



Historic Landmark Commission - Regular Meeting

December 11, 2025 - 5:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

25-1659 Minutes - Approval of the November 13, 2025, Historic Landmark Commission Meeting Minutes

Attachments:

1. 11-13-25 Meeting Minutes

3. PUBLIC HEARINGS

25-1675 HLC#25-010: Public Hearing and Consideration of a Historic Property Deemed Deserving of Official Recognition although not Designated as a Historic Landmark

Attachments:

1. Location Map
2. Original Park Site Plan
3. Supporting Information
4. Park Renovations 2025

4. 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.

5. DISCUSSION ITEMS

25-1661 HLC#25-007: Discussion on an Historic Preservation Outreach Program to Encourage Landmark Designation

Attachments:

1. Infographic Examples
2. 5-Step Post
3. Myth-Fact Post

25-1682 HLC#25-011: Discussion and Possible Action on an Incentive Program to Encourage Historic Preservation

Attachments:

1. Current NEZ Program Description
2. Historic Property Application Addendum
3. Preservation Program Description

6. PRESERVATION EDUCATION SUB-COMMITTEE

25-1660 Minutes - Approval of the November 19, 2025, Preservation Education Sub-Committee Meeting Minutes

Attachments:

1. 11-19-25 Sub-Committee Minutes

7. HISTORIC PRESERVATION OFFICER'S REPORT

8. COMMISSION ANNOUNCEMENTS

9. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on December 4, 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. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.



**Historic Landmark Commission - Regular Meeting Minutes
November 13, 2025 - 5:30 PM
Draft**

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

1. CALL MEETING TO ORDER

Chairman Leach called the meeting to order at 5:31 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, Bob Klenzendorf, David Littlefield, Thomas Leach, Mark Walker, Anne Weydeck, Eric Walraven

Absent: None

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

Chairman Leach called for a motion on the minutes of the October 9, 2025, meeting, and noted a correction to be made.

Vice-Chair Weydeck made a motion to approve the minutes as corrected.

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

Aye: 7 Jennifer Johnston, Bob Klenzendorf, David Littlefield, Thomas Leach, Mark Walker, Anne Weydeck, Eric Walraven

Nay: 0 None

Abstain: 0 None

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.

None.

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

Mr. Wright made a presentation on the nominated trees and was available for questions.

Chairman Leach opened the public hearing at 5:43 p.m. and called for anyone wishing to speak to come forward.

Michael Mainer, 4901 Havenside Way, representing the Mansfield Community Cemetery Association, spoke in favor of the request.

Chairman Leach closed the public hearing at 5:46 p.m. and called for a motion on the designation.

Commissioner Littlefield made a motion to approve the heritage tree designations.

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

Aye: 7 Jennifer Johnston, Bob Klenzendorf, David Littlefield, Thomas Leach, Mark Walker, Anne Weydeck, Eric Walraven

Nay: 0 None

Abstain: 0 None

5. DISCUSSION ITEMS

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

Attachments:

1. Draft Outreach Plan

Mr. Wright made a presentation on the draft outreach program and was available for questions.

The Commission discussed the proposed plan and schedule for implementation. The Commission directed staff to begin work on the Awareness and Education campaign for the Commissioners' review at a future meeting.

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

Mr. Wright made a presentation on the possibility of listing the Mansfield Downtown Commercial District on the National Register of Historic Places. Mr. Wright explained that a Determination of Eligibility must be made by the Texas Historical Commission prior to the application for National Register listing.

The Commission reviewed the application for the determination prepared by staff. After discussion, Chairman Leach directed Mr. Wright to proceed with the application.

6. HISTORIC PRESERVATION OFFICER'S REPORT

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

Attachments:

1. Item Attachment Files HPO Report for November 2025

Mr. Wright reported on the following items:

- *The Commission funded the purchase of 500 grave markers for the cemetery associations in the Historic Cemetery District to help identify the locations of previously unmarked graves.*
- *The Commission participated in or hosted several events during October, including Haunt the Block, the Museum Escapes! escape room, and the Haunted History tour.*
- *In October, the Historic Mansfield Preservation Plan 2035 was awarded a Silver Award in Historic Preservation by the Texas Chapter of the American Planning Association.*
- *The city applied to participate in the First Street Initiative, a program by the Texas Historical Commission to assist cities with preservation and revitalization efforts for historic downtowns. The program is the first step in joining the Texas Main Street Program.*
- *The Commission will have a booth at the Hometown Holidays festival on December 5, 2025.*
- *Starting in January 2026, the Commission's regular meeting day will be moved to the third Tuesday of each month.*

7. COMMISSION ANNOUNCEMENTS

Commissioner Walker announced that the cemetery associations will be installing the new grave markers on Saturday, November 15, 2025.

Chairman Leach announced that he had spoken with Mayor Evans regarding repairs to the Buttrill-Nifong-Barnett House and had requested an update on that project.

8. ADJOURN

With no further business, Chairman Leach adjourned the meeting at 6:53 p.m.

Thomas Leach, Chair

ATTEST:

Art Wright, Historic Preservation Officer



**City of Mansfield
Staff Report**

Item ID: 25-1675

Agenda Date: December 11, 2025

Title

HLC#25-010: Public Hearing and Consideration of a Historic Property Deemed Deserving of Official Recognition although not Designated as a Historic Landmark

Description/History

Section 155.069 of the Mansfield Code of Ordinances requires the Historic Preservation Officer to submit a list of structures and other features deemed deserving of official recognition, although not designated as historic landmarks, to the Historic Landmark Commission for public hearing and approval and to take appropriate measures of recognition. The Commission must hold a public hearing before official recognition takes effect.

Historical Significance

Julian Feild Park officially opened as City Park in the spring of 1960. The 6.9-acre tract of land was purchased by the city in 1958 as a companion space to the community's first public pool, which opened the following year. The pool was owned and operated by a private company, Baker-Hillcrest developers, but the city hoped to preserve the surrounding space for families to picnic and gather as they swam and played. This park was the city's only public park for many years.

The initial work to clear the land and build simple amenities like picnic tables and a playground was organized and executed by the Mansfield chapter of the Junior Chamber of Commerce, or Jaycees, using materials donated by local businesses. These additions gave families a place to gather and to host community events, and the park quickly became a very popular gathering place in the growing community.

The private pool closed in the mid-1970s and was filled in. The three acres of land that included the pool remained in Baker-Hillcrest ownership until February 2018, when the city purchased that portion to complete the property and allow room for future park expansion to the Walnut Creek Linear Trail.

In the early 1970s, a group of citizens formed the first park board. They worked to gather volunteers to help maintain and develop the park, including adding landscaping and making repairs.

Serenity Gardens opened on May 13, 2002, and is an area of Julian Feild Park first proposed by Mansfield resident Linda Jones in honor of her daughter Adrienne, who had been murdered in 1995. The park was dedicated to Adrienne and two other recent victims of violent crime, Wendie Prescott, a Mansfield teacher, and Andrew Kline, another local teen.

In 2021, Julian Feild Park was identified by City Council as the intended location for the Veterans Memorial. The park is currently undergoing renovations, including the memorial, a pavilion, plazas, trails, and restroom facilities.

Designation Criteria

In reviewing this property, please keep the following criteria in mind when choosing a building or property to officially recognize:

- Character, interest or value as part of the development, heritage or cultural characteristics of the City of Mansfield, State of Texas, or the United States.
- Embodiment of distinguishing characteristics of an architectural type or specimen.
- Embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.
- Relationship to other distinctive buildings, sites or areas which are eligible for preservation as described based on architectural, historic or cultural motif.
- Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
- Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation.

Strategic Initiative

Recommendation

The Historic Preservation Officer recommends approval of Julian Feild Park as an Officially Recognized Historic Resource due to its value as part of the development and heritage of the city.

Funding Source

N/A

Prepared By

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



Site of original City Park and swimming pool



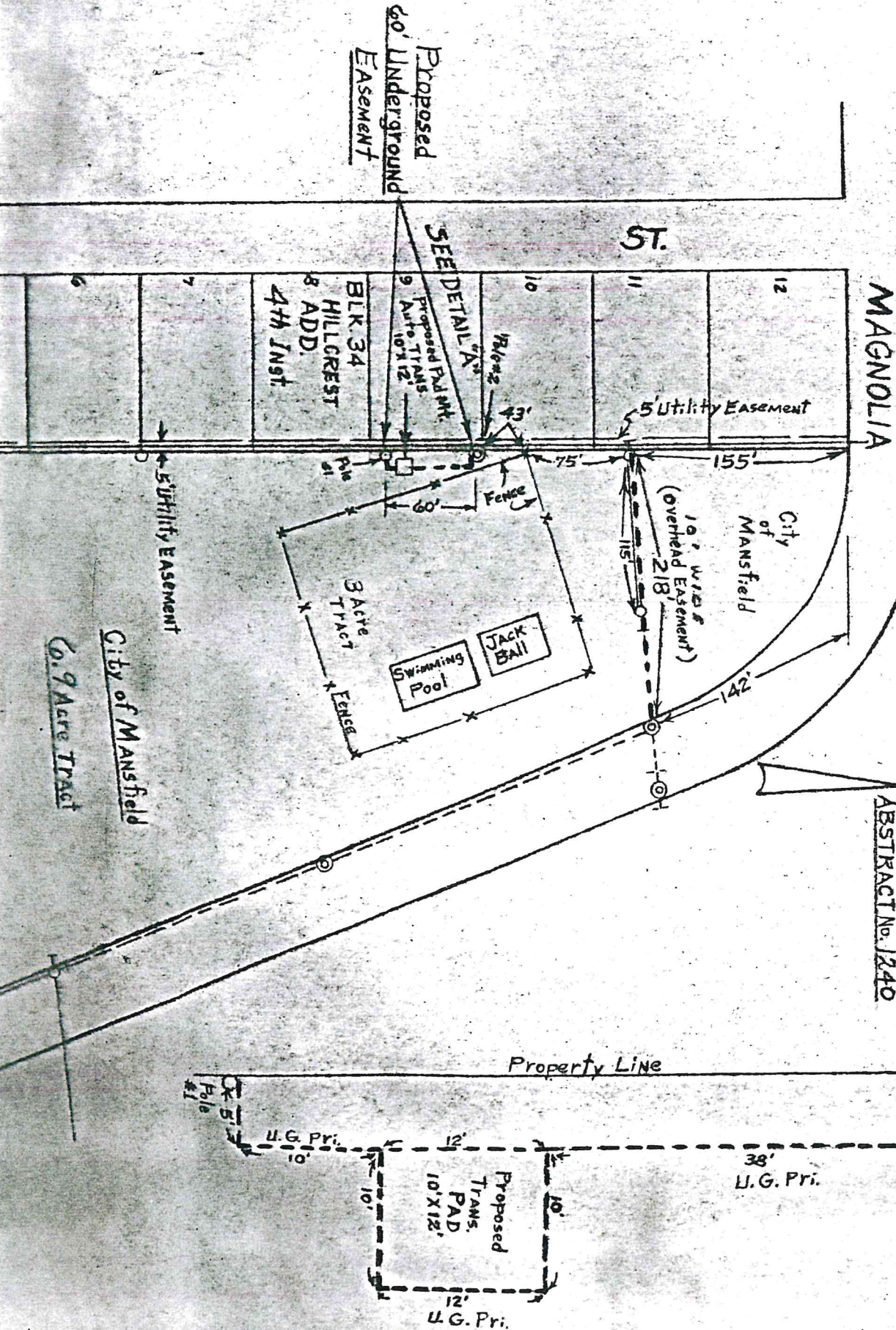
EXHIBIT "A"

EP 280P795
Scale 1"=100'
JAB

W.C. PRICE SURVEY
ABSTRACT No. 1240

DETAIL A

Scale 1"=10'





FAVORITE COOLING OFF PLACE — Just as Brer Rabbit of storybook fame had his favorite hiding place, the younger set of Mansfield are finding the Baker Hillcrest Pool to be their favorite "cooling off place" as the mercury ticks near the 100 mark these June days. The pool will be the site Saturday morn-

ing of official "Splash Day" at which time "Little Miss Mansfield" and "Miss Mansfield" will be selected during a water pageant to be presented starting at 11:00 a.m. Pete Campbell is manager of the pool again this year.

—News-Mirror Staff photo

City Park Gets Spruced Up Through Jaycee-Scout Plan

Local Boy Scouts have joined Mansfield Jaycees in a Community Development Project to clean up Mansfield's city park.

Friday and Saturday of last week Scouts cleared brush and scrawny trees from the original park site under the direction of Jaycee Leon Rawdon.

Pet Horse Hurt On County Road

High grass and broken glass was a dangerous combination for a young girl and her horse last Thursday.

Carla Jean Collier was riding her saddle mare along county road 1015 near Rendon last Thursday evening, when the horse stepped in some broken glass hidden in the deep grass.

The mare's leg was cut above the hoof and bled profusely. A vet was called, and he dressed the wound, and gave the mare an antibiotic shot. But the wounded leg still bleeds whenever the horse moves about, so extra feed and hay had to be bought so she can be fed in

Plans for the park include building about five new picnic tables to be scattered over the area, re-building the three outdoor grills, and repairing the two swing sets.

Rawdon explained that the city has landscaping plans drawn for the park, but nothing has ever been done about the project. The plans call for a garden at the southwest side of the park.

"That would be a nice project for Girl Scouts, or some interested club. They could plant flowers and shrubs in the area indicated on the plans," Rawdon pointed out.

Anyone who is interested in helping in this Community Development Project is asked to call Leon Rawdon at BR3-4330.

https://www.newspapers.com/image/823521077/

Park is 'shaping-up' as summer nears

In the not-too-distant future Mansfield residents will soon have a scenic area in which to stroll around a pond, walk across a small dam, have families down for large pic-

nics and watch their children swing, slide or take a whirl on a merry-go-round.

IN FACT THAT day will be here by mid-summer as the park is "shaping-up" in

the estimation of park board member Bill Brittain. Brittain, who along with high school auto shop teacher Joe Baker, is in charge of developing the three-acre park on Broad Street across from the Carnation Can Co.

With most of the playground equipment now installed, including a curbed and sand-filled tot playground, Brittain feels the park is "now coming along pretty fine."

Most of the playground equipment and the play area curbing was installed during the afternoon and on weekends by members of Mansfield's auto shop. The high school students volunteered much time in setting up the equipment.

NOW THAT HEAVIER work has begun such as the pouring of parking lot, curbing, sidewalks and other concrete items, the Park board has employed several of the youths to do more work as the park races to a finish.

Probably one man more responsible for the progress than any other would have to be auto shop teacher Baker, who has spent many hours supervising construction without pay or other remuneration. "I'd like to give Joe Baker credit for all he has done in the park," noted Brittain.

With most of the work com-

pleted on the west side of the creek, except for the parking lot, sidewalks and other minor jobs, Brittain and Baker will be turning their attention toward the creek itself and the eastern portion of the park.

THE MANSFIELD PARKS and Recreation Board is proving the old adage that once something is started, people will volunteer their services to carry the project through.

In that line Jerry Mebus, County Commissioner of Precinct 2, has shown more interest in Mansfield's progress than probably any other Tarrant County official.

Taking on the toughest task of all, Mebus brought in his heavy equipment and several employees earlier in the year to straighten the creek that flows through the park.

Serving as a drainage for all the northeast portion of Mansfield, the creek was a danger point for sudden flooding during storms. With preliminary work completed by Mebus' crews, much of the danger has been eliminated. "Now that we are ready to begin work on a dam and a pond, Mebus has once again stepped forward to help us out," commented Park Board chairman Steve Baker.

In fact county crews have already started work on widening the creek and preparing the pond area itself.

In an interview with Mebus this week, the county commissioner noted that the work will be completed "as soon as we can." He is currently completing work on several other projects in the area.

"WE ARE PLEASED that Mansfield is making a place for their kids to play," commented Mebus, who added that he was "glad to play a part." And Mebus is spending much money and time in Mansfield and surrounding area despite the fact that he practically has his position sewed up for a second term. With the May 6 Democratic primary coming up soon, the commissioner is unopposed in the primary, although he will draw an opponent in the general elections.

"We just want to do you a good job," he added.

Meanwhile plans have been approved by the park board following a recent okay by the Mansfield City Council to spend additional funds to complete the park. The plans include more picnic areas, family-type shelters, and a large parking lot on the east side of the park bordering Magnolia. But the park board is not planning on stopping with just the one small park, since Mansfield's growth is creating a need for more parks and recreation facilities everyday.

Chairman Steve Baker

noted that plans have been completed on the major recreational and outdoor park further out on Broad Street. "We're just waiting for the money," said Baker. With \$30,000 in hand toward the expected cost of \$164,000, the park board has presented the

plans to the city council. Mansfield has only to come up with half the amount since the state parks and recreation agency through the federal government will pay the remainder. Working with the local park board has been Tarrant County Planner Clete

McAlister. McAlister was given permission to draw up the plans by Commissioner Mebus. He will use part of his work as post-graduate research at the University of

See Park Program, Page 7

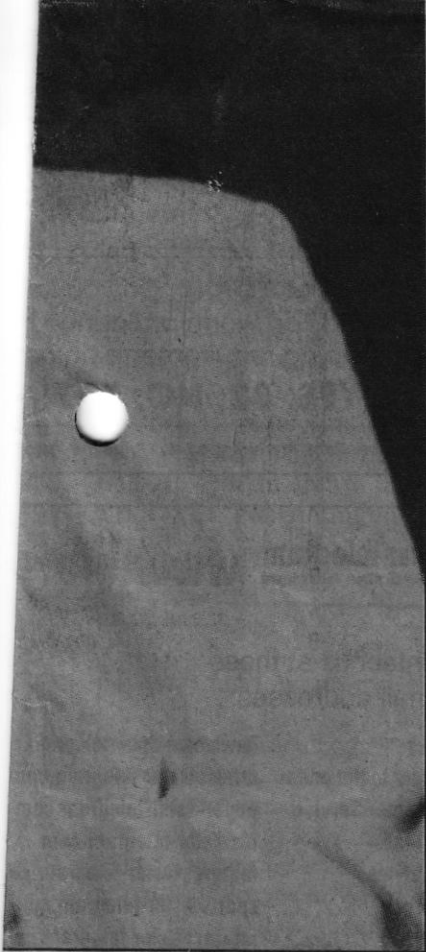


NOW OVER THERE — County Commissioner Jerry Mebus points out to park worker Mike Moore where crews under Mebus' supervision will be widening creek in a city park currently under construction. News-Mirror Staff photo



ALL WORK AND NO PLAY? — Park board member Joe Baker is helped by Phil Sutton in installing a piece of playground equip-

ment in the small park across from the Carnation Can Co. News-Mirror Staff photo



Star-Telegram/RICK MOON

crowd at Texas Hall at the University of
STORY ON PAGE 1B

City Attorney Don Postell said. Hubbard, fired in November 1996, was briefly reinstated to his former job and immediately resigned as part of the settlement with the city, Postell said in a written statement yesterday.

City Manager Gary Gwyn said the settlement was reached within

least two sources with knowledge of the agreement said includes a financial payment to Hubbard that includes his back pay from the time he was placed on indefinite suspension in November 1996.

(More on HUBBARD on Page 2)

Heroin killed teen, her parents believe

By BETSY BLANEY

Star-Telegram Staff Writer

DENTON — As police investigated the death of a 19-year-old University of North Texas student, the teen-ager's parents said they believe they know their daughter's killer: heroin.

Bobo Hardwick was found naked, lying in the fetal position on a bedroom floor, about 10 a.m. Wednesday by her boyfriend at their house on Fannin Street, police said.

Their daughter had fought problems with drugs since she

was 14, when she began smoking marijuana, Julie and David Hardwick said last night. She then began trying cocaine, Ecstasy, methamphetamine and, finally, heroin, her parents said.

"There's no stopping heroin," Julie Hardwick said. "Heroin is a lifelong addiction. What can you say? You die — and she did."

Their daughter had received \$1,300 in student loan money last week, and they feared she may have used part of it to buy heroin.

"And this last batch of heroin

(More on HEROIN on Page 18)

ary bank, r robber

BACHMAN
Dallas Bureau

ellers might have been Ron-

s looking for a way to return Reserve Bank of Dallas yes-note to a security guard stat-

the Dallas Federal Reserve ne all the money. Thank you, ice report said of the note,

Bank here?" asked Bell, 30, near downtown about 6:30 report. "I've come to rob it."

BR on Page 21)



"When I got that essay, I knew right then and there Adrienne was with us. When I said she was with us and soared above us, I was not wrong."

— Linda Jones, mother of Adrienne Jones

Mother of slain girl wants 'serenity park'

Linda Jones discusses feelings, trial

By ROBERT THARP

Star-Telegram Staff Writer

MANSFIELD — Still conscious of the presence of her slain daughter, Adrienne, Linda Jones said she hopes to create a "serenity park" that would serve as a tranquil and contemplative place for people to remember lost loved ones.

In her first interview for publication since Diane Zamora's capital murder conviction last week, Jones also discussed a recently discovered essay that Adrienne wrote as a Mansfield seventh-grader — three years before her slaying — detailing distinct views about the justice system, ethics and accepting responsibility.

The school paper ranged from equal rights for women to the necessity of rules and ethics. But in the last para-

(More on JONES on Page 2)

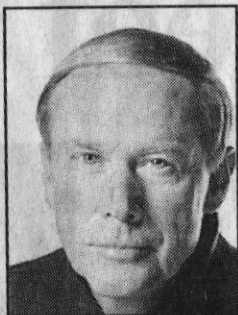
INFORMATION FOR LIFE

me
BY DAVID ESPO
GOP filibuster

Coming in Sunday's Star-Telegram

coach

popularity
ne has acceler-
ball program
take a look at
into its first
an a decade.



JARY Listing

Richland Hills

McCracken, Paul, 68, Fort Worth
Newby, Kirk, 44, Fort Worth
Nichols, Charles, 66, Cleburne

PAGE 9B

Jackson, A.J., 59, Jacksboro
Osborn, Kathryn, 89, Fort Worth
Patino, Manuel, 84, Fort Worth
Peterson, Peggy, 66, Hurst
Pippin, Stanley, 50, Fort Worth
Ratliff, Tama, 90, Stephenville
Rothrock, James, 53, Azle
Scott, Arlene, 88, Hurst
Skorenki, Mercedes, 85, North Richland Hills
Smith, Robert, 72, Hurst
Smithers, Suzanne, 30, Poolville
Stephenson, Zella, 68, Saginaw
Stringer, Laura, 72, Granbury
Teeter, Theodore, 74, Fort Worth
Thornburg, Charles, 43, Seattle, Wash.
Trice, Clarence, 72, Hurst
Turner, William, 98, North Richland Hills
Walling, Buford, 84, Fort Worth
White, Earlie, 81, Fort Worth
Wismer, George, 81, Granbury

Jones

From Page 1

graph, Adrienne lamented a society of "trigger-happy" people and said that "to be human is to know the difference between right and wrong."

A former teacher of Adrienne's gave Jones the essay when the trial concluded last week. At that point, Jones said, she was consumed by a special feeling of closeness with her daughter.

"She is one strong, spiritual person," Jones said of her daughter. "When I got that essay, I knew right then and there Adrienne was with us. When I said she was with us and soared above us, I was not wrong."

Jones said she, her husband,

Bill, and their two sons, Justin and Scott, are focusing on the present after the long, publicly publicized trial. She repeatedly stressed one theme: "We're not victims."

"We're grateful that the trial is over," she said. "As a whole, we're doing very good. We're going to school and working. Truly we're doing OK. We're just getting along with it. We're not even looking at the next thing. We're just here."

The idea for a "serenity park" was sparked by several things — her daughter's case, the recent death of a friend of Justin's and the realization that other families' losses have been "overshadowed" by Adrienne's case. The park, pos-



Jones

sibly a rock garden, would create a serene setting for people to go and contemplate lost loved ones.

"Adrienne's gone, and so are some other people," Jones said. "We know that a lot of families have lost kids. This would memorialize the memories of those other children, too."

Zamora, 20, was convicted for taking part in the Dec. 4, 1995, shooting and beating death of the 16-year-old Mansfield High School sophomore. She must serve a minimum of 40 years in prison before she is eligible for parole. In court testimony, witnesses testified that Zamora admitted to ordering Adrienne's death after her former fiancé, David Graham, claimed he had sex with her.

Graham is also charged with capital murder and faces a trial later this year.

Immediately after the trial, Justin and Scott Jones delivered moving statements to Zamora about the loss of their sister. Bill and Linda Jones also addressed Zamora, who never turned her head to look at them. After Justin spoke of his hopes of restoring a vintage Ford pickup with Adrienne, a local church congregation offered to help complete the project. The family sold the truck, however, because it was too closely linked to memories of Adrienne.

Jones said she had felt confident about the outcome of the trial because of the evidence and witnesses presented by prosecutors, but she said she couldn't help but feel fearful when the jury did not return with a verdict during the first day of deliberations.

"I was sitting in front of my mirror and just wanted to get back in bed," Jones recalled. "I was scared. My heart was in my throat. When you think it

don't understand all the variances that go on. I thought, 'Oh my God, it can't be that.'"

On the second day of deliberations, the jury spent about 45 minutes before coming back with a unanimous guilty verdict. Zamora will be 60 before she is eligible for parole.

After the trial, Zamora's parents traveled to Los Angeles where they appeared on three TV talk shows. Although Gloria and Carlos Zamora have been criticized for making those appearances while their daughter awaited transfer from jail to prison, Jones said she is not surprised. Although she did not criticize the Zamoras, Jones said she does not think viewers believe the Zamoras' story that Diane Zamora played no role in the slaying and said the appearances are not helping their daughter's case.

"It's not making them look any better. It's just putting them in a worse light," she said, adding that she does not expect to hear any apologies from the Zamoras. "I don't have to ask them to. If they want to say 'We're sorry,' fine, but I don't anticipate that they will."

Bill and Linda Jones traveled to Los Angeles earlier this week to discuss the case on *Larry King Live*.

She also said she does not blame Zamora's parents for not returning to Fort Worth immediately after Zamora reportedly cut herself on the upper left arm with a piece of a razor. The cut was not life-threatening but prompted jail officials to place her on suicide watch. The self-inflicted injury was probably an effort to get attention more than to hurt herself, Jones said.

"I don't believe it was that big of a thing," she said. "It was just a

CORRECTION

An unauthorized, excerpted version of an article in *The Atlantic Monthly* magazine ran on page E3 of the Life & Arts section of the *Fort Worth Star-Telegram* on Dec. 26 under the headline "Thus Mom spake — And lo, new rules for the dinner table did appear on the Internet." It was written by Ian Frazier and originally appeared in *The Atlantic*

Monthly in February 1997 under the title "Laws Concerning Food and Drink; Household Principles; Lamentations of the Father." We apologize for this unauthorized publication. To see the full text of the original article please visit Atlantic Unbound at www.theatlantic.com/issues/97feb/frazier/frazier.htm.

STARVOTE

TODAY'S STARVOTE QUESTION: Do you support the UN-Iraq weapons inspection agreement?

TO VOTE BY
INTERNET:

TO VOTE BY
PHONE:



Veterans Memorial at Julian Feild Park



Phase 1

- Event plaza
- Memorial plaza
- Pond
- Pavilion
- Trail w/ bridges
- Monument signage
- Restrooms
- Serenity Gardens

Future Phases

- Looped trail
- Scenic overlooks
- Wildflower areas
- Additional parking



**City of Mansfield
Staff Report**

Item ID: 25-1661

Agenda Date: December 11, 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 the draft outreach program designed to encourage property owners to pursue historic landmark designation. At this meeting, staff will present the components, proposed timeline, and corresponding goals and action items for Phase 1, Awareness and Education, for the Commission's review.

As part of Phase 1, staff requested assistance from Dustin Dangli, the Communications and Public Affairs Manager, and his team. In general, they thought the plan should prove a successful initiative. Mr. Dangli made a few recommendations to better implement the project:

- A stand-alone web page and print materials are vital.
- On the social media campaign, one post a week should be sufficient, as multiple posts in a week may be lost among the city's other content.
- Stories from property owners who already have a designation will make good posts.
- If the Commission holds quarterly public information meetings, it may be promoted in the social media posts. Monitoring the response will be needed.

Examples of the Phase 1 materials are attached for the Commission's review.

Strategic Initiative

Recommendation

N/A

Funding Source

N/A

Prepared By

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

LANDMARKING

MYTHS

VS

FACTS

**THE CITY TAKES
OVER YOUR
PROPERTY**



**YOU KEEP FULL
OWNERSHIP—
DESIGNATION
DOESN'T CHANGE
WHO OWNS IT.**



**YOU CAN'T MAKE
ANY CHANGES**



**MOST REPAIRS AND
INTERIOR UPDATES
DON'T NEED APPROVAL**



**IT LOWERS
PROPERTY VALUE**



**LANDMARKING
PROTECTS THE
CHARACTER THAT
MAKES MANSFIELD
SPECIAL**

DID YOU KNOW?

Landmarks connect us
to Mansfield's history



WHY PRESERVATION MATTERS



IT PROTECTS
THE STORIES
THAT DEFINE US

IT ENCOURAGES
SUSTAINABILITY
THROUGH REUSE

DID YOU KNOW?
Landmarks connect us
to Mansfield’s heritage



LANDMARKING IN 5 STEPS



INITIAL INTEREST

Talk with City Staff about eligibility



PRELIMINARY REVIEW

Staff reviews architectural and historic significance



APPLICATION SUBMITTED

Owner provides photos, description, and supporting history



PUBLIC MEETINGS

Public hearings, review by city boards, and approval by Council



OFFICIAL DESIGNATION

Property becomes a Mansfield Historic Landmark

MYTH:

Landmarking means the city controls your property.

FACT:

You maintain full property rights - only exterior changes are reviewed





Agenda Date: December 11, 2025

Title

HLC#25-011: Discussion and Possible Action on an Incentive Program to Encourage Historic Preservation

Description/History

One of the goals of the Historic Mansfield Preservation Plan 2035 is to develop incentives that encourage the preservation of historic properties. Recently, the City Council established a Neighborhood Empowerment Zone (NEZ) to promote reinvestment, economic development, and revitalization in the historic core of the city.

The NEZ program provides a variety of development fee waivers to encourage private redevelopment projects. At present, the NEZ Incentives Program applies broadly to qualifying residential and commercial projects; however, it does not include specific criteria for historic properties, which require a more nuanced evaluation process to ensure that incentives support appropriate preservation outcomes.

While not intended specifically for historic preservation, staff believes that the program could be extended to preservation projects if certain criteria are met. Staff prepared a Historic Property Eligibility policy for the Commission's review, detailing the required historic status, preservation standards, application materials, and evaluation methodology for projects seeking NEZ incentives. Adoption of this framework would ensure consistent evaluation of historic rehabilitation projects and alignment with City preservation goals.

The following is a summary of the program elements:

Eligibility Criteria

The criteria require that historic properties:

- Be located within the NEZ boundary;
- Be owned by the applicant or include written owner authorization;
- Possess documented historic or architectural significance;
- Propose a qualifying rehabilitation or restoration project;
- Comply with the Secretary of the Interior's Standards or applicable local guidelines.

These criteria ensure NEZ incentives are used to support projects that preserve historic integrity and contribute to Downtown Mansfield's character.

Historic Property Application Addendum

This addendum supplements the standard NEZ Incentive Application and requires applicants to provide:

- Documentation of historic status;
- Project scope descriptions;

- Photographs and historical research;
- Plans, materials, and compliance statements related to preservation standards.

The addendum ensures that staff and the Commission receive the information necessary to evaluate a project's preservation merit.

Evaluation Matrix

Staff proposes a 100-point scoring system to assess:

- Historic significance;
- Quality of proposed work;
- Economic benefit;
- Public visibility and community impact;
- Readiness to proceed.

Projects scoring 70 points or higher are recommended for approval, with flexibility for exceptional preservation cases.

Preservation Plan Goals

The proposed incentive supports the following goal of the Historic Mansfield Preservation Plan 2035:

GOAL (Incentives): Develop incentives for preservation through a variety of programs.

1A. Develop financial incentives that promote investment in historic properties.

Financial incentives may assist historic property owners with limited resources with their restoration and rehabilitation projects.

Strategic Initiative

Recommendation

N/A

Funding Source

N/A

Prepared By

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

**CITY OF MANSFIELD
NEIGHBORHOOD EMPOWERMENT ZONE (NEZ)
INCENTIVES PROGRAM**

I. GENERAL PURPOSE AND OBJECTIVES

The City of Mansfield has determined that the creation of neighborhood empowerment zones (NEZ) would promote an increase in economic development in the NEZ.

For each NEZ, the City Council may approve additional terms and incentives as permitted by Chapter 378 of the Texas Local Government Code or by City Council resolution. This program will expire three (3) years after its effective date.

II. DEFINITIONS

“Basic Incentives” means fee waivers, as more specifically set forth in section IV herein.

“Multifamily Project” means a development project which proposes to construct or rehabilitate multifamily facilities, as referenced in the city’s zoning ordinance.

“Project” means a *development project, commercial or residential, other than multi-family as defined in the city’s zoning ordinance.*

III. PROCEDURAL GUIDELINES

A. Application

1. Application Submission
 - a. An applicant for Basic Incentives must submit a complete City of Mansfield "Application for NEZ Incentives" to the Economic Development Department. Application forms may be obtained from the Economic Development Department.
 - b. Incomplete applications will not be accepted or processed.
 - c. All applications shall be evaluated and considered on a case-by-case basis and must be approved prior to any work commencing.

B. Applicant Eligibility

1. In order for the applicant to be eligible for any NEZ incentives for a Project, the applicant must be the property owner of the property on which the proposed Project is or will be located.

IV. BASIC INCENTIVES

A. Projects within the Mansfield Historic Downtown NEZ

1. Full development fee waivers
 - a. One hundred percent (100%) of the following development fees shall be waived:
 - Platting fees
 - All planning, engineering, and building permit-related fees;
 - Sign permit fees;
 - Impact fees; and
 - Park development fees

B. LOCATION MAP

Neighborhood Empowerment Zone Incentive Program Area



City of Mansfield - NEZ Incentive Application

Applicant Information

Applicant Name: _____

Company Name (if applicable): _____

Phone Number: _____

Email Address: _____

Mailing Address: _____

Project Address: _____

Project Description

Please provide a summary of the proposed project (attach additional documents if needed):

Ownership Verification

Are you the property owner of record for the project location?

☐ Yes ☐ No (Please explain and attach authorization from owner)

Signature

Signature of Applicant: _____

Date: _____

Historic Property Application Addendum

City of Mansfield NEZ Incentives Program

Historic Property Application Addendum

This form must accompany the NEZ Incentive Application for any historically significant property.

Property and Project Information

Property Address: _____

Historic Status (check all that apply):

- ☐ Local Historic Landmark
- ☐ Contributing structure in historic district
- ☐ National Register property
- ☐ Determined eligible by City preservation staff
- ☐ Other (describe): _____

Year Constructed (if known): _____

Architectural Style (if known): _____

Description of Historic Significance

Provide a brief summary of the building's historical or architectural significance.
(Attach additional sheets if necessary.)

Scope of Proposed Work

Describe the work proposed as part of the project. Indicate how the work supports historic preservation goals and NEZ program objectives. Attach plans, elevations, or project documents as needed.

Does the project require City permits?

☐ Yes ☐ No

List anticipated permits: _____

Compliance with Preservation Standards

Check each standard the project will comply with:

☐ Secretary of the Interior's Standards for Rehabilitation

- ☐ Local historic design guidelines
- ☐ Downtown façade guidelines (if applicable)

Describe how the project meets these standards:

Supporting Documentation (Required Attachments)

- ☐ Historic photographs or documentation
- ☐ Current color photographs of all building elevations
- ☐ Detailed scope of work
- ☐ Plans, drawings, or renderings
- ☐ Materials samples (if applicable)
- ☐ Contractor estimates or cost breakdown
- ☐ Owner authorization (if applicant is not the owner)

Applicant Certification

I certify that all information provided is true and complete and that no work has commenced prior to NEZ incentive approval.

Signature: _____

Date: _____

Printed Name: _____

Eligibility Criteria for Historic Properties

Historic preservation projects seeking incentives under the Neighborhood Empowerment Zone #1 (NEZ #1) Program must meet all of the following criteria:

A. Location Requirements

1. The property must be located within the boundaries of the historic downtown area of NEZ #1.
2. Properties located outside the NEZ boundary are not eligible for NEZ incentives.

B. Property Ownership

1. The applicant must be the property owner of record, as required by the NEZ Incentives Program.
2. If the applicant is not the property owner, written authorization from the owner must accompany the application.
3. Tenants may not apply without property-owner participation.

C. Qualifying Project Types

Eligible projects include, but are not limited to:

1. Rehabilitation or restoration of historically significant structures;
2. Adaptive reuse of historic buildings;
3. Structural, life-safety, or code-compliance improvements;
4. Façade restoration consistent with approved preservation standards;
5. Additions or alterations that do not compromise the building's historic integrity;
6. Site improvements that support reinvestment goals within the NEZ.

Projects composed solely of routine maintenance are not eligible unless work requires City permits.

D. Historic Status Requirements

To qualify as a historic property under the NEZ program, the property must meet at least one of the following:

1. Individually designated as a local historic landmark or Officially Recognized historic resource;
2. A contributing structure in a locally designated or National Register historic district;

3. Determined by City preservation staff to be eligible for local landmark designation based on architectural or cultural significance.

E. Preservation Standards

1. All proposed work must comply with the Secretary of the Interior's Standards for Rehabilitation or applicable local historic design guidelines.
2. Demolition of character-defining features is prohibited unless specifically approved through the historic review process.

F. Application Requirements

1. The applicant must submit a complete NEZ Incentive Application and the Historic Property Application Addendum prior to beginning any work.
2. Incomplete applications will not be accepted or processed.
3. Work begun prior to incentive approval is not eligible for fee waivers.

G. Project Alignment with NEZ Goals

Eligible projects must demonstrate public benefit through one or more of the following:

1. Enhancement of the historic downtown environment;
2. Increased economic activity through activation of vacant or underused buildings;
3. Preservation of structures that contribute to the cultural identity of the district;
4. Improvements that increase walkability, visitor engagement, or business viability.

H. Eligible Incentives

Eligible historic property projects may receive the fee waivers already established under the NEZ program, including:

- Platting fees
- Planning, engineering, and building permit fees
- Sign permit fees
- Impact fees
- Park development fees

Incentives will be awarded on a case-by-case basis based on the findings of the Historic Landmark Commission.

Evaluation Matrix / Scoring Criteria

Historic NEZ Incentive Evaluation Matrix

Each project should be evaluated on a 100-point scale.

Category 1 – Historic Significance (30 points)

- 30–25 points: Property is a landmark, Officially Recognized, or primary contributor; strong architectural integrity.
- 24–15 points: Contributing building with moderate alterations.
- 14–1 points: Potentially eligible structure with limited remaining original fabric.
- 0 points: Not historically significant.

Category 2 – Quality of Proposed Work (25 points)

- 25–20 points: Work fully aligned with preservation standards; long-term durability.
- 19–10 points: Meets standards with minor concerns.
- 9–1 points: Limited or cosmetic improvements; unclear preservation benefit.
- 0 points: Work conflicts with preservation guidance.

Category 3 – Economic Development Impact (20 points)

- 20–15 points: Project activates a vacant/underused building; adds new business or housing; strong downtown benefit.
- 14–8 points: Moderate benefit; supports existing businesses.
- 7–1 points: Minimal economic impact.
- 0 points: No identifiable benefit.

Category 4 – Public Visibility & Community Benefit (15 points)

- 15–10 points: Highly visible façade or site improvement; substantial public streetscape impact.
- 9–5 points: Moderate visibility or benefit.
- 4–1 points: Low public visibility.
- 0 points: No public-facing improvements.

Category 5 – Readiness to Proceed (10 points)

- 10 points: Complete plans, financing in place, ready for permits.
- 9–5 points: In progress; minor missing elements.
- 4–1 points: Early concept stage only.
- 0 points: No information provided.

Threshold Recommendation

Projects scoring 70 points or higher are recommended for approval. Projects scoring below 70 may be approved if they meet critical preservation goals.

Submission Checklist (Optional but Recommended)

Historic Property NEZ Incentives – Application Checklist

Before submitting, confirm that you have included:

Required Forms

- ☐ NEZ Incentive Application
- ☐ Historic Property Application Addendum

Required Documentation

- ☐ Proof of ownership or authorization
- ☐ Historic narrative or designation documentation
- ☐ Current photographs (all elevations)
- ☐ Historic photographs or archival documentation (if available)
- ☐ Detailed scope of work
- ☐ Plans, drawings, elevations, renderings
- ☐ List of materials and finishes
- ☐ Contractor estimates / cost information
- ☐ Permit list (anticipated permits)

Optional Enhancements

- ☐ Letters of support
- ☐ Economic or business impact summary
- ☐ Phasing plan (if multi-stage project)



HLC - Preservation Education Sub-Committee - Meeting Minutes
November 19, 2025 - 4:15 PM
Draft

Development Services Conference Room
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chairman Leach called the meeting to order at 4:15 p.m. in the Planning Department Conference Room of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff Present:

Art Wright, Historic Preservation Officer

Jessica Baber, Museum Manager

Amanda Brown, Museum Education and Engagement Specialist

Mansfield Youth Council:

Jada McClure

Preservation Volunteers:

Amanda Kowalski

Carolyn Wright

Commissioners:

Present: Jennifer Johnston, Thomas Leach, Mark Walker

Absent: None

2. DISCUSSION ITEMS

Discussion regarding preservation activities, educational events, outreach events and other programs for 2025-2026, events for Historic Preservation Month 2026, educational videos for the Mansfield Independent School District, and the Decades Day festival for 2027.

The sub-committee discussed the following items:

- *Ms. Brown received contact information for teachers of classes that could assist with the history video for the school district. Ms. McClure will work with Ms. Brown on a script for the video and determine what can be done by the sub-committee and volunteers.*
- *Mr. Wright reported that the city is interested in programs celebrating America 250 in 2026, and that the Historic Preservation Month events would support the America 250 theme. The sub-committee discussed the proposed events for Preservation Month, including:*
 - *The Historic Downtown Mansfield Car Show is scheduled for May 9, 2026, from*

9:00 a.m. to 2:00 p.m. The sub-committee discussed an Americana theme and holding a mustache contest.

- *Chalk the Walk on Historic Main Street is scheduled for May 2, 2026, from 12:00 p.m. to 4:00 p.m., before Music Alley begins. The event will be held on the sidewalks of Main Street and West Broad Street.*
- *The Mansfield History Hunters Scavenger Hunt will be held on April 25, 2026, from 9:00 a.m. to 2:00 p.m.*
- *The "This Place Matters, 31 Days of May" campaign will be held each day of May 2026.*
- *In addition to the Preservation Month events, the sub-committee discussed creating a "Letters to 2076" time capsule with submissions from residents to be placed at a city facility and opened in 2076, and a photo contest where participants recreate historic photographs from the museum collection.*
- *Mr. Wright presented a Music Alley budget to give the sub-committee an estimate of the anticipated costs for the 2027 Decade Days festival.*

The next meeting is scheduled for December 17, 2025, at 4:15 p.m.

3. ADJOURN

With no further business, Chairman Leach adjourned the meeting at 5:07 p.m.

Thomas Leach, Chair

ATTEST:

Art Wright, Historic Preservation Officer