



CITY OF MANSFIELD

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

Meeting Agenda - Final

Historic Landmark Commission

Thursday, July 14, 2022

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[22-4732](#) Minutes - Approval of the June 9, 2022 Historic Landmark Commission Meeting Minutes

Attachments: [Meeting Minutes 06-09-2022.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 HEARING**

[22-4754](#) HLC#22-007: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Mansfield Cemetery, c. 1868, located at 750 W. Kimball Street; Paula McKay on behalf of the Mansfield Cemetery Association, owner

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

[Photographs of the Mansfield Cemetery.pdf](#)

[Section 155.069.pdf](#)

5. **DISCUSSION ITEMS**

[21-4430](#) HLC#21-013: Discussion regarding revisions to the Design Guidelines for Historic Mansfield

Attachments: [Pages 41 to 48.pdf](#)

6. **OTHER AGENDA ITEMS**

[22-4759](#) HLC#22-008: Discussion and Possible Action on the Vision and Annual Preservation Goals for 2022-2023

7. **PRESERVATION MONTH SUB-COMMITTEE REPORT**

8. HISTORIC PRESERVATION OFFICER'S REPORT**9. COMMISSION ANNOUNCEMENTS****10. STAFF ANNOUNCEMENTS****11. ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 7, 2022 in accordance with Chapter 551 of the Texas Government Code.

Jennifer Johnston, 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: 22-4732

Agenda Date: 7/14/2022

Version: 1

Status: Approval of Minutes

In Control: Historic Landmark Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the June 9, 2022 Historic Landmark Commission Meeting Minutes

Description/History

The minutes of the June 9, 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, June 9, 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.

Absent 2 - Amanda Kowalski and Thomas Leach

Present 5 - Mark Walker; David Littlefield; Robert Smith; Bob Klenzendorf and Allan Hudson

2. APPROVAL OF MINUTES

[22-4710](#)

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

Chairman Smith called for approval of the minutes of the May 5, 2022 meeting.

Commissioner Klenzendorf made a motion to approve the minutes as presented. Commissioner Walker seconded the motion which carried by the following vote:

Aye: 5 - Mark Walker; David Littlefield; Robert Smith; Bob Klenzendorf and Allan Hudson

Nay: 0

Absent: 2 - Amanda Kowalski and Thomas Leach

Abstain: 0

3. CITIZENS COMMENTS

None

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

Chairman Smith opened the public hearing at 5:34 p.m. and called for anyone wishing to speak to come forward.

Mr. Wright gave a presentation and was available for questions.

Seeing no one come forward to speak, Chairman Smith closed the public hearing at 5:45 p.m.

After a brief discussion, Vice-Chairman Littlefield made a motion to approve both options presented for the exterior changes to the Dennis Mahoney Building at 115 N. Main St and to allow the Historic Preservation Officer to approve signage. Commissioner Hudson seconded the motion which carried by the following vote:

Aye: 5 - Mark Walker; David Littlefield; Robert Smith; Bob Klenzendorf and Allan Hudson

Nay: 0

Absent: 2 - Amanda Kowalski and Thomas Leach

Abstain: 0

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

Chairman Smith opened the public hearing at 5:49 p.m. and called for anyone wishing to speak to come forward.

Mr. Wright gave a presentation and was available for questions.

Seeing no one come forward to speak, Chairman Smith closed the public hearing at 5:54 p.m.

After a brief discussion, Commissioner Klenzendorf made a motion to approve the request for a Historic Landmark Overlay District designation for the Front Gable Bungalow, c.1925 located at 205 North Street. Commissioner Walker seconded the motion which carried by the following vote:

Aye: 5 - Mark Walker; David Littlefield; Robert Smith; Bob Klenzendorf and Allan Hudson

Nay: 0

Absent: 2 - Amanda Kowalski and Thomas Leach

Abstain: 0

5. HISTORIC PRESERVATION OFFICER'S REPORT

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

6. COMMISSION ANNOUNCEMENTS

None

7. STAFF ANNOUNCEMENTS

None

8. ADJOURNMENT OF MEETING

With no further business, Chairman Smith adjourned the meeting at 6:44 p.m.

Dr. Robert A. Smith, Chairman

ATTEST:

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 22-4754

Agenda Date: 7/14/2022

Version: 1

Status: Public Hearing

In Control: Historic Landmark Commission

File Type: HLC Case

Title

HLC#22-007: Public hearing to consider a request for a Historic Landmark Overlay District designation for the Mansfield Cemetery, c. 1868, located at 750 W. Kimball Street; Paula McKay on behalf of the Mansfield Cemetery Association, owner

Description/History

The Mansfield Cemetery Association has requested a Historic Landmark Overlay District classification for the historic Mansfield Cemetery on W. Kimball Street. This designation will protect the cemetery's historic significance. The property is currently zoned SF-7.5/12 and PR.

Historic Background

The Mansfield Cemetery incorporates the Cumberland Presbyterian Cemetery and the Black Cemetery. Ralph Man deeded the land for the 2.75-acre Cumberland section in 1874 to the Mansfield congregation of the Cumberland Presbyterian Church, but the land was first used for internment in 1868, when Julia Alice Boisseau Man, wife of Ralph Man and sister-in-law of Julian Feild, Mansfield's co-founders, was buried.

Inventories in 1950 and 1980 recorded 819 grave markers, but there also are many unmarked graves. Several Civil War, World War I and World War II veterans are buried here and the influenza outbreak at the end of World War I added many Mansfield residents to the cemetery.

Many of Mansfield's early settlers and community leaders are buried in the Cumberland section, including Ralph Man. Many local families buried in the cemetery are known to have close affiliation including the Bratton, Davis, Pyles and Blessing families.

Furniture merchants Duff and T. E. Blessing succeeded their uncle Andrew Bratton as undertakers and Ernie Blessing managed the Blessing Funeral Home until his retirement in the late 1950s. Markers are typically granite, limestone and marble.

The Cemetery 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. *Exemplification of the cultural, economic, social, ethnic, or historical heritage of the*

City. The Mansfield Cemetery is one of the most important historic resources in Mansfield that serves as a directory of early residents, reflects the ethnic diversity and unique population of the area and contributes to the narrative of Mansfield's history.

2. *Identification with a person or persons who significantly contributed to the culture or development of the City.* The Mansfield Cemetery contains the grave sites of many of Mansfield's early families and community leaders, including that of Ralph Man, one of the town founders.
3. *A place that because of its location has become of historic or cultural value to a neighborhood or community.* The Mansfield Cemetery is located at the western edge of the Original Town of Mansfield. Unlike smaller family cemeteries, its proximity to the historic downtown and the adjacent farming districts provided burial space for the entire community and is still in use today.

Recommendation

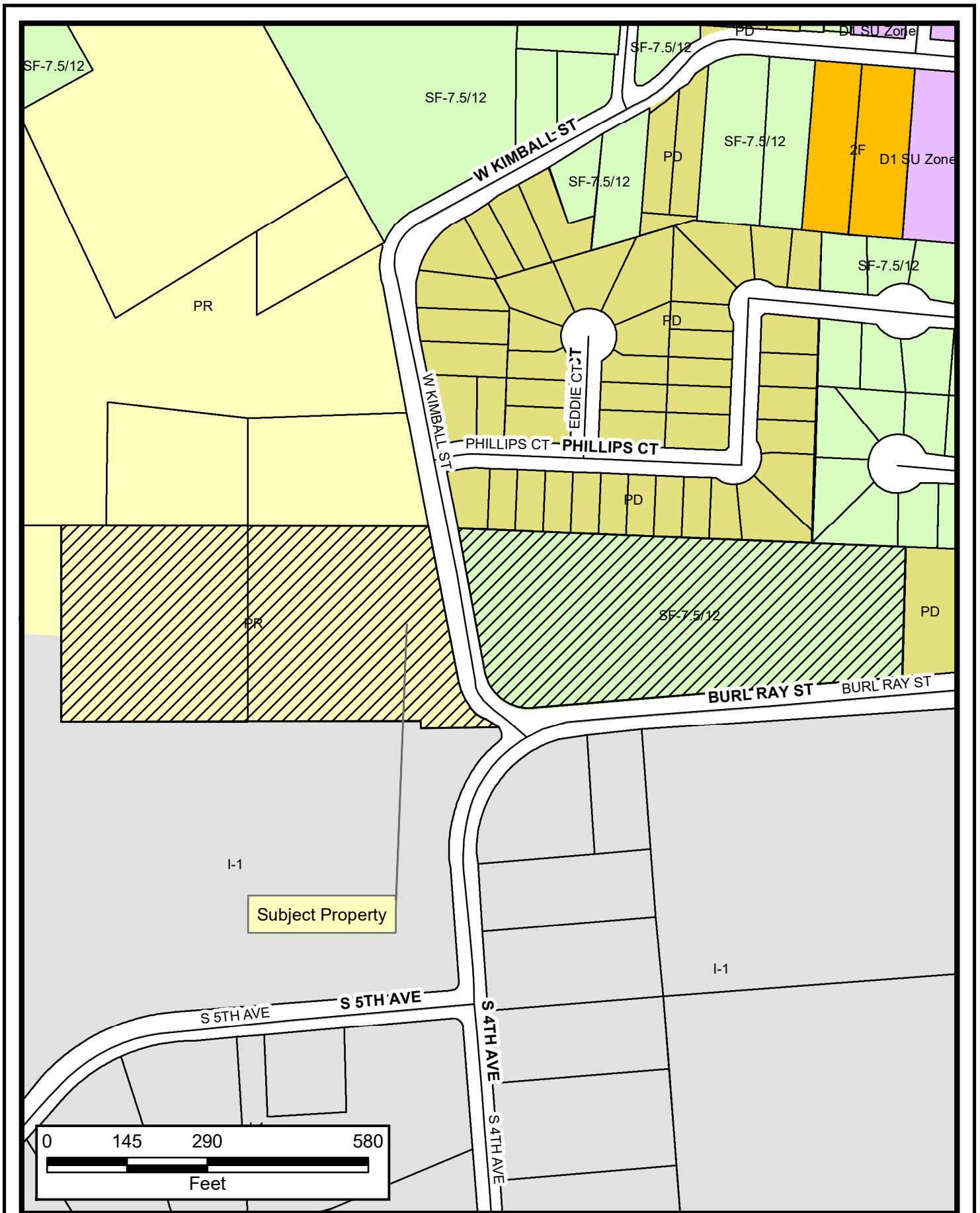
Staff recommends approval of the landmark designation.

Attachments

Maps and supporting information

Photographs of the Mansfield Cemetery

Section 155.069(D) of the Code of Ordinances





HLC#22-007

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.

6/16/2022

Mansfield Cemetery, c. 1868

750 West Kimball Street

The Mansfield Cemetery incorporates the Cumberland Presbyterian Cemetery and the Black Cemetery. Ralph Man deeded the land for the 2.75 acre Cumberland section in 1874 to the Mansfield congregation of the Cumberland Presbyterian Church, but the land was first used for internment in 1868, when Julia Alice Boisseau Man, wife of Ralph Man and sister-in-law of Julian Feild, Mansfield's co-founders, was buried.

Inventories in 1950 and 1980 recorded 819 grave markers, but there also are a large number of unmarked graves. A number of Civil War, World War I and World War II veterans are buried here and the influenza outbreak at the end of World War I added many Mansfield residents to the cemetery.

Many of Mansfield's early settlers and community leaders are buried in the Cumberland section, including Ralph Man. Many local families buried in the cemetery are known to have close affiliation including the Bratton, Davis, Pyles and Blessing families.

Furniture merchants Duff and T. E. Blessing succeeded their uncle Andrew Bratton as undertakers and Ernie Blessing managed the Blessing Funeral Home until his retirement in the late 1950s. Markers are typically granite, limestone and marble.



Photograph of the Mansfield Cemetery

The Mansfield Cemetery, together with the adjacent Mansfield Community Cemetery, is one of the most important historic resources in Mansfield, that serves as a directory of early residents, reflects the ethnic diversity and unique population of the area and contributes to the narrative of Mansfield's history.

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

W. G.

R. S. MAN

BORN IN CHARLESTON S. C.

Nov. 21, 1825

DIED IN MANSFIELD TEX.

Nov. 18, 1906

ONE OF THE FOUNDERS OF
MANSFIELD









CUMBERLAND PRESBYTERIAN CEMETERY

THIS SITE WAS FIRST USED AS A BURIAL GROUND SHORTLY AFTER THE CIVIL WAR. THE EARLIEST LEGIBLE GRAVESTONE IS THAT OF JULIA ALICE (BOISSEAU) MAN (1843-68). HER HUSBAND RALPH S. MAN AND BROTHER-IN-LAW JULIAN FEILD FOUNDED MANSFIELD (ORIGINALLY SPELLED MANSFEILD). THE BURIAL SITE WAS DEEDED TO THE MANSFEILD CONGREGATION OF THE CUMBERLAND PRESBYTERIAN CHURCH IN 1874. GRAVES INCLUDE THOSE OF CIVIL WAR VETERANS AND VICTIMS OF THE 1918-19 INFLUENZA EPIDEMIC. THE OLDEST SECTION IN MANSFIELD CEMETERY, THE BURIAL GROUND SERVES AS A REMINDER OF THE AREA'S EARLIEST SETTLERS.

(1982)

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.



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STAFF REPORT

File Number: 21-4430

Agenda Date: 7/14/2022

Version: 2

Status: Consideration

In Control: Historic Landmark Commission

File Type: Discussion Item

Title

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

Description/History

The Commission directed Staff to begin drafting revised Design Guidelines for the City's commercial historic landmarks. Due to the size and nature of the document, Staff is preparing the revised guidelines in sections. For this meeting, pages 41 through 48 of Chapter 3 are ready for the Commission's review. These pages conclude Chapter 3.

These revisions include Special Considerations for:

- Adaptive Reuse
- Phasing/Temporary Design
- Accessibilities
- Building Maintenance
- Conservation and Energy

Please review the attached draft. Staff will take comments and questions at the meeting.

Attachment

Draft Guidelines for the final part of Chapter 3

SPECIAL CONSIDERATIONS

Historic buildings are more than just building materials and architectural character. They also serve the needs of their occupants. Consideration should be made for projects that adapt historic buildings to new uses and energy-efficiency technologies. The accessibility requirements of the Americans with Disabilities Act is also a factor to consider.

ADAPTIVE REUSE

Reusing a historic building is often less costly than replacing it with new construction and causes fewer environmental impacts. Because the building is not constructed from the ground up, resources in manpower and building materials for a new building are unnecessary. Historic buildings constructed before the 1940s generally used better building materials and construction techniques, creating a longevity that many newer buildings cannot match.

Many of Mansfield's historic buildings were used as stores, offices and meeting halls, usually with an open floor design. Whenever possible, a historic building should be used for the business or a related activity for which it was built. New uses are appropriate if they do not require alterations that negatively affect the historic character of the building.

While the Historic Landmark Commission may recommend appropriate uses for historic buildings, be sure to consult Chapter 155 of the Mansfield Code of Ordinances to determine if a proposed use is permitted.

3.49 Promote uses that are compatible with the design and historic character of the building.

- A new use should help interpret how the building was used historically.
- A new use should not adversely affect the historic integrity or alter character-defining features of the building to accommodate the use.

3.50 Promote uses that make minimal changes to the historic building.

- Uses that require the least alteration to significant elements are preferred, particularly where a building was not originally designed for the new use.
- Design adaptive reuse projects to respect the historic integrity of the building while also accommodating new functions.
- New door or window openings may be appropriate if located on the secondary or rear facades for additional access and natural light. The openings should maintain the proportions of the building's original door and window openings.



Design adaptive reuse projects to respect the historic integrity of the building while also accommodating new functions. The McKnight Building was originally constructed in 1895 for a drugstore, doctor's office and meeting hall. The building serves today as the Mansfield Historical Museum and Heritage Center. The historic form and structure of the building spaces have been retained, while careful alterations, such as a hidden elevator, have been made for visitors.



Consider removing non-historic coverings and alterations as an initial phase. A rehabilitation of the 1894 Post Office Building might begin with the removal of the metal panel slipcover with the restoration of the storefront in a later phase.

3.51 New uses on an upper floor should preserve the historic integrity of the building.

- Office and residential spaces are appropriate on upper floors of historic buildings. More active uses are appropriate on the ground floor.
- Adjacent historic buildings may combine upper floors if the character-defining features of the facades of both buildings are maintained.
- Elevators may be added to the rear of historic buildings to provide accessibility to upper floors.

PHASING/TEMPORARY DESIGN

It may be necessary to phase a preservation project to accommodate budget and other constraints. For example, a project may begin with structural and roof repairs to protect a building from weather damage, followed by removing any coverings from the exterior façade, repointing mortar joints and repainting in the second phase.

3.51 Plan the project to allow for future phases.

- Consider removing non-historic coverings and alterations as an initial phase.
- Consider ground floor storefront improvements such as restoration of the display windows, bulkheads and transoms that may set the stage for a later restoration of the complete building façade.
- Do not remove or alter the character-defining features of a building in way that would prevent restoration at a later time.
- Refer to Levels of Treatment on page 18 for examples of phasing a project.

ACCESSIBILITY

Accessibility is meant to eliminate unnecessary barriers encountered by persons with disabilities, whose ability to engage in gainful occupations or to achieve maximum personal independence is needlessly restricted. The spirit of the Americans with Disabilities Act (ADA) can be met, if carefully planned, without destroying the historic characteristics of a building and sites.

3.52 Preserve the integrity and character-defining features of a historic building when integrating accessibility solutions.

- Identify the historic building's character-defining spaces, features and finishes so that accessibility code-required work will not result in their damage or loss.
- Alterations to historic properties that are designed to improve access for persons with disabilities should minimize negative effects on the historic character or materials.
- Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.

BUILDING MAINTENANCE

Regular maintenance can prevent the deterioration of a historic building. It is vitally important to perform maintenance that controls moisture and directs it away from the building.

3.53 Set up a regular maintenance schedule to protect the building.

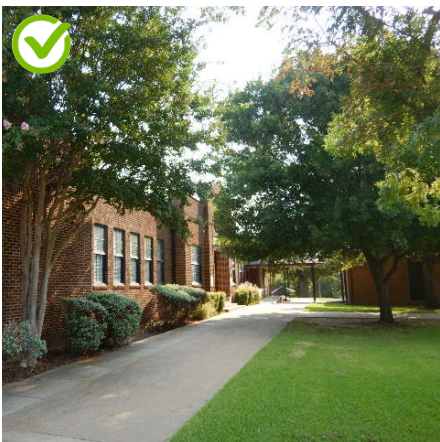
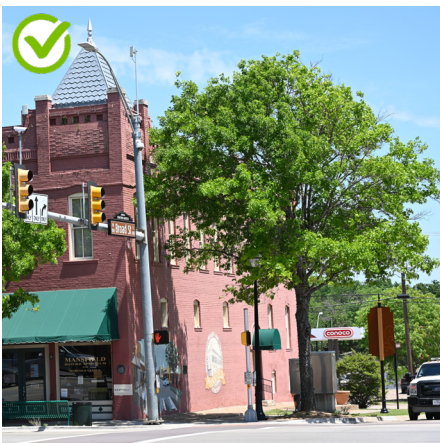
- Inspect the building for the effects of seasonal weather conditions.
- Inspect areas of the building that are exposed to weather or where water may gather, such as building parapets and roofs.
- Inspect the building interior for any signs of distress or failure including water damage or mortar dust.
- Do not defer maintenance. Basic repairs made at the first signs of deterioration can prevent more expensive repairs later.



Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.



Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.



Retain existing mature landscape features that provide shade and protection from wind.

CONSERVATION AND ENERGY

Many older buildings were constructed before modern heating and air conditioning and relied on historic building construction methods and materials to maximize natural sources of heat, light and ventilation. Features like thick masonry walls, awnings and transom windows contribute to the energy efficiency of a historic building. These features may be augmented by the careful application of new energy technologies.

ENERGY EFFICIENT SITE DESIGN

Site designs, including landscapes and structures, should take advantage of micro climatic conditions for energy conservation. Consider solar and wind exposure in design decisions.

3.54 Design or preserve landscapes and site features that promote energy efficiency.

- Retain existing mature landscape features that provide shade and protection from wind.
- Position new landscape features to take advantage of the shade and wind break effects for the building.
- Use drought tolerant plants to reduce the need for irrigation.
- Locate deciduous trees and vegetation to provide for summer shading and allow winter solar access.
- Use an efficient site lighting design to minimize the amount of fixtures needed.

MAINTAIN THE ORIGINAL ENERGY FEATURES OF A HISTORIC BUILDING

Original sustainable building features should be maintained in good operating condition.

3.55 Preserve and maintain the original energy efficiency features of the historic building.

- Retain the building's original operable shutters, awnings and transom windows. These were designed to make the building comfortable without mechanical climate controls.
- Maintain the building's sustainability features in good, working condition.
- Repair or restore covered, damaged or missing features.

ENERGY EFFICIENCY IN HISTORIC STRUCTURES

Energy efficiency improvements should be designed to complement the original building and to preserve the building's character. Weather-stripping and insulation can improve the energy efficiency of a historic building.

3.56 Use noninvasive strategies when weatherizing.

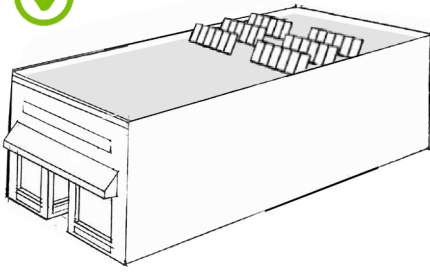
- Weather-stripping, insulation and wood storm windows are appropriate.
- Weather-strip original framework on windows and doors.
- Where possible, install additional insulation in an attic, basement or crawl space. Provide sufficient ventilation to avoid moisture build-up in the wall cavity.
- Install weatherization without altering or damaging significant materials and their finishes.
- Use materials which are environmentally friendly and that will not interact negatively with historic building materials.

3.57 Enhance the energy efficiency of original windows and doors.

- Keep original windows in good repair and seal all leaks.
- Preserve, retain and reuse early glass. Use putty appropriate to the window.
- Maintain the glazing compound regularly. Remove old putty with care.
- Use operable systems to enhance performance of original windows. This includes wood storm windows, insulated coverings, curtains, and awnings.
- Place wood storm windows internally when feasible to avoid the impact upon external appearance.
- Use wood storm window inserts designed to match the original frame if placed externally.
- Double pane glazing may be acceptable where original glazing has been lost and the frame can support the weight and profile.
- Add weather-stripping and caulking around the window frame.



Preserve, retain and reuse early glass. Use putty appropriate to the window.



Minimize visual impacts by locating collectors back from the front facade.

ENERGY GENERATION

When mounting modern energy technology on a historic structure, maintain the resource's historic integrity and significance. Strategies to reduce energy consumption should be undertaken prior to using energy-generating technologies .

As new technologies are developed, it is important that they leave no permanent negative impacts to historic structures. The reversibility of their application is a key consideration when determining appropriateness.

3.58 Place energy generating equipment to minimize impacts to the historic character of the building.

- Locate equipment where it will not damage, obscure or cause removal of significant features or materials.
- Locate equipment where it is not visible on a principal or secondary façade. It is preferred to locate the equipment on the roof if possible. When installed on the roof, the equipment should be set back from the edge so as not visible from the street.

3.59 Install energy technology in a reversible manner.

- Install energy generating equipment so that it can be readily removed and the original character of the building can be easily restored.

SOLAR ENERGY DEVICES

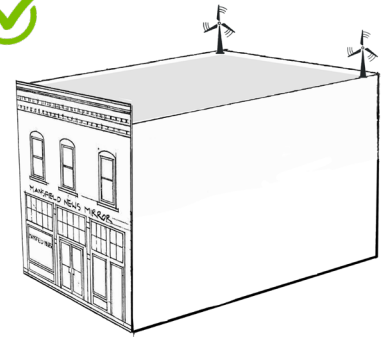
Solar energy devices should be designed, sized and located to minimize their effect on the historic character and structural integrity of the building.

3.60 Minimize adverse effects from solar energy devices on the character and structural integrity of a historic building.

- Install solar devices in locations that do not obscure significant features or adversely affect the overall character of the property.
- Size collector arrays to remain subordinate to the historic structure.
- Minimize visual impacts by locating collectors back from the front facade.
- Consider installing collectors on an addition or accessory building where applicable.
- Exposed hardware, frames and piping should have a matte finish, and match or complement the color scheme of the primary structure.

3.61 Use the least invasive method feasible to attach solar energy devices to a historic roof.

- Avoid damage to significant features.
- Install a collector array in such a way that it can be removed and the original character easily restored.
- Collector arrays should not threaten the structural integrity of the building. Supporting equipment for solar panel systems, such as mounting brackets or frames, should make the fewest penetrations into the roof or walls as possible.



Design the scale and location of the turbine to remain subordinate to the historic structure.

3.62 Consider using building-integrated photo voltaic technology where the use of new building material is appropriate.

- Plan the installation of integrated photo voltaic systems to be where they do not hinder the ability to interpret the historic significance of the structure.
- Solar energy devices incorporated into building materials such as roof shingles or tiles, windows, siding, or other architectural features integral to the building's design that are reasonably indistinguishable from traditional building materials may be considered.
- For example, solar shingles on a rear or secondary roof where the original roof material is missing or significantly damaged would be appropriate.

WIND POWER

Small-scale wind generators may provide supplementary energy supply to a building, but careful installation is necessary. Minimizing impacts to the historic character of a building should be the primary consideration in an energy efficiency project.

3.63 Minimize the visual impacts of a wind turbine from public view whenever possible.

- Turbines should not obscure significant features or impair the ability to interpret the building's historic significance.
- The turbine and any exposed hardware should have a matte finish, and match or complement the color scheme of the primary structure.
- Design the scale and location of the turbine to remain subordinate to the historic structure.

3.64 Install a turbine in such a way that it can be readily removed.

- Attach turbines in a manner that avoids damage to significant features.
- The original condition of the building should be easily restored.

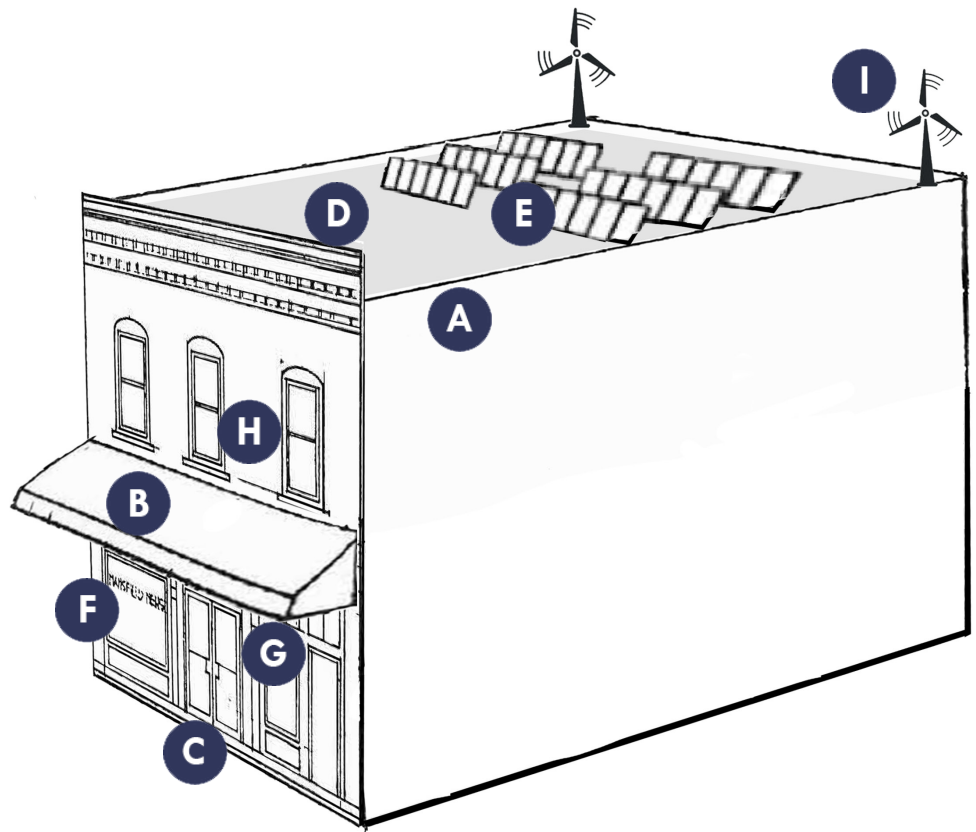
3.65 Minimize structural impacts when installing turbines.

- Install turbines as freestanding structures in unobtrusive locations when feasible.
- When attaching to the building, turbines should not overload structural systems, or threaten the integrity of roof protection systems. Supporting equipment such as mounting brackets or frames, should make the fewest penetrations into the roof or walls as possible.

HISTORIC BUILDING ENERGY EFFICIENCY

These are recommendations for energy conservation on a historic commercial building while retaining the integrity of the historic structure.

- A** Insulate attic internally.
- B** Use awnings to control solar access and heat gain.
- C** Maintain original doors and weather-strip them.
- D** Retain and repair roof materials.
- E** Set solar panels back from the primary façade to minimize visibility from street.
- F** Maintain the display windows and weather-strip them.
- G** Retain or restore operable transom windows to circulate air.
- H** Preserve and maintain original windows with weather-stripping and caulk. Use storm windows, preferably on the interior.
- I** Set wind turbines back from primary façade to minimize visibility from street.



STEPS TO ENERGY EFFICIENCY

Consider these basic steps when planning a rehabilitation project for energy efficiency:

Step 1: Set project goals.

Step 2: Maintain the building's components in sound condition.

Step 3: Maximize the building's inherent sustainable qualities.

Step 4: Enhance building performance with treatments like increased insulation, weatherization and landscaping.

Step 5: Add energy-generating technologies sensitively and in a manner that can be reversed in the future. Also consider that the building's original design may be as efficient as adding energy-generating equipment.



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STAFF REPORT

File Number: 22-4759

Agenda Date: 7/14/2022

Version: 1

Status: Consideration

In Control: Historic Landmark Commission

File Type: Consideration Item

Agenda Number:

Title

HLC#22-008: Discussion and Possible Action on the Vision and Annual Preservation Goals for 2022-2023

Description/History

On July 13, 2021, the Commission approved a vision and preservation goals for the fiscal year from October 1, 2021, to September 30, 2022. The goals included items the Commission would like to accomplish during the year.

The 2021/22 adopted vision and annual preservation goals were as follows:

- 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.

Staff would like to discuss recommendations for goals for the upcoming year at the meeting. The next fiscal year begins October 1, 2022 and ends September 30, 2023. The vision and goals may be adopted by a formal vote of the Commission at a subsequent meeting.