



## Legislation Text

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**File #:** 21-4344, **Version:** 1

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HLC#21-011: Public hearing to consider a request for a Historic Landmark Overlay District designation for the 1894 Old Post Office Building located at 130 N. Main Street; Jeff Delavega Investments, LLC, owner

Jeff Delavega, owner of the Old Post Office Building (c. 1894) at 130 N. Main Street, has requested a Historic Landmark Overlay District classification. This designation will allow the Commission to review future alterations to the structure and protect the building's historic significance. The property is currently zoned D, Downtown District and is being used by the Hilltop Bicycle Center.

Mr. Delavega plans to remove the slipcovers from the second floor of the building on the front and south side facades. The north façade has been painted with a mural that the owner is obligated to maintain. Mr. Delavega would also like to apply for the applicable Historic Tax Exemptions. As a Mansfield Historic Landmark, the building will be eligible for the program. The tax exemptions will be discussed in the next case on the agenda.

### **Historic Background**

According to the Tarrant County Historic Resources Survey, 1983, this two-story brick building was constructed by Dr. J.N. Thomas to house Mansfield's second post office on the ground floor and Dr. Thomas's office on the second floor. Dr. Thomas and his son, Dr. Raymond Thomas, moved their office to the back of the drugstore in 1929, and the second story hall was purchased by the Woodmen of the World Life Insurance Society, Walnut Creek Lodge No. 273, which was chartered in Mansfield on April 8, 1897. In 1956 the post office moved to a new building on the west side of the street. Although in poor condition and altered, the structure anchors the northern edge of the potential Main Street Historical District and possesses historical significance for its use as a post office.

### **Designation Criteria**

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

1. *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.* The 1894 Post Office served the community of Mansfield for 62 years, nearly half the age of the City.
2. *Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif.* The two-story building anchors the north end of the historic buildings on Block 1 of the Original Town. The two buildings north of the Post Office are non-contributing structures in any potential Historic Downtown District.
3. *Identification with a person or persons who significantly contributed to the culture or development of the City.* The building was constructed by Dr. J.N. Thomas and used by Dr. Thomas and his son, Raymond, two prominent physicians in Mansfield. It also served as the meeting place for the Woodmen of the World Society.

Staff recommends approval of the landmark designation. Staff also recommends that, after the designation, the owner be allowed to proceed with the initial stages of the project, such as determining whether the slipcovers can be removed and the condition of the bricks.

**Attachments**

Maps and supporting information

Photograph of building

Section 155.069(D) of the Code of Ordinances