



CITY OF MANSFIELD

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

Meeting Agenda - Final

Historic Landmark Commission

Thursday, June 9, 2022

5:30 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[22-4710](#) Minutes - Approval of the May 5, 2022 Historic Landmark Commission Meeting Minutes

Attachments: [Meeting Minutes 05-05-2022.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**

[22-4711](#) HLC#22-005: Public hearing to consider a request for exterior changes to the Dennis Mahoney Building, 1890, at 115 N. Main Street by Nationwide Construction, applicant and BCB Transport Holdings Co., owner

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

[Floor Plan and Building Details.pdf](#)

[Option 1.pdf](#)

[Option 2.pdf](#)

[Current Photographs.pdf](#)

[Historic Photographs.pdf](#)

[22-4712](#) HLC#22-006: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Front Gable Bungalow, c. 1925, located at 205 North Street; The Wilson Revocable Trust, owner

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

[Photograph of 205 North St.pdf](#)

[Section 155.069.pdf](#)

5. **HISTORIC PRESERVATION OFFICER'S REPORT**

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 June 3, 2022 in accordance with Chapter 551 of the Texas Government Code.

Secretary

* 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: 22-4710

Agenda Date: 6/9/2022

Version: 1

Status: Approval of Minutes

In Control: Historic Landmark Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the May 5, 2022 Historic Landmark Commission Meeting Minutes

Description/History

The minutes of the May 5, 2022 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, May 5, 2022

5:30 PM

City Hall Council Chambers

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, Head Planner / HPO

Jennifer Johnston, Development Coordinator

Commissioners:

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

2. APPROVAL OF MINUTES

[22-4658](#)

Minutes - Approval of the April 14, 2022 Historic Landmark Commission Meeting Minutes

Chairman Smith called for approval of the minutes of the April 14, 2022 meeting. Commissioner Leach made a motion to approve the minutes as presented. Commissioner Kowalski seconded the motion which carried by the following vote:

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

Nay: 0

Abstain: 0

3. CITIZENS COMMENTS

None

4. DISCUSSION ITEMS

[21-4430](#)

HLC#21-013: Discussion regarding revisions to the Design Guidelines for Historic Mansfield

Mr. Wright provided a draft for Chapter Three of the updated Design Guidelines for

Historic Mansfield.

After a discussion the Commission directed Mr. Wright make some changes and proceed to updating the next chapters.

5. PRESERVATION MONTH REPORT AND DISCUSSION

Vice-Chairman Littlefield presented an overview the events planned for Preservation Month 2022, including the following:

The Man House Museum will be open Wednesday through Saturday, 10 am to 4 pm, with craft demonstrations on Saturdays

There will be a Mansfield ISD Historic Poster Contest for Preservation Month with the winning entries displayed at the Mansfield Public Library. The Mansfield Historical Society is sponsoring the prize monies for the MISD Historical poster contest winners.

The Historic Recognition Day Ceremony has been set for May 14, 2022.

Walking tours of Historical Downtown Mansfield will be available on Saturday in May.

Mansfield Historical Museum will be hosting a scavenger hunt directing Mansfield youth to learn about Historic Mansfield.

6. HISTORIC PRESERVATION OFFICER'S REPORT

Mr. Wright presented the Historic Preservation Officer's Report for May 2022 to the Commission.

7. COMMISSION ANNOUNCEMENTS

Mansfield Historical Museum is hosting an open house on May 26, 2022, in honor of their 20th year.

8. STAFF ANNOUNCEMENTS

None

9. ADJOURNMENT OF MEETING

With no further business, Chairman Smith adjourned the meeting at 7:14 p.m.

Dr. Robert A. Smith, Chairman

ATTEST:

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 22-4711

Agenda Date: 6/9/2022

Version: 1

Status: Public Hearing

In Control: Historic Landmark Commission

File Type: HLC Case

Agenda Number:

Title

HLC#22-005: Public hearing to consider a request for exterior changes to the Dennis Mahoney Building, 1890, at 115 N. Main Street by Nationwide Construction, applicant and BCB Transport Holdings Co., owner

Description/History

The new owner of the Dennis Mahoney Building proposes a major rehabilitation of the storefront and upper wall on the front façade and renovations on the rear façade. The building is being renovated to accommodate offices for BCB Transport and a studio for the BCB Live podcasts.

The owner is seeking approval of two options for the scope of work. Option 1 involves the removal of the stucco from the upper wall on the front façade to reveal the historic brick. This option will be pursued if the historic brick is still intact and the stucco can be removed without damage to it. Stucco will remain on the piers that frame the storefront.

Option 2 involves the repair of the stucco if the stucco cannot be removed without damage to the historic brick. Plans for both options have been provided for the Commission's review

Architectural Review

Unusually for a commercial building of the 1890s, the Mahoney storefront did not appear to use ornamental cast iron columns on the front façade, although there are extant cast iron thresholds with D. Mahoney molded into it. From photographic evidence, the building had either simple cast iron columns or wood columns to frame the storefront.

The proposed rehabilitation reflects the appearance of the Mansfield Hardware Supply storefront from the late 1940s and the 1950's. Some of the features from the original storefront were carried over as seen in photographs from 1901 and 1905, such as the transom windows and the square window arrangement around the doors. The 1928 photograph shows the upper brick wall prior to the application of stucco.

The rear façade is a later addition to the Mahoney building. The addition originally had wood frame construction and was built prior to 1921. The addition was reconstructed in brick sometime between 1921 and 1933. The brick addition was later covered in stucco. Openings in the wall may have been blocked with cement blocks. The existing rear façade exhibits three building materials: brick, cement blocks and stucco. The applicant proposes to patch the stucco, which the predominant wall material.

The work is described in the sections below with the applicable standards from the *Design Guidelines for Downtown Mansfield*. The Commission must consider the standards when reviewing changes or alterations to landmark buildings.

Storefront

The following modifications are proposed for the storefront for both options:

- Replacement of the existing storefront with a new storefront that reflects the character of the building's historic storefront.
- New awning on the front façade.
- New display windows with bulkheads and windows around the doors.
- New wood entry doors.

Storefront Guidelines:

1. *Maintain the proportion, dimension, and traditional elements of the storefront.*

The proposed storefront was based on photographs of the historic building and designed to maintain the storefront proportions.

2. *Design the storefront to fit inside the original opening and not extend beyond it.*

The storefront fits within the area of the existing modern storefront.

3. *Design the storefront to be transparent. Large windows should be incorporated to provide maximum light and display.*

The storefront provides large display windows on either side of the entry doors.

4. *Preserve or restore the original design features of the storefront. The basic storefront design should consist of large display windows, transoms, bulkheads at the base of the display windows, and a cornice or a horizontal sign panel at the top of the storefront.*

The storefront is designed to incorporate these elements based on historical photographs of the building.

5. *The features may be constructed of either traditional or compatible contemporary painted materials.*

The storefront uses wood for the columns and window frames. The new awning will be metal.

6. *Do not use wood siding, imitation brick or stone, or gravel aggregate materials on a*

commercial storefront downtown.

The storefront uses simulated wood siding panels with wood moulding for the bulkheads under the display windows. As the original storefront materials have been removed and the bulkheads represent a small proportion of the overall façade, the use of siding may be considered.

Entrance and Door Guidelines:

7. *Maintain the original size, shape, and character of the storefront entrance and door. Restoration work should be based on documentary evidence on historic buildings downtown.*

The design of the storefront is based on historical photographs. The entrance and doors reflect the character of the historic storefront.

8. *Install doors made of wood if possible.*

There are two wood doors proposed with brass kickplates on the storefront.

9. *Assure all wood storefront doors have large glass panels to maintain the transparency of the storefront.*

The doors have large plate windows that meet this requirement.

Bulkhead Standards:

10. *Maintain or restore bulkheads at the base of display windows to protect the windows and define entrances.*

The proposed bulkheads under the storefront windows are based on historical photographs and include similar moulding to those in the photographs.

11. *Use a new simple design that reflects the traditional character of typical bulkheads if information on the original design is not available from historic photographs. Bulkheads can be constructed of wood, stone, glass, tile, or painted metal.*

The original design is reflected in the new bulkheads. The bulkheads are simulated wood siding with wood moulding.

Transom Guidelines:

12. *Preserve or re-establish the original size and shape of the glass transoms above display windows.*

If the existing transom windows are salvageable, they will be cleaned, repaired, weather-proofed and repainted. If the windows cannot be salvaged, they will be replaced with windows with the same design.

13. *Construct transoms using traditional materials. Transom windows can be made of clear, tinted or stained glass. Opaque materials are inappropriate.*

The transom windows have wood frames.

Awning Guidelines:

14. *Emphasize divisions between buildings and strong vertical elements of the façade with awnings.*

The proposed awning will extend across the façade over the display windows similar to the original awning placement.

15. *Awnings should not obscure or cut across strong vertical elements such as the cast iron columns common to most buildings downtown. Awnings should fit between them rather than cover them.*

The awning will be placed between the top of the display windows and the transom windows as shown in the Mansfield Hardware Supply photograph. The storefront plan will split the columns above and below the awning as shown on the elevations.

16. *Design the awnings to conform to the shape of the opening. Do not try to fit a rectangular awning into an arched window or vice versa. Fit awnings within their openings.*

The rectangular awning is parallel to the plane of the display and transom windows.

17. *Awnings may be erected either above transoms and below the cornice, or between the transom and the display windows. It is also appropriate to erect awnings above entrances.*

The awning is located between the transom and display windows.

18. *Design awnings and canopies to complement the scale of the building. They should not cover more than one third of the opening. If they are too large, they obscure architectural details, and block the pedestrian view of the inside of the building. If they are too small, the benefit they provide is insignificant.*

The awning is in scale with the storefront and does not obscure architectural details.

19. *Use appropriate materials for awning construction. Fabric awnings are encouraged. Awnings were traditionally constructed of heavy canvas; however synthetic opaque fabrics with a matte finish are also appropriate material. Wood, shingles, shiny vinyls, and plastics are inappropriate construction materials.*

The awning will be constructed of metal. Metal is a material shown on the historic awnings on buildings in Downtown Mansfield according to historical photographs.

20. *Do not use residential type awnings for commercial buildings.*

The awning is not a residential type awning.

21. *Relate the color of awning to the building paint scheme or the color of the materials used to construct the building, and to other decorative trims.*

The awning is shown on the color renderings with a color compatible with the storefront.

22. *Align awnings with others on the block to maintain the visual continuity of the block.*

The awning close in plane with the buildings on either side of the Mahoney Building.

23. *Assure any awning design conforms to local fire and building codes.*

The awning will be part of the building permit application for the renovations.

24. *Do not illuminate awnings and canopies. Brightly lit awnings at night overemphasize the storefront at the expense of the rest of the building facade and detract from the appearance of adjacent buildings.*

No lighting is shown on the awning in the plans.

Building Improvements

The following modifications are proposed for the building:

- If possible, remove the stucco from the upper wall on the front façade.
- Repair and repoint existing brick.
- Patch and repair the roof as needed.
- Remodel the rear façade by removing the existing doors and adding new doors and windows.
- Patch the stucco on the rear wall.
- Add new awnings over the doors and windows on the rear façade.

Masonry Guidelines:

1. *Remove any covering which obscures the original masonry exterior from view provided the removal process can be accomplished without damage to the masonry.*

The applicant proposes to remove the stucco on the upper wall of the front façade if it can be done without damage to the historic materials as shown on the Option 1 plan. Note that only the stucco on the upper wall will be removed. The stucco covering the piers that frame the storefront will remain.

2. *Do not remove firmly adhering stucco from masonry surfaces.*

If the historic brick will be damaged by the removal of the stucco, the existing stucco will be repaired as shown on the Option 2 plan.

3. *Remove weakened or deteriorated stucco from original masonry using hand tools to avoid damaging the masonry.*

Techniques to remove stucco have changed over the years since this standard was adopted. Removal of stucco using the gentlest modern preservation methods may be appropriate. The process of removing the stucco should be determined by a qualified historic masonry professional.

4. *Clean masonry only when necessary to stop deterioration or remove heavy soiling.*

Should the exposed masonry need cleaning, the method should be determined by a qualified historic masonry professional.

5. *Repoint mortar joints where deterioration is evident.*

Option 1 proposes the repair and repointing of the existing brick.

6. *Remove deteriorated mortar by hand-raking the joints to avoid damaging the masonry.*

Techniques regarding mortar have changed over the years since this standard was adopted. The method removing old mortar should be determined by a qualified historic masonry professional.

7. *Duplicate old mortar in strength, composition, color, and texture.*

The Option 1 plan notes that the mortar will be repointed with historically accurate mortar. The mortar color should be similar to that of the historic mortar remaining on the building as determined by a qualified historic masonry professional.

8. *Duplicate old mortar joints in width and joint profile.*

The shape of the exterior edge (joint profile) and thickness of the mortar between the layers of brick should match the historic mortar on the building as determined by a qualified historic masonry professional.

9. *Replace extensively deteriorated or missing historic brick with new brick which duplicates the historic brick in strength, composition, color, and texture.*

The condition of the masonry cannot be evaluated until the stucco has been removed from the upper wall. Once the stucco is removed, the masonry should be inspected by a qualified historic masonry professional to develop a plan for the retention or replacement of the historic brick.

10. *Never remove damaged or deteriorated masonry which could reasonably be repaired and preserved.*

The condition of the masonry cannot be evaluated until the stucco has been removed from the upper wall. Once the stucco is removed, the masonry should be inspected by a qualified historic masonry professional to develop a plan for the retention or replacement of the historic brick.

Rear Entrance:

Although the *Design Guidelines* do not explicitly address rear facades, the following policies were reviewed and preliminarily accepted by the Commission as part of the design guideline update currently in progress:

11. The rear entrance on a historic building was typically a service entrance for employees and deliveries. In more recent times, many rear entrances have come to serve as a second customer entrance or to provide access to parking or a patio/outdoor seating area. The rear façade tends to have fewer character-defining features than other street-facing facades, allowing opportunities for improvement. Enhancing the rear entrance as an incidental public face of the building is encouraged. A compatible paint scheme, new doors, windows and canopies or awnings can be added to the rear without affecting the overall character of the building.
12. *Design improvements for the rear entrance to be recognizable as a recent change. The improvements should not compete with the main entrance.*

Modern doors and windows are being added to the rear façade. The proposed modern-style windows can be identified as a later improvement. The arrangement of the rear façade does not compete with the main storefront.

13. *Add planters, lighting, canopies and/or awnings to the rear entry.*

Awnings will be added above the doors and windows on the rear façade.

Paint

The applicant proposes the paint colors listed below, depending on which option the project takes.

Option 1 colors:

Light color - Sherwin Williams SW 2829 Classic White

Blue Band - Sherwin Williams SW 2819 Downing Slate

Dark Stucco Accent - Sherwin Williams SW 2837 Aurora Brown

Red Stucco - Sherwin Williams SW 2804 Renwick Rose Beige
Painted Wood - Sherwin Williams SW 2836 Quartersawn Oak

Option 2 colors:

Light color - Sherwin Williams SW 2829 Classic White
Blue Band - Sherwin Williams SW 2819 Downing Slate
Dark Stucco Accent - Sherwin Williams SW 2837 Aurora Brown
Brown Stucco - Sherwin Williams SW 2835 Craftsman Brown
Painted Wood - Sherwin Williams SW 2836 Quartersawn Oak

Color Guidelines:

1. *Choose paint colors based on the building's historical appearance. Selection of paint and stain colors based on research of historic colors and finishes is encouraged.*
2. *Body and trim colors should not be similar in hue or tone intensity (i.e. 2 shades of colors that are closely related like green and red or 2 dark or light shades of the same color). Paint colors should be complementary to each other and the overall character of the historic building and should be used to accentuate the building's significant features.*
3. *A third color, commonly called an accent color, was quite often utilized to accentuate or highlight a particular feature of a house or building. Doors, window sashes, or special or decorative trim was typically painted an accent color.*
4. *The articulation and details of exterior walls, window and doors and openings, trim, scale and texture of exterior materials can be enhanced or obscured by appropriate and inappropriate paint colors selected for a building.*
5. *Paint replacement gutters, downspouts, metal frame screen and storm doors and windows, roof-vent assemblies and fire escapes to match the color of the wall, trim, cornice or roof color, whichever is the most effective in reducing the visibility of these elements.*

For the storefront, the applicant selected colors from the Sherwin Williams palette using Victorian, Classical and Arts & Crafts era paints. These paints categories are appropriate to the building.

Victorian Colors (1865 - 1915):

- Downing Slate
- Renwick Rose Beige
- Quartersawn Oak

Classical (1800 -):

- Classical White

Arts & Crafts (1890 - 1940):

- Aurora Brown
- Craftsman Brown

It is not possible to determine the original colors of the storefront, historic photographs show lighter and darker shades were used. The proposed color schemes highlight the storefront, with lighter colors for the columns and beam and shades of brown for the display and transom window frames, doors, and bulkheads. For Option 1, the paint on the stucco will complement the exposed brick. For Option 2, the stucco will be painted brown. The architectural insets in the piers will be highlighted with a darker color. Downing Slate blue will be used to accent the wood moulding on the bulkheads.

The rear façade is currently painted with a blue color close to Downing Slate. As it is an existing color, the applicant may continue to use the same color on the rear façade or use a color from the storefront palette.

Signs

The applicant has not yet developed a sign plan for the building.

This is a large project with various permitting requirements. To reduce permitting time, Staff requests that the Commission considers authorizing the Historic Preservation Officer to approve signage for the building if it complies with the design guidelines. If the signage does not comply with the guidelines or if there is a question about the applicability of a standard, the sign application would be referred to the Commission for approval.

Signs Guidelines:

- *Flush mounted signs are encouraged.*
- *Relate all signs to the pedestrian. Large signs are designed to catch the attention of passing motorists and are inappropriate in the downtown area. Smaller signs placed in areas seen easily by pedestrians are more appropriate.*
- *Assure sign location does not obscure the design features of the building. The design of the building facade displays a natural and logical location for the placement of signs. Examine the facade to find that location.*
- *Position flush mounted signs within strong vertical features of the storefront. Such signs should occupy no more than 75% of the sign board.*
- *Design signs to communicate a direct, simple message with as few words as possible.*
- *Choose a letter style that is easy to read and that reflects the image of the*

business it represents.

- *Letters should not be too large - 8 to 18 inches in most cases.*
- *Design signs with a dark background and light-colored lettering to achieve maximum visibility.*
- *Sign colors should complement the colors of the building.*

Historic Background

The building was constructed by Dennis Mahoney in 1890. There are no records indicating it being occupied by Mr. Mahoney or the commercial use until 1895. A newspaper article in the Fort Worth Weekly Gazette, dated October 29, 1890, reported "D. Mahoney of Corpus Christ broke dirt today for a mammoth brick building 55x80." Based on the dates of the other buildings on Main Street, the Mahoney Building is the oldest continually occupied commercial building in Mansfield.

In 1895, the building was occupied by A. J. Dukes and Henderson Poe as a hardware store on one side of the building. Marple Drug Store leased the other half. Mr. Dukes was a private in the Twelfth Missouri cavalry of the Confederate Army. He was wounded and taken prisoner by Union Forces. Upon his release, he moved to Mansfield. Henderson Poe served in the First Texas Mounted Rifles and later the first regiment Texas Cavalry. After the war, he returned to the family farm north of Mansfield.

In 1919, the building was sold to John Henry Harrison, the home of Harrison Hardware. Promissory notes found later indicate that the building may have been used as a lending institute as well as a hardware store.

In the 1920's, leading young citizens gathered at the Blue Goose Confectionary to decide the fate of the community over a bottle of "Sody-Water" and later at Pop's Café. G. L. Walker opened the Pic and Pac Grocery in the 1930's. Carrie Mills had a restaurant in the 1940's. G. C. "Cleo" Wilson Hardware was in the building from about 1946 to 1951. A Mr. Payne operated another hardware store until 1965. From about 1965 to 1999, Western Auto occupied the building. In 1999, Troy and Leslie Dorsey opened Troy Dorsey's World Champion Karate school. The building remained a martial arts school until the building was purchased by BCB Transport.

The building is a registered Mansfield Historic Landmark.

Recommendation

Staff recommends approval.

Attachments

Maps and Supporting Information
Floor Plan and Building Details
Option 1 and Option 2 Exhibits

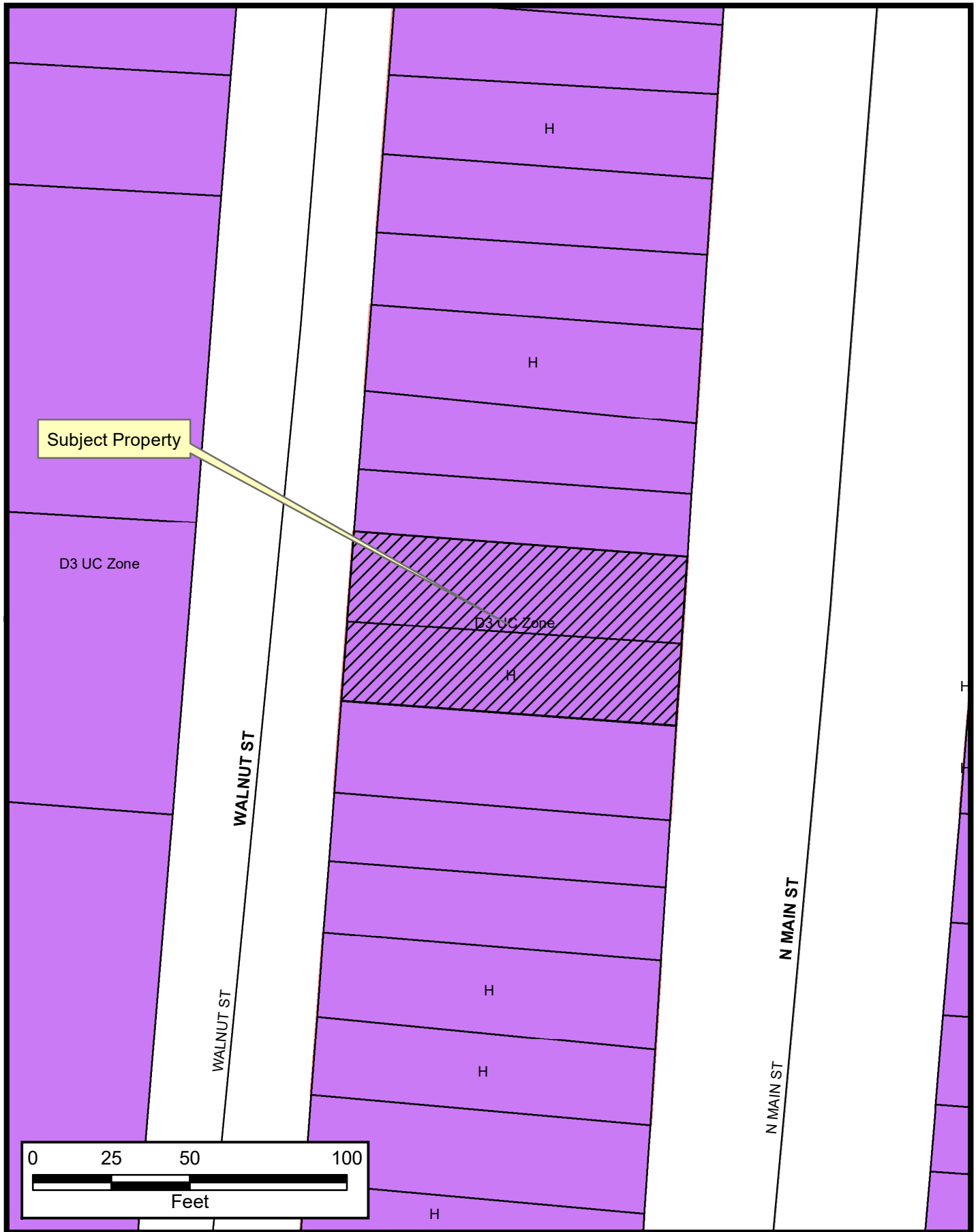
Current Photographs of Building
Historic Photographs of Building



HLC#22-005

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.

5/17/2022



HLC#22-005

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5/17/2022

Dennis Mahoney Building, c. 1890

115 N. Main Street

The building was built by Dennis Mahoney in 1890. There are no records indicating it being occupied by Mr. Mahoney or the commercial use until 1895. In 1895, the building was occupied by A. J. Dukes and Henderson Poe as a hardware store on one side of the building. Marple Drug Store leased the other half.

A. J. Dukes was a private in the Twelfth Missouri cavalry of the Confederate Army. He was wounded and taken prisoner by Union Forces. Upon his release, he moved to Mansfield. Henderson Poe served in the First Texas Mounted Rifles and later the first regiment Texas Cavalry. After the war, he returned to the family farm north of Mansfield.

In 1919, the building was sold to John Henry Harrison, the home of Harrison Hardware. Promissory notes found later indicate that the building may have been used as a lending institute as well as a hardware store.

In the 1920's, leading young citizens gathered at the Blue Goose Confectionary to decide the fate of the community over a bottle of "Sody-Water" and later at Pop's Café. G. L. Walker opened the Pic and Pac Grocery in the 1930's. Carrie Mills had a restaurant in the 1940's. G. C. "Cleo" Wilson Hardware was in the building from about 1946 to 1951. A Mr. Payne operated another hardware store until 1965. From about 1965 to 1999, Western Auto occupied the building.

In 1999, Troy and Leslie Dorsey opened Troy Dorsey's World Champion Karate. Mr. Dorsey is the only person to hold world titles in boxing and karate at the same time. Mr. Dorsey holds a 10th degree black belt and has been inducted into the World Martial Arts Hall of Fame, World Karate Hall of Fame, Texas Martial Arts Hall of Fame and the Martial Arts Digest Hall of Fame. He is a native of Mansfield. The building is still occupied by Troy Dorsey's World Champion Karate.

The building is a registered Mansfield Historic Landmark.



VIEW OF MAIN STREET AFTER THE 1901 FIRE. THE MAHONEY BUILDING IS THE FIRST UNDAMAGED BUILDING.

SOURCE: THE HISTORY OF MANSFIELD, 1996

PHOTOGRAPH COURTESY OF THE MANSFIELD HISTORICAL SOCIETY

ROOM FINISH SCHEDULE										
NOTE: WALL FINISH DIRECTIONS BASED ON PLAN NORTH										
ROOM NO.	ROOM NAME	FLOOR	BASE	WALL FINISHES				CEILING	CEILING HEIGHT	REMARKS
				NORTH	EAST	SOUTH	WEST			
101	VESTIBULE	1	1	1	1	1	1	3	9'-6"	1
102	STUDIO	3	1	1	1	1	1	3	13'-6"	1, 2
103	PRODUCTION	3	1	1	1	1	1	3	13'-6"	1, 2
104	IT CLOSET	1	1	1	1	1	1	1	9'-0"	1
105	SERVER	1	1	1	1	1	1	1	9'-0"	1
106	HALL	1	1	1	1	1	1	3	9'-0"	1
107	WOMEN	2	2	2	2	2	2	2	9'-0"	1
108	MEN	2	2	2	2	2	2	2	9'-0"	1
109	HALL	1	1	-	1	-	1	3	9'-0"	1
110	HALL	1	1	1	1	0	1	3	9'-0"	1
111	OFFICE	1	1	0	1	0	0	1	VARIES	1
112	OFFICE	1	1	0	1	1	1	1	VARIES	1
113	VESTIBULE	1	1	1	1	1	1	3	9'-0"	1
114	CONFERENCE ROOM	1	1	0	0	0	1	1	VARIES	1
115	TOILET	2	2	2	2	2	2	2	9'-0"	1
116	OFFICE	1	1	1	1	1	1	3	9'-0"	1
117	OPEN OFFICE	1	1	1	1	1	1	3	10'-0"	1
118	OFFICE	1	1	1	1	1	1	3	9'-6"	1

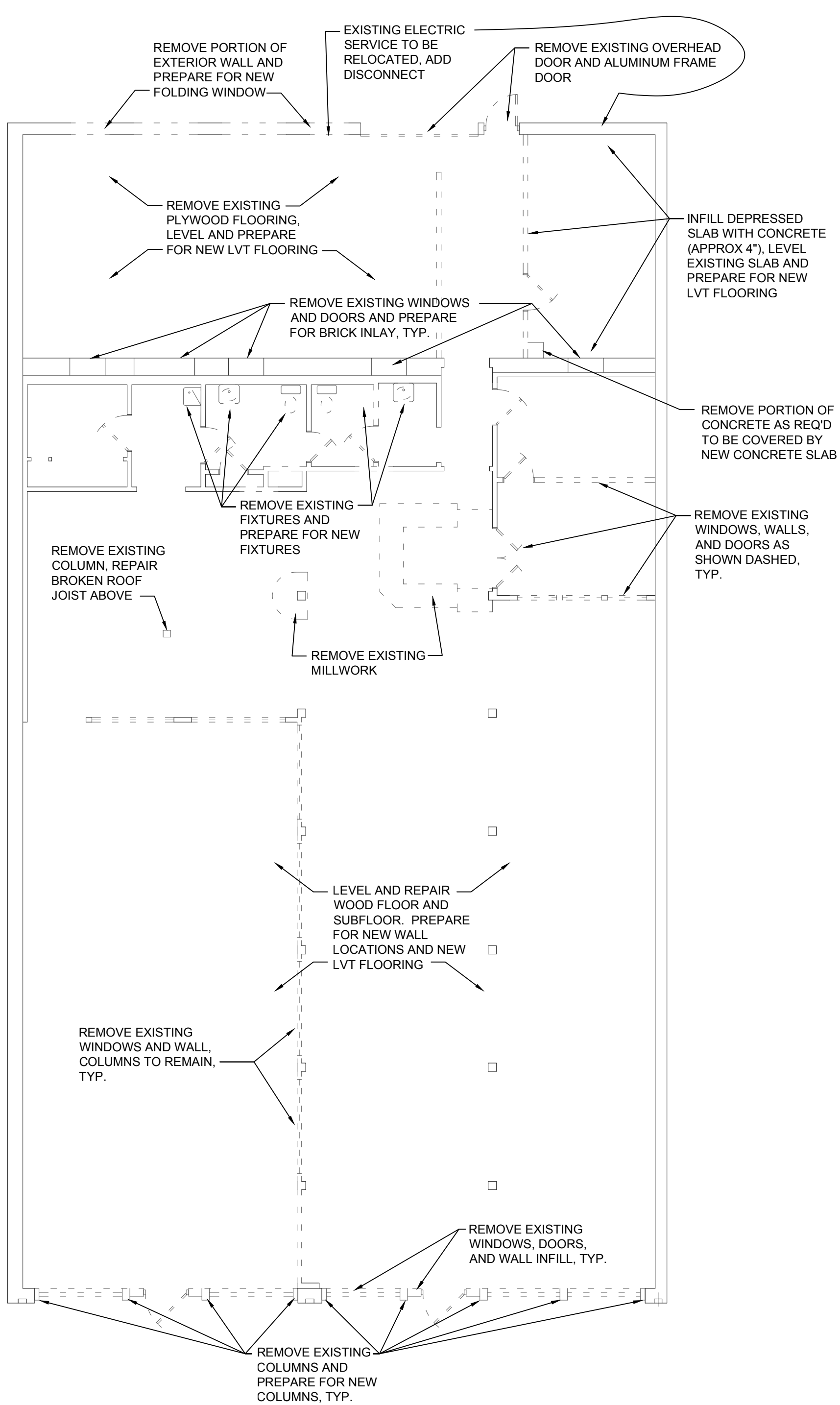
FLOOR:
0 - NONE / SEALED CONCRETE
1 - LVT
2 - CERAMIC TILE
3 - CORK PLANK FLOORING

WALL:
0 - NONE / EXPOSED STRUCTURE
1 - 5/8" TYPE X GYP. BOARD - TAPE, BED, TEXTURE, & PAINT.
2 - CERAMIC TILE (TO 7'-2" HIGH) OVER TAPED & BEDDED 5/8" MOISTURE RESISTANT GYP. BOARD.

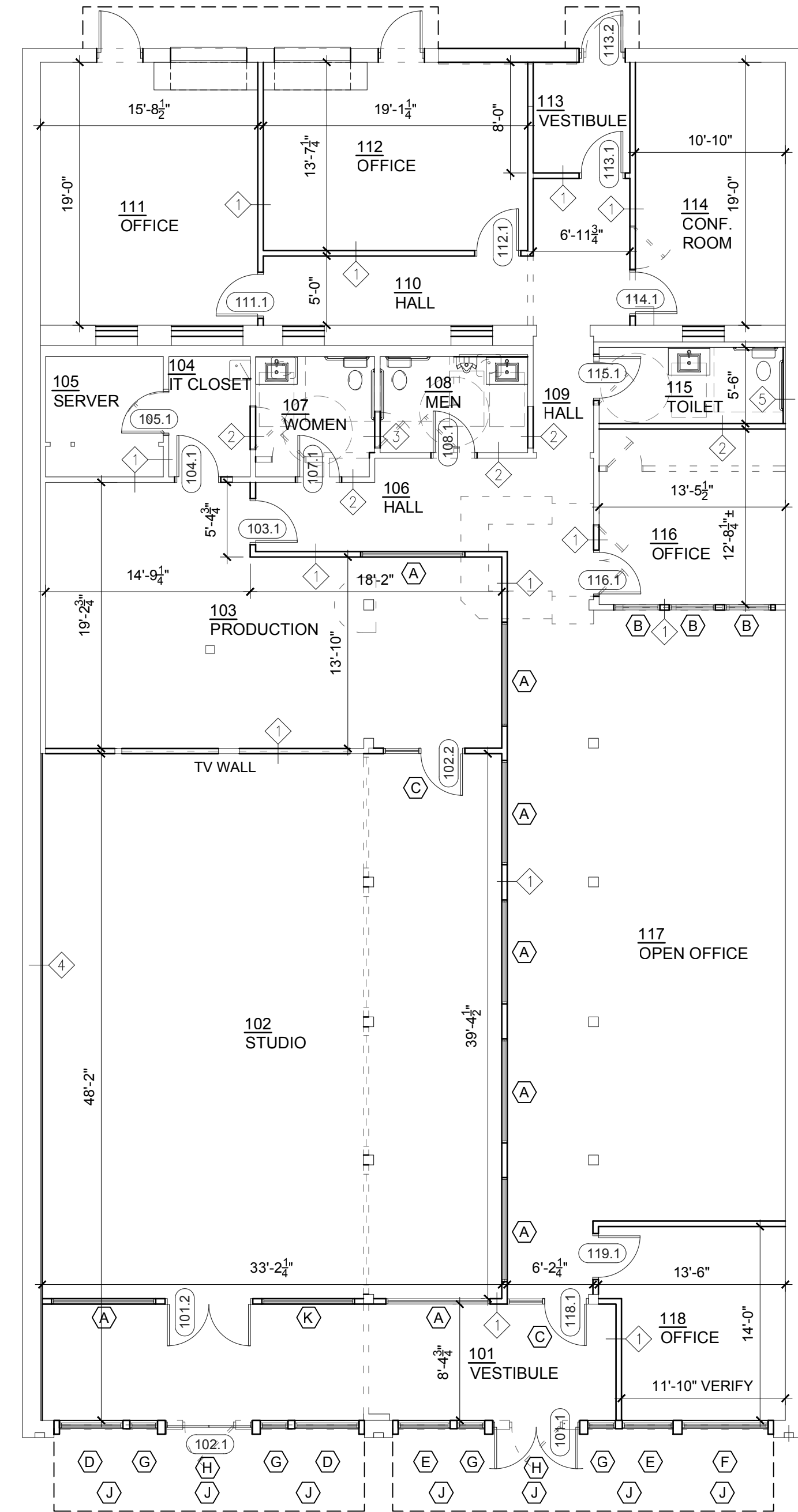
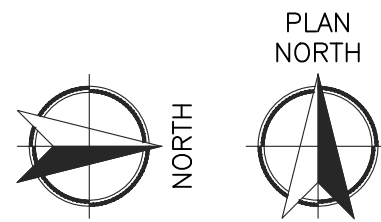
CEILING:
0 - NONE / EXPOSED STRUCTURE
1 - 5/8" TYPE X GYP. BOARD - TAPE, BED, TEXTURE, & PAINT.
2 - 5/8" MOISTURE RESISTANT GYP. BOARD - TAPE, BED, TEXTURE, & PAINT.
3 - 2'-0" x 2'-0" SUSPENDED REGULAR ACOUSTICAL CEILING TILES.
4 - PAINT EXPOSED STRUCTURE.

REMARKS:
1 - OWNER TO VERIFY ALL FINISHES (MAY RESULT IN CHANGE ORDER)
2 - CEILING TILE AND CEILING GRID TO BE BLACK

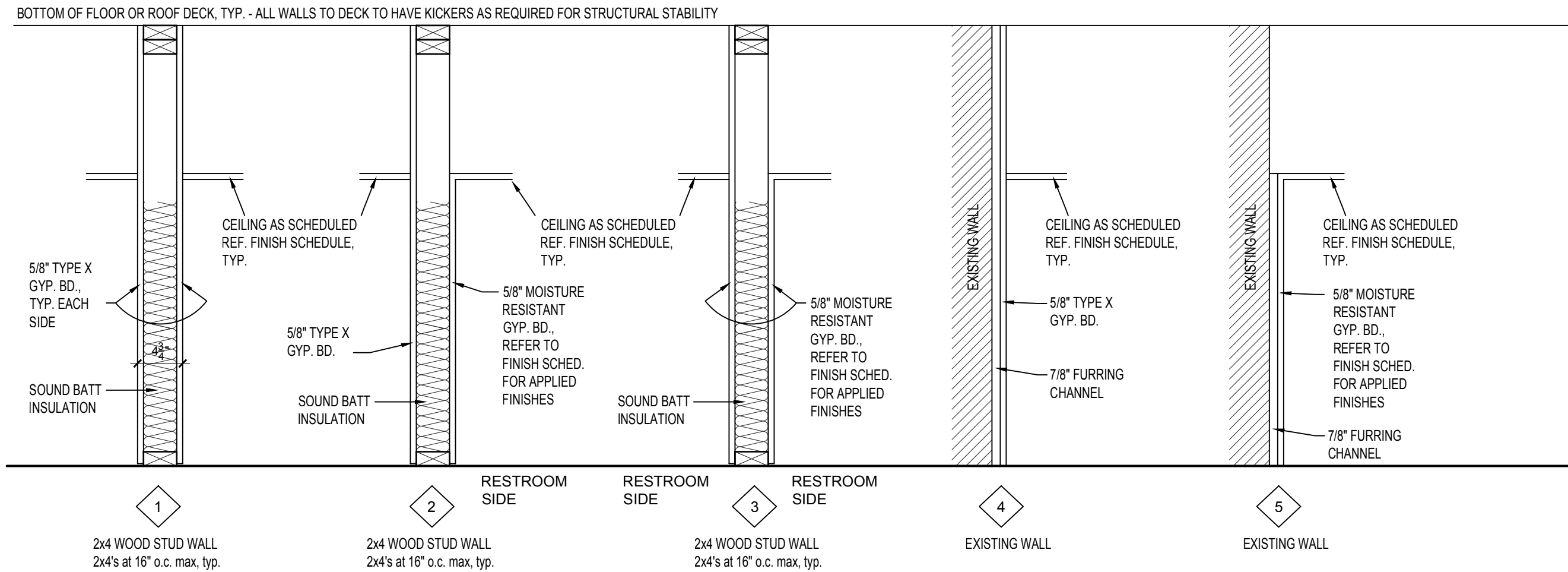
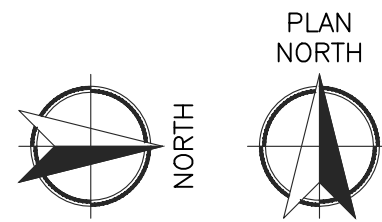
BASE:
0 - NONE / EXPOSED STRUCTURE
1 - 4" RESILIENT
2 - CERAMIC TILE



1 DEMO PLAN
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



WALL TYPE SCHEDULE NOT TO SCALE - REFER TO FINISH SCHEDULE FOR APPLIED FINISHES. DIMENSIONS SHOWN ON FLOOR PLAN ARE TO FACE OF APPLIED FINISH WHERE CONDITION OCCURS (E.G. WHERE TILE IS SCHEDULED, 3/8" HAS BEEN ADDED TO EACH APPLICABLE FACE). REFER TO WALL SECTIONS FOR EXTERIOR WALLS.

GENERAL PLAN NOTES:

- ALL CONSTRUCTION TO COMPLY WITH BUILDING CODES AS LISTED ON COVER SHEET.
- REFER TO SHEETS A-0.01 & A-0.02 FOR HANDICAP ACCESSIBILITY STANDARDS.
- PROVIDE 2% CROSS-SLOPE ON ALL NEW SIDEWALKS (PORCHES).
- ALL DIMENSIONS ARE FACE TO FACE OF FINISH WALL, COLUMN CENTERLINES, OR DOOR / WINDOW OPENINGS.
- REFER TO MEP SHEETS FOR ALL MECHANICAL, ELECTRICAL, & PLUMBING REQUIREMENTS.
- REFER TO SHEET A-8.0 FOR DOOR AND WINDOW SCHEDULES.
- REFER TO SHEET A-1.0 FOR WALL TYPES AND FINISH SCHEDULES

LEGEND:

- 2/A-3.00 SECTION MARK - Detail No. / Sheet No.
- 205.1 DOOR NUMBER MARK - Refer Door Schedule on Sheet A-8.0
- A WINDOW / FRAME - Refer Frame Schedule on Sheet A-8.0
- 2 WALL TYPE MARK - Refer Wall Type Schedule A-1.0
- 5/A-5.02 SOUND INSULATION BATTS
- ELEVATION MARK - Detail No. / Sheet No.



PROGRESS DRAWING
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION



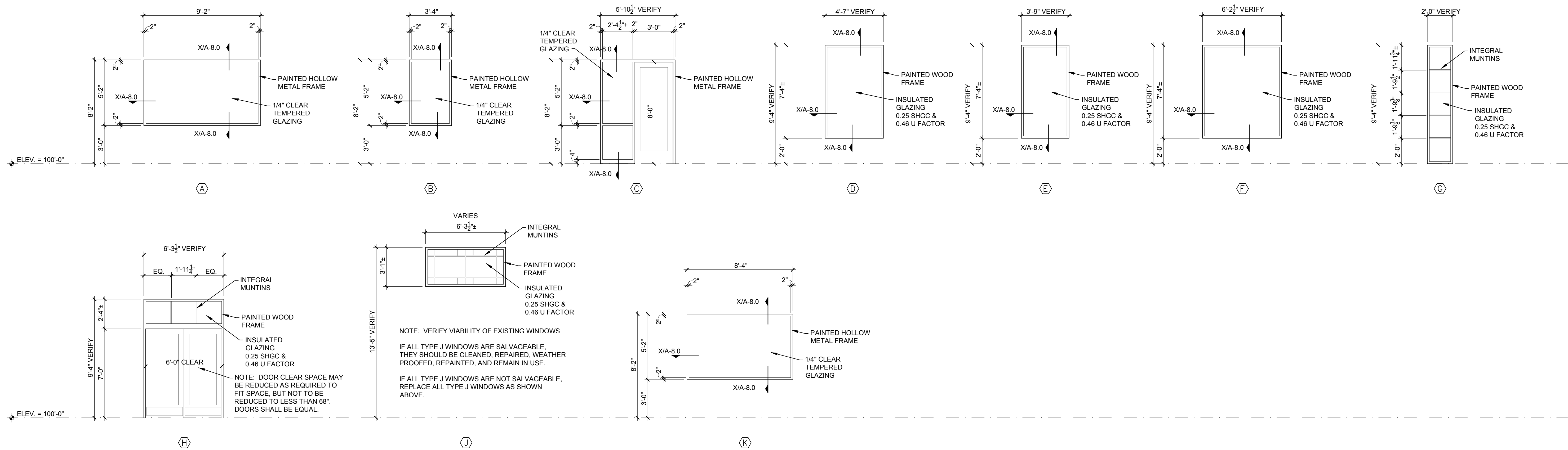
**BCB LIVE
HISTORIC RENOVATION
115 N. MAIN ST.
MANSFIELD, TX 76063**

DATE ISSUED:
xx/xx/2022

REVISIONS:

SHEET CONTENTS:
WINDOW
SCHEDULE

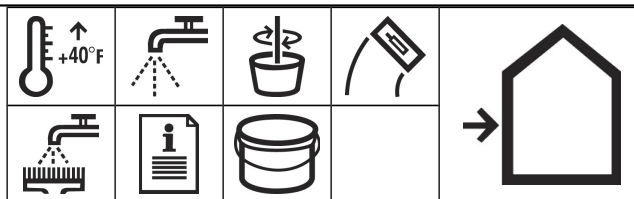
SHEET NUMBER:
A-8.0



Product Bulletin

Sto Powerflex®

80280 Sto Powerflex Fine
 80281 Sto Powerflex Medium
 80282 Sto Powerflex Swirl
 80283 Sto Powerflex Freeform



Technical Data			
REPORT	TEST METHOD	TEST CRITERIA	TEST RESULTS
Accelerated Weathering	ASTM G-154	2,000 hours	No deleterious effects
Freeze/Thaw Resistance	ASTM E-2485	60 cycles	No deleterious effects
Flexibility	ASTM D-522	1/8" mandrel bend @ 20, 40, 70°F (-6.6, 4.4, 21°C)	Pass
Surface Burning	ASTM E-84	≤ 25 Flame Spread ≤ 450 Smoke Developed	Pass
Water Vapor Permeability (U. S. perms)	ASTM E-96 (Method B)	28 days	6.9
Water Absorption	Lab Method		16.9 %
Adhesion (psi)	ASTM D-4541	28 days	> 106 to concrete > 80 to stucco
VOC (g/L)	This product complies with US EPA (40 CFR 59) and South Coast AQMD (Rule 1113) VOC emission standards for architectural coatings. VOC less than 50 g/L.		

Sto Powerflex is a ready-mixed, elastomeric textured wall coating used as a decorative and protective wall finish over prepared vertical, above grade concrete, masonry and plaster/stucco substrates.

Coverage

Sto Powerflex Fine: 148-158 ft² (13.8-14.1 m²) per pail
 Sto Powerflex Medium: 111-120 ft² (10.3-11.2 m²) per pail
 Sto Powerflex Swirl: 120-130 ft² (11.2-12.1 m²) per pail
 Sto Powerflex Freeform: 92-160 ft² (8.5-14.9 m²) per pail

Coverages may vary depending on application technique and surface conditions.

Features	Benefits
1 Elastomeric	Bridges hairline cracks
2 Acrylic-Based	Excellent adhesion
3 Ready-Mixed	Ready to use; no additives needed
4 Water-Based	Safe, non-toxic; cleans up with water

Surface Preparation**Concrete, masonry and stucco:**

Surfaces must be free of all bond-inhibiting materials, including dirt, efflorescence, form oil and other foreign matter. Loose or damaged material must be removed by water blasting, sandblasting or mechanical wire brushing and repaired. Avoid application over irregular surfaces. Resurface, patch or level surfaces to required tolerance and smoothness with appropriate Sto leveling materials. Refer to ASTM D-4258 and ASTM D-4261 for complete details on methods of preparing cementitious substrates for coatings.

Priming:

Priming is recommended for best results - color uniformity, maximum finish coverage, and neutralizing high pH (highly alkaline) surfaces such as Portland cement stucco (including StoPowerwall® Stucco), StoQuik® Silver Systems, and prepared concrete and masonry surfaces.

Apply primer by brush, roller, or with proper spray equipment and allow to dry before application of finish. Where pH is high (up to pH of 13), and to reduce time to application of finish, use StoPrime Hot. Refer to product bulletins for detailed information on Sto primers.

Packaging

5 gal. pail (19 L).

Shelf Life

18 months, if properly stored and sealed.

Storage

Protect from extreme heat [90°F (32°C)], freezing, and direct sunlight.

Sto Powerflex®

Mixing

Mix with a clean, rust-free electric drill and paddle. A small amount of clean water may

be added to aid workability. Limit addition of water to amount needed to achieve the finish texture.

Application

Apply only to sound, clean, dry, properly prepared, frost-free surfaces.

Trowel

Apply Sto Powerflex with a clean stainless steel trowel to a rough thickness slightly more than the largest aggregate size. Use the trowel to scrape the material down to a uniform thickness no greater than the largest aggregate size. Achieve final texture by floating with the appropriate trowel in a figure eight motion with a plastic float. For Sto Powerflex Freeform, application thickness varies depending on the pattern or texture desired. Apply to a minimum 1/16" (1.6 mm), maximum 3/16" (4.8 mm) thickness in one pass. Texturing may be achieved by trowel, special roller or putty knife. Once applied, the working time is up to 20 minutes depending upon material, ambient temperatures and surface conditions.

Spray

Apply Sto Powerflex with a hand-held gravity-feed hopper type sprayer, texture spray pump machine, or other appropriate equipment such as the StoSilo system or Sto's M-8 spray pump.

Apply an even coat to ensure full coverage of the surface. (Spray application is not recommended for Sto Powerflex Swirl).

IMPORTANT: ALWAYS check color for proper match. If color does not match, STOP—call your Sto representative. For best results always prime cementitious substrates. Apply coating in a continuous application, always working from a wet edge or architectural break to eliminate cold joints. Minor shade variations may occur from batch to batch (refer to batch no. on pail). Avoid installing separate batches side-by-side and avoid application in direct sunlight. Avoid installing new finish adjacent to weathered or aged finish. Sto Corp. will not be responsible for shade or color variation from batch to batch, variation caused by application or substrate deficiencies, or fading resulting from natural causes such as weather. See Tech Hotline Nos. 0694-C, 0893-EC and 1202-CF for helpful tips on prevention of color problems. Protect installed product from rain, freezing, and continuous high humidity until completely dry.

Curing/Drying

Sto Powerflex dries within 24 hours under normal conditions [70°F (21°C), 50% RH]. Drying time varies with temperature/humidity and surface conditions.

Clean Up

Clean tools and equipment with water immediately after use. Dried material can only be removed mechanically.

Limitations

- Use Sto Powerflex only when surface and ambient temperatures are above 40°F (4°C) during application and drying period.
- Sto Powerflex is not recommended over interior wall surfaces.
- Sto Powerflex should not be used on horizontal, below grade or water immersed surfaces.

Health And Safety

WARNING!

Causes eye and skin irritation.

Precautionary Statement

Wash hands thoroughly after handling. Wear protective gloves/protective clothing/eye protection/face protection.

FIRST AID MEASURES

Eye Contact: Immediately flush eyes with plenty of water for at least 15 to 20 minutes. Ensure adequate flushing of the eyes by separating the eyelids with fingers. Get immediate medical attention.

Skin Contact: Immediately wash skin with plenty of soap and water for 15 to 20 minutes, while removing contaminated clothing and shoes. Get medical attention if irritation develops or persists.

Inhalation: If inhaled, remove to fresh air. If not breathing, give artificial respiration or give oxygen by trained personnel. Seek immediate medical attention.

Ingestion: If swallowed, do NOT induce vomiting. Call a physician or poison control center immediately. Never give anything by mouth to an unconscious person.

Store locked up.

Spills: Collect with suitable absorbent material such as cotton rags.

Disposal: Dispose of in accordance with local, state or federal regulations.

Warning

KEEP CONTAINER CLOSED WHEN NOT IN USE. KEEP OUT OF THE REACH OF CHILDREN. NOT FOR INTERNAL CONSUMPTION. FOR INDUSTRIAL USE ONLY.

Consult the Safety Data Sheet (SDS) on www.stocorp.com for further health and safety information.

LIMITED WARRANTY

This product is subject to a written limited warranty which can be obtained free of charge from Sto Corp.

Refer to Sto Specifications for more complete information on proper use and handling of this product.

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404 346-3119

www.stocorp.com

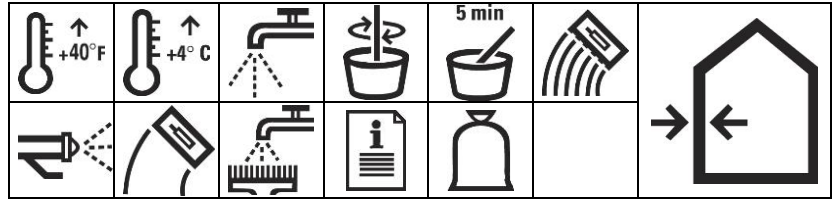
**S155-80280, 80281,
80282, 80283**
Revision Number: A3.0
Date: 06/2016

Attention

This product is intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. It should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of this product or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

Sto BTS® Plus

80727 Sto BTS Plus



Technical Data

REPORT	TEST METHOD	TEST CRITERIA	TEST RESULTS
Surface Burning	ASTM E-84	< 25 Flame Spread < 450 Smoke Developed	0 5
Adhesion (psi)	ASTM C-297 Modified	28 days	> 30 Gypsum Sheathing* > 15 EPS Board* > 100 Concrete Block > 40 Dens-Glass® Gold** > 100 Concrete
Impact Strength	EIMA 101.86	Standard Impact Classification	Pass

* Failure of substrate

** Dens-Glass Gold is a registered trademark of the G-P Gypsum Corp.

Features	Benefits
1 One-component	Ready to use; easily mixed with water on the job site
2 Polymer-modified	Excellent adhesion; increases durability and freeze/thaw resistance
3 High polymer/cement ratio	Improved flexural strength; resists cracking
4 Creamy smooth consistency	Trowels easily; increases job site productivity
5 Vapor permeable	Allows substrate to breathe naturally; resists blisters caused by trapped vapor
6 High build	Labor savings; can be applied to 1/16" (1.6 mm) thickness in one application with standard reinforcing mesh
7 Factory blended Portland cement	Assures performance mix ratio
8 Low cement ratio	Less alkalinity, less free lime, less efflorescence
9 Bagged powder product	Less solid waste than pails; freezing protection not required prior to mixing

Surface Preparation

As an adhesive

StoGuard® Air/Moisture Barrier: ensure surface is clean, dry and free of surface contamination. Install StoTherm ci insulation board with adhesive within 30 days of the application of Sto Gold Coat, or clean the surface and recoat with Sto Gold Coat.

Concrete or Masonry: surfaces must be clean, dry and free of frost, damage and all bond-inhibiting materials, including dirt, efflorescence, laitance, form oil and other foreign matter. Loose or damaged material must be removed by water blasting, sandblasting or mechanical wire brushing and repaired. Avoid application over irregular surfaces. Resurface, patch or level surfaces to required tolerance and smoothness with appropriate Sto leveling materials. Refer to ASTM D-4258 and ASTM D-4261 for complete details on preparing cementitious substrates for coatings.

Sto BTS Plus is a one-component, polymer-modified, cement based, dry powder material used as an adhesive and base coat in Sto Wall Claddings, including StoTherm ci Classic and StoTherm ci Lotusan Systems. It is specially designed to provide for the recommended minimum 1/16" base coat thickness in a single application.

Coverage

"Through the wall": 55-75 ft² (5.1-7.0 m²) per bag (when used for both adhesive and base coat applications).

As an adhesive over sheathing and smooth masonry: 90-135 ft² (8.4-12.5 m²) per bag, applied with a 1/2" x 1/2" (13 mm x 13 mm) U-notched trowel having 2" (51 mm) spread between notches.

As an adhesive over rough or uneven masonry: 30-45 ft² (2.8-4.2 m²) per bag, applied with a 5/8" x 5/8" (16 mm x 16 mm) square-notched trowel having 5/8" (16 mm) spread between notches.

As a base coat: 80-125 ft² (7.4-11.6 m²) per bag.

As a skim coat: 90-135 ft² (8.4-12.5 m²) per bag.

Coverage may vary depending on application technique and surface conditions.

Packaging

47 lb. bag (21.3 kg).

Shelf Life

12 months, if protected from moisture and properly stored.

Storage

Store off the ground in a dry area. Protect from direct sunlight, extreme heat [90°F (32°C)], moisture and freezing.

Sto BTS® Plus

Surface Preparation cont.

Glass Mat Gypsum Sheathing in Compliance with ASTM C 1177: ensure surface is clean, dry and free of surface contamination. Sheathing must be installed and protected in accordance with manufacturer's and building code requirements. Remove and replace weather-damaged sheathing. Avoid application over irregular, out of plane surfaces. Install StoTherm ci insulation board with adhesive within 30 days of installation of the sheathing.

As a base coat

StoTherm ci Insulation Board: insulation must be rasped and free of all bond inhibiting materials. **Concrete or Masonry:** surfaces must be clean, dry and free of frost, damage and all bond-inhibiting materials, including dirt, efflorescence, laitance, form oil and other foreign matter. Loose or damaged material must be removed by water blasting, sandblasting or mechanical wire brushing and repaired.

Mixing

Use 5-6.5 quarts (4.7-6.2 L) of water per 47 lb. bag (21.3 kg). Mix automatically using Sto's S-25 Continuous Mixer, or mix manually by adding one 47 lb. (21.3 kg) bag of Sto BTS Plus to 5-6.5 quarts (4.7-6.2 L) of clean, potable water in a clean mixing pail. Mix with a clean, rust-free electric drill and paddle.

Allow to set approximately five minutes, adjust mix if necessary by adding up to 12 fl. oz. (0.35 L) of water per bag, remix to a uniform consistency. Avoid retempering after mixing of product. Do not exceed maximum amount of water in mix ratio.

Application

Apply only to sound and clean, dry, properly prepared, frost-free surfaces.

As an adhesive: Apply to the back of the insulation board with the appropriate size notched trowel. When using Sto's M-8 Spray pump apply directly onto the substrate. Form uniform ribbons of adhesive parallel to the short dimension of the board so the ribbons are oriented vertically in relation to the plane of the wall. Immediately install the board horizontally with staggered joints and apply firm pressure over the entire board surface. Do not delay installation once adhesive is applied.

As a base coat: Apply with spray equipment such as Sto's M-8 Spray Pump or apply manually with a stainless steel trowel to an approximate thickness of 1/8" (3 mm). Work horizontally or vertically in strips of 40" (1 m) and immediately embed Sto Mesh in the wet Sto BTS Plus by troweling from the center to the edges of the mesh. Avoid wrinkles in the mesh and smooth the base coat to eliminate trowel marks. Minimum recommended thickness of the reinforced base coat is 1/16" (1.6 mm) when dry. Reapply

additional base coat if necessary to achieve minimum thickness as soon as the first application is dry.

As a skim coat: Apply in one application to a maximum thickness of 1/16" (1.6 mm) to the prepared surface and smooth the surface.

Curing/Drying

Dries within 24 hours under normal drying conditions [70°F (21°C), 50% RH]. Allow additional drying time during cold, humid, or wet weather until insulation board is fully adhered before rasping, and before application of primer or finish to hardened Sto BTS Plus. Protect from rain and freezing until completely dry.

Sto recommends priming using the appropriate Sto Primer prior to application of finish.

Clean Up

Clean tools and equipment with water immediately after use. Dried material can only be removed mechanically.

Health And Safety

Health Precaution

Contains Portland cement and crystalline silica. Avoid breathing dust. As with any chemical construction product, exercise care when handling.

DANGER!

Causes serious eye damage and/or skin irritation. May cause an allergic skin reaction, respiratory irritation, drowsiness or dizziness.

Safety Precaution

Wash hands thoroughly after handling. Wear protective gloves/protective clothing/eye protection/face protection.

First Aid: EYE CONTACT:

Immediately flush eyes with plenty of water for at least 15 to 20 minutes. Ensure adequate flushing of the eyes by separating the eye lids with fingers. Get immediate medical attention. **SKIN CONTACT:** Immediately wash skin with plenty of soap and water for at least 15 to 20 minutes, while removing contaminated clothing and shoes. Get medical attention if irritation develops or persists. **INHALATION:** If inhaled, remove to fresh air. If not breathing give artificial respiration or give oxygen by trained personnel. Seek medical attention immediately. **INGESTION:** If swallowed, do NOT induce vomiting. Call a physician or a poison control center immediately. Never give anything by mouth to an unconscious person.

Spills

Collect in an appropriate container. Uncured material may be removed with water.

Disposal

Dispose of in accordance with local, state or federal regulations.

Warning

KEEP CONTAINER CLOSED WHEN NOT IN USE. KEEP OUT OF THE REACH OF CHILDREN. NOT FOR INTERNAL CONSUMPTION. FOR INDUSTRIAL USE ONLY. Consult the Safety Data Sheet for further health and safety information.

Safety Data Sheet (SDS) is available at www.stocorp.com

LIMITED WARRANTY

This product is subject to a written limited warranty which can be obtained free of charge from Sto Corp.

Refer to *Sto Specifications for more complete information on proper use and handling of this product.*

Limitations

- Use Sto BTS Plus only when surface and ambient temperatures are above 40°F (4°C) during application and drying period.
- Sto BTS Plus should not be used on weather-exposed horizontal or below grade surfaces or where immersion in water may occur.
- Sloped surfaces: Refer to Sto details.
- Sto BTS Plus should not be used as a finish coating. It should not be used over wood surfaces except for wood sheathing surfaces protected with StoGuard®.
- Prevent rapid loss of moisture from exposure to direct sun, wind and high temperatures.

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

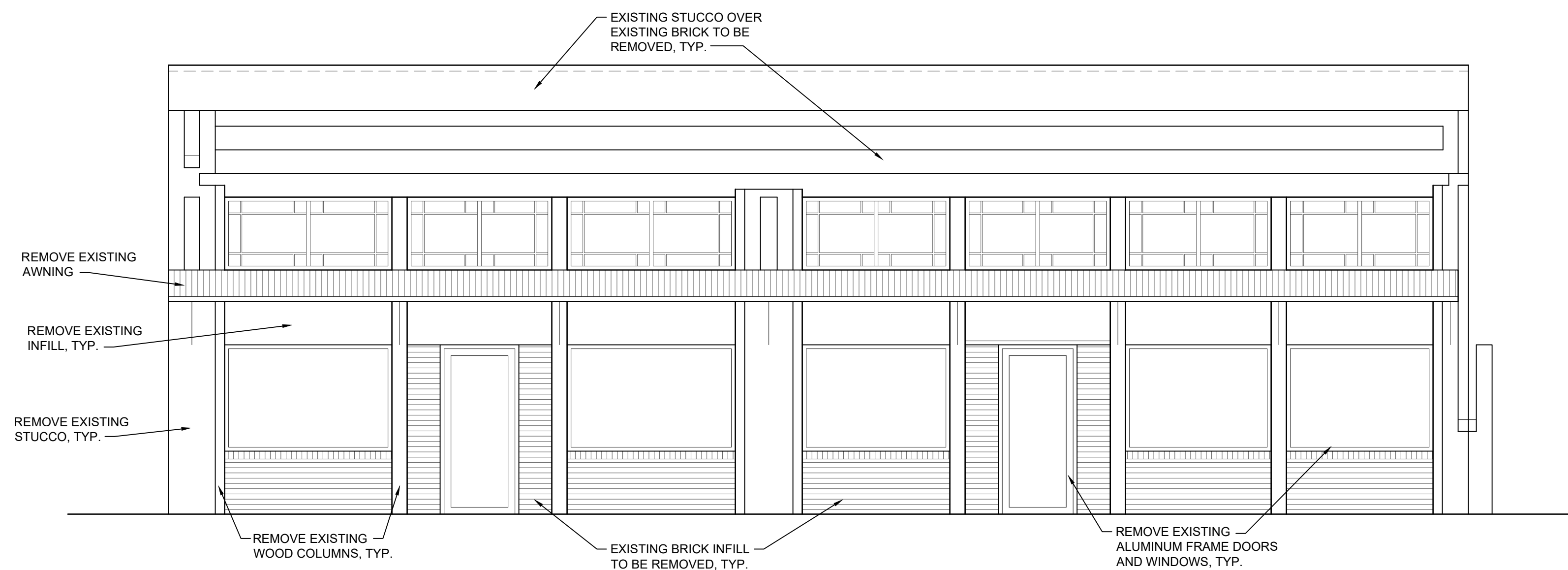
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Fax: 404 346-3119

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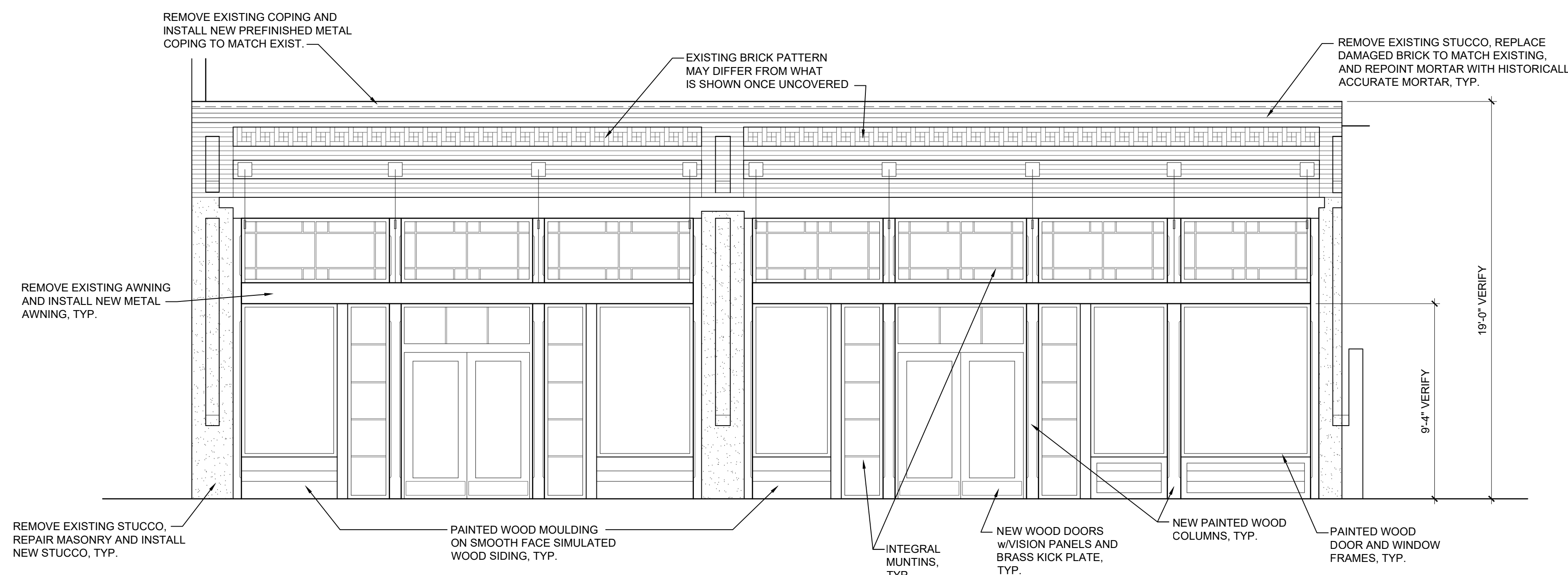
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Revision: A3.1
Date: 04/2018

Attention

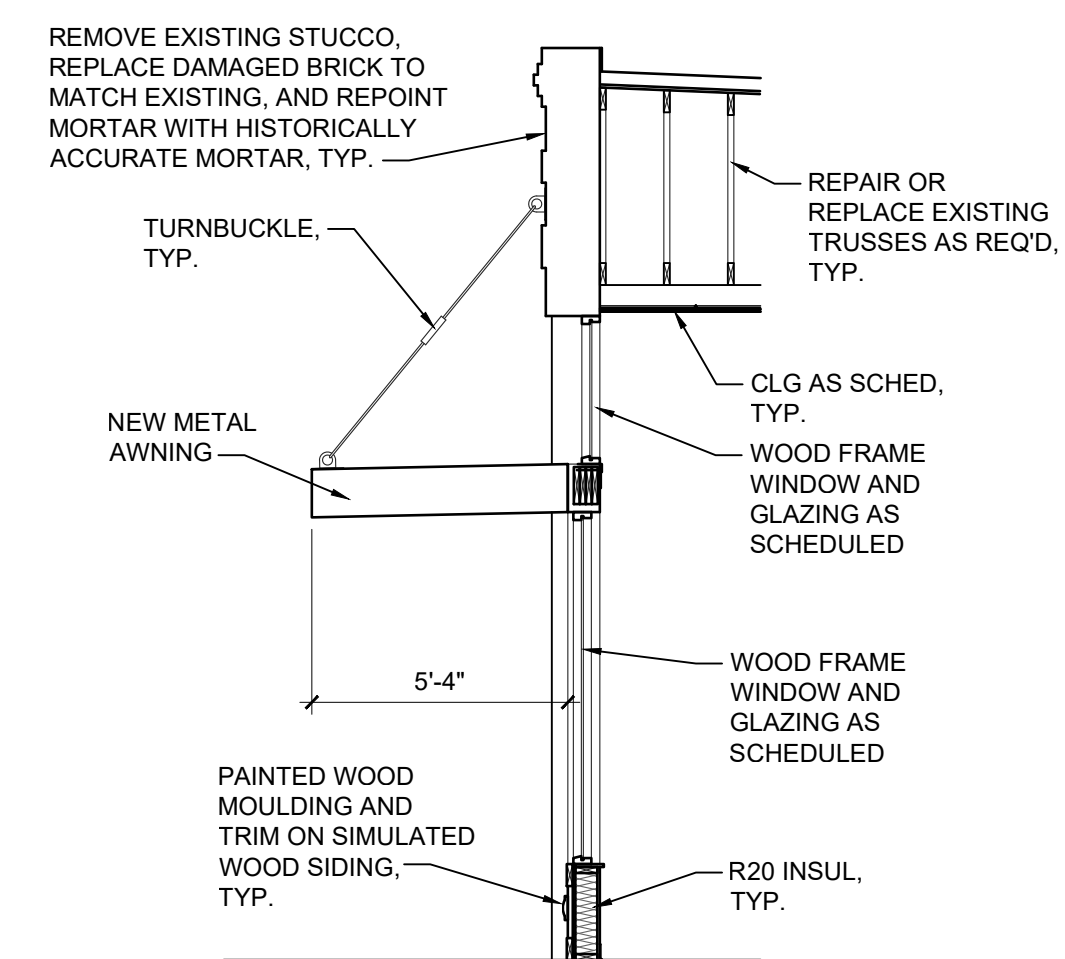
This product is intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. It should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of this product or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.



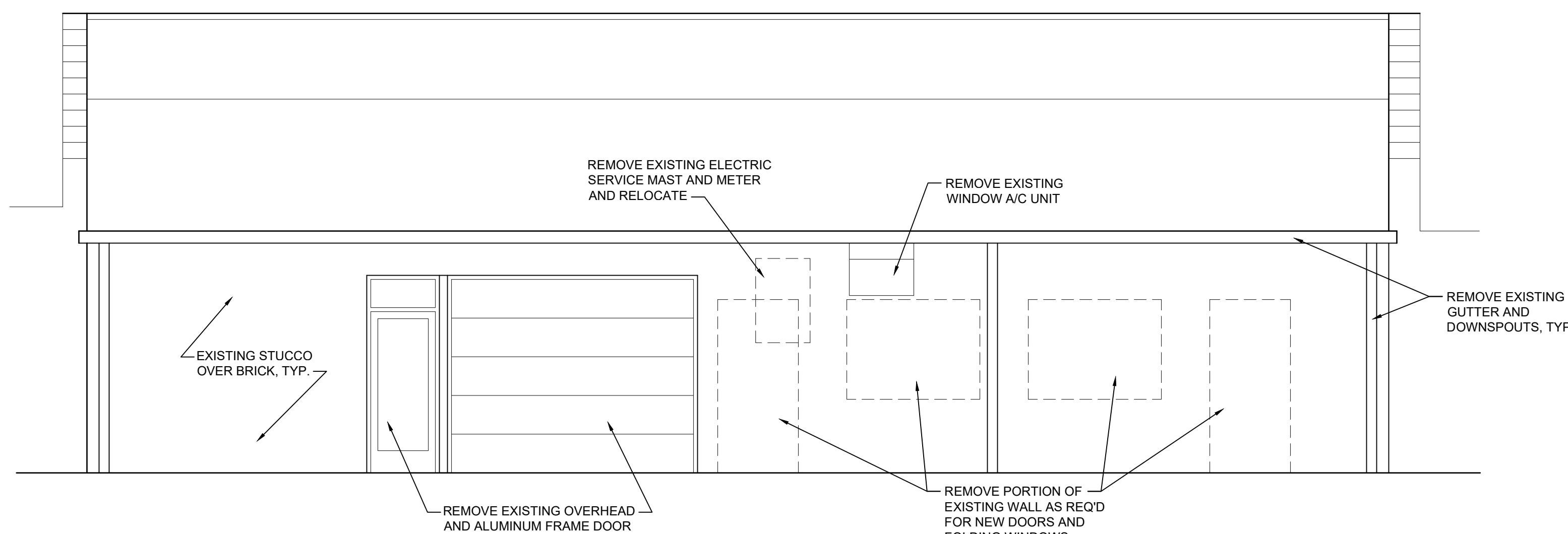
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



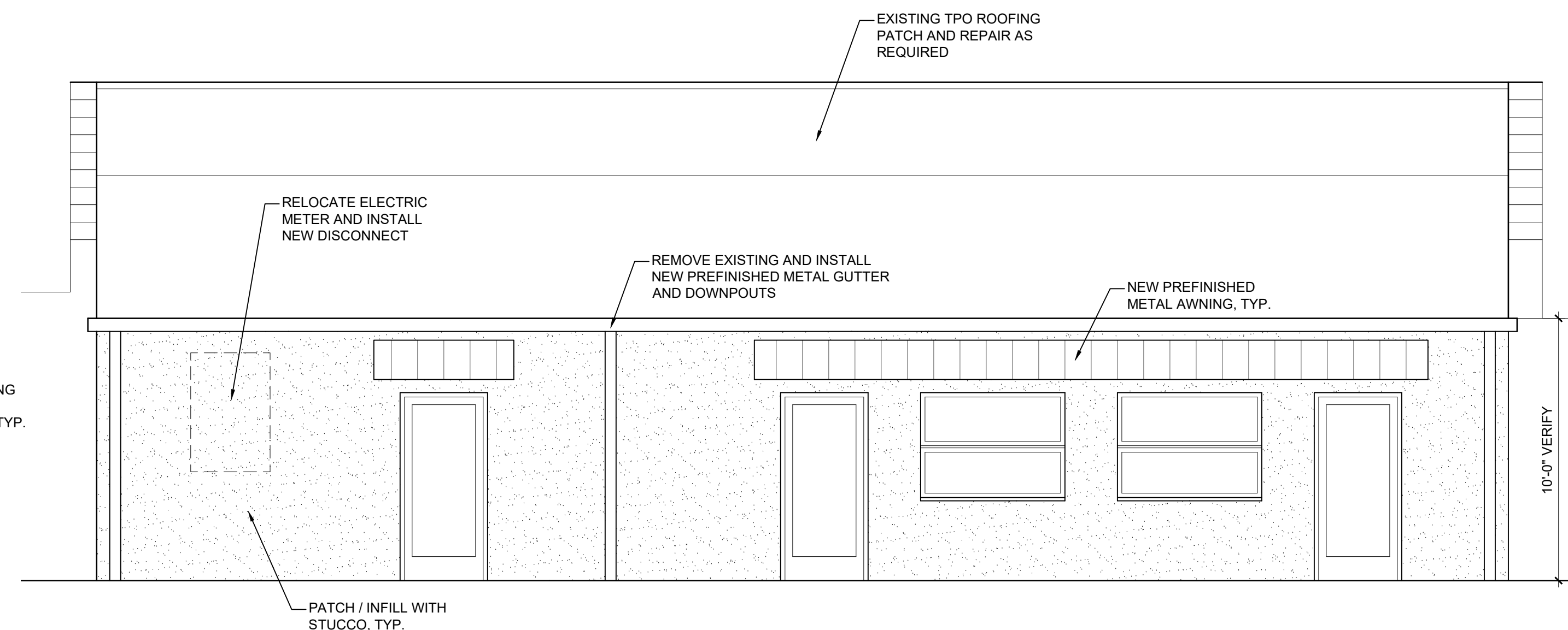
2 REVISED EAST ELEVATION - OPTION 1
SCALE: 1/4" = 1'-0"



AWNING SIDE VIEW



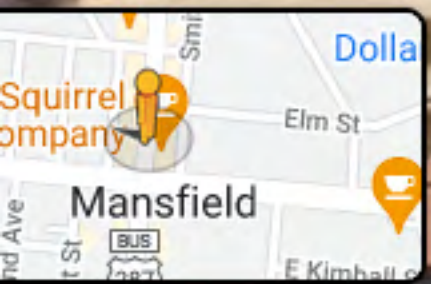
3 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 REVISED WEST ELEVATION
SCALE: 1/4" = 1'-0"

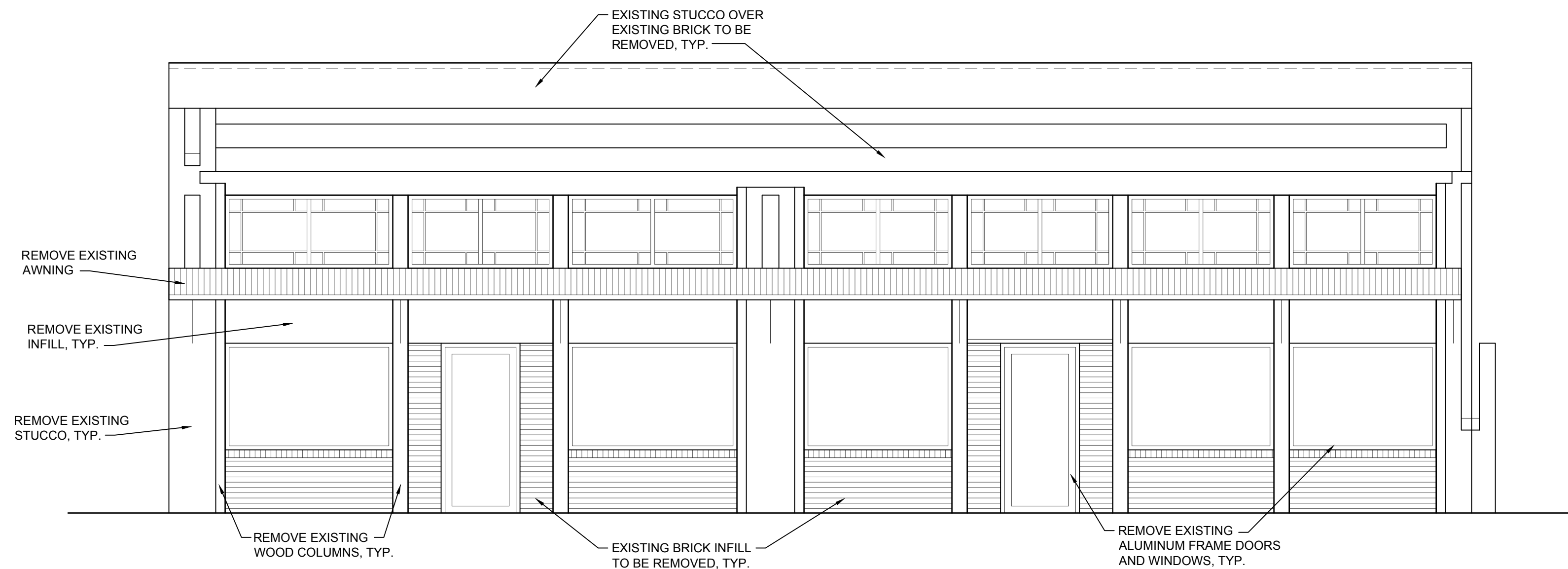


This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc., may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.





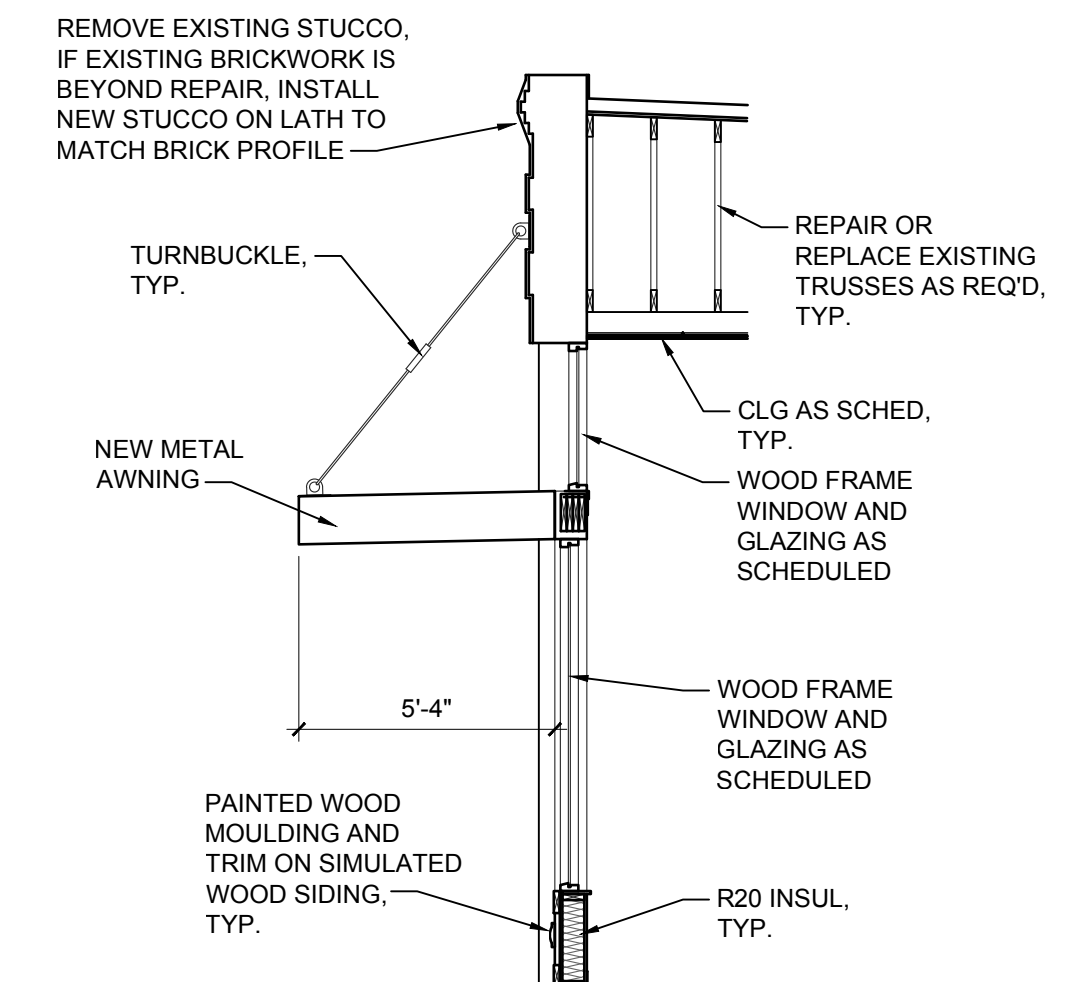




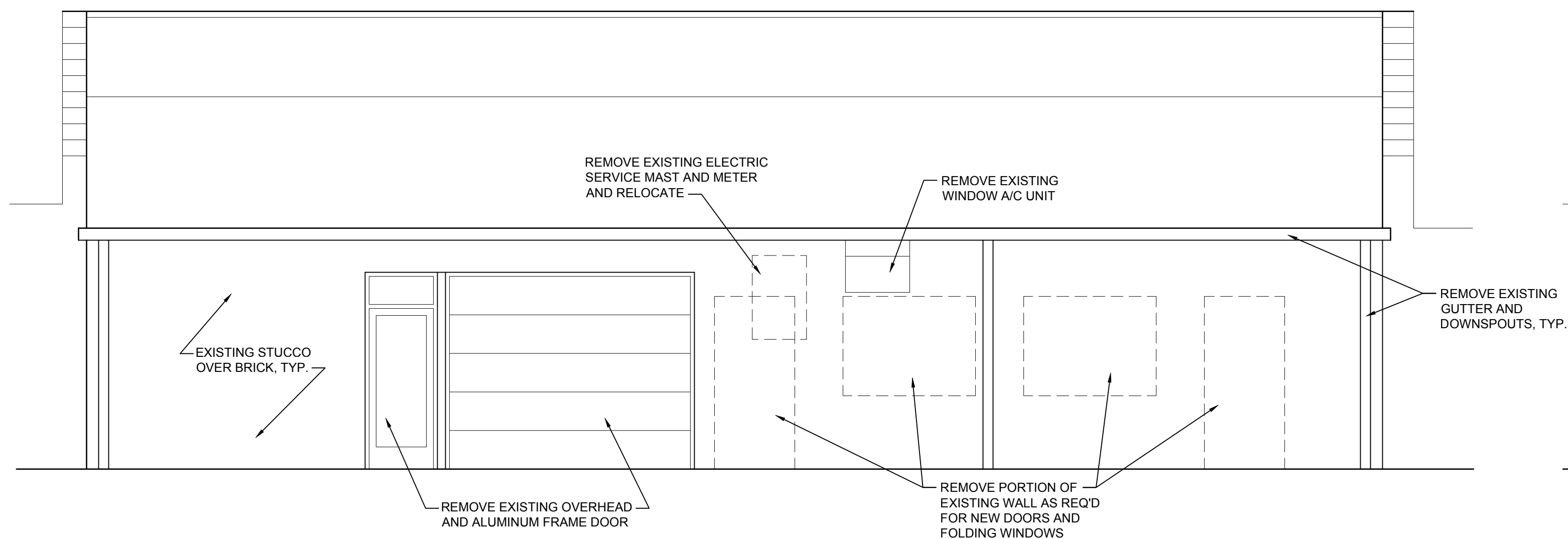
1 **EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"



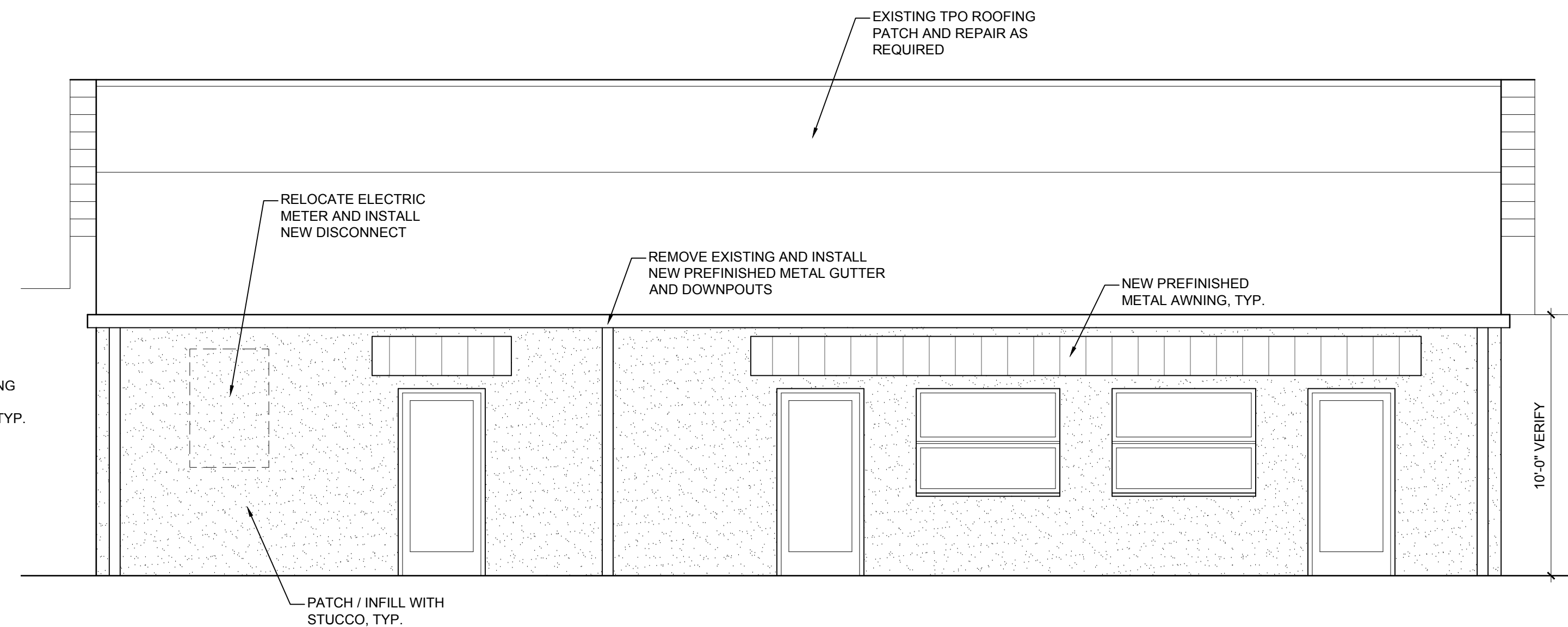
2 **REVISED EAST ELEVATION - OPTION 2**
SCALE: 1/4" = 1'-0"



AWNING SIDE VIEW



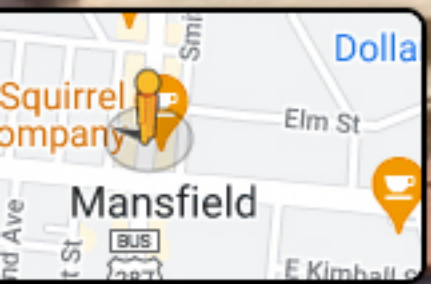
3 **EXISTING WEST ELEVATION**
SCALE: 1/4" = 1'-0"



4 **REVISED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc.. may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.



MANSFIELD, Texas









TROY DORSEY'S
KARATE Fitness
Kick-Boxing
817-477-5523



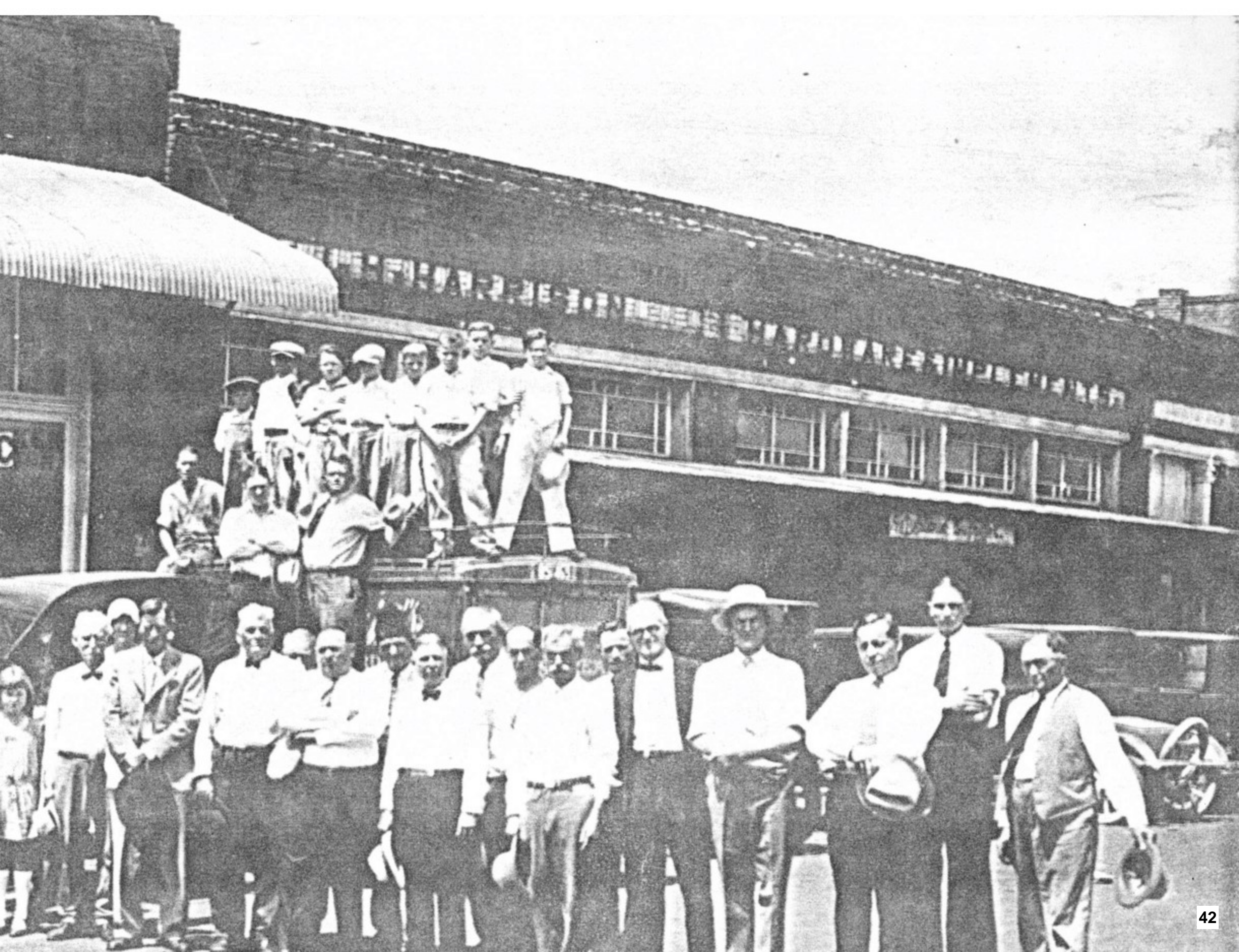








Street Scene, Mans
20 Mule Team & B
1905. Advertising



MANSFIELD, TEXAS







CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4712

Agenda Date: 6/9/2022

Version: 1

Status: Public Hearing

In Control: Historic Landmark Commission

File Type: HLC Case

Title

HLC#22-006: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Front Gable Bungalow, c. 1925, located at 205 North Street; The Wilson Revocable Trust, owner

Description/History

Charles and Ranee Wilson, owners of the Front Gable Bungalow (c. 1925) at 205 North Street, have requested a Historic Landmark Overlay District classification. This designation will allow the Commission to review future exterior alterations to the structure and protect the building's historic significance. The property is currently zoned D, Downtown District, D-2, Urban Transition zone.

Historic Background

This house is a front-gable bungalow built around 1925 with Craftsman style elements, such as the jerkinhead gable and eave brackets. The property was owned by A.J. Dukes, who lived in a mansion at the corner of W. Oak Street and North Street.

After Mr. Dukes death in 1921, ownership of this property passed to his daughter, Roberta Dukes Richardson. Mrs. Richardson had already demolished the mansion on Oak Street and used the materials for three smaller houses, two of which were rental homes. Around 1925, a new bungalow was built at 205 North Street to replace a house that was previously on the lot.

Architecturally, this bungalow resembles the other Craftsman style houses built by the Richardson family on Oak Street. Some of the original character-defining architectural elements of the bungalow have been altered, but the house retains the form of a Craftsman influenced residence.

The house is listed on the 1998 Historic Resources Survey Update as a Medium Priority resource. Medium Priority resources are characterized by alterations or deterioration of materials that have been removed, changed or obscure original design features or by less significant associations with the historic context. If included in a historic district, they are almost always considered Contributing resources to the district.

This bungalow and the neighboring houses built by the Richardsons reflect the character and development of the W. Oak Street neighborhood in the 1920s.

The house is an officially recognized historic resource of the City of Mansfield.

Designation Criteria

The Historic Landmark Overlay District designation should be considered in light of the following criteria:

1. *Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mansfield, State of Texas, or the United States.* This bungalow and the three adjacent bungalows reflect the character and development of the W. Oak Street neighborhood in the 1920s and the increase of single-family or two-family rental homes.
2. *Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif.* The house retains some detailing from the Craftsman-style influence. This styling is similar to homes on the adjacent lots on West Oak and Van Worth Streets.
3. *Identification with a person or persons who significantly contributed to the culture or development of the City.* The house was constructed by Roberta Dukes Richardson, daughter of A.J. Dukes, a prominent businessman in Mansfield. Mrs. Richardson was influential in the change from Victorian-era homes to early 20th century middle class houses on West Oak and Van Worth Streets.

Recommendation

Staff recommends approval of the landmark designation.

Attachments

Maps and supporting information

Photograph of 205 North Street

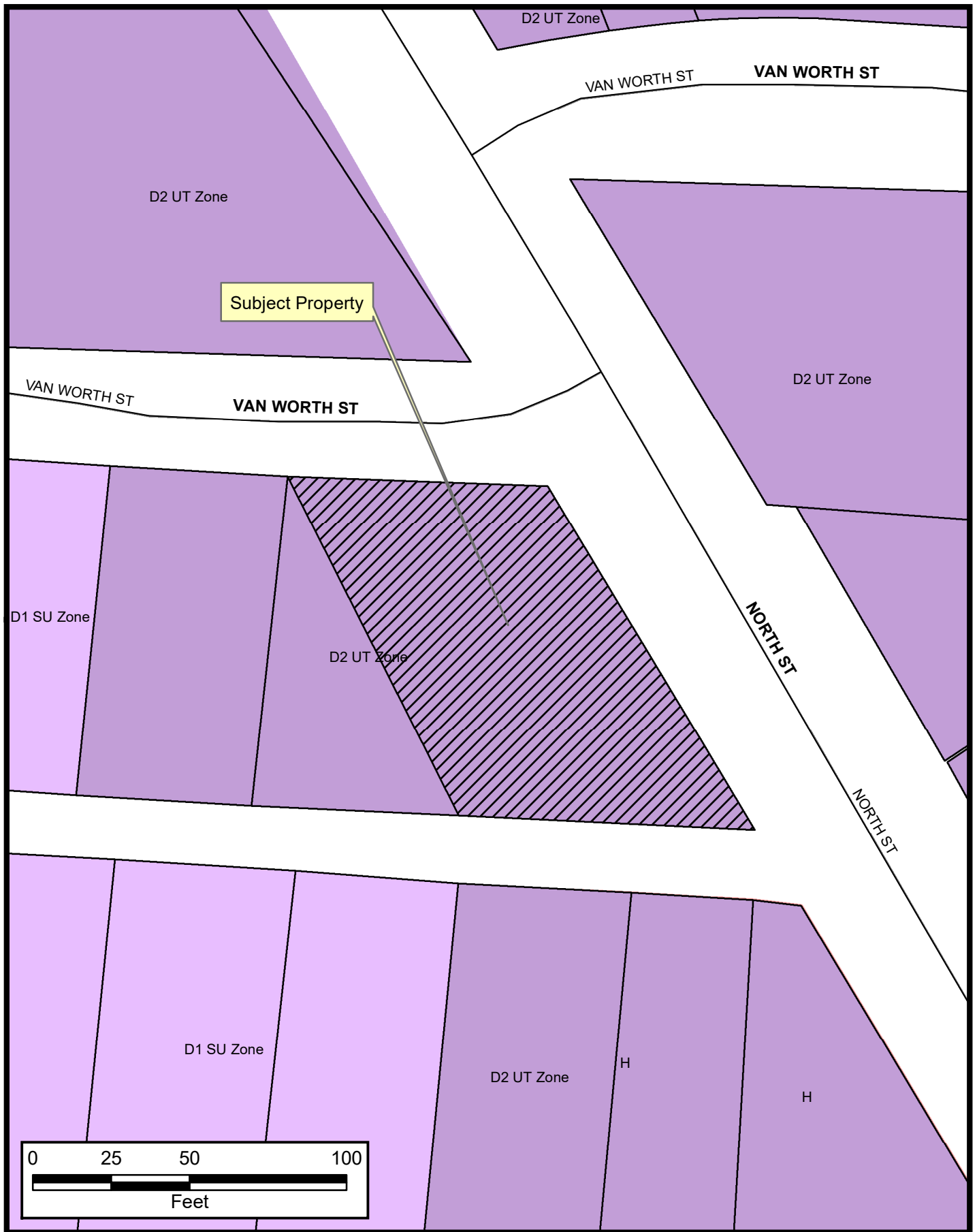
Section 155.069(D) of the Code of Ordinances



HLC#22-006

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.

5/17/2022



Front-Gable Bungalow, c. 1925

205 North Street

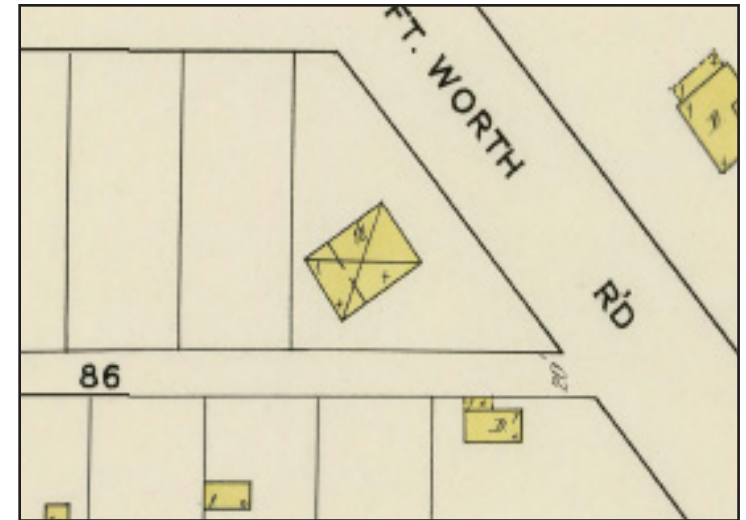
This house is a front-gable bungalow built around 1925 with Craftsman style elements, such as the jerkinhead gable and eave brackets. The property was owned by A.J. Dukes, who lived in a mansion at the corner of W. Oak Street and North Street.

After Mr. Dukes death in 1921, ownership of this property passed to his daughter, Roberta Dukes Richardson. Mrs. Richardson had already demolished the mansion on Oak Street and used the materials for three smaller houses, two of which were rental homes. Around 1925, a new bungalow was built at 205 North Street to replace a house that was previously on the lot.

Architecturally, this bungalow resembles the other Craftsman style houses built by the Richardson family on Oak Street. Some of the original character-defining architectural elements of the bungalow have been altered, but the house retains the form of a Craftsman influenced residence.

This bungalow and its cousins reflect the character and development of the W. Oak Street neighborhood in the 1920s.

This house is an officially recognized historic resource of the City of Mansfield.



1921 Sanborn Insurance Map showing the original house at 205 North Street. Note the shape of the lot and location of the house.



1933 Sanborn Insurance Map showing the 1925 bungalow at 205 North Street. The new house was closer to Van Worth Street and had a porch on the left side of the front façade that is still there today.

Recommendations for Official Recognition – Quadrants 1 & 2

Historic Preservation Advisory Board – March 2022

205 North Street

- Year Built: 1940
(tad.org), 1925
- Craftsman Style
- Front-facing gable
- Board-and-batten siding
- 1921 Sanborn Map



Section 155.069

D. Landmark Designation Criteria: In making such designations as set forth in paragraph C above, the City Council shall consider, but shall not be limited to, one or more of the following criteria:

- a. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mansfield, State of Texas, or the United States.
- b. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.
- c. Appear to be eligible for the National Register and also may be eligible for designation as a Recorded Texas Historic Landmark as indicated in the 1983 Tarrant County Historic Resource Survey; included as an authoritative reference for this purpose.
- d. Embodiment of distinguishing characteristics of an architectural type or specimen.
- e. Identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- f. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- g. Relationship to other distinctive buildings, sites or areas which are eligible for preservation as described in Section 155.116 (D) based on architectural, historic or cultural motif.
- h. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
- i. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
- j. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, State, or United States.
- k. Location as a site of a significant historic event.
- l. Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation.
- m. A building, structure, or place that because of its location has become of historic or cultural value to a neighborhood or community.