



## Legislation Text

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**File #:** 20-3895, **Version:** 1

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HLC#20-009: Public hearing to consider a request for a new mural on the side of the McKnight Building at 102 N. Main Street; Methodist Mansfield Hospital, applicant, and City of Mansfield, applicant/owner

As part of a community arts program, Methodist Mansfield Hospital requests approval to paint a new mural on the wall of the McKnight Building facing E. Broad Street. The theme of the mural is based on "Then to Now", showing the transformation of historic Mansfield into modern Mansfield from one side of Main Street to the other with a mother holding a baby in the middle.

Murals painted on landmark buildings are not addressed in the Design Guidelines for Downtown Mansfield. After research, Staff developed guidelines for the Commission to refer to when considering murals on historic buildings. The full guidelines are attached to the end of the staff report. The following are specific guidelines applicable to this project with Staff's comments following each item:

1. Do not paint on unpainted masonry.
  - It takes away the historic integrity.
  - It can trap water and damage the brick

*The brick on the McKnight Building has already been painted. The addition of the mural should not cause any further damage than the existing paint.*

2. A new mural should not compromise the historic character or integrity of the original resource.

*The proposed mural should not cover or hide any architectural features of the building. The exhibit shows the mural covering the first window on the side wall.*

*The exhibit does not appear to be to scale and the mural may be painted below the window.*

3. New murals should respect the size, scale and design of the historic building. They should be located on the side, interior or rear walls of existing commercial buildings, and have minimal impact on surrounding buildings, views and vistas.

*The new mural will be located on the side of the building facing E. Broad Street. As shown on the exhibits, it will be in scale with the public sidewalk.*

4. The subject matter should reflect an aspect of Historic Downtown Mansfield's or the City's history so that it contributes to or reinforces the historic fabric of the buildings and district.

*The proposed subject of the mural reflects the changes on Main Street from the early days of Mansfield to today and shows how time can alter historic buildings.*

5. The theme of the mural should be appropriate within the context of the surrounding neighborhood and complement the existing character.

*The proposed mural compliments the historic blocks of downtown.*

6. No advertising, logos, or political messages should be included in the mural.

*The mural does not include advertisements or logos.*

7. Reflective, neon and fluorescent paints should not be used.

*The paint colors used for the mural will complement the historic building. The colors are shown on the paint color exhibit.*

8. Do not paint over other historically significant murals, even if they are faded, including but not limited to advertisements from the late-19th to the mid-20th centuries.

*There are no existing or historic murals or signs on the McKnight Building where the mural will be painted.*

9. Frame the mural using the boundary of the building's wall, or a painted circle, square, oval, or rectangle.

*The shape of the proposed mural does not require a frame. The mural's edge contrasts with the dark red paint on the building to form a visible separation. Additionally, the crosswalk in the mural will extend on the sidewalk adjacent to the building to allow viewers to become part of the mural.*

10. Painting a portion of the wall, especially on large walls, instead of the entire wall is recommended to avoid sign blight/overwhelming the streetscape.

*The mural will only cover a portion of the wall from mid-point of the wall toward the front of the building.*

11. The number of murals per block face should be limited to discourage visual clutter.

*Other than the Museum logo on the side of the building, there are no other murals on this wall.*

12. Consider a location that faces east or north, or is shaded, to extend the life of the mural. A mural will fade and peel faster if it is in direct sunlight.

*Although the side of the McKnight Building faces south, there is a tree at the corner of E. Broad and Main Street that will provide partial shade where the mural is being painted.*

Based on the guidelines described above, Staff believes that the mural is an appropriate artwork for the McKnight Building. The building is already painted and the mural will not incur damage to the brick. The mural's subject matter is in keeping with the historic character of the building and the downtown area.

Staff recommends approval with the condition that the mural does not cover the window.

#### **Attachments**

Maps and supporting information

Applicant's Exhibits

Guidelines for Murals on Historic Buildings