



CITY OF MANSFIELD

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

Agenda - Final

Historic Landmark Commission

Thursday, August 12, 2021

5:30 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

21-4211 Minutes - Approval of the July 13, 2021 Historic Landmark Commission Meeting Minutes

Attachments: Meeting Minutes 07-13-2021.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**

[21-4212](#) HLC#21-010: Public hearing to consider a request for new signage on the J.H. Alexander House at 103 Van Worth Street; Kim and Shawn Pratt, owners

Attachments: [Maps and Supporting Information.pdf](#)

[Applicant's Sign Exhibits.pdf](#)

[Alternate sign example.pdf](#)

5. **OTHER AGENDA ITEMS**

[21-4213](#) HLC#21-009: Discussion and Possible Action on the 2020 - 2021 Annual Report of the Mansfield Historic Landmark Commission

Attachments: [Charts.xlsx](#)

[21-4215](#) Historic Preservation Officer's Report for August 2021

Attachments: [CAMP Mansfield Information.pdf](#)

[Founders Day Flyer August 28.pdf](#)

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 August 6, 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.



CITY OF MANSFIELD

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STAFF REPORT

File Number: 21-4211

Agenda Date: 8/12/2021

Version: 1

Status: Draft

In Control: Historic Landmark Commission

File Type: Meeting Minutes

Title

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

Description/History

The minutes of the July, 2021 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.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

Historic Landmark Commission

Tuesday, July 13, 2021

5:30 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Smith called the meeting to order at 5:32 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

[21-4173](#)

Minutes - Approval of the June 10, 2021 Historic Landmark Commission Meeting Minutes

Chairman Smith called for approval of the minutes of the July 13, 2021 meeting. Commissioner Leach 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; Bob Klenzendorf and Thomas Leach

Nay: 0

Absent: 1 - Lynda Pressley

Abstain: 2 - Amanda Kowalski and Robert Smith

3. CITIZENS COMMENTS

None

4. PUBLIC HEARINGS

[21-4172](#)

HLC#21-006: Public hearing to consider a request for new signage on the Masonic Lodge Building at 101 N. Main Street; George Allen on behalf of Western Hippies, applicant; Ernst Realty Investments LLC, owner

George Allen, applicant, presented the case and was available for questions.

After discussion, Vice-Chairman Littlefield made a motion to allow the new sign with the condition the wall signs must be attached to the brick using silicone. 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. OTHER AGENDA ITEMS

[21-4175](#)**HLC#21-007: Discussion and Possible Action on the Vision and Annual Preservation Goals for 2021-2022**

Mr. Wright reviewed the current vision and proposed preservation goals for 2021-2022.

After a short discussion, the Commission retained its current vision statement for the upcoming year: "The Historic Landmark Commission exists to preserve the past and educate the public on the uniqueness of Mansfield."

After further discussion, the Commissioner set the following preservation goals for 2021-2022:

- 1) Identify and prioritize Mansfield's historic resources.*
 - a. Work with the Tarrant County Historic Preservation Commission on updating the Historic Resources Survey as part of a county-wide effort.*
 - b. Expand on the windshield surveys taken by the Volunteer Program and HPAB.*
 - c. Request funding from Council for a formal Downtown Historic Resource Survey in conjunction with a CLG grant.*
 - d. Integrate survey information into the City's Geographic Information System (GIS).*
- 2) Develop incentives for historic preservation in conjunction with the City Council.*
 - a. Formulate a proposal for incentives such as tax abatements, low-interest loans, and grants to promote the restoration, rehabilitation and reuse of historic resources and discourage the demolition of these resources.*
 - b. Request a joint work session with the City Council to discuss the historic preservation program.*
- 3) Promote the work of the Historic Landmark Commission.*
 - a. Produce an annual report of the Commission's activities to educate the public on the Commission's role and the need for historic preservation.*
 - b. Keep City departments and boards abreast of the Commission's policies and actions so they may act in a mutually supportive fashion.*
 - c. Seek recognition for the City's preservation efforts through programs such as Preserve America*
- 4) Increase the Commission's public engagement programs.*
 - a. Promote events to celebrate Historic Preservation Month.*
 - b. Inform owners of historic properties of the benefits and incentives for becoming a designated historic landmark.*
 - c. Work with the Museum on educational programs for adults and youth to connect them with Mansfield's history.*
 - d. Support a heritage tourism program for Mansfield.*

[21-4176](#)**HLC#21-008: Establishment of a Cultural Landscape designation**

Mr. Wright gave a presentation explaining the proposed Cultural Landscape designation and was available for questions.

Commissioner Walker suggested considering Red Bluff as a cultural landscape in addition to the Harrison property.

After discussion, Vice-Chairman Littlefield made motion to establish a Cultural Landscape Designation. Commissioner Leach 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

8. COMMISSION ANNOUNCEMENTS

None

9. STAFF ANNOUNCEMENTS

•The cost to repair the bricks, mortar and roof of the McKnight Building (c. 1900) will be over \$100,000.00.

•Mansfield will be hosting a 2-day virtual NACP CAMP Training for Texas Certified Local Governments on August 26 and 27.

•Hull Millwork is back to operations and has asked conduct a new window restoration workshop in the near future, possibly at the new Information Center at the Man House Museum.

10. ADJOURNMENT OF MEETING

With no further business, Chairman Smith adjourned the meeting at 7:10 p.m.

Dr. Robert A. Smith, Chairman

ATTEST:

Jennifer Johnston, Development Coordinator



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
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STAFF REPORT

File Number: 21-4212

Agenda Date: 8/12/2021

Version: 1

Status: Public Hearing

In Control: Historic Landmark Commission

File Type: HLC Case

Title

HLC#21-010: Public hearing to consider a request for new signage on the J.H. Alexander House at 103 Van Worth Street; Kim and Shawn Pratt, owners

Description/History

The applicant is requesting approval for new signs on the building. The signs will be placed as follows:

1. A wall sign mounted on the end of the building between the second story windows. The sign dimensions are 4 feet by 4 feet.
2. A hanging sign on the porch facing Van Worth Street. The sign dimensions are 2 feet by 4 feet.
3. A hanging sign on the porch facing the parking lot. The sign dimensions are 2 feet by 4 feet.

According to the quote, the signs will be made from aluminum panels with the business name and logo mounted to the panel in acrylic.

Excel Oil and Gas, the previous business, had larger signs hanging from the front and rear porches. These signs were in place prior to the Mansfield landmark designation and were not subject to the historic guidelines.

The property is zoned C-2, Community Business District. The City's sign regulations for commercial properties allow one sign for each street frontage plus one sign on the wall. As a corner lot at Van Worth and N. Main Streets, this property is entitled to three signs. However, a sign may not be placed on any facade that is parallel or nearly parallel to the front facade of a building.

Although the house is being used for business purposes, it is still a residential structure. The sign guidelines for commercial buildings in the Downtown Guidelines should not be used. The new signage should be reviewed using the guidelines from the *Secretary of the Interior's Standards for the Treatment of Historic Properties* for signage on a residential landmark:

- *New signs should respect the size, scale and design of the historic building.* The wall sign will be 16 square feet flush mounted on the side wall. The hanging signs will be eight square feet, with one sign located on the north and south porches.

Although there is one more sign than the previous business had, the proposed signs are smaller.

- *New signs should not obscure significant features of the historic building.* As presented, the hanging signs on the north (Van Worth side) and south (parking lot side) porches will cover part of a window on each side of the building.
- *Sign materials should be compatible with those of the historic building.* The house is clad in vinyl siding. The aluminum panel signage does not detract from the building based on the sign material.

Historic Background

According to the Mansfield Historical Society, this house was the home of James H. Alexander (1827-1909), the first Justice of the Peace in Mansfield. He brought his family of 9 children to Mansfield after the Civil War ended. He had owned a large plantation in Rome, Georgia when the War broke out, and he served the Confederate States as Assistant Adjutant General. He was at Vicksburg, Mississippi when it fell. He settled on a farm east of Mansfield, but moved to this house in about 1889. The house has been altered from its original condition.

Recommendation

The J.H. Alexander House is the first historic building visible to traffic and pedestrians heading south on the bridge. The most prominent view is the corner of the house at Van Worth and Main Streets. The wall sign on the east façade can be easily viewed. The hanging sign on the north façade is less readable and blocks a view of the porch and the window behind.

This can be mitigated by erecting a freestanding sign in the front yard as shown on the alternate sign exhibit in place of a hanging sign on the porch. Additionally, it will alleviate the restriction on signs being installed on facades parallel to each other.

The view from the parking lot side of the house is less noticeable from the street heading north until a traveler is closer to the house. Installing the sign on the right side of the porch might reduce the visual obstruction.

Staff recommends approval with the condition that the sign on Van Worth Street be a freestanding sign with the details to be worked out at the meeting.

Attachments

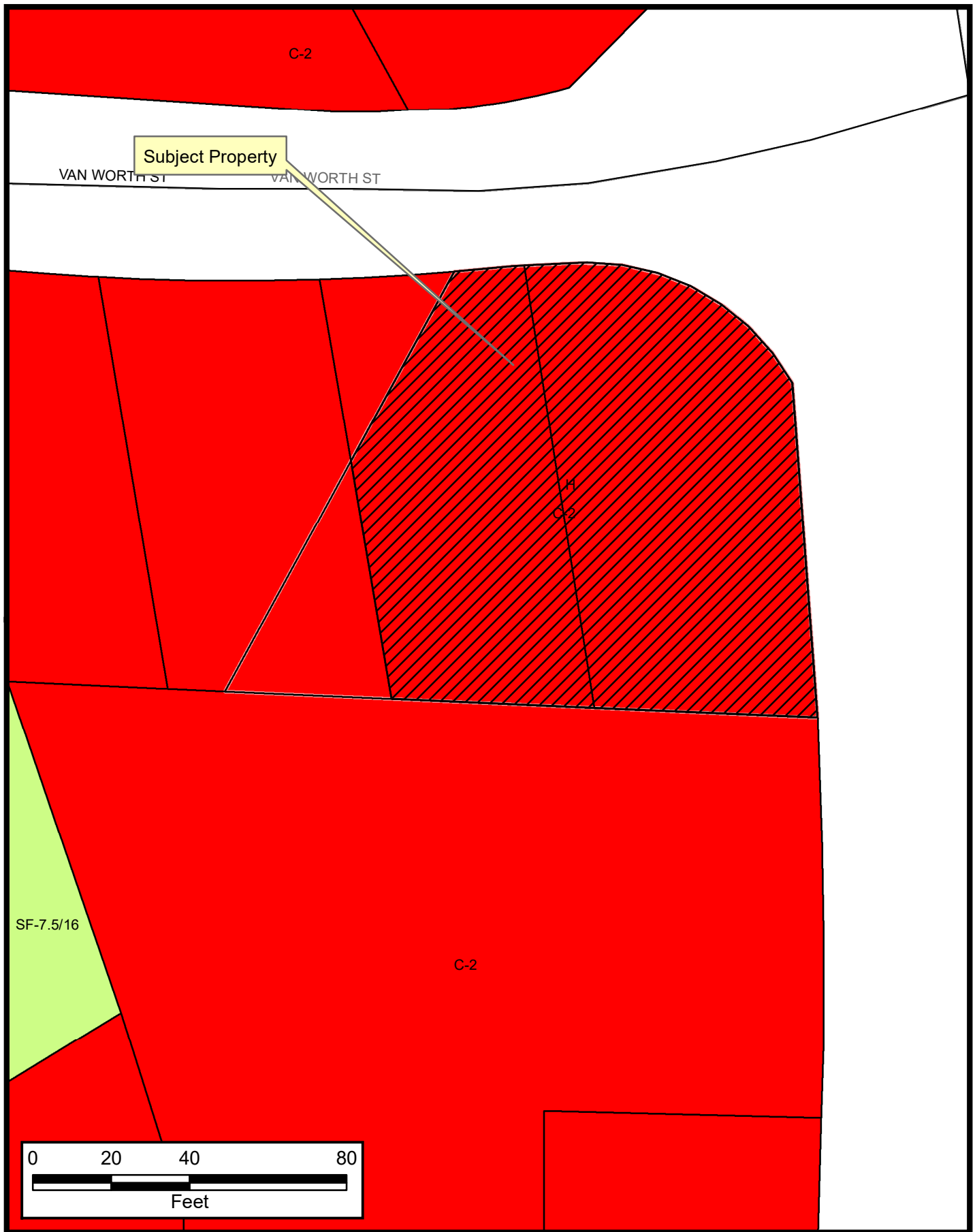
Maps and supporting information
Applicant's Sign Exhibits
Alternate Sign Exhibit

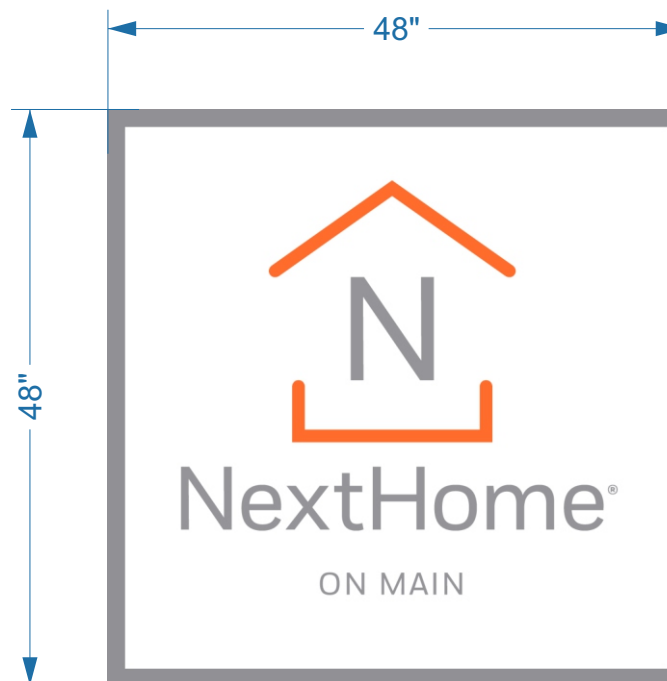
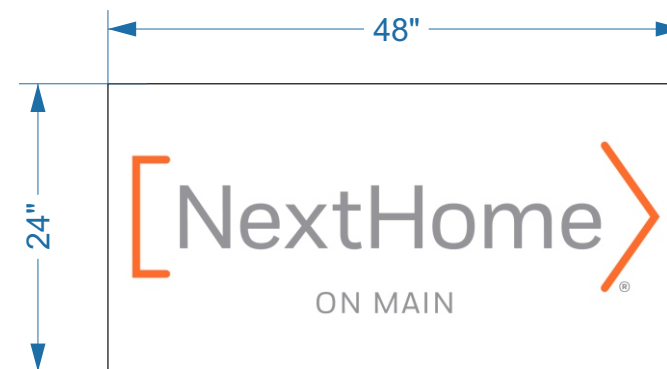


HLC#21-010

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.

8/2/2021





Option 2
Acm panel (white) with 1/4" acrylic FCO mounted
to Acm panel (colors to match logo)

Dark Gray
Pantone Cool Gray 11 U
Tint = 100%
HEX #7C7C81

NextHome Gray
Pantone Cool Gray 8 U
HEX Color: #959499

NextHome Orange
Pantone Orange 021 U
HEX Color: #FF6C2C



Design #
TSS-1452
Sheet 1 of 2
Client
NextHome
Address

Account Rep.	Tor
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Designer	K
----------	---

Date	6/23/2017
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Approval / Date

Sales	
--------------	--

Art	
Commerce	

Survey	
Estimating	

Estimating	
Engineering	

Engineering	
Permits	

CUSTOMER APPROVAL

Print Name _____

Signature _____

Date _____

Revision / Date

1302 AVENUE R
GRAND PRAIRIE, TX 75050

P: 817.222.0033

F: 817.222.1329

TurnerSignSystems.com

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This drawing is the property of

Turner Sign Systems Inc.

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are reserved by Turner Sign Systems Inc.

**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OF APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN WILL BEAR UL LABEL(S).



1302 AVENUE R
GRAND PRAIRIE, TX 75050
P: 817.222.0033
F: 817.222.1329
TurnerSignSystems.com

PROPOSAL

Proposal #: 8533

Proposal Date: 06/25/21
Customer #: CRM005641
Page: 1 of 3

SOLD TO:	JOB LOCATION:
NextHome on Main Mansfield TX	NextHome on Main Mansfield TX

Turner Sign Systems (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
2	QUOTE #21361 Manufacture (1) 2' x 4' acm panel with acrylic FCOs reading "NextHome on Main" with logo per drawing TSS-1452.	\$515.00	\$1,030.00
1	QUOTE #21362 Manufacture (1) 4' x 4' acm panel with acrylic FCOs reading "NextHome on Main" with logo per drawing TSS-1452.	\$1,130.00	\$1,130.00
1	QUOTE #21363 Install (3) panels per drawing TSS-1452.	\$540.00	\$540.00
1	QUOTE #21364 Permit acquisition fee(If needed)	\$275.00	\$275.00
1	QUOTE #21365 Permits billed at cost(If needed)	\$0.00	\$0.00
SUB TOTAL:			\$2,975.00
ESTIMATED SALES TAXES:			\$178.20

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL PROPOSAL AMOUNT: \$3,153.20

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION

THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

COMPANY INITIALS _____

CUSTOMER INITIALS _____



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PROPOSAL

Proposal #: 8533

Proposal Date: 06/25/21
Customer #: CRM005641
Page: 2 of 3

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

TERMS AND CONDITIONS

1. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, Turner Sign Systems MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.
2. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL OF DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT EFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.
3. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.
4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. Turner Sign Systems SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION, AND IF CUSTOMER EXECUTES THIS CONTRACT OF SALE WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN HE PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH HE HAD OBTAINED SAID PERMISSION AND HE AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.
6. CUSTOMER AGREES TO PROVIDE SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED TO LOCATION OF DISPLAY IN ADVANCE OF INSTALLATION, AND MAKE CONNECTION THEREOF TO DISPLAY.
7. WHEN PIER DRILLING IS NECESSARY, THE COMPANY WILL CONTACT DIG TESS TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK IS ENCOUNTERED IN THE DRILLING PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.
8. ALL PRODUCTS MANUFACTURED BY THE COMPANY ARE GUARANTEED UNCONDITIONALLY AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF INCANDESCENT AND FLUORESCENT LAMPS AS THEY ARE NEVER GUARANTEED, FOR A PERIOD OF ONE YEAR (1) YEAR. FOR THE NEXT THREE HUNDRED THIRTY (330) DAYS, AND MATERIAL, WITH THE EXCEPTION OF THE LAMPS, WILL BE REPLACED AT NO COST TO THE BUYER FOR THIS MATERIAL. THE COST OF LABOR, HOWEVER, WILL BE CHARGED AT HOURLY RATES.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY; ONCE SIGNED THIS PROPOSAL WILL EXPIRE AFTER 30 DAYS.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: _____

DATE: _____

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

COMPANY INITIALS _____

CUSTOMER INITIALS _____



1302 AVENUE R
 GRAND PRAIRIE, TX 75050
P: 817.222.0033
F: 817.222.1329
 TurnerSignSystems.com

DEPOSIT INVOICE

Invoice #: DP8533

Inv Date: 06/25/21
Customer #: CRM005641
Page: 3 of 3

SOLD TO:	JOB LOCATION:
NextHome on Main Mansfield TX	NextHome on Main Mansfield TX

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		Tony McMillen	06/25/21	50.0% Due Upon Receipt	08/25/21

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
2	QUOTE #21361 Manufacture (1) 2' x 4' acm panel with acrylic FCOs reading "NextHome on Main" with logo per drawing TSS-1452.	\$515.00	\$1,030.00
1	QUOTE #21362 Manufacture (1) 4' x 4' acm panel with acrylic FCOs reading "NextHome on Main" with logo per drawing TSS-1452.	\$1,130.00	\$1,130.00
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1	QUOTE #21365 Permits billed at cost(If needed)	\$0.00	\$0.00
		SUB TOTAL	\$2,975.00
		ESTIMATED SALES TAXES	\$178.20
		TOTAL PROPOSAL AMOUNT	\$3,153.20
		*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***	

PLEASE PAY THIS DEPOSIT AMOUNT:	\$1,576.60
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CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4213

Agenda Date: 8/12/2021

Version: 1

Status: Consideration

In Control: Historic Landmark Commission

File Type: Consideration Item

Title

HLC#21-009: Discussion and Possible Action on the 2020 - 2021 Annual Report of the Mansfield Historic Landmark Commission

Description/History

One of the Commission's Preservation Goals is to promote the Commission's work by producing an annual report of the Commission's activities to educate the public on the Commission's role and the need for historic preservation.

In preparation of the end of the fiscal year in September, Staff prepared a draft report to demonstrate the proposed format and appearance. Staff is seeking guidance from the Commission on the format and content of the report. Although there are new articles in this year's report, some of the text serves as a placeholder until the material is updated.

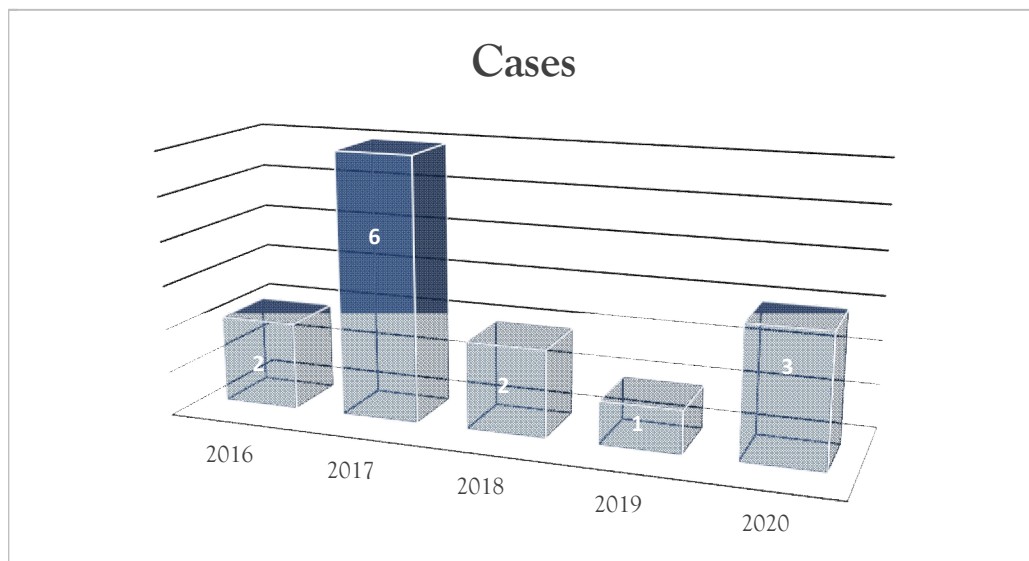
Please review each section of the draft report and note what changes, additions or deletions you would like to make. The report will be sent to the City Council and released to the public in October.

Attachment

HLC Annual Report

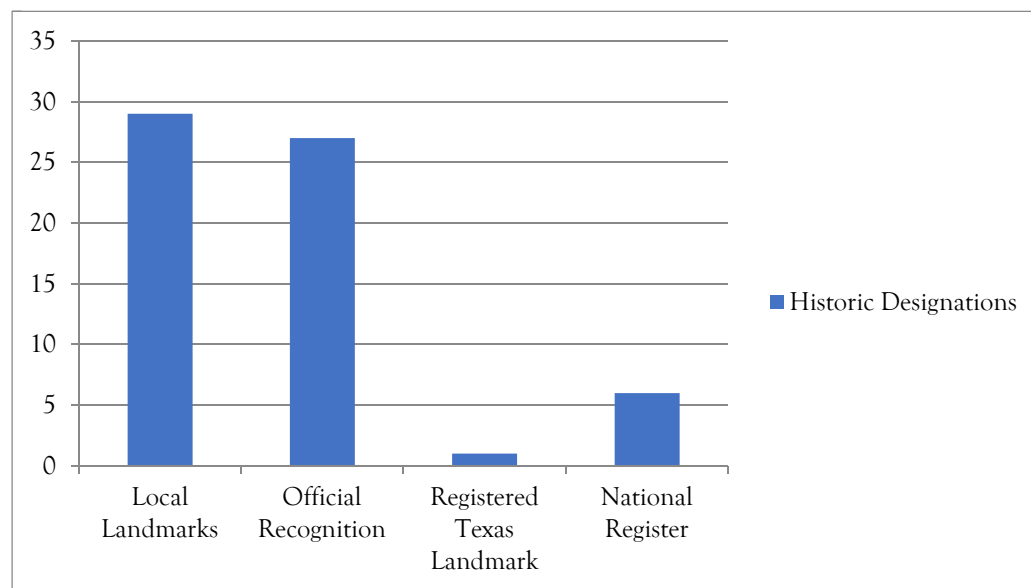
Certificates of Approval Applications Received

	2016	2017	2018	2019	2020
Cases	2	6	2	1	3



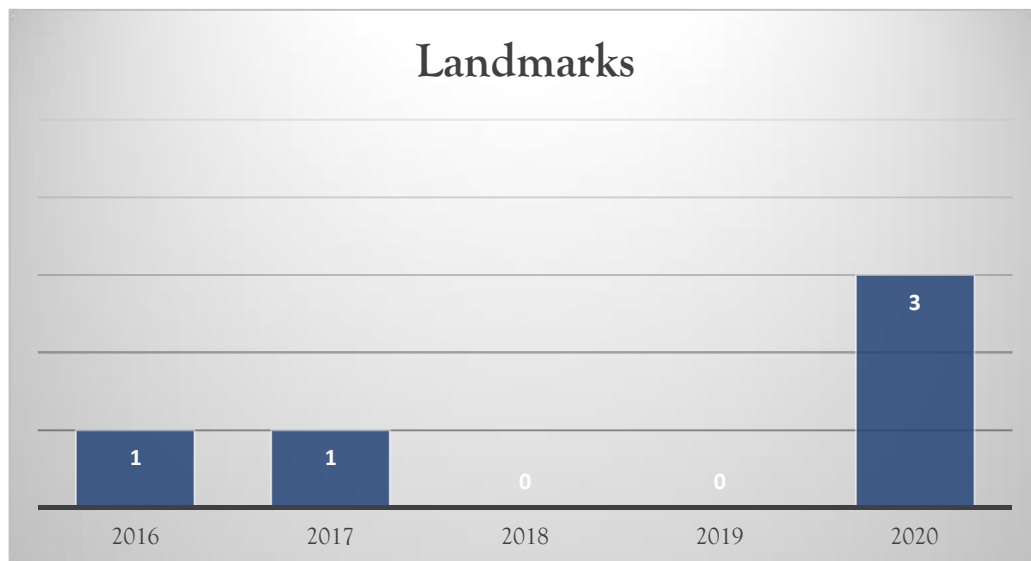
Local Landr Official Rec Registered National Register

Historic De 29 27 1 6



Historic Landmark Overlay Designations

	2016	2017	2018	2019	2020
Landmarks	1	1	0	0	3



9 state markers

1 RTHL

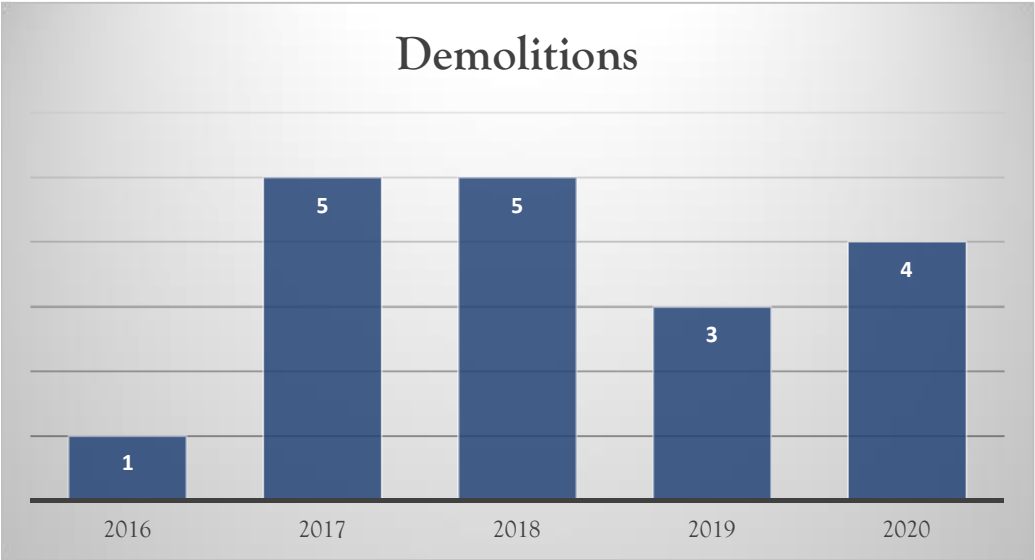
8 Subject Markers

There are 29 local landmarks

6 properties listed on the National Register

Historic Resources Demolished

	2016	2017	2018	2019	2020
Demolition	1	5	5	3	4



September 2019
1



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 21-4215

Agenda Date: 8/12/2021

Version: 1

Status: Consideration

In Control: Historic Landmark Commission

File Type: HLC Case

Agenda Number:

Title

Historic Preservation Officer's Report for August 2021

Description/History

The purpose of this report is to provide the Commission with information on preservation topics that were discussed at or have arisen since the last HPO report.

A. HLC#21-007: Annual Preservation Goals for 2021-2022

The following are the Commission's Vision and Annual Preservation Goals for 2021-2022, as reviewed at the July 13, 2021 meeting.

- Vision: "The Historic Landmark Commission exists to preserve the past and educate the public on the uniqueness of Mansfield."
- Goals:
 - 1) *Identify and prioritize Mansfield's historic resources.*
 - a) Work with the Tarrant County Historic Preservation Commission on updating the Historic Resources Survey as part of a county-wide effort.
 - b) Expand on the windshield surveys taken by the Volunteer Program and HPAB.
 - c) Request funding from Council for a formal Downtown Historic Resource Survey in conjunction with a CLG grant.
 - d) Integrate survey information into the City's Geographic Information System (GIS).
 - 2) *Develop incentives for historic preservation in conjunction with the City Council.*
 - a) Formulate a proposal for incentives such as tax abatements, low-interest loans, and grants to promote the restoration, rehabilitation and reuse of historic resources and discourage the demolition of these resources.
 - b) Request a joint work session with the Downtown Revitalization Subcommittee and City Council to discuss the historic preservation program.
 - 3) *Promote the work of the Historic Landmark Commission.*
 - a) Produce an annual report of the Commission's activities to educate the public on the Commission's role and the need for historic preservation.

- b) Keep other City departments and boards abreast of the Commission's policies and actions so they may act in a mutually supportive fashion.
- c) Seek recognition for the City's preservation efforts through programs such as Preserve America.
- 4) *Increase the Commission's public engagement programs.*
 - a) Promote events to celebrate Historic Preservation Month.
 - b) Inform owners of historic properties of the benefits and incentives for becoming a designated historic landmark.
 - c) Work with the Museum on educational programs for adults and youth to connect them with Mansfield's history.
 - d) Support a heritage tourism program for Mansfield.

B. Dates to Remember

1. National Alliance of Preservation Commissioners CAMP training

Registration is open for the NAPC CAMP training on August 26 and 27. Please let staff know if you will be attending the training and we will register for you. The agenda with course descriptions and biographies of the presenters is attached.

Mansfield has invited preservation commissioners and staff from the 77 Certified Local Governments in Texas.

2. Founders' Day Festival

Mansfield's First Founders' Day Festival will be held on Saturday, August 28, 2021, from 10am to 4pm. The free event will feature historical artisans demonstrating their skills, such as blacksmiths, potters, weavers, cooks, musicians and more.

There will be limited parking at the Man House Museum, but shuttle service from the downtown parking lots will be provided.

Attachments

CAMP Agenda

Founders' Day Flyer



CAMP Mansfield
Part 1 - August 26, 2021

9:00-9:15

Welcome and Introduction

9:15-10:15

Legal Basics: A fundamental background of preservation law as it relates to local preservation commissions: local ordinance, local codes, and federal and state laws. *Rory Hays*

10:15-11:15

Standards and Guidelines for Design Review: Reviewing the Federal Standards and Guidelines and learning to apply them to real world cases. *Aimee Sunny*

11:15-11:30

Break

11:30-12:30

Alternative Materials: As fewer original materials are available to replace deteriorated or missing features, commissions need to consider alternative materials. *Adrian Scott Fine*

12:30-12:45

Wrap-up

National Alliance of Preservation Commissions

PO Box 1011, Virginia Beach, VA 23451

(757) 802-4141 | director@napcommissions.org | www.napcommissions.org

"Building strong local preservation programs through education, advocacy, and training."



CAMP Mansfield Part 2 - August 27, 2021

9:00-9:15

Questions from Pt. 1

9:15-10:15

Preservation Planning: Planning for the resource, the commission, and the community. *Adrian Scott Fine*

10:15-11:15

Infill Design: Explore how to envision new construction and how to find the appropriate balance for your community between the goals of compatible yet differentiated. *Aimee Sunny*

11:15-11:30

Break

11:30-12:30

Public Outreach and Community Engagement: Gain the tools needed to be an effective spokesperson for historic preservation in the community. *Lauren Hoogkamer*

12:30-12:45

Wrap-up

National Alliance of Preservation Commissions

PO Box 1011, Virginia Beach, VA 23451

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"Building strong local preservation programs through education, advocacy, and training."



CAMP Mansfield Trainer Bios



As Director of Advocacy for the Los Angeles Conservancy, **Adrian Scott Fine** oversees the organization's outreach, advocacy and response on key preservation issues within the greater Los Angeles area. This includes setting priorities, developing initiatives, working with local governments, and preparing responses to Environmental Impact Reports (EIRs). The Los Angeles Conservancy is the largest local nonprofit historic preservation organization in the country. Previously he was with the National Trust for Historic Preservation as the Director of the Center for State and Local Policy, based in Washington, DC. He provided research and responses on key state and local policy issues affecting historic

preservation.

From 2000 to 2009, Mr. Fine was the Director of the Northeast Field Office of the National Trust for Historic Preservation, coordinating the programs and advocacy efforts in Philadelphia, serving the states of Delaware, New Jersey and Pennsylvania. For much of his career he has focused on neighborhood preservation strategies, specifically in regards to teardowns and "mansionization" development pressures. As the coordinator for the National Trust's Teardowns Initiative, he is the co-author of *Protecting America's Historic Neighborhoods: Taming the Teardown Trend*. From 1994 to 2000, he was a Senior Field Coordinator with the Northern Regional Office of Indiana Landmarks, the largest statewide nonprofit preservation organization in the country.

He graduated from Ball State University with degrees in Urban Planning and Development, Environmental Design and Historic Preservation. In 2014 he was selected as a Fitch Mid-Career Fellow by the James Marston Fitch Charitable Foundation for the project, "Picking up the Pieces: Preserving Urban Renewal's Modern Legacy." He is a founding member of Docomomo US/Southern California.

Email: afine@laconservancy.org



Rory Hays is a sole Practitioner Attorney, specializing in public affairs and administrative law for 27 years. Her practice is active in areas of government regulation, natural resources, environment, criminal justice and health care. Rory is a former Arizona Assistant Attorney General in the Civil Division. She has also served as a Caseworker in Phoenix and Washington, D.C. Congressional offices serving as liaison with federal and state agencies for constituent problems. Rory holds a B.A. in Political Science from Arizona State University and a juris doctor degree from Arizona State University School of Law. She is a former member and chair of the City of Phoenix Historic Preservation Commission and Personnel Board and has served on the National Alliance of Preservation

Commissions board of directors. She is a member of the Governor's Commission on Scenic Highways.

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Lauren Hoogkamer is the Assistant Historic Preservation Officer for the City of Tacoma where she manages the outreach and education program (including social media), as well as staffs the Landmarks Preservation Commission. She holds an M.S. in Historic Preservation and an M.S. in Urban Planning from Columbia University, as well as a BA/BA in Print Journalism and History and a Minor in Business from the University of Southern California. She has received awards for journalism and poetry and has research published by the World Monuments Fund. Hoogkamer grew up in rural Lewis County, WA, but now lives in Tacoma with her husband, two sons, a dog, and a cat. As a historic preservation professional, she wants to ensure that our built environment represents and meets the needs of our

diverse community. Her work is inspired by her experiences as a multicultural woman; she is Mexican, Trinidadian, Black, French, Chinese, East Indian, and a little bit of almost everything else.

Email: lkperez88@gmail.com



Aimee Sunny is the Director of Education for the Preservation Foundation of Palm Beach, a non-profit organization dedicated to preserving the architectural and cultural heritage of the Town of Palm Beach. Aimee oversees the Foundation's many educational programs including operating the Little Red Schoolhouse Living History Program, the Heritage Education program, and the Foundation's Scholarship and Internship programs.

Prior to joining the Foundation, Aimee was the Senior Preservation Coordinator for the City of Lake Worth, Florida, where she administered all aspects of the City's Historic Preservation Program. While with the City, Aimee worked on updating the City's historic resource surveys through grant funding, and implemented a historic preservation awards program, a historic marker program, and a historic district

signage plan. She also reviewed building permits and Certificates of Appropriateness in the City's six historic districts and led community outreach and education efforts.

She previously worked for the architecture firm of Fairfax, Sammons & Partners designing classical and traditional residences, the Center for Historic Preservation at Ball State University, the City of Chicago's Historic Preservation Division, and Indiana Landmarks. Aimee completed her Master of Science in Historic Preservation at Ball State University, and her Bachelor of Architecture at the University of Notre Dame. Aimee is an avid traveler, having studied abroad in Italy and Australia, and has traveled extensively both in the US and abroad.

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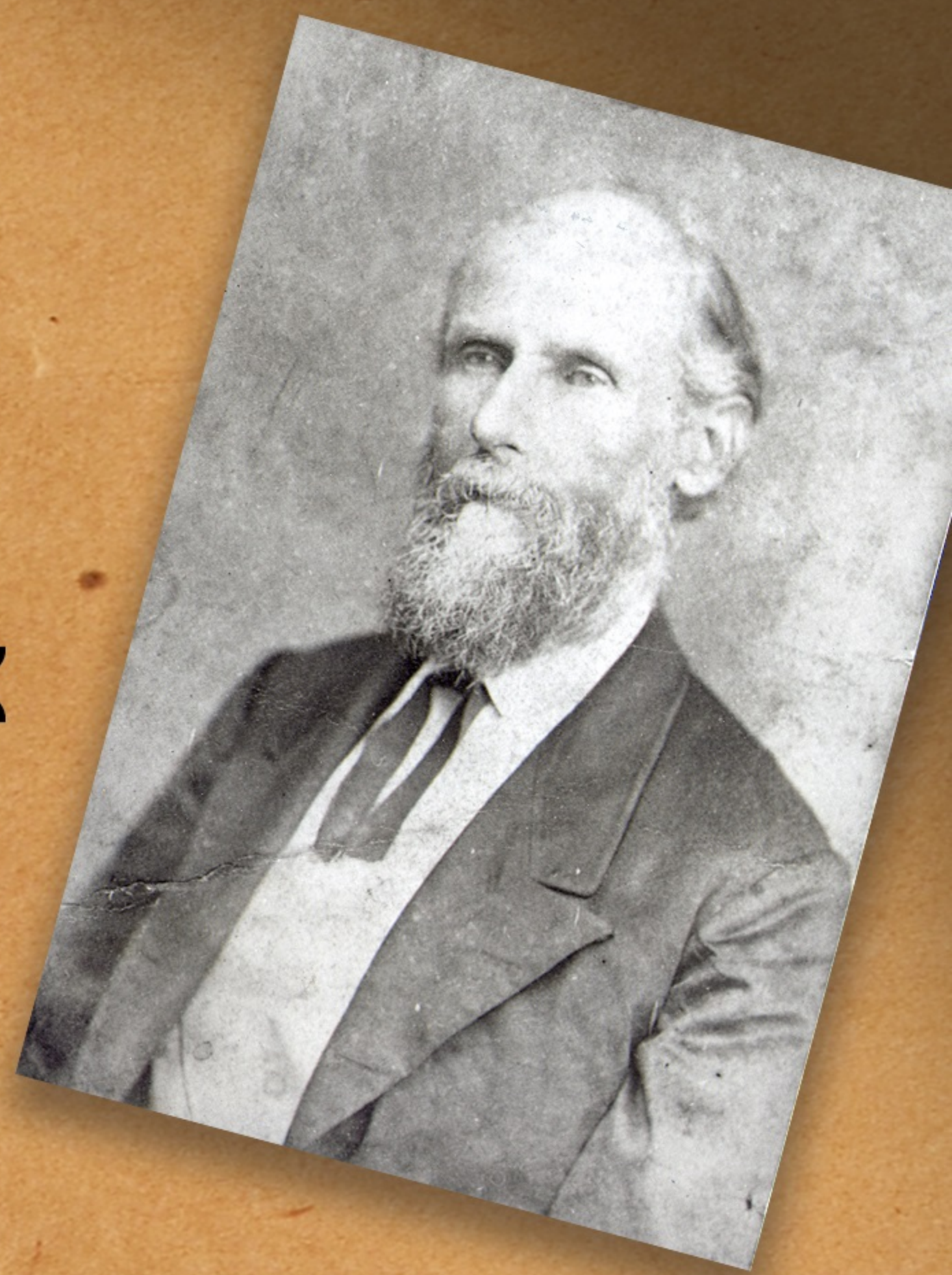
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SATURDAY. AUGUST 28

10:00 AM TO 4:00 PM

**THE HISTORIC MAN HOUSE
604 W. BROAD ST.**



FOUNDERS' DAY FESTIVAL



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BLACKSMITHS • POTTERS • SPINNERS • WEAVERS • MUSIC • AND MORE!

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