



## Legislation Text

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**File #:** 20-3399, **Version:** 3

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Ordinance - Third and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Patterson-Rydell House located at 202 W. Oak Street; Art Wright, City Historic Preservation Officer, on behalf of Faye Rydell, Property Owner (ZC#19-021)

To consider the proposed Historic Landmark Overlay District classification.

The Historic Landmark Commission held a public hearing on December 12, 2019, and voted 7 to 0 to recommend approval.

The Planning and Zoning Commission held a public hearing on December 16, 2019 and voted 7 to 0 to recommend approval.

Staff recommends approval.

The owner of the Patterson-Rydell House (c. 1925) at 202 W. Oak Street has requested a Historic Landmark Overlay District classification, which will allow the Historic Landmark Commission to review future alterations to the exterior of the structure and protect the building's historic significance. The historic background for this property is described in the Mansfield Resources Survey Update, 1998, as follows:

Preservation Priority: Selected Medium

Description: This one-story wood frame, front gabled bungalow has a clipped (jerkin head) gable and a full width integral porch. It is a good example of the bungalow form embellished with Craftsman elements. Exterior alterations are few.

Significance: This house is significant as a good example of modest bungalow design. It is potentially eligible for local landmark status and with more research, might prove to be eligible for National Register listing under Criterion C (architecture) as part of a Multiple Property nomination.

The History of Mansfield, 1996, notes that this house is one of three that were constructed of materials from the Dr. Julian T. Feild mansion that previously occupied the property. The mansion was demolished by Roberta Dukes Richardson, daughter of the last owner, A.J. Dukes, after his death in 1921. This bungalow appears to have been a rental dwelling until it was sold by Mrs. Richardson's husband in 1948.

The Patterson family acquired the property in 1956 and it has been occupied by the family ever since. The current owner is Faye Patterson Rydell, daughter of Newt and Jennie Patterson. The Pattersons farmed land on the road that bears Mr. Patterson's name.

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

1. Embodiment of distinguishing characteristics of an architectural type or specimen. It is a good example of the bungalow form embellished with Craftsman elements.
2. Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif. The house is located on the historic block of West Oak Street and is representative of buildings of its era. The properties from 200 to 206 West Oak Street have been deemed

worthy of preservation by the Commission.

3. Identification with a person or persons who significantly contributed to the culture or development of the City. The house was built by Roberta Dukes Richardson, daughter of A.J. Dukes, a prominent Mansfield citizen. For the last 63 years, the house has been occupied by members of the Newt Patterson family.

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