



CITY OF MANSFIELD

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

Meeting Agenda - Final

Historic Landmark Commission

Wednesday, January 13, 2021

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_InCzKGG9R9yMjqPjpN0fgg

by 5:30 pm on Thursday, January 13, 2021 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: 960 8049 0831

Passcode: 204885

Citizen comments on any agenda item for the January 13, 2021 Historic Landmark Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All comments must be received by 12:00 noon, Wednesday, January 13, 2021, for presentation to the Commissioners prior to the meeting

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[20-3894](#) Minutes - Approval of the December 10, 2020 Historic Landmark Commission Meeting Minutes

Attachments: [Meeting Minutes for 12-10-2020.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. DISCUSSION ITEMS

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

Attachments: [12-10-20 Staff Presentation.pdf](#)

[20-3900](#)

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

Attachments: [Photograph of current marker.pdf](#)
[Estimate for replacement marker.pdf](#)
[Photographs of acrylic material.pdf](#)
[Estimate for aluminum marker.pdf](#)
[Aluminum marker.pdf](#)

5. **OTHER AGENDA ITEMS**

A. **Preservation Month Sub-Committee Report and Discussion**

6. **COMMISSION ANNOUNCEMENTS**

7. **STAFF ANNOUNCEMENTS**

8. **ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on January 5, 2021, 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: 20-3894

Agenda Date: 1/13/2021

Version: 1

Status: Approval of Minutes

In Control: Historic Landmark Commission

File Type: Meeting Minutes

Agenda Number:

Title

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

Description/History

The minutes of the December 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

1200 E. Broad St.
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Meeting Minutes - Draft

Historic Landmark Commission

Thursday, December 10, 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 1 - Lynda Pressley

Present 6 - Amanda Kowalski; Mark Walker; David Littlefield; Robert Smith; Bob Klenzendorf and Thomas Leach

2. APPROVAL OF MINUTES

[20-3868](#)

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

Chairman Smith called for approval of the minutes of the November 12, 2020 meeting.

Commissioner Walker made a motion to approve the minutes as presented.

Commissioner Klenzendorf seconded the motion which carried by the following vote:

Aye: 4 - Mark Walker; David Littlefield; Robert Smith and Bob Klenzendorf

Nay: 0

Absent: 1 - Lynda Pressley

Abstain: 2 - Amanda Kowalski and Thomas Leach

3. CITIZENS COMMENTS

None

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

Nicolette Allen, with the City of Mansfield, and Angel Biasatti, with Methodist Mansfield Hospital, presented the Commission with the concept art for a mural on the side of the McKnight Building at 102 N. Main Street. The concept art showed a young woman and child crossing the street with one side of the street being old Mansfield and the other being modern Mansfield.

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.

Commissioner Walker asked how big the mural will be. Ms. Biasatti advised the mural will extend from the front edge of the building towards the existing Museum logo with part of the mural painted on the sidewalk to create the illusion the observer is part of the mural.

Commissioner Klenzendorf asked who would maintain the mural. Ms. Biasatti stated that Methodist Mansfield and the artist will maintain the mural.

Chairman Smith stated he would like the buildings painted on the modern side of the mural to resemble the existing buildings and that the car face the correct direction.

Commissioner Kowalski asked how long the mural would take to be painted. Ms. Biasatti stated that painting would take about a month.

Vice-Chairman Littlefield made a motion to approve the mural with the conditions the car shown in the concept art face the correct direction and the buildings on the modern side reflect the current buildings on Main Street. Commissioner Kowalski seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 1 - Lynda Pressley

Abstain: 0

5. DISCUSSION ITEMS

[20-3867](#)

HLC#20-008: Discussion and Possible Action 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.

The Commission discussed the possibility of creating a historic village where endangered buildings could be relocated. Mr. Wright gave some examples of historic villages in other cities. Commissioner Leach suggested that Chestnut Square in McKinney also be reviewed.

Chairman Smith directed the Commissioners visit potential properties in the downtown area for a historic village and that the discussion be continued at the Commission's next meeting.

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

Mr. Wright advised the Commission the landmark history markers are no longer available. Mr. Wright provided samples of acrylic that were similar to the previous marker from which the new markers could be made. The Commission was provided an estimate from Award Center for the cost of the new marker.

The Commissioners requested that Mr. Wright obtain a quote for the cost of using aluminum for the marker and to bring the information to the next 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:

Tentatively on August 14, 2021, an auction benefiting historical preservation will be held at The Lot.

8. **COMMISSION ANNOUNCEMENTS**

None

9. **STAFF ANNOUNCEMENTS**

None

10. **ADJOURNMENT OF MEETING**

With no further business, Chairman Smith adjourned the meeting at 7:01 p.m.

Dr. Robert A. Smith, Chairman

ATTEST:

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 20-3867

Agenda Date: 1/13/2021

Version: 1

Status: Consideration

In Control: Historic Landmark Commission

File Type: Discussion Item

Title

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

Description/History

At the Commission's last two meetings, Staff presented information on preservation issues related to the new downtown development strategies. The Commission requested that the discussion be continued at this meeting. Additionally, Chairman Smith requested that the Commissioners consider properties in the downtown area for a potential historic village, where historic buildings might be relocated rather than be lost by demolition.

For possible buildings to be relocated to the historic village may include:

- 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

In addition to planning for new development, the Commission considered actions for the preservation or documentation of historic resources threatened by demolition for other reasons, such as demolition by neglect. Staff presented tools the Commission might use, such as tax incentives and the Commission's authority under Section 8700.E of the Zoning Ordinance:

- E. If the Historic Landmark Commission finds that certain buildings, land, areas or districts cannot be preserved without acquisition, the Commission shall recommend...that the fee or a lesser interest in the property be acquired by gift, or purchase, using funds available for preservation or restoration.

Staff will present a request for the Commission's recommendation under Section 8700.E for a historic property at the meeting.

Attachment

Staff Presentation from 12-10-20

HLC#20-008

Discussion on the Mansfield Downtown Development Strategies and Preservation Planning



SECTION 8700.E

If the Historic Landmark Commission finds that certain buildings, land, areas or districts cannot be preserved without acquisition, the Commission shall recommend to the City Planning and Zoning Commission that the fee or a lesser interest in the property be acquired by gift, or purchase, using funds available for preservation or restoration.

PLANNING FOR NEW DEVELOPMENT





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. This house is listed on the National Register.



203 S. Main Street – Gibson House

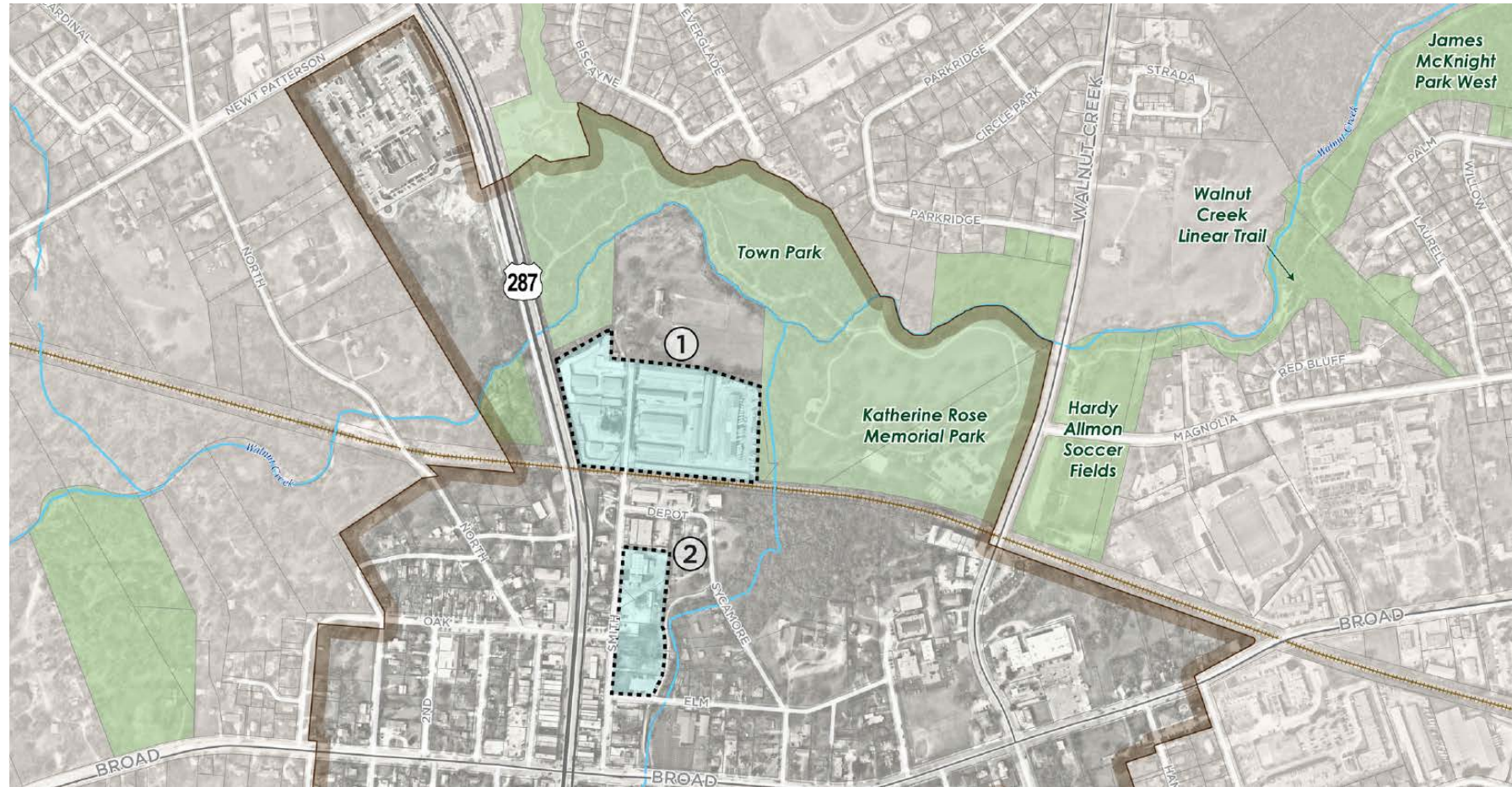
This property is listed as a Medium priority resource. This 1925 house is a front-gabled bungalow with Craftsman-style elements. The house has been in the Gibson family since 1949. Prior to that time, property belonged to the A.A. Collier family, whose daughter Ethel married A.S. Gibson.

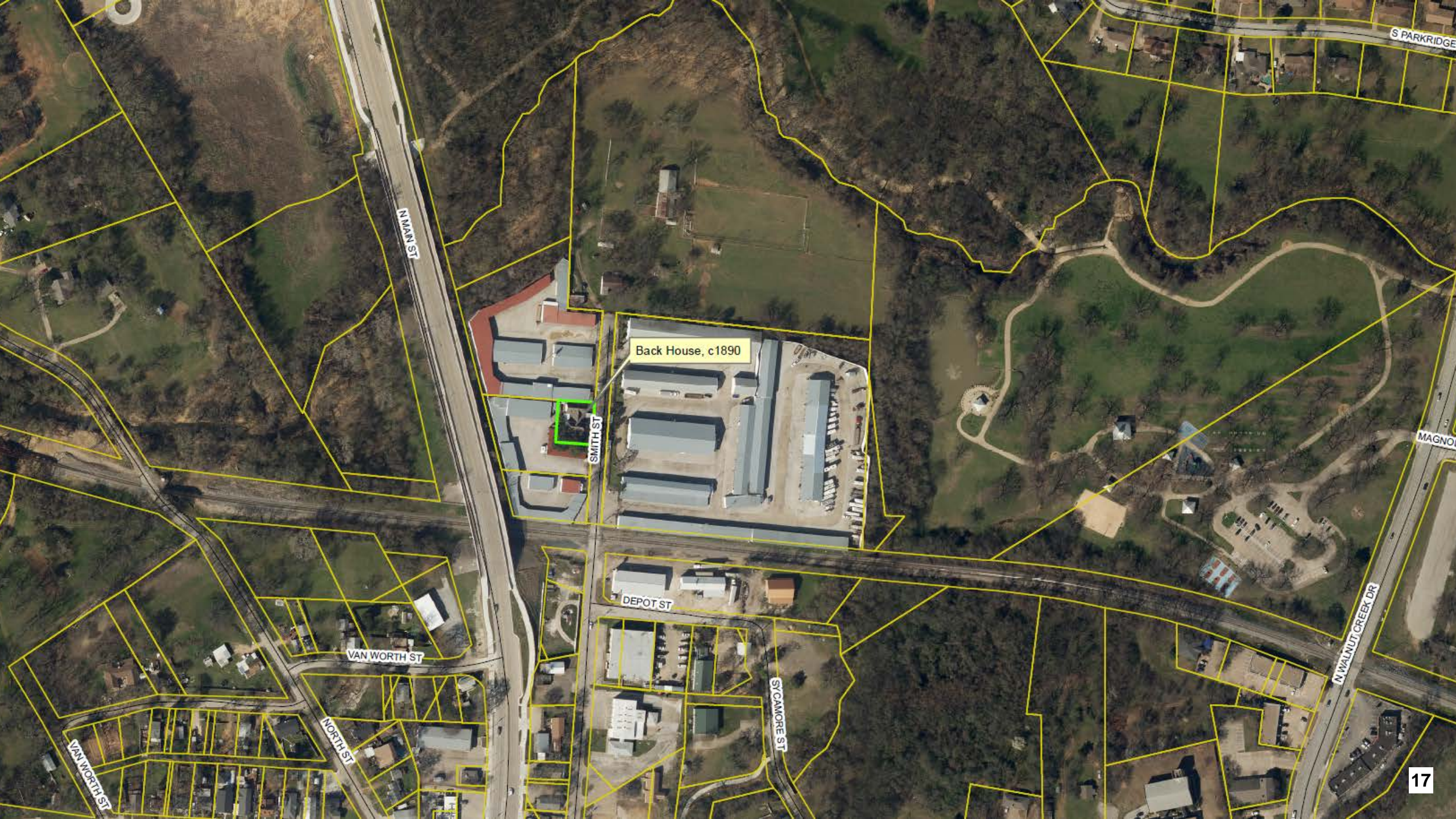


106 E. Kimball
Street – Raymond
Thomas House, c.
1913

This 1½ story wood frame house is thought to have been built in 1913. Originally it was a one-story dwelling with a pyramidal roof and an offset integral porch. This type of house was widely built between 1910 and 1920 in Texas and throughout the nation. The roof line and windows used in the second floor suggest that this part of the house was added about 1940. The house retains a high degree of integrity.

TRANSIT ORIENTED DEVELOPMENT





Back House, c1890

N MAIN ST

SMITH ST

DEPOT ST

VAN WORTH ST

NORTH ST

VAN WORTH ST

SYCAMORE ST

N WALNUT CREEK DR

S PARKRIDGE

MAGNOLIA

305 Smith Street – Jacob M. Back House, c. 1890

A prominent landmark on the north edge of central Mansfield, this was the residence of Jacob and Alida Muncy Back and their descendants from about 1891 until the mid 1950s. The Backs enlarged the original one-room house around 1900 and again around 1910. As an excellent example of the typical process by which folk houses grow over time the Back House appears to be eligible for the National Register.

PRESERVATION PLANNING IDEAS

- ***Identify properties at risk due to new development.***
- ***Attempt to preserve in place.***
 - Recommend incentives that encourage rehabilitation and improvement projects for existing buildings.
 - Work with the Downtown Coordinator to market historic properties
- ***Promote the City's property tax exemption program for historic properties.***
- ***If a historic resource cannot remain in place, explore the possibility of relocating it to a "Historic Village" in the downtown area.***
- ***If a historic resource cannot be preserved, create a system to document its history.***
- ***Establish a process and funding source to use Section 8700.E.***

HISTORIC VILLAGE CONCEPT

FOUNDERS ROW
MIDLOTHIAN



HISTORIC VILLAGE CONCEPT

DALLAS HERITAGE PARK

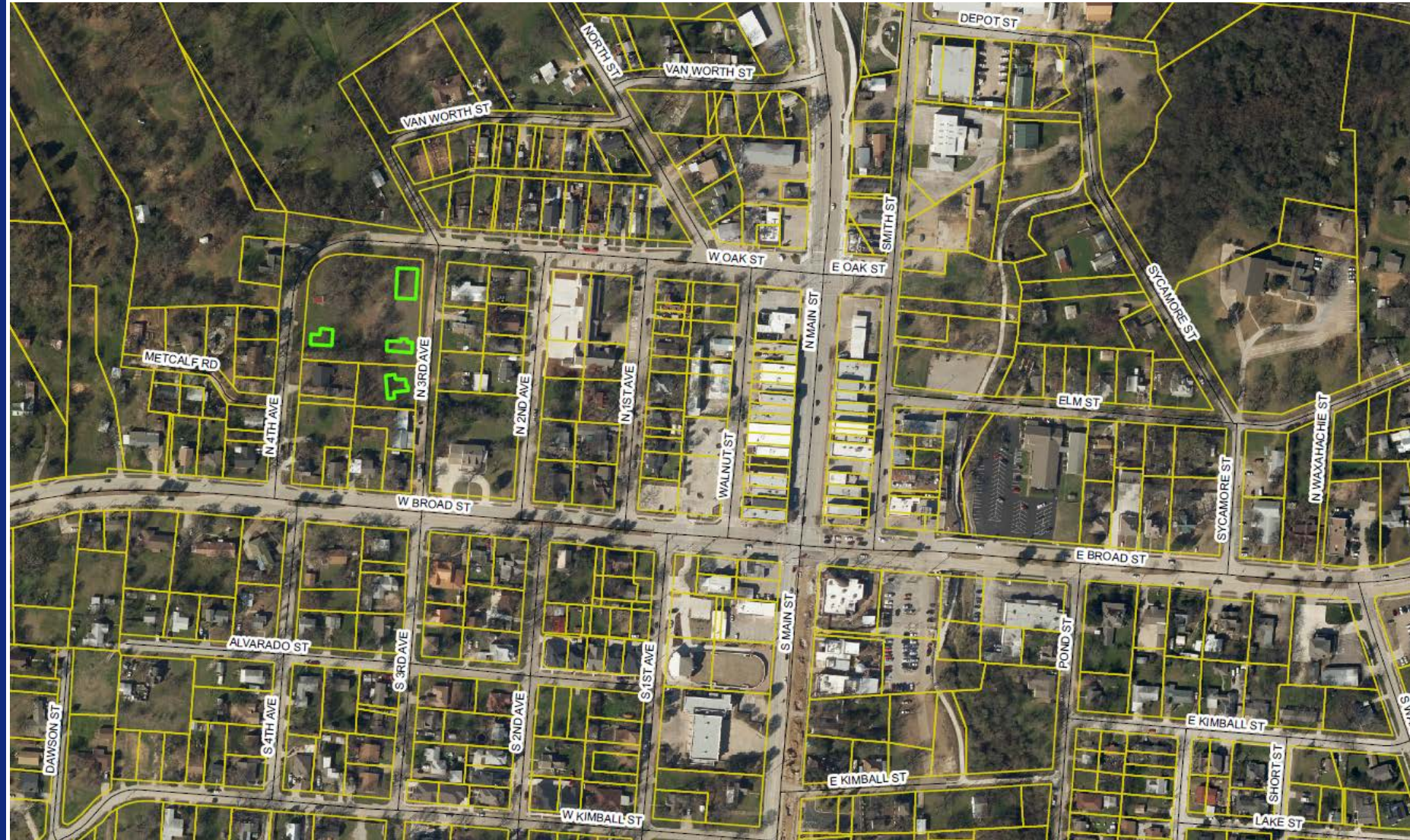


HISTORIC VILLAGE CONCEPT

DENTON HISTORICAL PARK



IF HISTORIC
BUILDINGS
CANNOT BE
PRESERVED IN
PLACE,
CONSIDER
RELOCATING



PLANNING FOR AT RISK PROPERTIES FOR OTHER REASONS





Buttrill-Nifong House, c. 1904

E BROAD ST

SYCAMORE ST

POND ST

E KIMBALL ST

302 E. Broad Street

This 1905 house is listed as a high priority and is one of the few remaining grand houses in Historic Mansfield. The house is a candidate for a Historic Preservation Grant.

The Buttrill-Nifong House is the most prominent historic residence in Mansfield, due to its size, design and conspicuous site. The two-story colonnade which extends along the two principal facades is particularly impressive. It was designed and built by local contractor Jay Grow around 1904 for David G. Buttrill, farmer and owner of a general merchandising business who came to Mansfield from Alabama in the 1890s. Subsequent owners included George Casstevens and Dr. Harry D. Nifong.





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.



PRESERVATION PLANNING IDEAS

- *Establish a process for identifying properties at risk of demolition by neglect.*
- *Promote the City's property tax exemption program for historic properties.*
- *Develop a list of properties rated SELECTED LOW and LOW from the Historic Resources Survey that have significance to the community. Seek local landmark status for these properties.*
- *Use the City's Property Code, Vacant Building Ordinance, and the Omission of Repairs provisions of the Zoning Ordinance to enforce maintenance.*
- *Establish a program to acquire an interest in a historic property:*
 - Façade easements where owner retains ownership
 - Land purchase where City or other entity acquires the property
- *Establish a process and funding source to use Section 8700.E.*



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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:

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.

Staff requested a quote for an aluminum marker similar to the metal used for the City's landmark medallions. This plaque would be etched on a 12" by 18" plate (.125" thickness) with satin silver text, a black anodized aluminum background and display the City's new logo. An exhibit showing the plaque is attached.

The estimate for the aluminum plaque is \$607.63, a difference of \$74.75 from the acrylic version. The cost is based on the number of plaques ordered; a larger quantity has a lower cost. Unlike the medallions that are ordered in quantity, each history marker is unique and must be ordered separately.

The prices for both the acrylic and aluminum plaques will vary based on the length of the text.

Attachments

Photograph of current marker
Estimate for an acrylic marker
Photographs of acrylic material
Estimate for an aluminum marker
Image of the aluminum marker



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.

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



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

Quotes are guaranteed for 30 days

TOTAL

\$682.38

Accepted By

Accepted Date

WITNESSETH that the said...

County, Texas and does dedicate to the public
described property as a public use and
through the undersigned, its duly authorized agent,
that, BEINGLY CAPITAL MANAGEMENT is the owner

and, THEREFORE, KNOW ALL MEN BY THESE PRESENTS



508

10/16/10

and to provide, during the period of the contract, the necessary services and facilities for the use of the property and the persons and property therein.

STING

~~RECEIVED~~

~~DATE~~

~~BY~~

~~INITIALS~~

~~RECEIVED~~

~~DATE~~

~~BY~~

~~INITIALS~~



the property and the persons and property therein. The property and the persons and property therein are to be used for the purpose of the contract and the persons and property therein are to be used for the purpose of the contract.

and to provide, during the period of the contract, the necessary services and facilities for the use of the property and the persons and property therein.

BY _____
 JAMES L. CORREIA, JR.
 SARGENT

The following is a list of the names of the persons who have been elected to the office of Justice of the Peace for the year 1900:

A black and white photograph of a dark, textured rectangular object, possibly a book cover or a piece of fabric, with a lighter, speckled pattern. The object is tilted slightly to the right. The background is light and textured. In the bottom left corner, there is some faint, handwritten text that appears to be "508."

788. 1. prescription

The image shows the front cover of a book. The cover material is a dark, heavily textured material, possibly leather or a synthetic equivalent, with a fine, pebbled grain. It is a deep charcoal or black color. A thin, dark border is visible around the perimeter of the cover. The right edge of the image shows the spine of the book, which is also covered in the same material. On the far right, a sliver of the book's pages is visible, showing some text that is mostly cut off. The overall appearance is that of an old, well-used volume.



A Division of Gemini

GEMINI INC QUOTE

IdPlates@GeminiSignProducts.com

Phone: 800-395-2570

Fax: 800-934-8304



Quote #: 5599229

Date: 12/14/20

Job Name: SARAH J PERRY

ORDERS OVER \$1,500 MAY REQUIRE A DEPOSIT PRIOR TO PRODUCTION.

Listed manufacturing times are approximate and are after final credit and artwork approval has been obtained. Any delays in customer response may change the estimated work time for this order. Guaranteed ship dates must be agreed upon prior to placing the order.

Typical production time **7-10** Working Days;

Options selected may require additional production time.

CONTACT

ART WRIGHT

817/276-4226

QUOTED

City Of Mansfield

261623

Mansfield, TX 76063-1805

SHIP TO

City Of Mansfield

261623

Mansfield, TX 76063-1805

TERMS

Credit Card

SALES PERSON

Pat Douthit @ Ext.6707

SHIP VIA

Guar Ground Frt

RTF#1443955

Final price and ability to be produced will be determined upon receipt of quality, usable vector art. Please reference the quote number you wish to order when sending in art.

1	Etched ALUM Plates	E00SAAL	EA	1.00	549.64	<u>NET</u>
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Qty. 1

Size: 12"w x 18"h

SARAH J PERRY

Plate etched black background on .125" satin silver anodized aluminum (9090) with square corners and grain on the 12" dim.

Freight:	43.99
Tax:	.00
Special Charges:	14.00
Deposit:	.00
Total Price : \$	607.63

Quote is valid for 30 days with ground freight included.

Prices shown in Canadian Dollars unless otherwise specified.

NOTICE TO PURCHASER: The following is made in lieu of all warranties, express or implied. Sellers' and manufactures' only obligation shall be to replace such quantity of the product proved to be defective. Neither seller nor manufacturer shall be liable for any injury, loss or damage direct or consequential arising out of the use of or the inability to use the product. Before using, user shall determine the suitability of the product for its intended use and user assumes all risk and liability whatsoever in connection therewith.

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Page 1 of 1



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.

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Donated by the Perry descendants