



CITY OF MANSFIELD

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

Meeting Agenda - Final

Historic Landmark Commission

Thursday, February 11, 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_5eqyq7T8SI-t4rOWU_vpJw

by 5:30 pm on Thursday, February 11, 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: 934 9023 2927

Passcode: 204885

Citizen comments on any agenda item for the February 11, 2021 Historic Landmark Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All comments must be received by 12:00 noon, Thursday, February 11, 2021, for presentation to the Commissioners prior to the meeting

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-3949](#) Minutes - Approval of the January 13, 2021 Historic Landmark Commission Meeting Minutes

Attachments: [Meeting Minutes for 01-13-21.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**

[21-3950](#) HLC#21-001: Discussion on a plan for a potential Mansfield Historic Village

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 February 4, 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: 21-3949

Agenda Date: 2/11/2021

Version: 1

Status: Approval of Minutes

In Control: Historic Landmark Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the January 13, 2021 Historic Landmark Commission Meeting Minutes

Description/History

The minutes of the January 13, 2021 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

Wednesday, January 13, 2021

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 Lynda Pressley

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

2. APPROVAL OF MINUTES

[20-3894](#)

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

Chairman Smith called for approval of the minutes of the December 10, 2020 meeting. Commissioner Leach made a motion to approve the minutes as presented. Commissioner Klenzendorf seconded the motion which carried by the following vote:

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

Nay: 0

Absent: 2 - Amanda Kowalski and Lynda Pressley

Abstain: 0

3. CITIZENS COMMENTS

None

4. 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. After discussion the following was recommended:

Review and determine if the property owned by Blessing Funeral home could be a possible site for a Historic Village

Review and determine if the property on Pond Street could be a possible site for a Historic Village

Mr. Wright recommended that the Commission act on a property in danger of demolition by neglect under Section 8700.E of the Zoning Ordinance.

After further discussion, Commissioner Leach made a motion to recommend that the City purchase the property at 302 East Broad Street in order to preserve the historic Buttrill-Nifong House. Commissioner Littlefield seconded the motion which carried by the following votes:

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

Nay: 0

Absent: 2 - Amanda Kowalski and Lynda Pressley

Abstain: 0

[20-3900](#)

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

Mr. Wright advised the Commission that the previous historic markers are no longer available. At the last meeting, the Commission had requested an estimate for the cost of an aluminum marker. Mr. Wright provided the cost for making the new markers in acrylic and aluminum. The Commission was concerned with the high cost and requested that Mr. Wright also provide an estimate for the cost of a resin marker at the next meeting.

Staff requested that the Commission approve the replacement marker for the Perry Cemetery in the acrylic material. After discussion Commissioner Walker made a motion to allow the Perry Cemetery Historical Marker be replaced using the acrylic as long as the same text and approximate size of the original marker were kept. Commissioner Leach seconded the motion which carried by the following votes:

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

Nay: 0

Absent: 2 - Amanda Kowalski and Lynda Pressley

Abstain: 0

5. 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:

- *May 16th will be the Bike Rally with benefits going to the Historical Society*
- *May 21-23rd possible dates for Historic Celebration*
- *A date for Historic Recognition Day is needed*
- *Man House is set to be open every weekend in May.*

6. COMMISSION ANNOUNCEMENTS

Commissioner Walker stated that Jeff Delavega is working to restore the 1894 Old Post Office Building.

7. STAFF ANNOUNCEMENTS

None

8. ADJOURNMENT OF MEETING

With no further business, Chairman Smith adjourned the meeting at 6:34 p.m.

Dr. Robert A. Smith, Chairman

ATTEST:

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 21-3950

Agenda Date: 2/11/2021

Version: 1

Status: Consideration

In Control: Historic Landmark Commission

File Type: Discussion Item

Agenda Number:

Title

HLC#21-001: Discussion on a plan for a potential Mansfield Historic Village

Description/History

As part of the City's preservation planning efforts, Staff recommended that the Commission develop a plan for a Historic Village where endangered historic buildings might be relocated. The Village could house several buildings that might be demolished during future redevelopment of certain downtown properties.

The Commission directed Staff to review two properties as a possible location for the Village, one at 212 Sycamore Street behind Blessing Funeral Home and properties on Pond Street. Staff will report on these properties at the meeting. Staff will also bring forward two other properties for consideration, 400 W. Oak Street and 403 W. Kimball Street.

In addition to finding a location for the Village, the Commission will need to establish the basic outline of the Historic Village Plan, including these items:

1. Period of significance for the Village;
2. Buildings that should be considered for relocation;
3. Process for designating acquired buildings as landmarks;
4. Recommendations for the use of the rescued buildings and the property, including retention of ownership or lease of buildings;
5. Rules for the placement of buildings in the Village in light of the preservation guidelines;
6. The impact of relocating historic buildings (for example, loss of landmark status versus demolition, relaxation of preservation guidelines to accommodate relocation, etc.);
7. Funding sources for relocations, including City and private funding sources;
8. Incentives for developers who aid in the preservation of historic buildings by relocation;

9. Cooperation with preservation and non-profit groups to assist with the Village; and
10. Mitigation provisions and documentation of buildings that could not be relocated.

This project will take time and consideration to develop a workable plan that accomplishes the City's preservation and development goals. Further research of similar historic villages in other cities is recommended to learn what works well and what pitfalls to avoid.