



Legislation Details (With Text)

File #:	20-3724	Version:	1	Name:	HLC#20-007: Discussion and Possible Action regarding the Official Recognized Historic Property list
Type:	HLC Case	Status:			Consideration
File created:	9/1/2020	In control:			Historic Landmark Commission
On agenda:	9/10/2020	Final action:			9/10/2020
Title:	HLC#20-007: Discussion and Possible Action regarding the Official Recognized Historic Property list				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Historic Resources Survey.pdf, 2. Property Descriptions.pdf				

Date	Ver.	Action By	Action	Result
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HLC#20-007: Discussion and Possible Action regarding the Official Recognized Historic Property list

Section 5400 of the Zoning Ordinance requires the Historic Preservation Officer to submit a list of structures and other features deemed deserving of official recognition, although not designated as historic landmarks, to the Historic Landmark Commission for public hearing and approval, and take appropriate measures of recognition. Staff submits the following nominations for the Commission’s consideration:

- 105 N. 1st Avenue
- 106 N. 1st Avenue
- 107 N. 1st Avenue
- 108 N. 1st Avenue
- 209 S. 1st Avenue
- 302 S. 1st Avenue
- 107 N. 2nd Avenue
- 109 N. 2nd Avenue
- 400 S. 2nd Avenue
- 130 N. Main Street
- 203 S. Main Street
- 506 E. Broad Street
- 408 North Street
- 1885 Railroad Bridge
- 1922 Auto Bridge

Officially recognized properties are eligible for historic preservation incentives if the owners choose to pursue historic landmark status.

Information has been provided showing the following for each property:

- A current photograph of the building and historic photographs, if available
- The listing for the property from the Historic Resources Survey
- The history of the property from different sources, if available
- A brief summary of the building describing special considerations for the building.

In reviewing these properties, please keep the following criteria in mind when choosing a building to officially recognize:

- 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.
- Embodiment of distinguishing characteristics of an architectural type or specimen.
- Embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.
- Relationship to other distinctive buildings, sites or areas which are eligible for preservation as described based on architectural, historic or cultural motif.
- Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
- Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation.
- A building, structure, or place that because of its location has become of historic or cultural value to a neighborhood or community.

Definition of Priorities

The following are priority classifications intended to serve as guidelines for on-going preservation efforts. The priorities listed for each property in the Historic Resources Survey reflect the status of the building at the time the survey was conducted in 1998. Changes and alterations to these properties over time must be

- **High** priority resources are considered the most significant in a survey area, retain a high degree of architectural and physical integrity, have few alterations, and possess strong associations with the historic context. They are most likely to meet one or more of the eligibility criteria for listing in the National Register of Historic Places or as a Recorded Texas Historic Landmark (RTHL). They may be individually eligible for National Register listing or as a RTHL. If included within the boundaries of a National Register historic district, they are almost always considered contributing resources to the district.
- **Selected Medium** priority resources have less architectural and physical integrity and possibly less historic significance than properties in the High classification, but they are unusual property types or architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns. While they may meet one or more National Register eligibility criteria, they are less often individually eligible for the National Register because of alterations that have removed or obscured

important character-defining design features. They may be eligible for listing as an RTHL depending on the degree and type of alterations. If included in a National Register historic district, they are almost always considered contributing resources to the district.

- **Medium** priority resources usually have less architectural and physical integrity than High priority or Selected Medium priority properties. They are almost always characterized by alterations or deterioration of materials that removed, changed or obscured original design features, or by less significant associations with the historic context. They are not usually eligible for listing as an RTHL. If included in a National Register historic district, they are almost always considered Contributing resources to the district.
- **Selected Low** priority resources are those that are not yet 50 years of age and do not meet the National Register criteria considerations for exceptional properties. They are, however, unusual property types, display unusual or significant architectural styles, employ unusual or significant methods of construction or for some other reason indicate a relationship to development patterns that will become significant as time passes. These properties often possess a high degree of architectural integrity and display well-defined characteristics associated with Modernism or another architectural or engineering development, which, while not currently exceptional, will be increasingly important as resources built in the 1950s and thereafter become 50 years old. Selected Low properties also may be resources that are 50 years old or older that have been significantly altered but which may be important for their historical associations. Although they are unlikely to be eligible for National Register or RTHL listing they may reveal useful information about the development of a community, a neighborhood or a facility. In rare cases, they may be eligible for listing on the National Register for the information they can provide about building technology or for archeological reasons. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.
- **Low** priority resources have less significance than those in the other categories. They may be properties that have lost most of their original character defining architectural elements through modifications, or they may represent types still highly common and widely found. They do not generally meet National Register or RTHL criteria. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.

Attachments

Pages from the Historic Resources Survey
Property Descriptions