



Historic Landmark Commission - Regular Meeting

November 13, 2025 - 5:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

25-1475 Minutes - Approval of the October 9, 2025, Historic Landmark Commission Meeting Minutes

Attachments:

1. 10-09-25 Meeting Minutes

3. CITIZEN COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

4. PUBLIC HEARINGS

25-1473 HLC#25-008: Public Hearing and Consideration of a Heritage Tree Designation for Trees in the Historic Cemetery District Located at 750 West Kimball Street; Mansfield Cemetery Association and Mansfield Community Cemetery Association, applicants

Attachments:

1. Location Map
2. Mansfield Cemetery Tree Evaluations
3. Mansfield Community Cemetery Tree Evaluations

5. DISCUSSION ITEMS

25-1474 HLC#25-007: Discussion on an Historic Preservation Outreach Program to Encourage Landmark Designation

Attachments:

1. Draft Outreach Plan

25-1536 HLC#25-009: Discussion and Possible Action on a Determination of Eligibility for Listing a Historic Commercial District on the National Register of Historic Places

Attachments:

1. DOE for Mansfield Downtown Commercial District

6. HISTORIC PRESERVATION OFFICER'S REPORT

25-1588 Historic Preservation Officer's Report for November 2025

Attachments:

1. HPO Report for November 2025

7. COMMISSION ANNOUNCEMENTS

8. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on November 5, 2025, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Historic Preservation Officer

This building is wheelchair accessible. Disabled parking spaces are available. Requests for sign interpreter services must be made 48 hours ahead of the meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.



**City of Mansfield
Staff Report**

Item ID: 25-1475

Agenda Date: November 13, 2025

Title

Minutes - Approval of the October 9, 2025, Historic Landmark Commission Meeting Minutes

Description/History

The minutes of the October 9, 2025, Historic Landmark Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.

Strategic Initiative

Recommendation

N/A

Funding Source

N/A

Prepared By

Art Wright, Planning Manager - (817) 276-4226



**Historic Landmark Commission - Regular Meeting Minutes
October 9, 2025 - 5:30 PM
Final**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Vice-Chair Littlefield called the meeting to order at 5:30 p.m. in the Council Chamber at City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff present:
Art Wright, Planning Manager/HPO

Commissioners:

Present: Jennifer Johnston, David Littlefield, Mark Walker, Anne Weydeck, Thomas Leach, Eric Walraven

Absent: Bob Klenzendorf

2. ELECTION OF A CHAIR

Vice-Chair Littlefield called for nominations for the position of Chair of the Historic Landmark Commission.

Commissioner Weydeck made a motion to elect Commissioner Leach as Chair.

Commissioner Johnston seconded the motion, which carried by the following vote:

Aye: 6 Jennifer Johnston, David Littlefield, Mark Walker, Anne Weydeck, Thomas Leach, Eric Walraven

Nay: 0 None

Abstain: 0 None

3. ELECTION OF A VICE-CHAIR

Chairman Leach called for nominations for the position of Vice-Chair of the Historic Landmark Commission.

Chairman Leach made a motion to elect Commissioner Weydeck as Vice-Chair.

Commissioner Littlefield seconded the motion, which carried by the following vote:

Aye: 6 Jennifer Johnston, David Littlefield, Mark Walker, Anne Weydeck, Thomas Leach, Eric Walraven

Nay: 0 None

Abstain: 0 None

4. APPROVAL OF MINUTES

25-1371 Minutes - Approval of the September 11, 2025, Historic Landmark Commission Meeting Minutes

Attachments:

1. Draft HLC Minutes 09-11-25

Chairman Leach called for a motion on the minutes of the September 11, 2025, meeting.

Commissioner Walker made a motion to approve the minutes as presented.

Commissioner Johnston seconded the motion, which carried by the following vote:

Aye: 5 Jennifer Johnston, David Littlefield, Mark Walker, Thomas Leach, Eric Walraven

Nay: 0 None

Abstain: 1 Anne Weydeck

5. CITIZEN COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

None.

6. DISCUSSION ITEMS

25-1370 HLC#25-007: Discussion and Possible Action on an Historic Preservation Outreach Program to Encourage Landmark Designation

Attachments:

1. Sample Historic Preservation Outreach Program

Mr. Wright made a presentation on the proposed outreach program to encourage landmark designations and was available for questions. After discussion, the Commission decided to proceed with the development of the program at their regular meetings.

25-1394 Discussion and Possible Action on a Change of the Commission's Regular Meeting Day Beginning January 2026

Attachments: None

The Commissioners discussed the possibility of changing their regular meeting day. Following discussion, the Commission expressed a preference to retain the current meeting date if possible. If a change is required, the Commission's first choice would be the third Tuesday of the month, and the second choice would be the third Monday.

7. HISTORIC PRESERVATION OFFICER'S REPORT

Mr. Wright reported on the following items:

- A recap was presented on the Founders' Day Festival.

- *Haunt the Block will be on October 16 and the Commission has a booth in front of the Mansfield Historical Museum.*
- *Theresa Cohagen, Executive Director of Community Engagement, will present a proposed Cultural Arts District for the historic downtown to City Council on October 13, 2025.*

8. COMMISSION ANNOUNCEMENTS

Chairman Leach announced the date of his annual Christmas party and invited the Commissioners to attend.

Commissioner Walker announced that October 18, 2025, was Cemetery Clean Up Day for the Historic Cemetery District.

9. ADJOURN

With no further business, Chairman Smith adjourned the meeting at 6:46 p.m.

Thomas Leach, Chair

ATTEST:

Art Wright, Historic Preservation Officer



City of Mansfield Staff Report

Item ID: 25-1473

Agenda Date: November 13, 2025

Title

HLC#25-008: Public Hearing and Consideration of a Heritage Tree Designation for Trees in the Historic Cemetery District Located at 750 West Kimball Street; Mansfield Cemetery Association and Mansfield Community Cemetery Association, applicants

Description/History

Section 155.069 of the Mansfield Code of Ordinances requires the Historic Preservation Officer to submit to the Historic Landmark Commission a list of structures and features considered worthy of official recognition, even if not formally designated as historic landmarks. The Commission must hold a public hearing and approve the list before any official recognition can take effect, after which appropriate measures of recognition may be taken.

Under the authority of Section 155.069, the Commission established the Heritage Tree program in 2024. As with Officially Recognized historic resources, participation in the Heritage Tree program is entirely voluntary and carries no legal or regulatory obligations.

The program focuses on recognition and support. Once designated, heritage tree owners can receive expert guidance from the city's Landscape Inspections team, including a personalized care plan and tips for selecting qualified tree care professionals. Each honored tree will also be awarded a commemorative plaque.

Nomination

Staff received nominations for heritage trees located in the Historic Cemetery District at 750 West Kimball Street. The district is composed of two cemeteries, the Mansfield Cemetery and the Mansfield Community Cemetery. These nominations were made by Pam Bixby, representing the Mansfield Cemetery Association, and Michael Mainer, representing the Mansfield Community Cemetery. The trees are located around the cemeteries. The trees appear to predate the earliest known burial in the district in 1868.

Designation Criteria

While reviewing this application, please use the following criteria when determining if a tree qualifies for a Heritage Tree designation:

- The tree has unusual size, age, species significance or other distinguishing characteristics;
- The tree contributes to and strengthens significant community ties;
- The tree is located on an historic site or contributes to the history of the site;
- The tree enjoys notoriety; or
- The tree serves as a well-known landmark.

Tree Evaluations

A total of eleven trees were nominated within the Historic Cemetery District. Four of the nominated trees are located in the Mansfield Cemetery (est. 1868), and seven are located in the

Mansfield Community Cemetery (est. 1874).

Mansfield Cemetery

The four nominated trees in this cemetery include post oak, blackjack oak, and pecan species.

- The post oaks (27-inch and 33-inch dbh) and the blackjack oak (24-inch dbh) are estimated to be approximately 216, 264, and 192 years old, respectively, indicating they likely predate or were present during the establishment of the cemetery. Both species are long-lived natives, with post oak being the dominant species in central and western Mansfield prior to the 20th century.
- Many grave markers are positioned near or at the base of these trees, suggesting they may have influenced historic burial placement.

The fourth tree, a 21-inch pecan located in the House family plot, is estimated to date from the mid-20th century. Due to its younger age and lack of historic association, this tree does not qualify as a heritage tree at this time.

Landscape Administrator Caleb Tandy recommends Heritage Tree designation for the two post oaks and the blackjack oak.

Mansfield Community Cemetery

Seven post oaks were identified within the Mansfield Community Cemetery, ranging from 18 to 31 inches dbh and estimated to be 144 to 248 years old. These trees also likely predate or were present during the cemetery's establishment. As with the Mansfield Cemetery, numerous markers are located near or at the base of these trees, suggesting a possible relationship between the trees and early grave placement.

While other large trees exist on the perimeter of the property, these seven were nominated due to their central location within the historic burial area and proximity to markers.

The Landscape Administrator recommends Heritage Tree designation for all seven post oaks.

Strategic Initiative

Recommendation

Based on the evaluation by Landscape Administrator Caleb Tandy (reports attached), the nominated trees meet multiple criteria for Heritage Tree designation.

The Historic Preservation Officer and the Landscape Administrator recommend approval of a Heritage Tree designation for ten (10) trees within the Historic Cemetery District, located at 750 West Kimball Street, and do not recommend designation of the 21-inch pecan tree at this time

Funding Source

N/A

Prepared By

Art Wright, Planning Manager - (817) 276-4226





HERITAGE TREE NOMINATION FORM

PART 1: Nomination Information

Nomination Type (Check one): ☐ Individual Tree ☒ Group of trees

Species:

Common name of tree(s): Post Oak & Pecan Scientific name, if known: _____

Nomination Criteria (Check all that apply):

The tree(s):

- ☒ Has unusual size, age, species significance or other distinguishing characteristics.
- ☒ Contributes to and strengthens significant community ties.
- ☒ Is located on an historic site or contributes to the history of the site.
- ☐ Enjoys notoriety.
- ☐ Serves as a well-known landmark.

Reason for the Nomination:

These three nominated trees, 27 and 33 inch dbh trunk diameter post oaks and 24 inch blackjack oak (estimated 216, 264, and 192 years of age respectively) would have existed prior to or during the establishment of the cemetery. Both species are long lived native trees, with post oak being the predominant species in central to western Mansfield prior to the 20th Century. Many markers are located near or at the base of trees, suggesting the trees may have played a role in grave site location. A 4th tree was nominated in this cemetery, a 21 inch pecan tree growing up against a grave marker in the House family plot. Estimated age would put it no earlier than mid-20th century. With the younger age estimate and lacking any specific history, we would not recommend Heritage status at this point.

DISCLAIMER: Photos and other support materials will become the property of the City of Mansfield and will not be returned. Submission of photos gives the City permission to use them in any and all of its publications, including website entries, without payment or any other consideration. The City may edit, alter, copy, exhibit, publish or distribute submitted photos for the purpose of publicizing its programs or for any other lawful purpose.

PART TWO: Location

Address of the nominated tree(s): Cemetery Road, Mansfield, TX
Include a location map if available.

The tree(s) is located on: ☒ public property OR ☐ private property

Property Owner Information:

Name: Mansfield Cemetery Association

Address: PO Box 1501
Mansfield, TX 76063

Email: _____

Phone: _____

Applicant's Information:

Name: Pamela Bixby

Address: 910 Parkhill DR
Mansfield, TX 76063

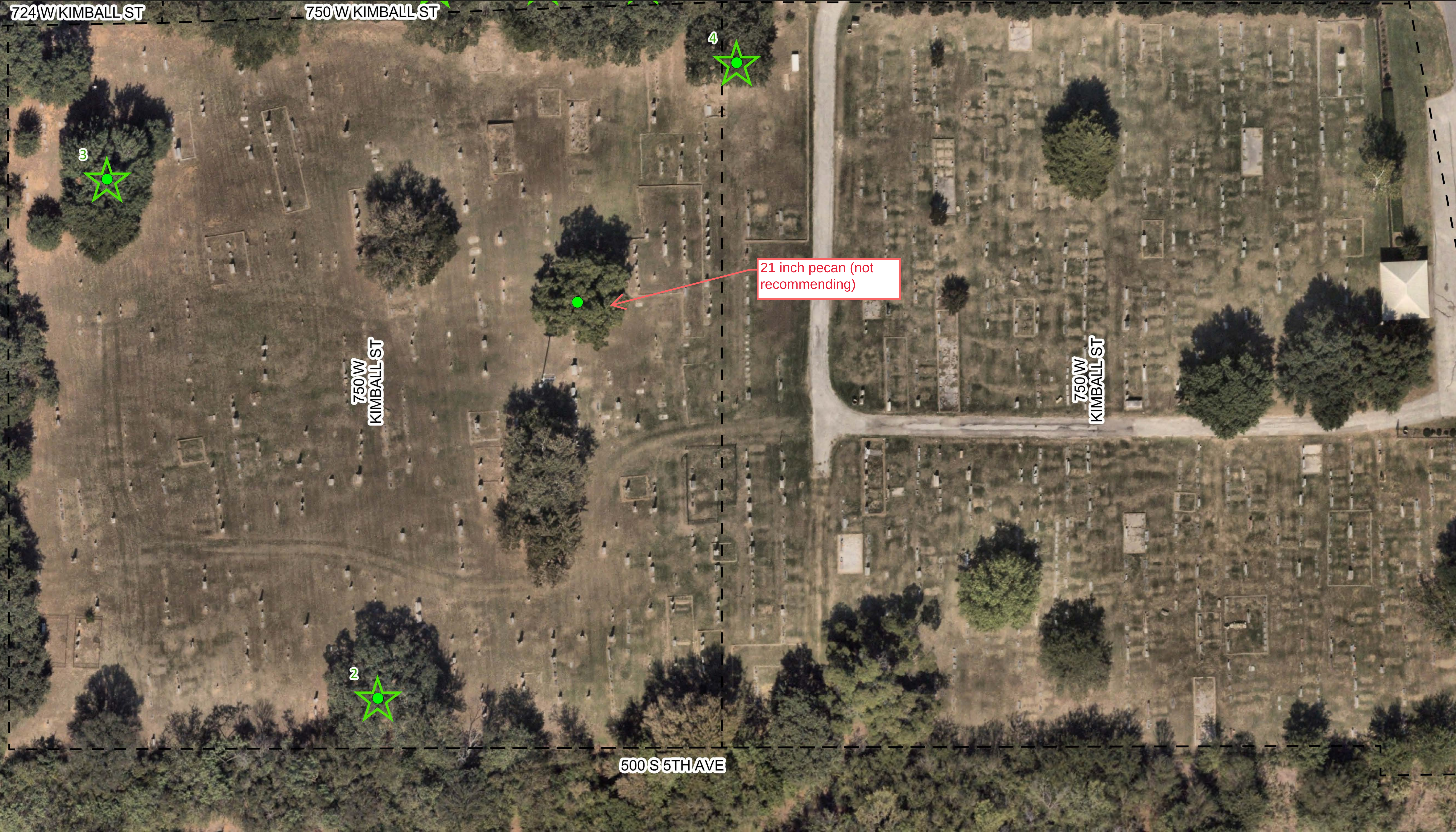
Email: pam.bixby@gmail.com

Phone: 817 938-4394

Does the owner agree to the tree(s) being selected for recognition in this program? ☒ Yes ☐ No

Does the owner agree to allow city staff or volunteers to inspect the tree? ☒ Yes ☐ No

Please mail or email the form to Historic Preservation, Planning Department
1200 E. Broad Street • Mansfield, TX 76063 • 817-276-4226 • planning@mansfieldtexas.gov

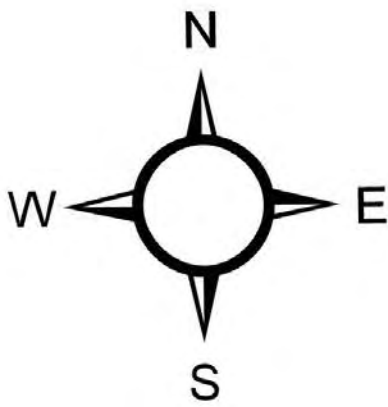
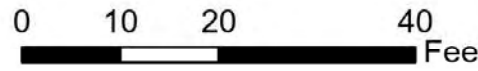


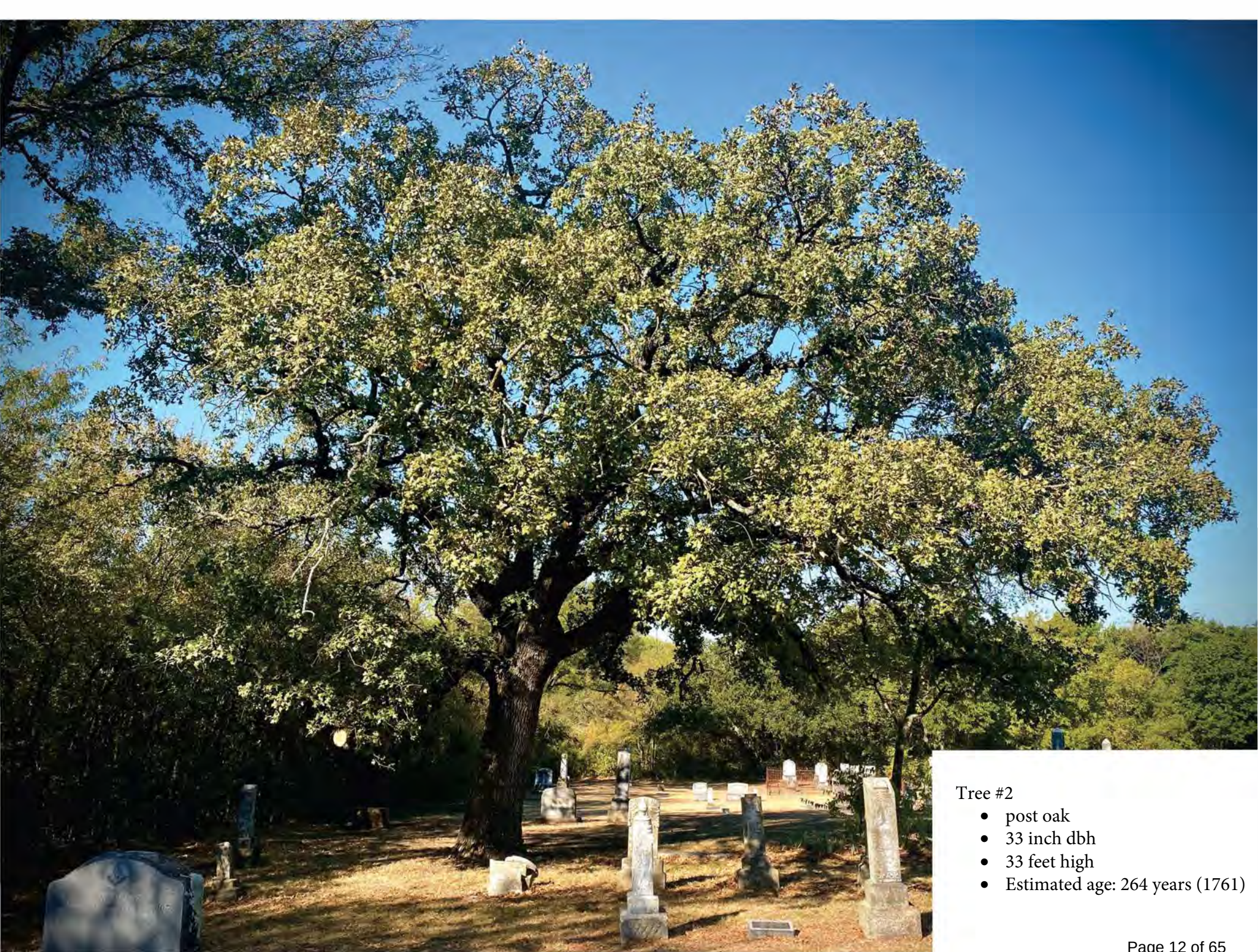
**Mansfield Cemetery
Heritage Tree Locations**

Caleb Tandy, Landscape Administrator
Planning Department, City of Mansfield, TX
Date: 11/3/2025

Coordinate System: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet

Scale: 1":20'





Tree #2

- post oak
- 33 inch dbh
- 33 feet high
- Estimated age: 264 years (1761)

Tree #3

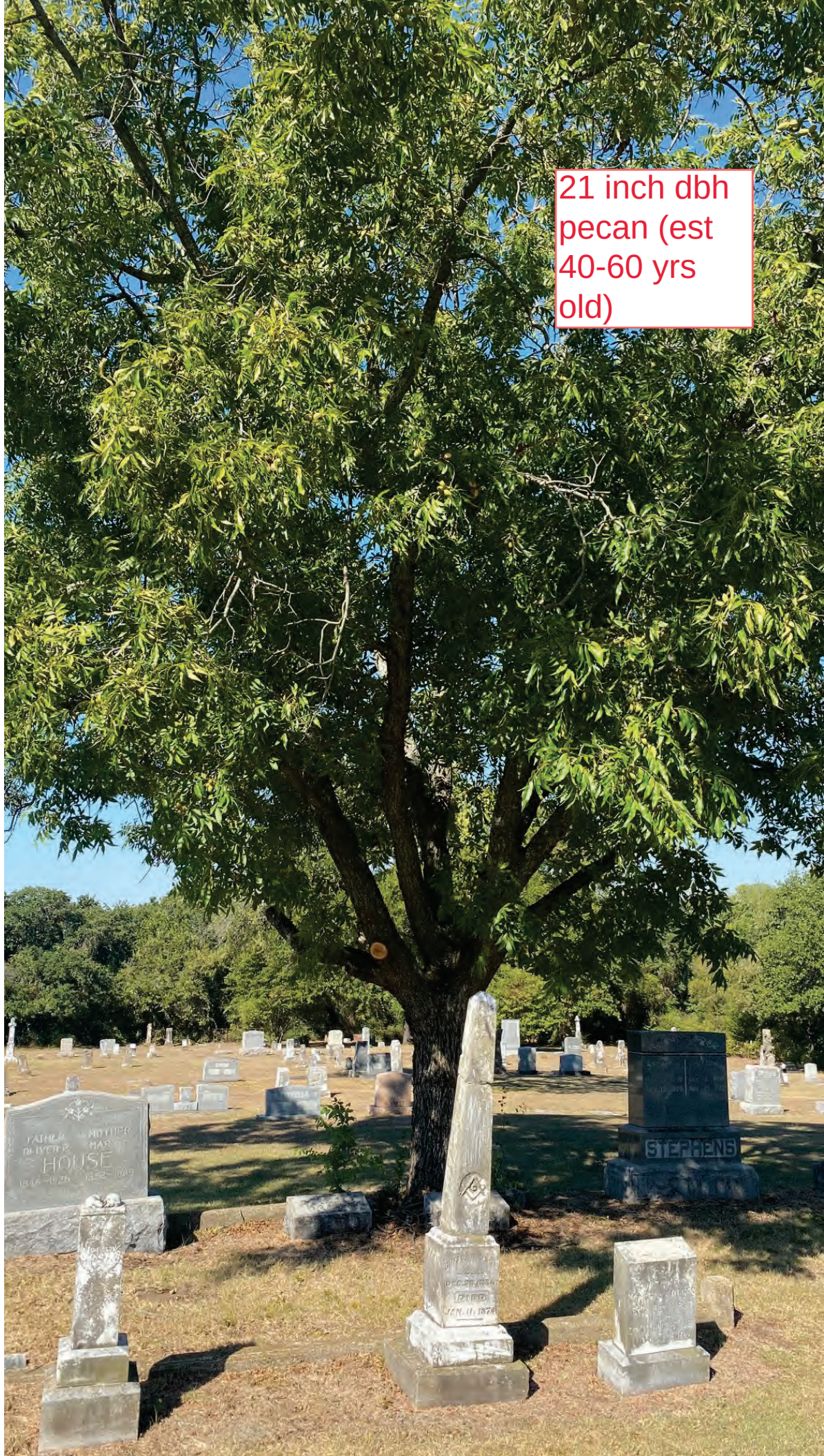
- blackjack oak
- 24 inch dbh (21 & 12)
- 40 feet high
- Estimated age: 192 years (1833)





Tree #4

- post oak
- 27 inch dbh
- 40 feet high
- Estimated age: 216 years (1809)



21 inch dbh
pecan (est
40-60 yrs
old)





HERITAGE TREE NOMINATION FORM

PART 1: Nomination Information

Nomination Type (Check one): ☐ Individual Tree ☒ Group of trees

Species:

Common name of tree(s): post oak (7) Scientific name, if known: Quercus stellata

Nomination Criteria (Check all that apply):

The tree(s):

- ☒ Has unusual size, age, species significance or other distinguishing characteristics.
- ☒ Contributes to and strengthens significant community ties.
- ☒ Is located on a historic site or contributes to the history of the site.
- ☐ Enjoys notoriety.
- ☐ Serves as a well-known landmark.

Reason for the Nomination:

Please describe why you are nominating this tree(s). Include two (2) to five (5) pictures supporting your narrative. Use an additional sheet if more space is needed.

These seven nominated post oaks, ranging from 18 inches to 31 inches dbh trunk diameter (estimated 144 to 248 years of age respectively) would have existed prior to or during the establishment of the cemetery. Post oak is a long lived tree, and was the predominant species in central to western Mansfield prior to the 20th Century. Many markers are located near or at the base of trees, suggesting the trees may have played a role in grave site location. While there are certainly other large trees on the outskirts of this property, these were chosen based on their central location within the known boundaries of the cemetery and proximity to grave markers.

DISCLAIMER: Photos and other support materials will become the property of the City of Mansfield and will not be returned. Submission of photos gives the City permission to use them in any and all of its publications, including website entries, without payment or any other consideration. The City may edit, alter, copy, exhibit, publish or distribute submitted photos for the purpose of publicizing its programs or for any other lawful purpose.

PART TWO: Location

Address of the nominated tree(s): 750 West Kimball St Mansfield, TX 76063
Include a location map if available.

The tree(s) is located on: ☐ public property OR ☒ private property

Property Owner Information:

Name: Bethlehem Baptist Church

Address: 1188 West Broad St

Email: michael.mainer@bbcmansfield.org

Phone: 817-473-1236

Applicant's Information:

Name: Bethlehem Baptist Church

Address: 1188 West Broad St

Email: michael.mainer@bbcmansfield.org

Phone: 817-473-1236

Does the owner agree to the tree(s) being selected for recognition in this program? ☒ Yes ☐ No

Does the owner agree to allow city staff or volunteers to inspect the tree? ☒ Yes ☐ No

Please mail or email the form to Historic Preservation, Planning Department
1200 E. Broad Street • Mansfield, TX 76063 • 817-276-4226 • planning@mansfieldtexas.gov

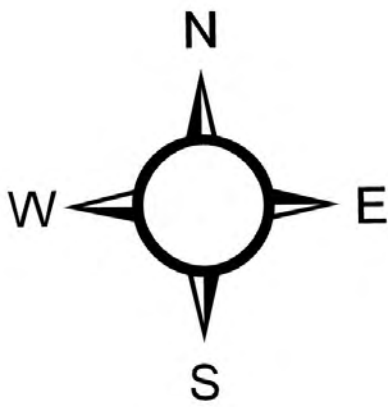
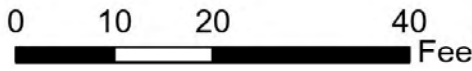


**Mansfield Community Cemetery
Heritage Tree Locations**

Caleb Tandy, Landscape Administrator
Planning Department, City of Mansfield, TX
Date: 11/3/2025

Coordinate System: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet

Scale: 1":20'





Tree #5

- post oak
- 26 inch dbh
- 38 feet high
- Estimated age: 208 years (1817)



Tree #6

- post oak
- 31 inch dbh
- 39 feet high
- Estimated age: 248 years (1777)

Tree #7

- post oak
- 31 inch dbh
- 39 feet high
- Estimated age: 248 years (1777)





Tree #8

- post oak
- 18 inch dbh
- 31 feet high
- Estimated age: 144 years (1881)

Tree #9

- post oak
- 28 inch dbh
- 41 feet high
- Estimated age: 224 years (1801)



Tree #10 (left tree in photo)

- post oak
- 24 inch dbh
- 38 feet high
- Estimated age: 192 years (1833)



Tree #11 (right tree in photo)

- post oak
- 22 inch dbh
- 41 feet high
- Estimated age: 176 years (1849)



Agenda Date: November 13, 2025

Title

HLC#25-007: Discussion on an Historic Preservation Outreach Program to Encourage Landmark Designation

Description/History

At the last meeting, the Commission reviewed a proposal to develop an outreach program aimed at encouraging property owners to landmark their historic properties. A draft of the proposed outreach plan is attached for the Commission's review. The plan outlines four phases:

1. Awareness and Education
2. Personal Connection
3. Momentum and Recognition
4. Long-Term Engagement

Each phase includes specific goals and recommended actions.

At this meeting, Staff would like to review the plan's components, proposed timelines, and corresponding goals and actions with the Commission.

Preservation Plan Goals

The plan supports the following goals of the *Historic Mansfield Preservation Plan 2035*:

- *GOAL (Education and Awareness):* Recognize and foster understanding and appreciation of Mansfield's history, architecture, and cultural heritage.

1A. Promote public awareness and understanding of the city's history.

The Historic Landmark Commission and its partners should enhance awareness of Mansfield's history to help residents stay connected to the community's heritage. This can be achieved by developing a public communication and education strategy focused on preservation.

- *GOAL (Education and Awareness):* Increase public awareness of preservation through educational programs, workshops, and dissemination of information.

3A. Create new tools to educate and engage the community.

Use new tools to educate the community, engage new groups, and increase awareness of Mansfield's history and its historic resources.

Strategic Initiative

Recommendation
N/A

Funding Source
N/A

Prepared By
Art Wright, Planning Manager - (817) 276-4226

HISTORIC PRESERVATION OUTREACH PLAN



Undated photograph taken in the 1920s or 30s. The four buildings in the center are landmarks.

The Historic Preservation Outreach Plan is designed to encourage voluntary landmark designation of eligible historic properties within the community. By combining education, incentives, and community pride, the program seeks to strengthen the city's identity, protect its cultural resources, and provide property owners with tangible benefits.

Plan Goals:

- Educate property owners on the process and benefits of landmark designation.
- Dispel common misconceptions about restrictions and property rights.
- Provide recognition and support to owners of landmarked properties.
- Build a culture of community pride around historic preservation.

Target Audience:

- Property owners of potentially eligible historic buildings (residential and commercial).
- Neighborhood associations and community groups.

OUTREACH PROGRAM PHASES

The phases of this plan include:

AWARENESS AND EDUCATION
(Months 1 - 3)

PERSONAL CONNECTION
(Months 4 - 6)

MOMENTUM AND RECOGNITION
(Months 7 - 9)

LONG-TERM ENGAGEMENT
(Months 10 - 12)



HISTORIC LANDMARK COMMISSION

PHASE 1

The first phase focuses on building public understanding of what landmark designation means and why it matters to the community.

Efforts will include developing and distributing accessible educational materials such as brochures, infographics, and FAQs in both print and digital formats.

A social media campaign, “Landmarking Myths vs. Facts”, will address common misconceptions and highlight the benefits of preservation.

Public information sessions will be held in person and virtually to give residents opportunities to ask questions and learn about the process directly from staff.

Partnerships with local media and community organizations will help share stories that emphasize the value of protecting Mansfield’s historic places.



First National Bank Building, 1904



Chorn House, 1913

AWARENESS AND EDUCATION

OBJECTIVE: Build public understanding of what landmark designation entails and why it matters.

1. Messaging and Materials Development (Month 1)

GOAL: Create consistent, accessible, and engaging materials that explain the landmark process.

ACTIONS:

- 1A. Draft clear, visually appealing brochures, infographics, and FAQs explaining:
 - *What landmark designation means*
 - *Benefits and responsibilities for property owners*
 - *Common misconceptions*
- 1B. Review and approve content with Communications and Historic Preservation staff.
- 1C. Prepare versions for print, website, and social media distribution.

DELIVERABLES:

- Finalized outreach materials (brochure PDF, FAQ sheet, infographics)
- Web content draft for City site and partner pages

2. Social Media Campaign: “Landmarking Myths vs. Facts” (Months 1 – 3)

GOAL: Correct misinformation and increase engagement.

ACTIONS:

- 2A. Develop 8–10 short posts using simple visuals and plain-language messaging.
- 2B. Schedule 2–3 posts per week across Facebook, Instagram, and other social media platforms.
- 2C. Monitor engagement and track recurring questions for inclusion in future FAQs.

DELIVERABLES:

- Content calendar
- Branded social media graphics and templates
- Monthly engagement summary

3. Public Information Sessions (Months 2 – 3)

GOAL: Offer residents direct opportunities to learn and ask questions.

ACTIONS:

- 3A. Schedule one in-person and one virtual session each quarter.
- 3B. Present overview of landmarking process, local examples, and Q&A.
- 3C. Record virtual session for later posting.

DELIVERABLES:

- Session presentation slides and script
- Attendance log and feedback summary

4. Media and Community Partnerships (Ongoing)

GOAL: Broaden reach and credibility through trusted local channels.

ACTIONS:

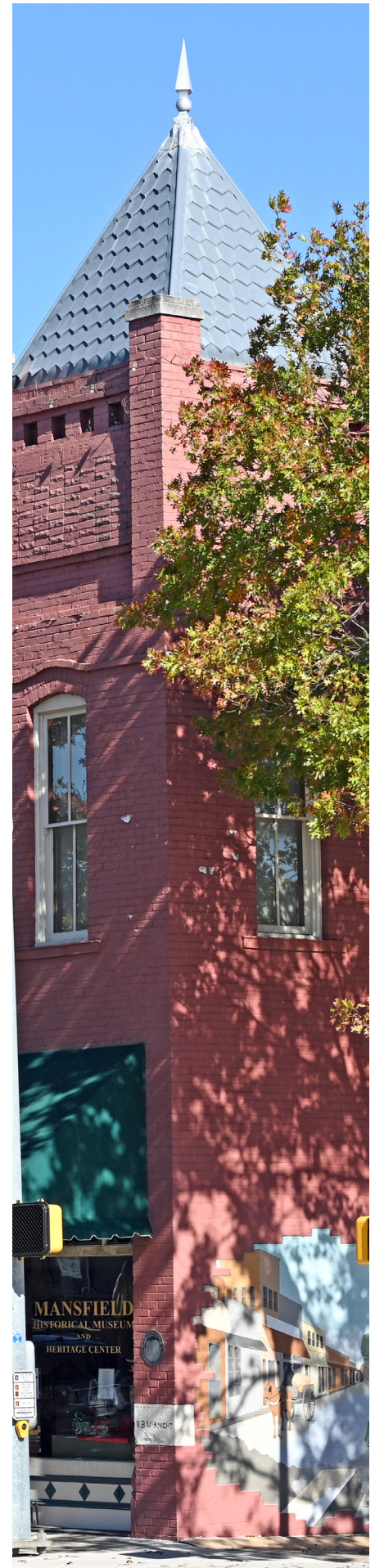
- 4A. Coordinate with local newspapers, radio, podcasts, and community blogs for feature stories.
- 3B. Provide interviews or op-eds highlighting preservation success stories.
- 3C. Share cross-promotional content with Downtown Association, Chamber of Commerce, and neighborhood groups.

DELIVERABLES:

- 2–3 media features or interviews
- Partner newsletter articles

OUTCOME:

By the end of Phase 1, residents will have a clear understanding of what landmark designation means, how the process works, and why preservation benefits the community. Through accessible materials, public sessions, and consistent messaging, the City will establish a strong foundation of awareness and credibility to support deeper engagement in later phases.



PHASE 2

This phase focuses on building trust and personal relationships with property owners.

Personalized letters will share research about each building's history, while a new Heritage Ambassadors network connects landmarked owners with those interested in the process.

Short "Why I Landmark" videos and one-on-one consultations will help make landmarking feel approachable, relatable, and rewarding.



Nugent-Hart House, 1892



R.S. Man House, c. 1865



Huitt Building, 1895

PERSONAL CONNECTION

OBJECTIVE: Humanize the process and build trust with property owners.

1. Personalized Outreach (Month 4)

GOAL: Engage eligible property owners directly and make the process more personal.

ACTIONS:

- 1A. Send customized letters to property owners introducing the landmark program.
- 1B. Include a short historical summary or archival photo of each property.
- 1C. Include a simple "Landmarking Interest Form" for follow-up.

DELIVERABLES:

- Letter and insert templates
- Mailing list and tracking log
- Summary of responses and inquiries

2. Heritage Ambassadors Network (Months 4 – 5)

GOAL: Build peer-to-peer trust through mentorship and shared experience.

ACTIONS:

- 2A. Invite landmarked property owners to serve as volunteer Heritage Ambassadors.
- 2B. Host an introductory meeting to share experiences and discuss outreach goals.
- 2C. Pair Ambassadors with interested owners for informal guidance and support

DELIVERABLES:

- Ambassador roster and orientation materials
- Kick-off meeting notes and attendance
- Summary of Ambassador outreach activities

3. Storytelling Campaign: “Why I Landmark” (Months 5 – 6)

GOAL: Humanize the landmarking process through authentic local voices.

ACTIONS:

- 3A. Share stories through the City website, social media, and community newsletters.
- 3B. Share stories through the City website, social media, and community newsletters.
- 3C. Highlight themes of pride, stewardship, and neighborhood identity.

DELIVERABLES:

- 3–5 owner feature stories or videos
- Content calendar and posting plan
- Engagement summary report



Pyles-Hubbard House, 1880



Farr Best Theater, 1917

4. Direct Support and Consultation (Months 4 – 6)

GOAL: Provide individualized guidance and support to property owners considering landmark designation.

ACTIONS:

- 4A. Offer monthly “Landmark Office Hours” (in person and virtual) for one-on-one discussion.
- 4B. Provide customized information on each property’s eligibility, benefits, and next steps.
- 4C. Maintain follow-up communication to answer questions and build ongoing relationships.

DELIVERABLES:

- Office hours schedule and appointment log
- Summary of common questions and concerns
- Updated contact list of interested property owners



Masonic Lodge Building, 1900



State Bank of Mansfield Building, 1895

OUTCOME:

By the end of Phase 2, property owners will have a stronger sense of connection, trust, and understanding of the landmarking process through personal interaction and peer support.

PHASE 3

This phase focuses on sustaining the enthusiasm built during the earlier stages by celebrating progress and showcasing results.

Through recognition events, storytelling, and visible promotion of designated landmarks, the City will highlight preservation as a source of community pride and identity.

This phase also introduces practical resources and incentives to encourage new applications while evaluating program outcomes to guide future outreach efforts.



Historic Recognition Day, Nov. 9, 2019



Mansfield Historic Properties Map

MOMENTUM AND RECOGNITION

OBJECTIVE: Celebrate early successes, showcase designated properties, and sustain community enthusiasm for preservation.

1. Recognition and Celebration Event (Month 7)

GOAL: Publicly recognize new landmarks and reinforce the community's pride in local preservation efforts.

ACTIONS:

- 1A. Host a recognition ceremony honoring newly designated landmarks and their owners.
- 1B. Present certificates or plaques and share short remarks about each property's significance.
- 1C. Invite media, Heritage Ambassadors, and community organizations to attend.
- 1D. Install "DID YOU KNOW" yard signs highlighting landmarked properties.

DELIVERABLES:

- Event program and presentation script
- List of honorees and attendees
- Media coverage summary and photographs

2. Landmark Showcase Campaign (Months 7 – 9)

GOAL: Increase public awareness by highlighting Mansfield's designated landmarks.

ACTIONS:

- 2A. Create an online "Landmark Map" with photos, descriptions, and stories of designated sites.
- 2B. Share one featured landmark per week on social media and in newsletters.
- 2C. Display posters or banners downtown and at community facilities.

DELIVERABLES:

- Interactive web map and accompanying social media posts
- Promotional materials (graphics, flyers, signage)
- Engagement analytics

3. Incentive & Support Resources (Months 8 – 9)

GOAL: Encourage new applications for designation by clarifying benefits and assistance options.

ACTIONS:

- 3A. Publish a clear guide summarizing local and state incentives for landmarked properties.
- 3B. Provide sample cost-saving case studies, use of incentives, and testimonials from owners.
- 3C. Coordinate with Economic Development and Planning staff to identify grant opportunities.

DELIVERABLES:

- Incentives guide and case study handouts
- Coordination notes with partner departments
- Updated interest list of potential applicants

4. Program Evaluation and Next Steps (Month 9)

GOAL: Measure progress and prepare for the next outreach phase.

ACTIONS:

- 4A. Collect feedback from participants, Ambassadors, and staff.
- 4B. Review attendance, engagement, and designation activity from Phases 1–3.
- 4C. Identify areas for improvement and outline priorities for the next program cycle.

DELIVERABLES:

- Phase 3 summary report
- Evaluation metrics dashboard
- Recommendations for Phase 4

OUTCOME:

By the end of Phase 3, the community will see visible results of the preservation program through recognized landmarks, public celebrations, and shared success stories. Increased visibility, recognition, and access to incentives will strengthen community pride, encourage new participation, and build lasting momentum for future landmark designations.



The 1890 Dennis Mahoney Building was awarded a \$25,000 grant to restore its historic storefront.



The 1900 Gaulden-Baskin House was awarded a \$14,268 grant to replace six deteriorated aluminum windows with new wood ones.

PHASE 4

This phase focuses on maintaining long-term engagement and ensuring the preservation program's sustainability beyond its first year.

This phase transitions from active outreach to building systems that keep the community informed, connected, and empowered.

By establishing partnerships, creating permanent resources, offering ongoing education, and evaluating results, the City will strengthen its preservation network and ensure that landmarking remains an active, visible, and supported part of Mansfield's future.



A.J. Dukes Building, 1904



I.O.O.F. Building, 1892

LONG-TERM ENGAGEMENT

OBJECTIVE: Maintain momentum, strengthen partnerships, and establish lasting systems that support ongoing preservation efforts.

1. Annual Preservation Partners Network (Month 10)

GOAL: Build collaboration among organizations and individuals supporting historic preservation.

ACTIONS:

- 1A. Convene representatives from local nonprofits, neighborhood associations, and schools to identify shared goals.
- 1B. Develop a contact list and communication channel (e.g., quarterly e-newsletter).
- 1C. Explore opportunities for joint projects, educational programs, or volunteer initiatives.

DELIVERABLES:

- Partner roster and meeting summary
- Shared outreach calendar
- Draft plan for ongoing collaborations

2. Preservation Resource Hub (Months 10–11)

GOAL: Create a permanent, accessible source of preservation information for the community.

ACTIONS:

- 2A. Review the Historic Preservation page on the City website to launch a “Preservation Resource Hub” featuring FAQs, design guidelines, incentives, application materials, and success stories.
- 2B. Include printable resources and links to partner organizations.
- 2C. Maintain and update content quarterly.

DELIVERABLES:

- Online resource hub with staff management plan
- Updated preservation materials and downloadable forms
- Usage analytics report

3. Education & Training Series (Months 11–12)

GOAL: Equip property owners, contractors, and design professionals with knowledge and tools for sensitive rehabilitation.

ACTIONS:

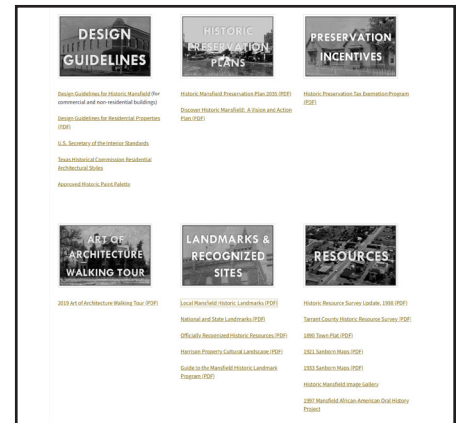
- 3A. Host workshops on maintenance, adaptive reuse, and design standards.
- 3B. Collaborate with local architects, preservation consultants, and the Texas Historical Commission.
- 3C. Record sessions for online viewing and future reuse.

DELIVERABLES:

- Workshop agenda and materials
- Participant roster and feedback summary
- Recorded sessions for web archive



Window Restoration Workshop



Information on the Preservation website

4. Program Review and Planning (Month 12)

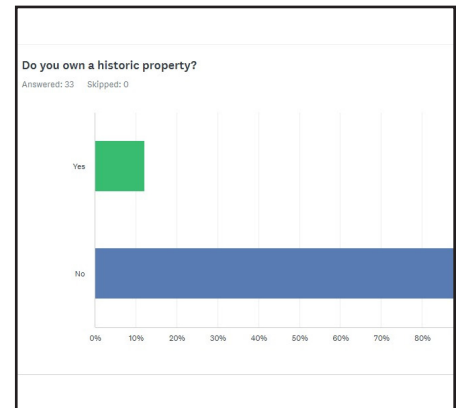
GOAL: Assess program outcomes, capture lessons learned, and set goals for the next outreach cycle.

ACTIONS:

- 4A. Evaluate participation, designations, and media reach from all four phases.
- 4B. Conduct surveys with property owners, Ambassadors, and partners.
- 4C. Draft a Year 2 Outreach Plan focusing on continued engagement and expanded incentives.

DELIVERABLES:

- Annual summary report
- Survey findings and metrics dashboard
- Year 2 Outreach Plan draft



Stakeholder survey

OUTCOME:

By the end of Phase 4, Mansfield's preservation program will have established enduring systems for communication, education, and collaboration. The City will be positioned to sustain community engagement, support new designations, and continue promoting preservation as a vital part of Mansfield's identity and growth.

Performance Indicators:

- Number of brochure downloads or print copies distributed
- Social media reach and engagement metrics
- Number of one-on-one meetings with staff, Commissioners, and Heritage Ambassadors
- Attendance at public sessions
- Media coverage obtained

Expected Plan Outcomes:

By the end of the program's first year, the city will:

- Increase the number of voluntary landmark designations.
- Improve public understanding of preservation tools and incentives.
- Build stronger partnerships with neighborhoods and property owners.
- Establish landmark designation as a visible and celebrated aspect of community identity.





Agenda Date: November 13, 2025

Title

HLC#25-009: Discussion and Possible Action on a Determination of Eligibility for Listing a Historic Commercial District on the National Register of Historic Places

Description/History

Background

The 100 block of North Main Street encompasses the historic commercial center of Mansfield and remains a distinct area within the broader community. The oldest structure dates to 1890, the year of Mansfield's incorporation. The corridor is characterized by one- and two-part brick commercial buildings that historically housed key community institutions such as banks, the post office, and various local businesses.

Historic Integrity and Rehabilitation

Most buildings along North Main Street have been modified over time, often with alterations that are inconsistent with their original materials and architectural form. Since the 1998 historic survey, several significant rehabilitations have occurred, including the State Bank of Mansfield Building, the Big Daylight Store, the McKnight Building/Knights of Pythias Hall, the Dennis Mahoney Building, the First National Bank Building, the A.J. Dukes Building, and the Board and Chorn Drugstore.

Many remaining historic buildings could potentially be restored to their original or near-original appearance using historic photographs as reference. With continued rehabilitation efforts, the North Main Street area may again be eligible for consideration as a National Register Historic District.

Non-Contributing Properties

The proposed district boundaries also include a few non-contributing properties, such as Sardis Tires (139 North Main Street) and the dry cleaner (138 North Main Street). Because the downtown's established period of significance is 1890–1940, mid-century buildings fall outside this range and are considered non-contributing, even though they may possess historical value independently.

Non-contributing buildings are defined as those that detract from a district's historic character, either due to substantial alterations or because they are less than 50 years old. These properties must make up less than 50 percent of the total building count within a potential district.

National Register Nomination Process

To pursue a National Register listing, the city must first obtain a Determination of Eligibility (DOE) from the Texas Historical Commission. This is a required step prior to any nomination submission. City staff has prepared and submitted the DOE request for the Commission's review.

Depending on the results of the DOE, it may be necessary to commission another survey of the

historic downtown, or to employ a consultant to prepare the nomination application.

Preservation Plan Goals

This program supports the following goal of the Historic Mansfield Preservation Plan 2035:

- *GOAL (Growth and Redevelopment):*

Promote economic development and community involvement through preservation programs that focus on local history, neighborhoods, and districts.

2A. Use historic and conservation districts to stabilize neighborhoods and enhance property values.

Encourage property owners within a district or neighborhood to seek listing on the National Register of Historic Places.

Strategic Initiative

Recommendation

N/A

Funding Source

N/A

Prepared By

Art Wright, Planning Manager - (817) 276-4226



1200 E. Broad St.
Mansfield, Texas 76063
817-276-4200
www.mansfieldtexas.gov

November 3, 2025

Texas Historical Commission
Attn: National Register Coordinator
P.O. Box 12276
Austin, TX 78711

National Register Coordinator,

On behalf of the City of Mansfield, I am submitting a Determination of Eligibility (DOE) packet for the proposed Mansfield Commercial Historic District. This submission draws extensively from the *Historic Resources Survey Update* and the multiple property documentation titled *Historic and Architectural Resources of Mansfield, Texas*.

We respectfully request your review to determine whether the proposed district meets the criteria for listing in the National Register of Historic Places. Included in this packet are a narrative description and a list of property owners, compiled using data from the Tarrant County Appraisal District.

The Contributing Resources Map is based on a resource's listing in the Historic Resources Survey Update, 1998. However, several of the Non-Contributing buildings on these blocks have been rehabilitated since 1998 and may possibly qualify as Contributing with a new survey.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Art Wright
Historic Preservation Officer
City of Mansfield

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District
City of Mansfield, Tarrant County, Texas

PROPERTY OVERVIEW

Name of Property:	Mansfield Commercial Historic District
Address:	Roughly bound by NW/SW Walnut Street, NW/NE Oak Street, NE/SE Smith Street, and SW/SE Broad Street
Owner Contact:	See attached Owners List
Tarrant GIS Info:	https://www.tad.org/
Category of Property:	District
Historic Function:	COMMERCIAL GOVERNMENT SOCIAL
Current Function:	COMMERCIAL VACANT
Architectural Classification:	LATE 19TH & 20TH CENTURY REVIVALS: Renaissance Revival, Romanesque Revival; Queen Anne, Classical Revival, Italianate; LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial; MODERN MOVEMENT: International, Art Deco, Modern; NO STYLE
Principal Exterior Materials:	BRICK STUCCO STONE WOOD METAL
National Register Criteria:	A and C
Areas of Significance:	Social History, Community Development
Period of Significance:	1890–1940
Previous Designation(s):	None
List of Buildings on Parcel:	See attached Inventory

PROPOSED MANSFIELD COMMERCIAL HISTORIC DISTRICT

Downtown Mansfield represents the historic commercial and economic heart of the community, with a significant concentration of buildings dating from the late 19th and early 20th centuries. Centered along North Main Street between Oak and Broad Streets, this area includes a cohesive collection of one- and two-part commercial blocks constructed primarily of brick in architectural styles such as Renaissance Revival, Romanesque Revival, and Queen Anne. These buildings housed banks, department stores, theaters, fraternal lodges, and service businesses that were vital to Mansfield's growth during the railroad and agricultural booms.

The proposed Mansfield Commercial Historic District is significant under Criterion A for its role in the economic and social development of Mansfield, Texas, and under Criterion C as a representative collection of early commercial architecture that reflects the historic building types and stylistic trends of small-town Texas from the late 19th through mid-20th century. The district illustrates the historical pattern of growth tied to Mansfield's agricultural prosperity, railroad access, and early commercial enterprise. It also contains notable examples of commercial building forms including One-Part and Two-Part Commercial Blocks and features stylistic influences from the Romanesque Revival, Renaissance Revival, and Queen Anne styles.

The district encompasses Mansfield's historic commercial core, concentrated along a single block of North Main Street. The buildings in this area served as the community's economic hub, housing banks, general stores, drugstores, specialty retailers, a post office, theaters, auto garages, and fraternal organizations. This central district embodies the town's transformation from a rural agricultural center into a more urbanized commercial community during a period of prosperity between the 1880s and 1950s.

Buildings in the district are predominantly constructed of load-bearing brick with flat or slightly pitched roofs. The majority were built as One-Part or Two-Part Commercial Blocks, many featuring recessed entries, display windows, transoms, corbeled parapets, and cast-stone detailing. Examples of stylistic influences include the Queen Anne-inspired State Bank Building (116 North Main), and the Renaissance Revival-style McKnight Building/Knights of Pythias Hall (100 North Main). These structures reflect period design strategies and construction techniques common in small Texas towns.

Despite some mid-to-late 20th century alterations—such as stucco cladding, aluminum-framed windows, and infill of original openings—many buildings retain their essential massing, materials, and commercial typology. Several key buildings have undergone historically sensitive rehabilitations, signaling a broader community effort to preserve and restore the character of the historic core.

The proposed district retains integrity of location, setting, design, and association, and possesses a strong sense of time and place. Collectively, its resources document Mansfield's development as a local service center during an era shaped by rail transportation, agricultural success, and small-scale industry.

HISTORY OF THE DISTRICT

Mansfield, Texas, was founded in the mid-19th century as a rural agricultural and milling community located on the prairie lands between the Trinity and Brazos Rivers. Its origins are closely tied to the construction of a large gristmill that became the economic anchor of the emerging town.

The town's namesake comes from Ralph S. Man and Julian Feild, two enterprising individuals who established a steam-powered gristmill on Walnut Creek around 1856. This mill, known as the Man and Feild Mill, was among the first mechanized mills in North Texas and drew farmers from surrounding counties to process wheat and corn. The success of the mill spurred the growth of a small settlement near the site, which became known as "Mansfeild" (an early variation of the name), later standardized as Mansfield after repeated misspellings¹.

Feild, who had also served as postmaster, constructed a general store and the post office, contributing to the town's early infrastructure. The arrival of additional settlers—many of whom were farmers, mill workers, and craftsmen—resulted in the gradual formation of a small community centered around the mill, with log houses, blacksmith shops, a school, and a church.

By the 1860s, Mansfield had developed into a modest but thriving community, with a growing population and an agricultural economy supported by fertile soil and reliable transportation routes to Dallas and Fort Worth. The presence of the mill provided economic stability during Reconstruction and helped Mansfield maintain a sense of continuity when many rural communities struggled.

In 1885, the Fort Worth and New Orleans Railroad extended a line through Mansfield, creating new commercial opportunities and connecting the town to regional and national markets. This shift marked a new phase in Mansfield's development, spurring the growth of a downtown commercial district along Main Street and attracting additional businesses, institutions, and residents.²

Over the decades, Mansfield evolved from a mill-based agricultural outpost into a diversified town with schools, churches, banks, and civic institutions. While the mill was demolished in 1918, its foundational role in the creation of Mansfield is commemorated by historical markers and ongoing preservation efforts.

The Main Street Commercial Block in Mansfield, Texas, represents the city's historic downtown core and is closely associated with the community's development from a rural agricultural center into a commercial hub. This district reflects over a century of economic, architectural, and social evolution, rooted in Mansfield's agricultural prosperity, the expansion of rail service in the 1880s, and the growth of retail and civic infrastructure into the early 20th century.

The commercial block emerged in the late 19th century at the crossroads of Main and Broad Streets, the earliest center of commerce in Mansfield. Businesses initially clustered around the Man and Feild gristmill, which brought early prosperity and catalyzed development along Main Street. The arrival of the Fort Worth and New Orleans Railroad in 1885 intensified this trend, stimulating a wave of construction and supporting a growing network of general stores, blacksmith shops, banks, and service businesses.³

Originally composed of wood-frame buildings, much of the early commercial architecture was

lost to fire and replaced by more durable masonry structures beginning in the 1890s. These new buildings reflected national architectural trends in small-town commercial design, particularly the One-Part and Two-Part Commercial Block forms. Typically built of load-bearing brick, these structures featured narrow street frontages with large display windows, recessed entries, and decorative parapets. Stylistic elements included corbeled brickwork and cast-stone coping, with occasional references to Queen Anne, Romanesque Revival, and Renaissance Revival styles.⁴

By the 1920s, the Main Street Commercial Block had become the civic and economic nucleus of Mansfield, hosting a diverse array of uses including department stores, a post office, two banks, fraternal organizations, restaurants, and specialty shops. Notable buildings from this period include the State Bank Building at 116 North Main, the McKnight Building/Knights of Pythias Hall at 100 North Main, and the First National Bank Building at 119 North Main. Parallel streets—Smith to the east and Walnut to the west—were developed with support and industrial uses such as auto garages, service stations, and warehouses, reinforcing the function of Main Street as a central spine.⁵

Like many small Texas towns, Mansfield's downtown began to decline in the post–World War II period. The rise of automobile culture, suburban development, and large-scale retail centers in nearby Fort Worth and Dallas reduced dependence on local commerce. In response, building owners attempted to modernize façades with stucco, aluminum siding, and altered storefronts. These changes often obscured or removed original architectural detailing.⁶

Just before the start of World War II Mansfield city council minutes note auto congestion on Water Street and related vehicle parking problems. By 1950 street signs were placed throughout Mansfield at intersections to identify street names. Parking problems worsened as more residents purchased cars over the next 15 years, until in 1957, the council established a four-hour parking limit in the business district.⁷ Concrete curbs and gutters were installed that same year on Water Street between Oak and Broad, and in 1958 Water Street was officially changed to Main Street. U.S. Highway 287 was constructed through Mansfield in the early 1940s, replacing the designation of State Highway 34.

Despite these alterations, many of Main Street's historic buildings retain their original massing, materials, and commercial typology. In recent years, growing interest in historic preservation and local heritage has led to several successful rehabilitations, restoring significant properties and reactivating the downtown core. Rehabilitated examples include the Board & Chorn Drugstore (126 N. Main), Dennis Mahoney Building (115 N. Main), and the State Bank of Mansfield Building (116 N. Main).

The Main Street Commercial Block remains a vital record of Mansfield's transformation from a railroad and agricultural hub into a thriving small-town commercial center. Its surviving architecture and historical patterns of use embody significant themes in commerce, architecture, and community development. As such, the district merits recognition as a historically significant area potentially eligible for the National Register of Historic Places under Criteria A (Commerce) and C (Architecture).

Footnotes

1. Mansfield Historical Society, "The History of Mansfield, Texas, Mid 1800 – 1965", Curtis Media, Inc., 1996.
2. "Historic and Architectural Resources of Mansfield, Texas," Multiple Property Submission (MPS), 2003.
3. Historic Resources Survey Update, City of Mansfield, 1998.
4. Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, AltaMira Press, 2000.

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District

City of Mansfield, Tarrant County, Texas

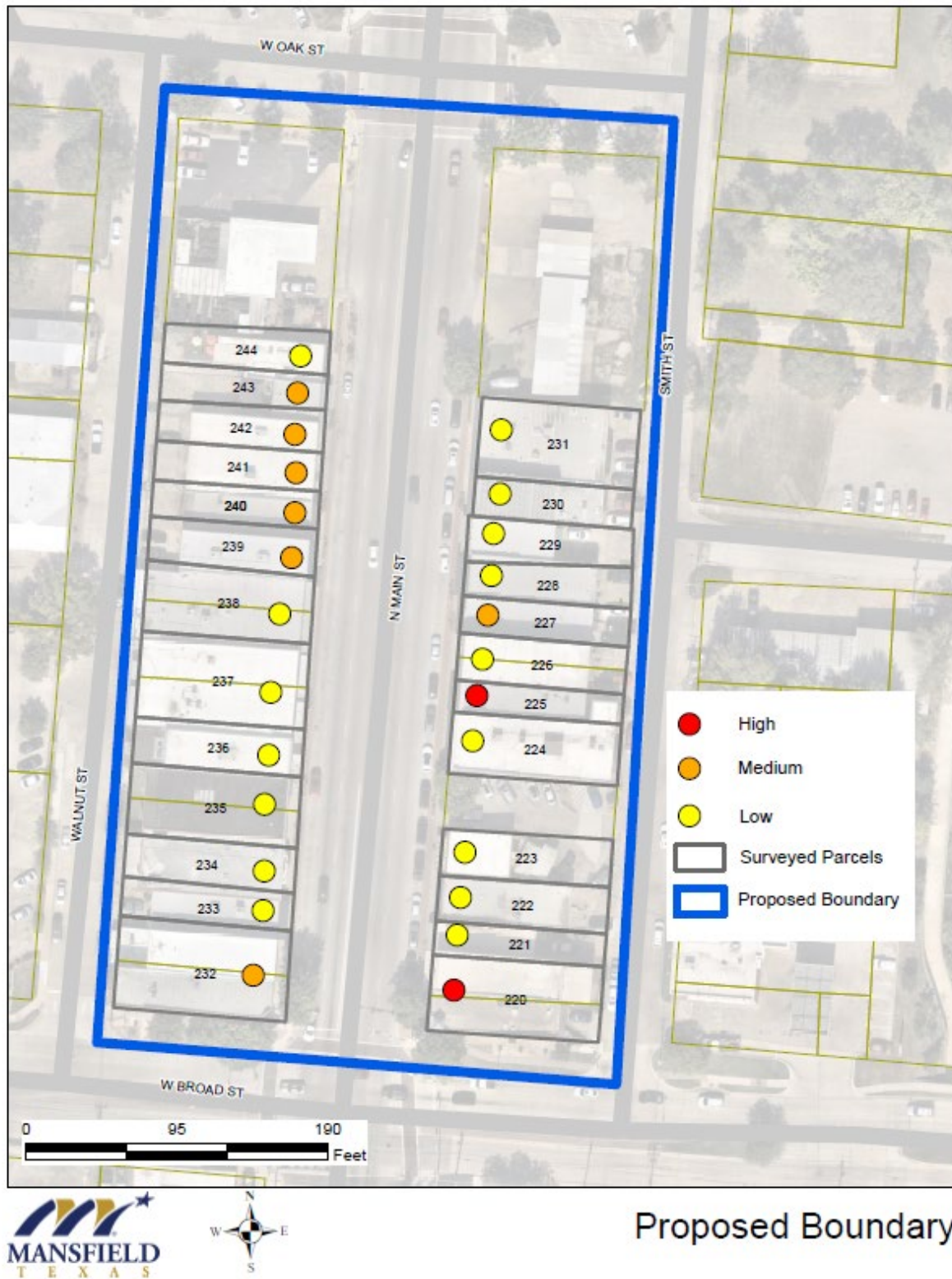
5. "Historic and Architectural Resources of Mansfield, Texas," Multiple Property Submission (MPS), 2003.
6. Ibid.
7. City of Mansfield e: 1957.

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District

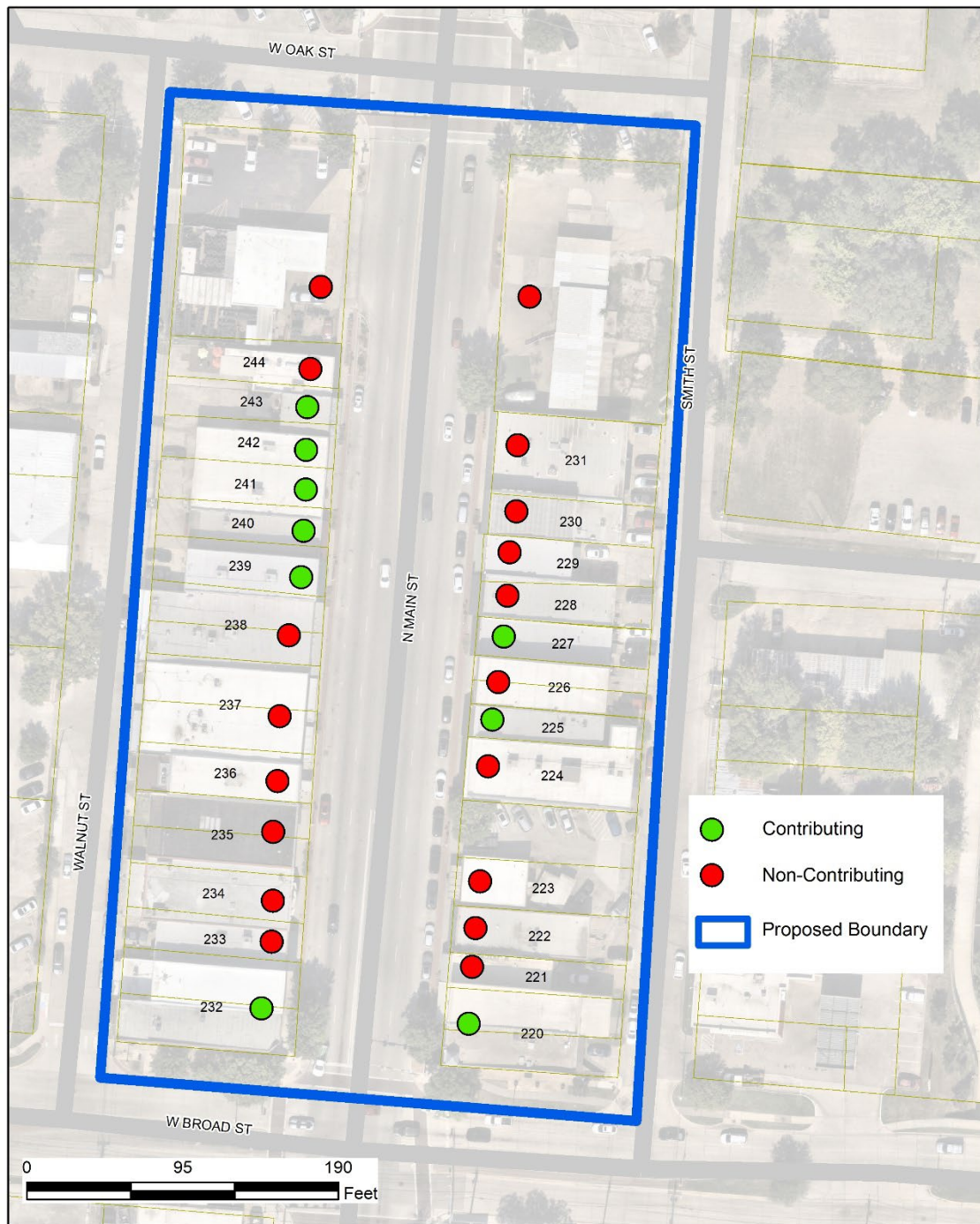
City of Mansfield, Tarrant County, Texas

PROPOSED BOUNDARIES*



*The priorities shown on this map are based on the 1998 Historic Resources Survey Update. They do not reflect storefront rehabilitations that have been undertaken since 1998.

CONTRIBUTING RESOURCES MAP*



*This map is based on the 1998 Historic Resources Survey Update. It does not reflect storefront rehabilitations that have been undertaken since 1998.

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District

City of Mansfield, Tarrant County, Texas

INVENTORY

 Address: 101/103 N MAIN ST	HRSU ID:	232	Current Evaluation and Recommendation	
	GIS No.:	20909	Medium Priority	
	Year Built:	1900	Recommended contributing to a NRHP district	
	Original Use:	Commercial/Masonic Lodge		
	Current Use:	Retail/Florist		
	Type:	Store	Changes and Integrity Notes	
	Form:	Two-part commercial block	Alterations: Addition at rear of the south lot in 1910; Windows replaced, Doors replaced, Transoms covered/removed.	
	Style:			
 Address: 107 N MAIN ST	HRSU ID:	233	Current Evaluation and Recommendation	
	GIS No.:	20894	Medium Priority	
	Year Built:	ca. 1900	Recommended contributing to a NRHP district	
	Original Use:	Commercial		
	Current Use:	Body art studio		
	Type:	Store	Changes and Integrity Notes	
	Form:	One-part commercial block	Alterations: Modern storefront replaced with windows, doors, bulkheads; awning replaced	
	Style:			
 Address: 109 N MAIN ST	HRSU ID:	234	Current Evaluation and Recommendation	
	GIS No.:	20877	Low Priority	
	Year Built:	1917	Recommended non-contributing to a NRHP district	
	Original Use:	Commercial		
	Current Use:	Theater		
	Type:	Theater	Changes and Integrity Notes	
	Form:	One-part commercial block	Alterations: Storefront altered, Transoms covered/removed, marquee added	
	Style:			
 Address: 111 N MAIN ST	HRSU ID:	235	Current Evaluation and Recommendation	
	GIS No.:	20865	Low Priority	
	Year Built:	ca. 1915	Recommended non-contributing to a NRHP district	
	Original Use:	Commercial		
	Current Use:	Storage		
	Type:	Store	Changes and Integrity Notes	
	Form:	One-part commercial block	Alterations: Store front replaced, Transoms covered/removed, stucco covering the brick façade	
	Style:			

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District
City of Mansfield, Tarrant County, Texas

 Address: 113 N MAIN ST	HRSU ID:	236	Current Evaluation and Recommendation Low Priority Recommended contributing to a NRHP district
	GIS No.:	20858	
	Year Built:	1904	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes
	Form:	One-part commercial block	
	Style:		
 Address: 115 N MAIN ST	HRSU ID:	237	Current Evaluation and Recommendation Low Priority Recommended contributing to a NRHP district
	GIS No.:	20835	
	Year Built:	1890	
	Original Use:	Commercial	
	Current Use:	Podcast Studio	
	Type:	Store	Changes and Integrity Notes Alterations: Stucco on front removed except for piers. Transom windows and doors replaced, new awning Brick on upper wall repaired or replaced
	Form:	One-part commercial block	
	Style:		
 Address: 117 N MAIN ST	HRSU ID:	238	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20817	
	Year Built:	ca. 1915	
	Original Use:	Commercial	
	Current Use:	Restaurant	
	Type:	Store	Changes and Integrity Notes Alterations: Front façade rebuilt to 1940s appearance. New awning
	Form:	One-part commercial block	
	Style:		
 Address: 119 N MAIN ST	HRSU ID:	239	Current Evaluation and Recommendation Medium Priority Recommended contributing to a NRHP district
	GIS No.:	20809	
	Year Built:	1904	
	Original Use:	Commercial	
	Current Use:	Vacant	
	Type:	Bank	Changes and Integrity Notes Alterations: Modern storefront removed; doors, transom windows, bulkheads reinstalled; new awning
	Form:	Two-part commercial block	
	Style:		
 Address: 123 N MAIN ST	HRSU ID:	240	Current Evaluation and Recommendation Medium Priority Recommended contributing to a NRHP district
	GIS No.:	20804	
	Year Built:	1956	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: new awning
	Form:	One-part commercial block	
	Style:		

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District
City of Mansfield, Tarrant County, Texas

 Address: 125 - 129 N MAIN ST	HRSU ID:	241/242	Current Evaluation and Recommendation Medium Priority Recommended contributing to a NRHP district
	GIS No.:	20793	
	Year Built:	ca. 1900	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: Transom windows boarded up, awning removed, modern brick storefront installed, doors replaced
	Form:	One-part commercial block	
	Style:		
 Address: 131 N MAIN ST	HRSU ID:	243	Current Evaluation and Recommendation Medium Priority Recommended contributing to a NRHP district
	GIS No.:	20788	
	Year Built:	1915	
	Original Use:	Commercial	
	Current Use:	Body Art Studio	
	Type:	Store	Changes and Integrity Notes Alterations: Awning replaced
	Form:	One-part commercial block	
	Style:		
 Address: 139 N MAIN ST	HRSU ID:	244	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20780	
	Year Built:	1953	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Restaurant	Changes and Integrity Notes Alterations: Awning, windows and doors replaced.
	Form:	One-part commercial block	
	Style:		
 Address: 139 N MAIN ST	HRSU ID:	N/A	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20762	
	Year Built:	1956	
	Original Use:	Gas Station	
	Current Use:	Auto Service	
	Type:	Gas Station	Changes and Integrity Notes
	Form:	Box	
	Style:		

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District
City of Mansfield, Tarrant County, Texas

 Address: 102 – 104 N MAIN ST	HRSU ID:	220	Current Evaluation and Recommendation Selected Medium Priority Recommended contributing to a NRHP district
	GIS No.:	20914	
	Year Built:	1895	
	Original Use:	Commercial	
	Current Use:	Museum/Music Studio	
	Type:	Store	Changes and Integrity Notes Alterations: Storefront on north half of the building has a modern storefront installed; façade on south half has been rehabilitated with doors, display and transom windows, bulkheads, pyramid on roof; awnings replaced.
	Form:	Two-part commercial block	
	Style:	Renaissance Revival	
 Address: 106 N MAIN ST	HRSU ID:	221	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20899	
	Year Built:	ca. 1905	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: Doors, windows and awning replaced. Metal panels added on front façade. Transom windows covered.
	Form:	One-part commercial block	
	Style:		
 Address: 108 N MAIN ST	HRSU ID:	222	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20890	
	Year Built:	1955	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: Awning replaced.
	Form:	Box	
	Style:		
 Address: 110 N MAIN ST	HRSU ID:	223	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20875	
	Year Built:	1955	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes
	Form:	Box	
	Style:		
 Address: 114 N MAIN ST	HRSU ID:	224	Current Evaluation and Recommendation Low Priority Recommended contributing to a NRHP district
	GIS No.:	20855	
	Year Built:	1901	
	Original Use:	Commercial	
	Current Use:	Chamber of Commerce	
	Type:	Store	Changes and Integrity Notes Alterations: Modern storefront replaced with doors, display and transom windows, bulkheads; awning replaced.
	Form:	One-part commercial block	
	Style:		

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District

City of Mansfield, Tarrant County, Texas

 Address: 116 N MAIN ST	HRSU ID:	225	Current Evaluation and Recommendation Selected Medium Priority Recommended contributing to a NRHP district
	GIS No.:	20847	
	Year Built:	1895	
	Original Use:	Bank	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: Modern storefront replaced with doors, display and transom windows, bulkheads, and new awning.
	Form:	One-part commercial block	
	Style:	Queen Anne	
 Address: 118 – 122 N MAIN ST	HRSU ID:	226	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20833	
	Year Built:	1892	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: Modern storefront partially replaced with display windows and doors. Transom windows boarded up. Stucco applied to the front façade.
	Form:	Two-part commercial block	
	Style:		
 Address: 124 N MAIN ST	HRSU ID:	227	Current Evaluation and Recommendation Medium Priority Recommended contributing to a NRHP district
	GIS No.:	20825	
	Year Built:	ca. 1900	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: Modern storefront replaced with doors, display and transom windows and a new awning.
	Form:	One-part commercial block	
	Style:		
 Address: 126 N MAIN ST	HRSU ID:	228	Current Evaluation and Recommendation Low Priority Recommended contributing to a NRHP district
	GIS No.:	20816	
	Year Built:	1895	
	Original Use:	Commercial	
	Current Use:	Office	
	Type:	Store	Changes and Integrity Notes Alterations: Modern storefront replaced with doors, display and transom windows, bulkheads. Awning replaced with one closer to the original.
	Form:	Two-part commercial block	
	Style:		

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District

City of Mansfield, Tarrant County, Texas

 Address: 128 N MAIN ST	HRSU ID:	229	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20808	
	Year Built:	1895	
	Original Use:	Commercial	
	Current Use:	Office	
	Type:	Store	Changes and Integrity Notes Alterations: Modern storefront replaced with doors, display and transom windows, bulkheads; upper parapet rebuilt to match original appearance and brick detailing; awning replaced.
	Form:	One-part commercial block	
	Style:		
 Address: 130 N MAIN ST	HRSU ID:	230	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	42736	
	Year Built:	ca. 1894	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: Storefront replaced with modern textured brick and paneling; transom windows covered; new awning; metal slip cover over the second floor facades.
	Form:	Two-part commercial block	
	Style:	No stylistic influences visible	
 Address: 132-134 N MAIN ST	HRSU ID:	231	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	33339	
	Year Built:	1985	
	Original Use:	Commercial	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Modern construction and materials.
	Form:	Box	
	Style:		
 Address: 306 SE 1ST AVE	HRSU ID:	N/A	Current Evaluation and Recommendation Low Priority Recommended non-contributing to a NRHP district
	GIS No.:	20764	
	Year Built:	1964	
	Original Use:	Auto Service	
	Current Use:	Commercial	
	Type:	Store	Changes and Integrity Notes Alterations: Garage bay doors infilled; covered service bays enclosed with new walls and windows; "winged" gas pump canopy removed and carport added for dry cleaner drop off.
	Form:	One-part commercial block	
	Style:		

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District

City of Mansfield, Tarrant County, Texas

HISTORIC PHOTOS

From the collection of the Mansfield Historical Society



100 Block west side of North Main Street



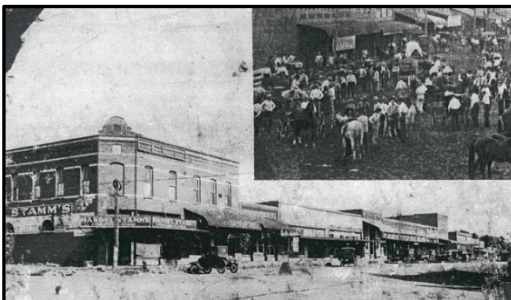
124 through 138 North Main Street



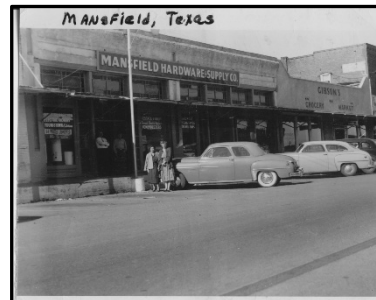
100 Block west side of North Main Street



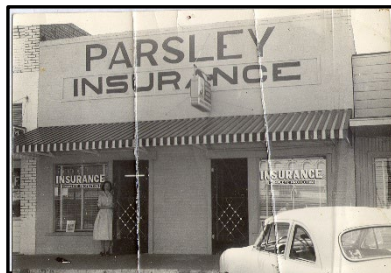
102 N Main Street (McKnight/Knights of Pythias Building)



N Main Street (Masonic Lodge)



115 N Main Street (Mahoney Building)



131 N Main Street (Southland Ice Co.)



101 N Main Street (Masonic Lodge)

Request for Determination of Eligibility for Listing on the National Register of Historic Places

Mansfield Commercial Historic District

City of Mansfield, Tarrant County, Texas



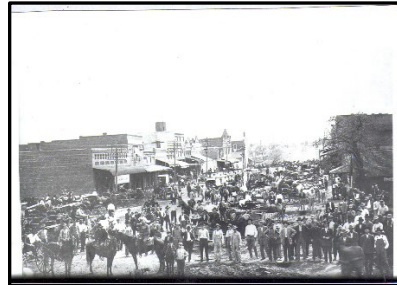
130 N Main Street (Old Post Office)



N Main Street



N Main Street



130 N Main Street (Old Post Office)



117 N Main Street



N Main Street



111 N Main Street



109 N Main Street (Farr Best Theater)



113 N Main Street (A.J. Dukes Building)



115 and 119 N Main Street (Mahoney Building and First National Bank Building)

Property Owners in the Mansfield Commercial Historic District

OWNER NAME	OWNER ADDRESS	CITY	ZIP	TELEPHONE	EMAIL
WTE3 INVESTMENTS LLC	500 S MAIN ST	MANSFIELD, TX	76063	972-768-0840	will@eubanksappraisals.com
128 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724	817-473-1370	matt@jmccpa.com
SMITH, ROBERT A	126 N MAIN ST	MANSFIELD, TX	76063-1724	817-473-9301	ann.smith.0212@gmail.com
124 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724	817-473-1370	matt@jmccpa.com
R&R ENDEAVORS LLC SERIES 118 N	112 SW THOMAS ST STE 100	BURLESON, TX	76028	817-925-1201	jenn@rmpropertymgmt.com
116 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063	817-473-1370	matt@jmccpa.com
MANSFIELD CHAMBER OF COMMERCE	114 N MAIN ST	MANSFIELD, TX	76063-1724	817-473-0507	info@mansfieldchamber.org
PATTERSON, JOHN E	790 NEWT PATTERSON RD	MANSFIELD, TX	76063-6326	817-825-0679	john@johnsheatingandair.com
AUSTIN, JOHN	801 SHADYCREEK CT	ARLINGTON, TX	76013	817-829-1673	austinrentals.johnaustin@gmail.com
CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805	817-276-4200	art.wright@mansfieldtexas.gov
MCCLENDON, JIMMY R	27 FOREST DR	MANSFIELD, TX	76063-6615	817-477-1558	N/A
FARRELL, MARY	419 SWAN RIDGE DR	DUNCANVILLE, TX	75137	N/A	hilltopbicycle@gmail.com
OPEN RANGE PROPERTIES LLC	1408 SOUTHERN HILLS DR	MANSFIELD, TX	76063	817-614-4354	rocksheepventures@gmail.com
LANNISTER ENTERPRISES LLC	1020 OAK HILL PARK	KENNEDALE, TX	76060	N/A	N/A
FOUR REASONS LLC	103 VAN WORTH ST	MANSFIELD, TX	76063	469-865-6841	shawn@kimprattteam.com
119 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724	817-473-1370	matt@jmccpa.com
ARB FAMILY L P	14 RED BLUFF CT	MANSFIELD, TX	76063-7704	817-300-7052	sheri@ssbdesigns.com
PPNCHO LLC SERIES A	2900 SERENITY CT	ARLINGTON, TX	76016	817-691-8721	curtisec@flash.net
107 N MAIN ST LLC	128 N MAIN ST	MANSFIELD, TX	76063-1724	817-473-1370	matt@jmccpa.com
MARTIN, JOE R	PO BOX 91588	ARLINGTON, TX	76015-0088	682-348-5089	N/A
ERNST REALTY INVESTMENTS LLC	400 E BROAD ST	MANSFIELD, TX	76063-7712	817-994-3300	steve.ernst@me.com
BCB TRANSPORT HOLDINGS COMPANY	221 AIRPORT RD	MANSFIELD, TX	76063	682-518-1162	rick.larkin@bcbtransport.com

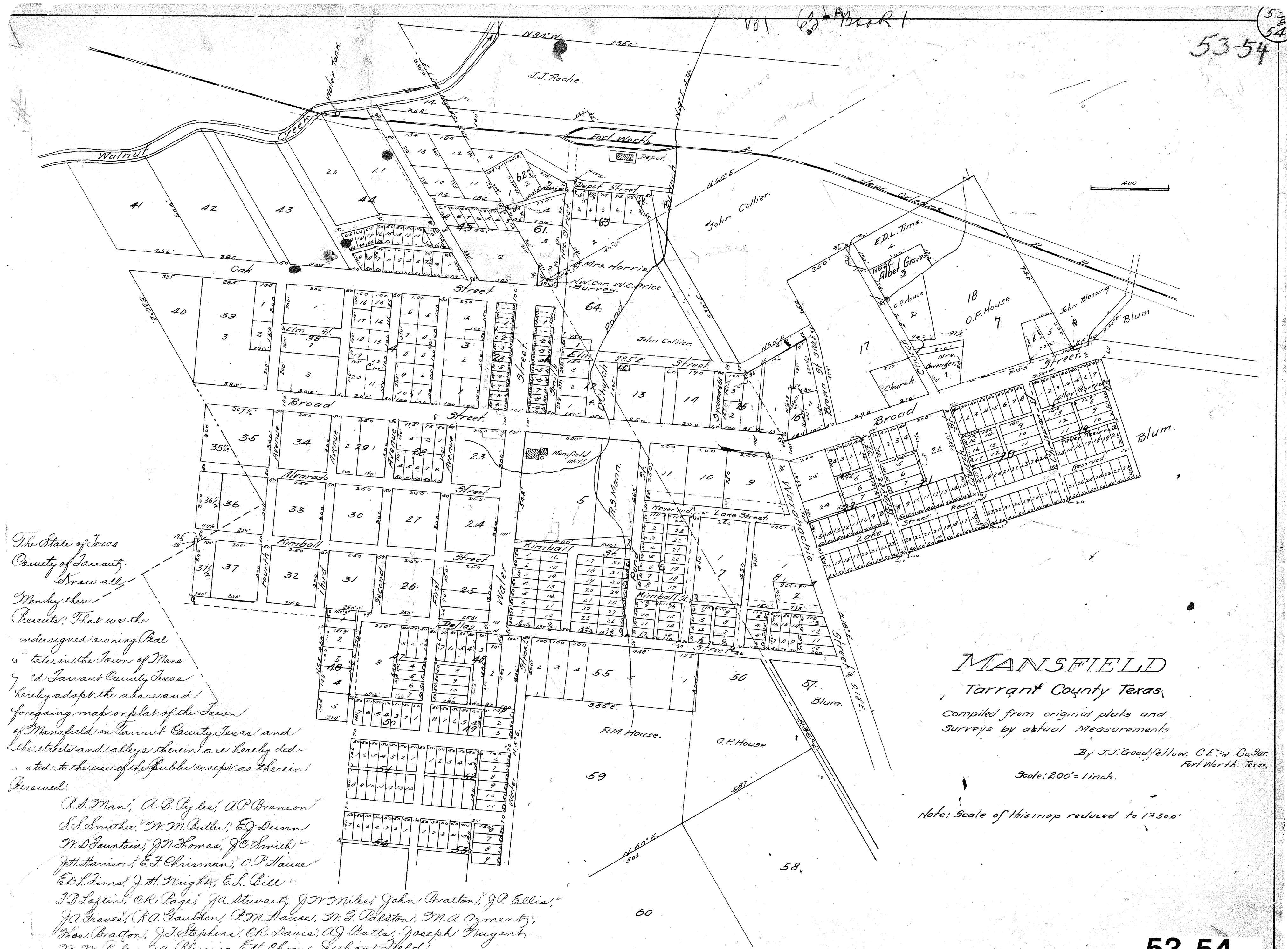
MAPS

- 1890 Original Town Plat¹
- 1930 Town Plat¹
- Sheet 2, 1921 Sanborn Insurance Map²
- Sheet 2, 1933 Sanborn Insurance Map³

¹City of Mansfield collection

²Sanborn Map Company. Mansfield, Tarrant County, Texas, January, 1921. Place of Publication: New York, 1921. Dolph Briscoe Center for American History, University of Texas at Austin

³Sanborn Map Company. Mansfield, Tarrant County, Texas, December, 1933. Place of Publication: New York, 1933. City of Mansfield collection



The State of Texas
County of Tarrant.
Know all
Men by these
Presents: That we the
undersigned, owning Real
estate in the Town of Mans-
field Tarrant County Texas
hereby adopt the above and
foregoing map or plat of the Town
of Mansfield in Tarrant County Texas and
the streets and alleys therein are hereby ded-
icated to the use of the Public except as therein
Reserved.

A.D. Man, A.B. Byler, A.P. Branson,
J.S. Smith, W.M. Butler, E.J. Dunn,
W.D. Fountain, J.M. Thomas, J.C. Smith,
J.H. Harrison, E.F. Chrisman, O.P. House,
E.D. Sims, J.H. Wright, E.L. Bell,
J.B. Loftin, C.R. Page, J.A. Stewart, J.W. Miles, John Bratton, J.P. Ellis,
J.A. Graves, R.A. Gaudin, P.M. House, W.E. Ralston, M.A. Ozyment,
Thos. Bratton, J.T. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent,
W.W. Byler, J.A. Blessing, Est. Chom, Julian Field.

The State of Texas
County of Tarrant.
Before me J.H. Alexander J.P. Ex. Off. Notary Public in and for Tarrant County Texas personally appeared A.D. Man, A.B. Byler, A.P. Branson, J.S. Smith,
W.M. Butler, E.J. Dunn, W.D. Fountain, J.M. Thomas, J.C. Smith, J.H. Harrison, E.F. Chrisman, O.P. House, E.D. Sims, J.H. Wright, E.L. Bell, C.R. Page, J.A. Stewart, J.W. Miles, John Bratton, J.P. Ellis,
J.A. Graves, R.A. Gaudin, P.M. House, W.E. Ralston, M.A. Ozyment, Thos. Bratton, J.T. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent, W.W. Byler, J.A. Blessing, Est. Chom, Julian Field known to
me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed
Given under my hand and seal of office for the 28th day of July 1890. J.H. Alexander J.P. Ex. Off. Notary Public T. Co. Tex. Filed for Record July 28, 1890. o.c. J.A. Man, A.D. 1890 at 10:25 AM. J.H. Alexander, Notary.

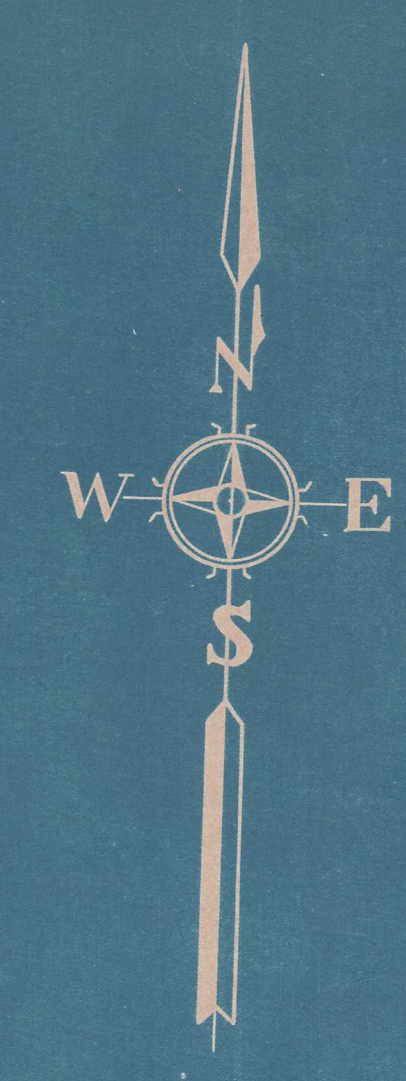
MANSFIELD Tarrant County Texas

Compiled from original plats and
surveys by actual Measurements

By J.J. Goodfellow, C.E. & Co. Sur.
Fort Worth, Texas.

Scale: 200' = 1 inch.

Note: Scale of this map reduced to 1" = 300'



MAP OF
CITY OF MANSFIELD
TEXAS

HON. S.O. HOUSE MAYOR
ALDERMEN

E.C. WILSON GUY H. STUART
E.C. BRADFORD FRANK MAYFIELD
J.N. HART
J.D. BLESSING CITY SECRETARY

SEPTEMBER 1935
SCALE 1 INCH = 200 FEET



**City of Mansfield
Staff Report**

Item ID: 25-1588

Agenda Date: November 13, 2025

Title

Historic Preservation Officer's Report for November 2025

Description/History

The purpose of this report is to provide the Commission with information on preservation topics that were discussed at or have arisen since the Commission's last meeting. These items are informational and do not require action by the Commission.

Strategic Initiative

Recommendation

N/A

Funding Source

N/A

Prepared By

Art Wright, Planning Manager - (817) 276-4226

HISTORIC LANDMARK COMMISSION COMMUNICATION

Date: November 13, 2025

Subject: Historic Preservation Officer Report for November 2025

The purpose of this report is to provide the Commission with information on preservation topics that were discussed at or have arisen since the Commission's last meeting. These items are informational and do not require action by the Commission.

A. Grave Markers for the Historic Cemetery District

The Mansfield Cemetery Association and the Mansfield Community Association commissioned a ground-penetrating radar survey of the Historic Cemetery District to identify unmarked graves. Completed in October, the survey revealed nearly 500 unmarked graves within the district. The associations subsequently requested the city's assistance in purchasing in-ground stakes stamped "UNK" (for "Unknown") to mark these graves.

For 2026, City Council increased the Historic Landmark Commission's special event fund by \$4,402—from \$16,978 to \$21,380—exceeding the amount needed for the Commission's annual events. As a result, the city allocated \$2,855.50 from the special event fund to the Historic Cemetery District to cover the cost of the grave markers.

B. October Events

1. Haunt the Block – Commissioners Johnston, Littlefield, Weydeck distributed candy and HLC promotional items to families at the Haunt the Block event on October 16, 2025.
2. Museum Escapes – The Commission hosted an escape room in the Mansfield Historical Museum on October 16, 17, and 18, 2026. Twenty-seven people participated in six different sessions.
3. A Haunted History tour was held on October 18, 2026. There were eight participants.
4. On October 27, 2025, the city received a Silver Award in Historic Preservation from the Texas Chapter of the American Planning Association for the Historic Mansfield Preservation Plan 2035.

C. First Street Initiative

The Texas Historical Commission invited Mansfield to apply for participation in the First Street Initiative (FSI) program. This year-long initiative offers free educational resources and networking opportunities to communities working to revitalize historic commercial districts. The program is administered by the Texas Main Street Program and serves as the introductory step toward applying for official Main Street designation. The FSI program brochure is attached for the Commission's information.



Commissioners interact with children at Haunt the Block, October 16, 2025



Visitors solve puzzles at the Museum Escapes! escape room, October 16-18, 2025



What is the First Street Initiative?

The Texas Historical Commission (THC) recently broadened its reach to provide free education and networking services to communities interested in the revitalization of historic commercial districts. This educational effort is called the **First Street Initiative**.

First Street enables communities to learn more about downtown revitalization, and is the first step for communities that plan to apply to the Texas Main Street Program.

What will participation in the First Street Initiative be like?

The First Street Initiative cohort will attend quarterly educational sessions that explore topics related to historic preservation, revitalization best practices, and sustainable programming for commercial historic cores.

First Street communities will accomplish the following:

- Connect to THC programs and services
- Develop a network of peer communities
- Identify opportunities and challenges
- Learn best practices for revitalization

If you have any questions, please email firststreet@thc.texas.gov

TEXAS
HISTORICAL
COMMISSION 
REAL PLACES TELLING REAL STORIES

Texas First Street Initiative



TEXAS
HISTORICAL
COMMISSION 
REAL PLACES TELLING REAL STORIES

The Texas Main Street Program

The Texas Main Street Program (TMSP) is part of Main Street America's nationwide network of state coordinating programs that support local communities as they implement the Main Street Approach™ to establish revitalization initiatives that transform downtown historic commercial cores. Main Street America reports an \$18 return for every \$1 invested in Main Street districts.

Since 1981, the TMSP has welcomed more than 180 communities into its network. Over time, these communities have rehabilitated more than 800 downtown buildings and have reported reinvestment of more than \$550 million in Main Street districts. For this reason, Main Street communities have become synonymous with preservation-driven economic development.



First & Main: what's the difference?

First Street Initiative is the first stop for communities that want to learn more about revitalization as well as the first step for communities that plan to apply to the TMSP.

Texas First Street Initiative

1. No cost to join
2. Minimal time commitment
3. Education is focused on best practices to establish a solid foundation for preservation and revitalization success
4. Minimal reporting due annually to continue participation
5. Movement into the Main Street program is optional

Texas Main Street Program

1. Fees required by TMSP and MSA
2. Program requires fulltime manager
3. Education and services focused on maintaining a local Main Street program
4. Reporting occurs quarterly, annually, and bi-annually
5. Contractual obligations such as full-time manager, attend training, and a dedicated budget

Visit our website for more info:
thc.texas.gov/firststreet

How to register:

- 1 Attend a virtual info session.** TMSP staff will review First Street Initiative parameters, go over the registration form, and answer questions. Virtual “office hours” will be provided to assist individuals with questions related to First Street and its registration process.
- 2 Register online.** The registration form will be open annually each fall. To complete the form, communities will need to designate a point of contact to participate in the quarterly meetings, provide information about the current conditions of the community's downtown, and secure a signature from the city manager/administrator.
- 3 Await confirmation.** THC staff will review registration for completeness and follow-up with questions as needed. Confirmation emails will be issued to the indicated points of contact by the end of January.

