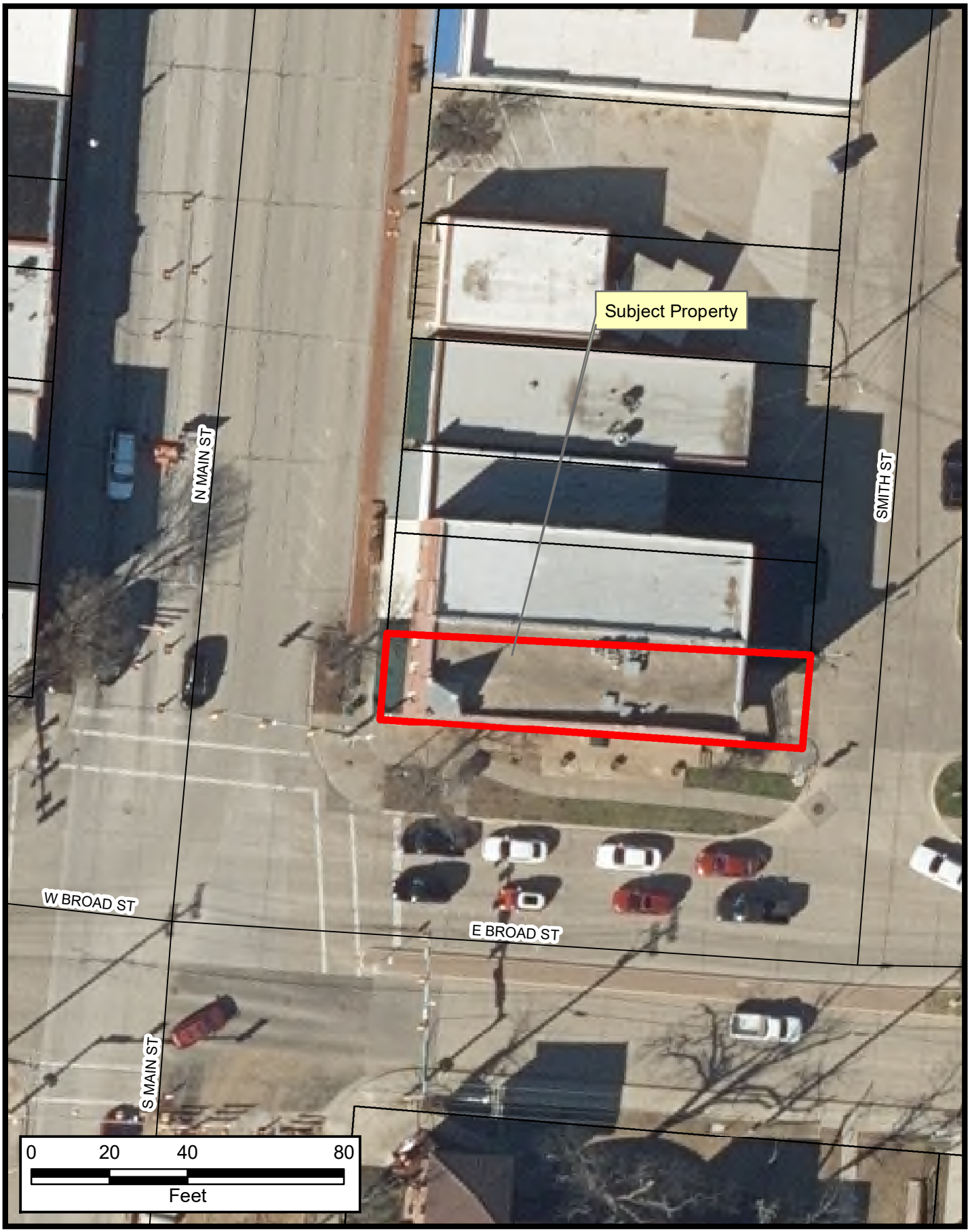
Recommendation

Based on the guidelines described above, Staff believes that the mural is an appropriate artwork for the McKnight Building. The building is already painted and the mural will not incur damage to the brick. The mural's subject matter is in keeping with the historic character of the building and the downtown area.

Staff recommends approval with the condition that the mural does not cover the window.

Attachments

Maps and supporting information
Applicant's Exhibits
Guidelines for Murals on Historic Buildings

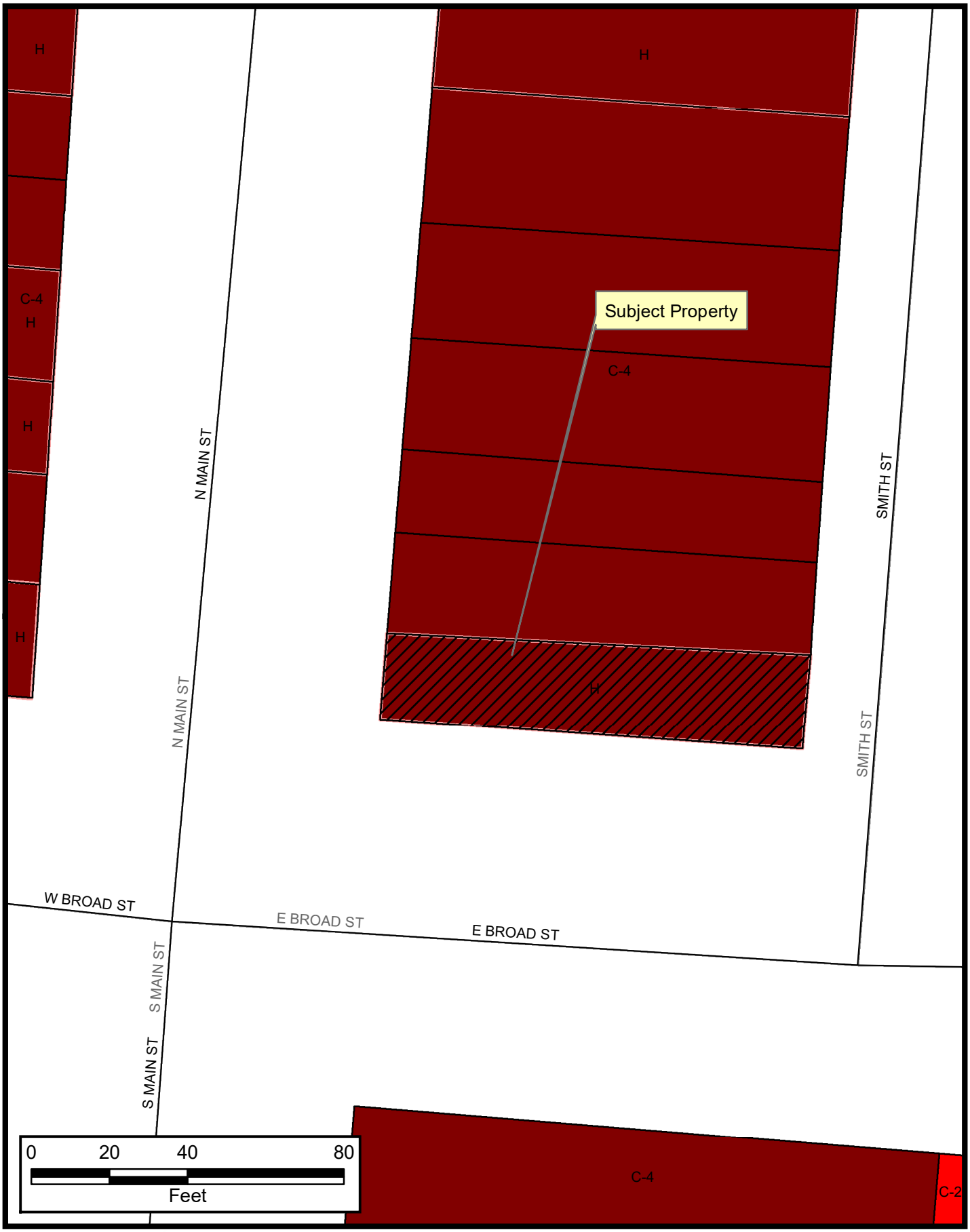


MANSFIELD TEXAS

HLC#20-009

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

11/24/2020



MANSFIELD TEXAS

HLC#20-009

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

11/24/2020

Property Owner Notification for HLC#20-009

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 1	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 1	AUSTIN, JOHN	1503 TULIP DR	ARLINGTON, TX	76013-5036

Surface - Historical Museum

Concept: “Mansfield Legacy”

(Work in Progress) We’ll show historic Mansfield on the left and it will fade to modern Mansfield on the right, with our mother and child Acting as the transition point. Left to right, color will also fade from a historical sepia palette to color.

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← GO TO HISTORIC PALETTES

COLOR SAMPLE ORDERING

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- Color Collections
  - Emerald Designer Edition Collection
  - Our Finest Whites Color Collections
  - Color Through the Decades
  - Pottery Barn Brands Color Collections
  - west elm Collection
  - Rejuvenation Collection
  - Designer Expressions
  - Senior Living Color
  - Acute Care Color
  - Historic Palettes
  - Residential Exterior Palettes
  - VinylSafe® Paint Colors
  - Multi-Family Color Solutions
  - Market Colors
- Stain Colors
- Homeowners Association Color Archive

COLOR TOOLS

- Color Fan Decks
- Downloadable Color Palettes
- ColorSnap® Visualizer for Web
- ColorSnap® Visualizer for iPhone and Android
- ColorSnap® Visualizer for iPad
- ColorSnap® Precision
- Color to Go®
- Snap It Button
- ColorSnap™ Match

DESIGNER ACCOUNT EXECUTIVES

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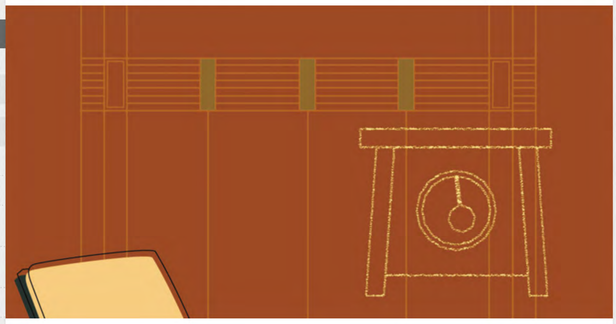
Architects, Specifiers & Designers → Color Selection → Find & Explore Colors → Color Collections → Historic Palettes → Interior Historic Colors → Arts & Crafts

Arts & Crafts - Interior Historic Colors



Mention the Arts and Crafts style and most people think of bungalows and mission furniture. But it was more than a period, it was also a mindset — devoted to the honesty of craftsmanship, simplicity in the design and the joys of nature, hearth, and home. Color palettes recreated the earthy shades found in building materials, or the blues and greens of handmade ceramic tiles. Unpainted woodwork and solid-colored, never papered walls let the simple beauty of every object in the home shine through.

SW 0037 **Morris Room Grey** Interior / Exterior	SW 0038 **Library Pewter** Interior / Exterior	SW 0039 **Portrait Tone** Interior / Exterior	SW 0040 **Roycroft Adobe** Interior / Exterior
SW 0034 **Roycroft Rose** Interior / Exterior	SW 0033 **Rembrandt Ruby** Interior / Exterior	SW 0046 **White Hyacinth** Interior / Exterior	SW 0035 **Indian White** Interior / Exterior
SW 0036 **Buckram Binding** Interior	SW 0045 **Antiquarian Brown** Interior / Exterior	SW 0044 **Hubbard Squash** Interior / Exterior	SW 0042 **Ruskin Room Green** Interior / Exterior
SW 0043 **Peristyle Brass** Interior / Exterior	SW 0041 **Dard Hunter Green** Interior / Exterior	SW 0047 **Studio Blue Green** Interior / Exterior	SW 0048 **Bunglehouse Blue** Interior / Exterior

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FIND & EXPLORE COLORS

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  - Living Well Collection
  - Emerald Designer Edition Collection
  - ColorSnap® Color ID
  - Color Forecasts
  - Our Cool Neutrals
  - Our Warm Neutrals
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  - Top 50 Colors
  - State Your Colors
  - Color Guides & Postcards
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  - Historic Collection
  - Lifestyle Collection
  - Kids' Colors
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Color Through the Decades: 1830s - 1910s

Contrast and variety were truly the hallmarks of Victorian style. Period décor brought together multiple rich, intense shades, often from opposite sides of the color wheel. Reds were paired with greens, golds with purples. As time went on, the Victorians began to favor slightly more subdued colors.

Early Victorian

SW 0015
Gallery Green
Interior / Exterior

SW 0006
Toile Red
Interior / Exterior

SW 0004
Rose Brocade
Interior / Exterior

SW 0022
Patchwork Plum
Interior / Exterior

SW 0009
Eastlake Gold
Interior / Exterior

SW 0018
Teal Stencil
Interior / Exterior

Late Victorian

SW 0021
Queen Anne Lilac
Interior / Exterior

SW 0023
Pewter Tankard
Interior / Exterior

SW 0013
Majolica Green
Interior / Exterior

SW 0011
Crewel Tan
Interior / Exterior

SW 0010
Wickerwork
Interior / Exterior

SW 0002
Chelsea Mauve
Interior / Exterior

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Color Through the Decades: 1950s

The exuberant post war boom was a mix of styles with mid-century modern and Scandinavian influences making the most impact. Pastels are the norm with pink and turquoise appliances adorning the kitchen and laundry room. Lilac and Chartreuse are very popular.

SW 0073	SW 0074	SW 0075	SW 0076
Chartreuse	**Radiant Lilac**	**Holiday Turquoise**	**Appleblossom**
Interior	Interior / Exterior	Interior / Exterior	Interior / Exterior
SW 0077	SW 0078	SW 0079	SW 0080
Classic French Gray	**Sunbeam Yellow**	**Pinky Beige**	**Pink Flamingo**
Interior / Exterior	Interior	Interior / Exterior	Interior / Exterior

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GUIDELINES FOR MURALS ON HISTORIC BUILDINGS

1. Don't paint on unpainted masonry! Why?
   - It takes away the historic integrity.
   - It can trap water and damage the brick

2. Instead, paint/print the mural on panels/canvas:
   - Affix the mural through the mortar joints, NOT through the brick. Mortar can be replaced. Drilling brick permanently damages it and can lead to further deterioration.

   - Prevent water from getting trapped behind the mural. For example, leave space between the wall and the mural frame or use a sloped cap at the top.

3. A new mural should not compromise the historic character or integrity of the original resource.

4. New murals should respect the size, scale and design of the historic building. They should be located on the side, interior or rear walls of existing commercial buildings, and have minimal impact on surrounding buildings, views and vistas.

5. The subject matter should reflect an aspect of Historic Downtown Mansfield's or the City's history so that it contributes to or reinforces the historic fabric of the buildings and district.

6. The theme of the mural should be appropriate within the context of the surrounding neighborhood and complement the existing character.

7. No advertising, logos, or political messages should be included in the mural.

8. Reflective, neon and fluorescent paints should not be used.

9. Do not paint over other historically significant murals, even if they are faded, including but not limited to advertisements from the late-19th to the mid-20th centuries.

10. Do not “over restore” historic wall signs: If they are so faded that the content is being lost, retouching with a diluted paint is recommended over 100% full coverage.

11. Frame the mural using the boundary of the building’s wall, or a painted circle, square, oval, or rectangle.

12. Painting a portion of the wall, especially on large walls, instead of the entire wall is recommended to avoid sign blight/overwhelming the streetscape.

13. The number of murals per block face should be limited to discourage visual clutter.

14. Consider a location that faces east or north, or is shaded, to extend the life of the mural. A mural will fade and peel faster if it is in direct sunlight.

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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

Agenda Number:

Title

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

Description/History

At the Commission's last meeting, Staff presented information on preservation issues related to the new downtown development strategies. The Commission requested that the discussion be continued at this meeting.

During the discussion, Staff noted four properties that are in or adjacent to Catalyst Project zones.

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

Catalyst projects are improvements or developments that encourage new activity and new developments in the downtown area. The redesign of S. Main Street and the Parklet program are examples of catalyst projects. Redevelopment pressures often encourage incompatible and irreversible alterations to, or even demolition of historic resources.

In addition to planning for new development, the Commission should consider actions for the preservation or documentation of historic resources threatened by demolition for other reasons, such as demolition by neglect.

Staff will present some items for consideration at the meeting.

CITY OF MANSFIELD

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STAFF REPORT

File Number: 20-3900

Agenda Date: 12/10/2020 **Version:** 1 **Status:** Consideration

In Control: Historic Landmark Commission **File Type:** Discussion Item

Agenda Number: 6.

Title

HLC#20-010: Discussion and Possible Action on Changes to the City's Historic Markers

Description/History

As part of the Historic Marker Program, owners of landmark properties may purchase a plaque describing the history of their landmark. The current plaque uses a black speckled Corian material with the text etched on the surface and painted in white. The plaques are 12 inches in width.

The Award Center, the City's supplier, is no longer able to obtain plaques with the original material. The nearest material in appearance the Award Center has found is black acrylic. Another change from the current marker is the layout of the text must be centered on the plate.

The Award Center provided a quote for a replacement marker for the Perry Cemetery. Using black acrylic, the plaque will cost $682.38 for a 12-inch by 18-inch plate. The cost of the plaque falls on the landmark owner.

Because of the high cost to the owner, Staff is seeking the Commission's guidance on alternative materials for these plaques.

Attachments

Estimate for replacement marker
Photograph of current marker

Award Center
P.O. Box 820971
N Richland Hills, TX 76182
(817) 473-9178
www.awardcenterdfw.com

817-473- 9178
AWARD CENTER
Fax:817-473-0131
P.O. BOX 820971 N. Richland Hills, TX 76182
awardcenter@sbcglobal.net

Quote

ADDRESS
City of Mansfield 1200 E. Broad Street Mansfield, Texas 76063

SHIP TO
City of Mansfield Planning Art Wright 817-276-4226

QUOTE #	DATE	
COMP100820	10/08/2020	

ACTIVITY	QTY	RATE	AMOUNT
Acrylic Items 12 x 18 black acrylic plate	1	155.63	155.63
postage & handling fee:Shipping Shipping & Handling	1	68.50	68.50
lines of engraving:square inch laser engraving for large letters @.75 per letter	471	0.75	353.25
artwork fee logo conversion	1	45.00	45.00
artwork fee:typesetting type setting wording (centered)	1	35.00	35.00
Paint fill per color Paint fill per color	1	25.00	25.00

Quotes are guaranteed for 30 days

TOTAL **$682.38**

Accepted By

Accepted Date

SARAH JANE PERRY
GRAVESITE
Sarah Jane (Gibson) Perry died near here Oct. 2, 1855. "Sally," born in Maury Co., Tenn., Jan. 16, 1828, moved to Harrison Co., Texas, where she taught school. There she married on Dec. 14, 1847, Napoleon Bonaparte Perry ("Nap"), a planter and merchant of Port Caddo, Texas.
These pioneers, with 3 small children, moved to this, the Logan Survey, Tarrant Co., 1854.
Nap Perry was a farmer, Confederate soldier, and later a community leader of Webb.
This is the oldest marked grave in southeast Tarrant Co.
Mansfield Historic Landmark 1992
Donated by the Perry descendants.