



Legislation Text

File #: 22-4730, **Version:** 2

Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Approving a Historic Landmark Overlay District Classification for the Front Gable Bungalow, c. 1925, Located at 205 North Street; The Wilson Revocable Trust, Owner (HLC#22-006)

To consider the proposed Historic Landmark Overlay District classification.

The Historic Landmark Commission held a public hearing on June 9, 2022 and voted 5 to 0 to recommend approval.

The Planning and Zoning Commission held a public hearing on June 21, 2022 and voted 5 to 0 to recommend approval (Commissioners Groll and Weydeck absent).

Staff recommends approval.

First Reading

City Council held a public hearing and first reading on June 27, 2022 and voted 6 to 0 to approve the request.

Existing Use: Single-family residence

Existing Zoning: D, Downtown District, D2 Zone

Surrounding Land Use & Zoning:

North - Single-family residence, D2 Zone

South - Single-family residences and retail, D1 and D2 Zones

East - Single-family residence, D2 Zone

West - Single-family residence, D2 Zone

Comments and Considerations

Charles and Ranee Wilson, owners of the Front Gable Bungalow (c. 1925) at 205 North Street, have requested a Historic Landmark Overlay District classification. This designation will allow the Commission to review future exterior alterations to the structure and protect the building's historic significance. The property is currently zoned D, Downtown District, D-2, Urban Transition zone.

Historic Background

This house is a front-gable bungalow built around 1925 with Craftsman style elements, such as the jerkinhead gable and eave brackets. The property was owned by A.J. Dukes, who lived in a mansion at the corner of W. Oak Street and North Street.

After Mr. Dukes death in 1921, ownership of this property passed to his daughter, Roberta Dukes Richardson. Mrs. Richardson had already demolished the mansion on Oak Street and used the materials for three smaller houses, two of which were rental homes. Around 1925, a new bungalow

was built at 205 North Street to replace a house that was previously on the lot.

Architecturally, this bungalow resembles the other Craftsman style houses built by the Richardson family on Oak Street. Some of the original character-defining architectural elements of the bungalow have been altered, but the house retains the form of a Craftsman influenced residence.

The house is listed on the 1998 Historic Resources Survey Update as a Medium Priority resource. Medium Priority resources are characterized by alterations or deterioration of materials that have been removed, changed or obscure original design features or by less significant associations with the historic context. If included in a historic district, they are almost always considered Contributing resources to the district.

This bungalow and the neighboring houses built by the Richardsons reflect the character and development of the W. Oak Street neighborhood in the 1920s.

The house is an officially recognized historic resource of the City of Mansfield.

Designation Criteria

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

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.* This bungalow and the three adjacent bungalows reflect the character and development of the W. Oak Street neighborhood in the 1920s and the increase of single-family or two-family rental homes.
2. *Relationship to other distinctive buildings, sites or areas which are eligible for preservation based on architectural, historic or cultural motif.* The house retains some detailing from the Craftsman-style influence. This styling is similar to homes on the adjacent lots on West Oak and Van Worth Streets.
3. *Identification with a person or persons who significantly contributed to the culture or development of the City.* The house was constructed by Roberta Dukes Richardson, daughter of A.J. Dukes, a prominent businessman in Mansfield. Mrs. Richardson was influential in the change from Victorian-era homes to early 20th century middle class houses on West Oak and Van Worth Streets.

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