



Legislation Text

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HLC#20-007: Discussion and Possible Action Regarding the Official Recognized Historic Property list

At the September 10, 2020, meeting, the Commission considered 15 properties for official recognition. The Commission nominated the following properties for recognition:

105 N. 1st Avenue
106 N. 1st Avenue
107 N. 1st Avenue
108 N. 1st 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

The Commission requested more information on the following properties to better evaluate their significance:

209 S. 1st Avenue - Dr. James Wallace purchased the land on Block 24 for his house at 210 S. Main Street (Wallace-Hall House) for his family. The house at 209 S. 1st Avenue was built around 1940 while the Wallace family still owned the property. It may have been used as a rental house or for one of the Wallace children. In 1944, the property was sold to L.O. and Marjorie Hall, including the Wallace-Hall House and the house at 209 S. 1st Avenue.

The Halls sold 209 S. 1st Avenue to Fred Hall, L.O. Hall's brother. In 1962, Fred Hall sold the house to his parents, O.R. and Mollie Hall. In 1985, the house was sold to Clarence and Rebecca Phillips. The Phillips sold the house in 2015 to the Dominguez family, who still owns the property today.

Although the house was owned by a prominent Mansfield family, it is less significant than the Wallace-Hall House next door. In addition, alterations to the house and its dilapidated condition have reduced its historic integrity. Staff believes that this house requires repair and restoration of its architectural features before it will meet the criteria for recognition.

302 S. 1st Avenue - This house was built c. 1930, possibly as a rental. This house is in a similar situation as 209 S. 1st Avenue in that it appears to have been constructed on the same lot as the America J. Bell House, c. 1893, and later sold as a separate property. Dr. J.W. Allmon, Mansfield's first veterinarian, purchased the property in 1928 and retained ownership of the entire tract, including the Bell House and this bungalow, until 1957.

The property was sold by deed of trust to Billy F. Howard, and the southern 50 feet of the property was separated to create a lot for the house at 302 S. 1st Avenue. The house remained in the Howard family until 1991, when it was sold to Joyce Thornton who sold it to Charlotte Musser in 1994.

Although the bungalow was owned by a prominent Mansfield family, it is less significant than the America J. Bell House next door. The bungalow was purchased by the owner of the Bell House in 2019 and has since been remodeled, including the addition of new siding and repainting the house a light brown. The siding appears synthetic and modern windows have been installed. Although not a Craftsman-style house, it exhibits limited Craftsman elements such as the exposed rafters and a low-pitched gabled roof.

107 N. 2nd Avenue and 109 N. 2nd Avenue - The records of these two houses intertwined. Both houses are located on Lot 14, Block 4 of the Original Town plat. Eventually the south 50 feet of Lot 14 was deeded off to sell the house at 107 N. 2nd Avenue.

Lot 14 was purchased by James C. McCaleb in 1905. Mr. McCaleb owned a grocery store located in the second McKnight building on the west side of Main Street. The house at 109 N. 2nd Avenue, c. 1920, was the family home. The house at 107 N. 2nd Avenue, c. 1925, may have been a rental. The property (including both houses) was sold by McCaleb's children after his death in 1950. Thereafter, the property was sold several times and eventually divided to allow the sale of each house separately.

Both these houses are Medium priority, meaning that they have less architectural and physical integrity due to alterations or deterioration of materials that removed, changed or obscured original design features, or by less significant associations with the historic context. The house at 107 appears to retain its wood siding. The house at 109 appears to have synthetic siding.

210 S. Main Street - Staff also recommends that the Commission consider the Wallace-Hall House at 210 S. Main Street for recognition. This 1878 Queen Anne house has a unique architectural value and is associated with the prominent Wallace family. The house is listed on the National Register of Historic Places.

Comments and Considerations

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 should be evaluated to accurately represent each property's relative status.

- **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