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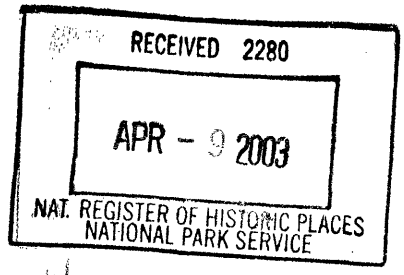

NATIONAL REGISTER OF HISTORIC PLACES MULTIPLE PROPERTY DOCUMENTATION FORM

_X_ New Submission __Amended Submission

64500844

A. NAME OF MULTIPLE PROPERTY LISTING

Historic and Architectural Resources of Mansfield, Texas

B. ASSOCIATED HISTORIC CONTEXTS

Community Development in Mansfield, Texas 1850-1960

C. FORM PREPARED BY

Name/Title:	Diane E. Williams, Architectural Historian		
Organization:	for the City of Mansfield, Texas	Date:	November 2000
Street & Number:	P. O. Box 49921	Telephone:	512 458-2367
City or Town:	Austin	State: TX	Zip: 78765

D. CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Signature and title of certifying official

21 MAR 2003
Date

STATE HISTORIC PRESERVATION OFFICER,
TEXAS HISTORICAL COMMISSION
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved as a basis for evaluating related properties for listing in the National Register

Edson H. Beall
Signature of the Keeper

May 22, 2003
Date

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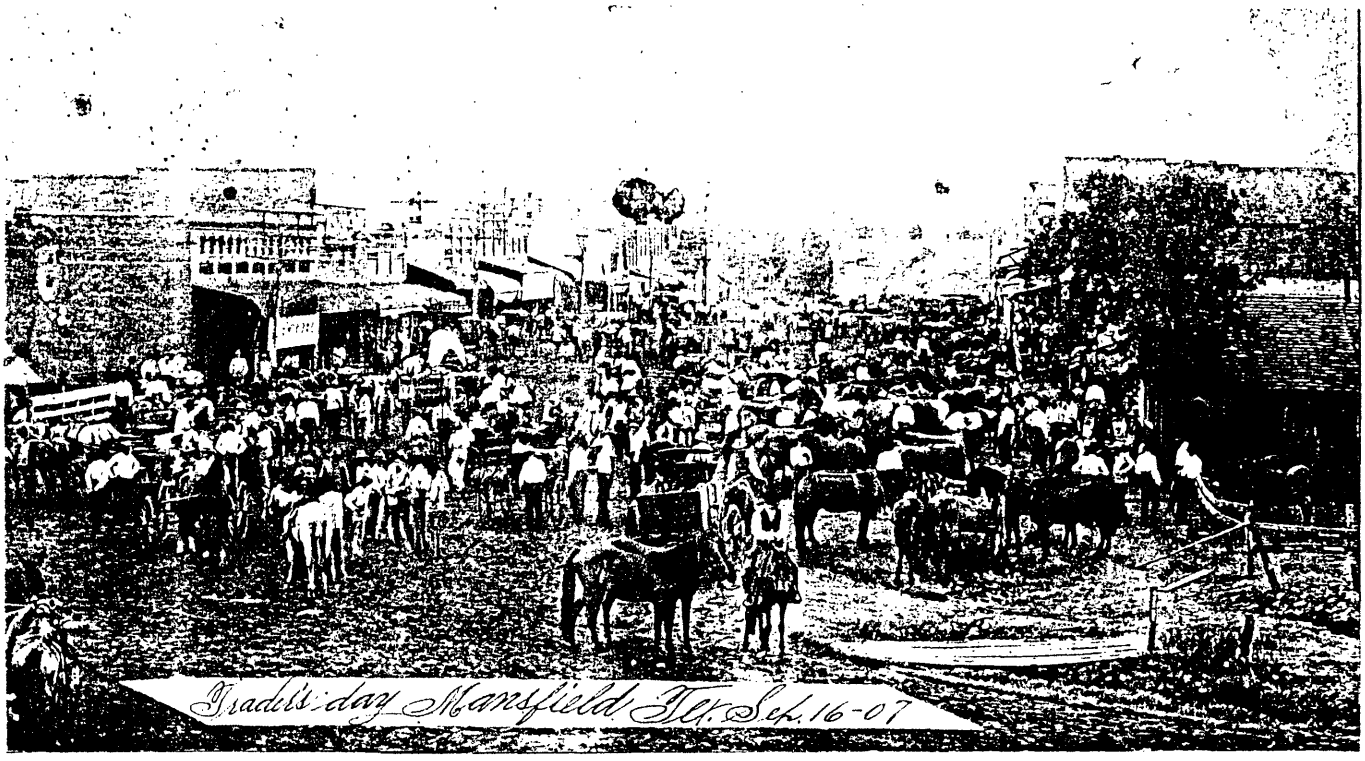

COMMUNITY DEVELOPMENT IN MANSFIELD, TEXAS 1850-1960

Diane E. Williams & Associates, Austin, Texas

Historic and Architectural Resources of Mansfield, Texas in Tarrant, Ellis and Johnson counties

Prepared for the
City of Mansfield, Texas
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INTRODUCTION

Since its founding in the 1850s, Mansfield's agricultural economy has shaped community development. As an important local trade center for surrounding farms and ranches in southeast Tarrant County, Mansfield benefited from the interaction of farmers, merchants, and the railroad. Early growth was slow and was based on grain crops, livestock and cotton. Processing and overland shipment of farm products, and local commerce also were important. After the Civil War, the economy and population grew more rapidly, at first because of the presence the Man and Feild Mill and the Mansfield Male and Female College. Then, beginning in the 1880s, Mansfield became an important rail freight and agricultural processing center. Tradesmen flourished and the town boasted five cotton gins. Mansfield incorporated in 1890 as a town, and then in 1909 became a city. The interaction of farmers, merchants and city government ensured Mansfield's continuing importance as a local trade center. In the 20th century agriculture remained the primary economic force and cotton dominated farm production through the 1940s. Between 1945 and the early 1970s, soil and water conservation practices, farm mechanization, the advent of hybrid seed, chemical fertilizers and herbicides and the spread of cotton root rot spurred a return to grain cultivation and livestock as primary agricultural activities. At the same time, farming began to decline in importance as more and more young people took manufacturing jobs in Fort Worth and Dallas. The proliferation of private automobiles and commercial trucking at first brought improved commercial possibilities and personal transit to area residents. Mansfield gained more regional importance about 1940 when a new highway by-passed its strongest area rival, the community of Britton, which is now part of Mansfield. However, by the early 1970s, continued road building resulted in a high-speed highway that by-passed the city center, both decreasing the city's importance as a trade hub and improving resident access to Fort Worth and Dallas. As early as the mid-1950s city leaders encouraged residential development and in the late 1950s created a market for fallow agricultural land by zoning for industrial parks. As agriculture lost its primacy, manufacturing filled the void and Mansfield's farm land provided space for intensive suburbanization forever changing the character of the community. By 1998 the once-small town encompassed 40 square miles and included the remnants of three rural farm communities, several family cemeteries, and thousands of acres of farmland.

The earliest development consisted of homesteads along Walnut Creek, and around the brick Man and Feild Mill, located at the crossroads of the road to Fort Worth and another regional trail. The crossroads became the heart of Mansfield with a small commercial district containing one and two story wood buildings just north of the mill. Surrounding the business district were residential neighborhoods consisting of farms and dwellings on lots of various sizes. Development stretched two to three blocks east and west of the mill and business district. As population increased more dwellings and farms occupied land beyond the original settlement zone, and larger parcels within the city center were divided to make room for additional construction. First platted in 1870 on a map that has not survived, the city was again platted in 1890, when it incorporated. The 1890 plat reveals a combination of large and small parcels scattered throughout the city, a pattern still visible. Steady population increases through the 1940s resulted in continuing development of land in the original town in an eclectic arrangement of lot sizes and

shapes and architectural forms. The first known subdivisions were platted in the early 1950s when two areas on the south edge of Mansfield were claimed from farmland for residential housing. Small tracts of three to five homes also were built between Mansfield and Arlington, on the north edge of the community. Commercial development outside the original business district began in the 1960s, after city leaders approved a zoning master plan that provided for industrial parks. Suburbanization continues, as farmland is redeveloped for housing and commercial enterprises.

Farms surrounded the original town of Mansfield, delineated by section lines and private land divisions. Most farms were between 100 and 400 acres. White farmers dominated the north, east and south sides of Mansfield, while African American farmers primarily occupied land west and southwest of Mansfield; some held multiple parcels of 10 to 40 acres, and a few held as many as 100 or more acres. A few African American farmers also lived north and east of the historic town. While the majority of local African Americans were engaged in farming their own land, many also worked as farm laborers, and as domestic employees in the homes of the more affluent white residents of Mansfield. Until the 1980s most areas settled by African Americans were outside the town limits, although close enough to permit trade and employment. White residents occupied the historic portions of the community as well as farms to the south, north and east. It was in those areas that the first post-World War II subdivisions were constructed, establishing a pattern of continued development south, east and north. One small subdivision in the area west of Mansfield, the Hamman Terrace Addition, remains incompletely developed; little activity is currently occurring west of Mansfield, despite the rapid growth of the community as a whole. One reason is the large number of small parcels that must be assembled from many owners before a subdivision can be platted. The geographical division of whites and blacks within Mansfield reflects the social stratification of the community, and indeed the country as a whole. These patterns affected, and continue to affect development in Mansfield, maintaining a reminder of community history. Residents with Spanish surnames first appear in Mansfield in the 1920s, when most arrived from Mexico as migrant rail workers and farm laborers. One family from Chihuahua came to the Mansfield area in 1918 and by 1920 was engaged in farming. The Hispanic population grew beginning in the 1950s and today a sizable number of Mexican Americans are residents in early 20th century neighborhoods primarily south and southeast of the historic business district. Today Mansfield is a suburban city housing more than 25,000 people employed in a range of jobs; most commute to Fort Worth, Dallas or Arlington. Few are engaged in agriculture.

Mansfield includes land divisions created for sale or gift to family, business associates, neighbors and friends. It includes both small and large scale speculative divisions within the historic city core and the surrounding area. Grid-pattern streets are the norm, although subdivisions include curved streets and an occasional cul-de-sac. Irregularly shaped open space also has been added to the historic patterns in the form of parks and playgrounds. Historic-era resources number 615, with dwellings predominant. The vast majority of Mansfield's historic properties were built between 1870 and 1950. Many of Mansfield's most imposing 19th century dwellings have been demolished. Wood construction predominates, although most historic commercial buildings are of red brick. Twentieth century styles--Craftsman and revival modes--

are the most common. The condition of resources is good to fair, with integrity loss typically taking the form of aluminum windows, synthetic siding and porch alterations. The most integrity is seen along East Broad Street, where a small enclave of late 19th and early 20th century residences recalls Mansfield's role as an important trade and agricultural center. With rehabilitation this area may qualify as a National Register historic district. Mansfield's earliest tract housing, that dating from the early 1950s to early 1960s, remains the city's most intact. Two areas in particular, the Patterson Addition--including dwellings on Elizabeth Lane and Patterson Drive--and those in the Hillcrest Addition, may qualify for National Register district listing when they reach 50 years of age. Associated with the initial wave of large-scale speculative subdivisions, these dwellings were at the vanguard of Mansfield's change from agricultural trade center to suburban city. With continued successful rehabilitation of several buildings, Mansfield's historic downtown may also qualify for National Register district listing.

Although now surrounded by late 20th century residential subdivisions and affected by loss of integrity, historic Mansfield remains visually discrete within the larger community, and while surrounding farmland continues to give way to industrial parks and housing developments, some farmland and historic farm buildings remain intact. This surviving legacy is the foundation of the community and differentiates it from many of its suburban neighbors to the north. As Mansfield continues to develop, its historic core and its surviving farmsteads will become more distinct. The City of Mansfield encourages downtown revitalization and supports continued development of downtown as the cultural, social and economic center of the city. Design guidelines for the historic business district guide appropriate rehabilitation efforts, and a 1999 preservation plan provides tools for protecting and preserving community resources.

HISTORICAL OVERVIEW

Mansfield, Texas, historically a small trade center at the crossroads of regional trails and roads in southeast Tarrant County is now a rapidly growing suburban community within the Dallas-Fort Worth Metroplex. In 1998, the incorporated City of Mansfield encompassed about 40 square miles of territory in Tarrant, Ellis and Johnson counties **(Figure 1)**. Within the current corporate limits are areas originally outside of the historic city limits. The historic settlement patterns and economic base of both town and farms are agriculturally based and they directly relate to the small, historic community of Mansfield. From its founding about 1850 until the early 1960s Mansfield served primarily as a marketing, service and transportation center for the farms of southeast Tarrant County. Since the 1960s, Mansfield has experienced increasing growth, a general phenomenon of the booming Dallas-Fort Worth metropolitan area. New housing developments reflect both the market for commuters to Fort Worth and for employees in new industries locating in Mansfield. With a 1990 population of more than 22,000 people and rapid development of farmland, evidence of Mansfield's 19th and 20th century agriculture-base commercial role is fading from view, but surviving commercial, residential and farmstead resources provide links to the city's heritage.

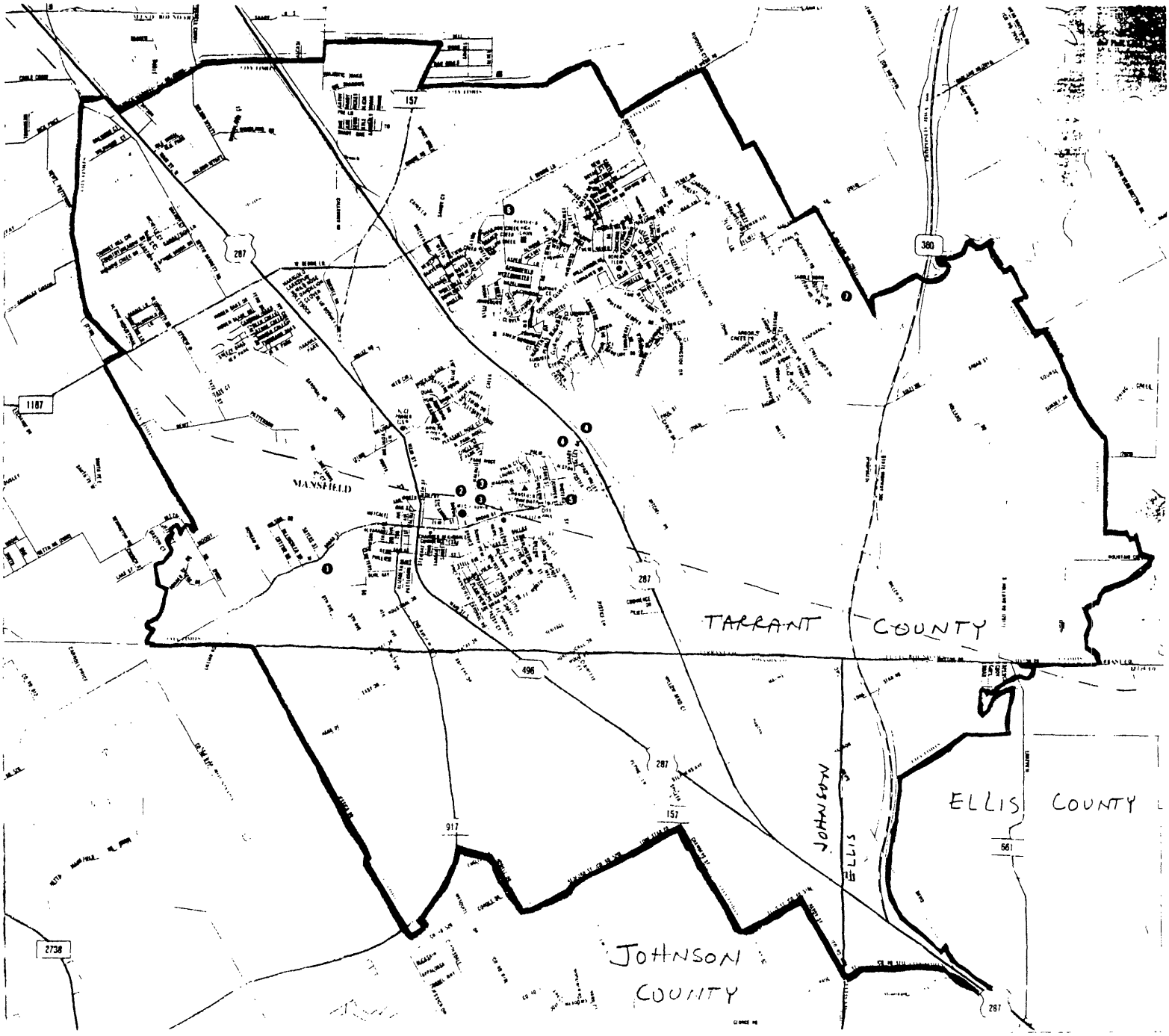


Figure 1: Mansfield, Texas showing Tarrant, Ellis and Johnson county lines, 1998. Source: City of Mansfield

Located in rolling to flat terrain where Cross Timbers and Blackland Prairie meet in north central Texas, the Mansfield area was initially settled by Euro-Americans in the mid-19th century. Sited at what is now the junction of U.S. Highway 287 Business (old State Highway 34) and Farm to Market Road 917 (F.M. 917), Mansfield came into being when a few settlers built log homes and Fort Worth entrepreneurs Ralph Man **(Figure 2)** and Julian Feild **(Figure 3)** constructed the Man and Feild Mill **(Figure 4)** sometime in the 1850s. The Man and Feild Mill was a major factor in the 19th century prosperity of wheat and corn farms in the vicinity. Cotton gins in Mansfield and nearby Britton (now part of the City of Mansfield), and the communities of Retta and Webb (outside the City of Mansfield) operated well into the 20th century and indicate the importance of that crop in the area surrounding Mansfield during the late 19th and early 20th centuries. Mansfield grew with the success of the mill and more residences and stores were erected, and in the countryside around Mansfield, newly arrived farmers established homesteads. African American residents primarily settled west and southwest of the 19th century community on scattered farms. White residents comprised most of the population of the town as well as farms east, north and south. These early patterns continue today, with most long term African American families residing west of the historic community of Mansfield. Although the Civil War slowed the economy, it revived thereafter, and in response to the establishment of rail service and agricultural advances, farming and related service and sales industries expanded through the 1880s and 1890s, fostering steady growth. Business and population growth in Mansfield stabilized in the early 20th century, then fluctuated through the 1920s and 1930s. Through World War II and the 1950s the economy grew modestly along with the population. Since 1960 growth has been much more rapid as manufacturing replaced agriculture and workers commute to jobs in Ft. Worth, Arlington and Dallas. Migrant Mexican Americans and Mexican nationals first appear in the Mansfield area between 1910 and 1920 with their residence restricted to farm laborer enclaves on local farms and section houses near the rail line. Mansfield's Spanish surnamed citizens now reside throughout the community.

Beyond Mansfield's original boundaries other small communities developed at the intersections of major country roads or along those roads **(Figure 5)**. Settlers congregated in small groups, usually near a creek. A church, which often doubled as a school, was the center of the settlement. The Gibson Community, just north of the Mansfield boundary, is a good example of an early rural settlement, dating to the late 1840s. As Tarrant, Ellis and Johnson counties grew, a second generation of communities developed, also at the intersections of major country roads, or along those roads, using a cluster or linear pattern. Only Britton and Webb had grids defining a small town. After the arrival of the railroad in the 1880s, some of these communities built cotton gins. Most people in rural areas made their living by farming or raising livestock. Their farms and ranches were of varying sizes, with rectilinear boundaries reflecting section-line surveys. The typical farm had a modest house and one or more barns, sheds, and coops. Most also had a well and cistern, and some a water tower. Rendon, about five miles west of Mansfield is located at the crossing of F.M. 1187 (the route from Mansfield to Crowley) and Rendon Road (the route from Lillian to Everman). Rendon was first called Cross Timbers, (or Crossroads), and had a church and school by 1900. Webb was laid out in the 1880s by Daniel Zuefeldt (1859-1941), a

Figure 2: Ralph Man.

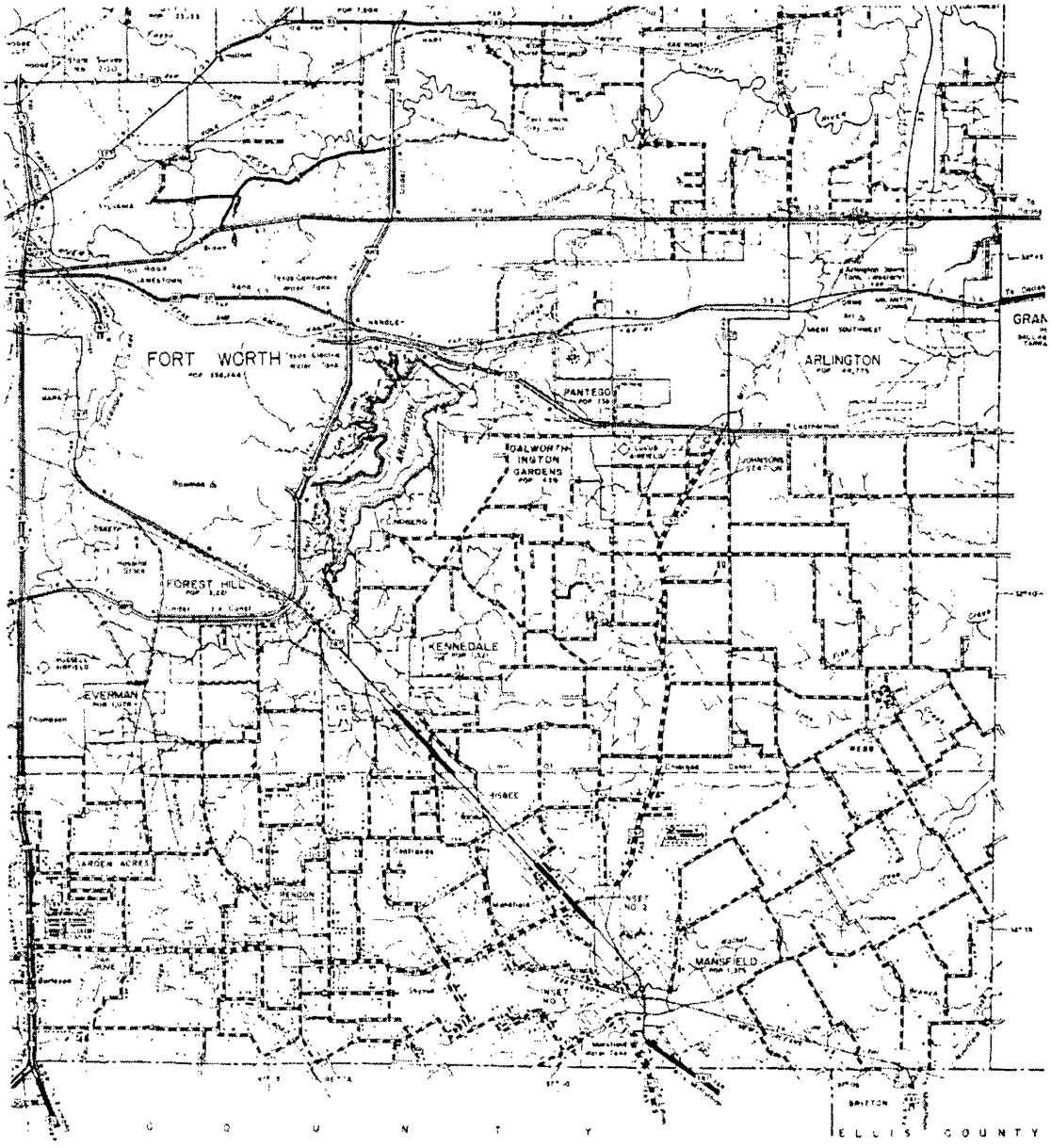
Source: Mansfield Historical Society

Figure 3: Julian Feild.

Source: Mansfield Historical Society

Figure 4: Man and Feild Mill, ca. 1900

Source: Mansfield Historical Society



North ▲

Figure 5: Regional location of Mansfield, Texas, 1958.

Source: Texas State Archives

native of Canada who came to Texas in 1887. It is situated about half-way between Mansfield and Arlington where two major roads from the south converge on a route to Arlington. The town had a general merchandise store, blacksmith shop and cotton gin by the turn of the century. In 1907, Webb Baptist Church was built. The last operating cotton gin in Tarrant County closed in Webb in 1981. Both Rendon and Webb are just beyond Mansfield's city limits.

Britton (in Ellis and Tarrant counties), St. Paul (in Ellis County), and Bisbee (in Tarrant County) are three other small communities now part of the City of Mansfield **(Figure 5)**. Britton, founded in 1885 on the Fort Worth & New Orleans Railroad, is southeast of the historical community of Mansfield between it and Waxahachie. This farm center prospered because of its direct access to rail transportation and although always smaller in population than Mansfield, it was an economic competitor. State Highway 34 also went through Britton, serving the community until the 1940s, when U.S. Highway 287 was built about three miles west. Britton had its own bank beginning in 1906, and by the 1930s a number of businesses, two cotton gins, two churches and a school operated there. Most businesses, the school and the gins in Britton are now closed, but the community continues as a small, rural residential node within Mansfield.

St. Paul, a community on rich Blackland soil a few miles south and west of Britton in western Ellis County, was described in the January 12, 1916 issue of the *Midlothian Argus* as "...an old and historic community with a fine country church, a school house, a cemetery, and every convenience and comfort that any enterprising country people could have." Cotton and grain were the main crops in the area. A cotton gin was located on or near Mountain Creek but was moved to Britton in 1895. African American and Hispanic migrant workers provided harvest labor. Housing for some of these workers included dwellings of nearly identical form erected along a road west of Highway 287 between Mountain and Soap creeks. This area was disparagingly called "Greasy Row" by some. In the 1940s the school disbanded. The building was sold and moved to Midlothian where it was converted into housing for African American residents. The church, school and much of the housing that made up St. Paul are now gone. A few farm houses and barns remain. The cemetery, on the south side of St. Paul Road, is just south of the Mansfield corporate boundary, outside the city. It is the most visible surviving feature of this small community. St. Paul is not shown on any surviving maps, but was due west of Britton just east of the Ellis County boundary.

Bisbee was founded in 1883 on the rail line that runs from Fort Worth through Mansfield and Britton to Waxahachie **(Figure 5)**. Located north of the historic community of Mansfield and now part of the city, Bisbee had two early churches including the Rehoboth Church and the Bisbee Missionary Baptist Church. A school operated until 1909 when it consolidated with Bludworth School on what is now F.M. 1187. A cotton gin was located near the rail depot, and truck farming was a major local agricultural activity in addition to cotton. A brick factory built just prior to World War I closed at the outset of the war and did not reopen. After the war, Bisbee's population declined as returning soldiers sought work in nearby cities. Economic conditions in Bisbee worsened in the 1920s, but during the Great Depression people returned. In 1935, the population is reported to have been 30, and the largest business was a peanut

farm. Industrial development brought more people to Bisbee in the 1940s and 1950s, and in 1955, 81 people were members of the Bisbee Baptist Church. Since that time, most businesses have closed and most farming operations have ceased. Subdivisions and individual residential construction are now in the area, which blends with the suburban development engulfing the area between historic Mansfield and downtown Arlington.

These small communities, and others like them in southeast Tarrant County diminished in size and importance after World War II, a reflection of both the waning of the cotton industry and the relative accessibility of nearby cities with the spread of automobile use and improved roads. The growth of Dallas and Fort Worth has affected the historic community of Mansfield and these rural areas. While agricultural land remains within the city limits, agricultural uses are declining as increasing suburbanization spreads housing tracts, new schools, and new industry and business throughout Mansfield.

EARLY LAND DIVISIONS

Tarrant County was created from Navarro County on December 12, 1849, and Ellis County also was created that same date out of Navarro County (Texas State Historical Association). Johnson County was formed out of Navarro County too, but not until 1854, when its population reached 700. Until the 1980s, Mansfield was wholly contained within Tarrant County; annexations since that time have added much geographic area to the city including small portions of Ellis and Johnson counties. However, most historic resources are within Tarrant County. Resources in the community of Britton and remnants of the St. Paul community are in Tarrant and Ellis County. Scattered farms also are within Tarrant, Ellis and Johnson counties. No historic resources were identified in Johnson County during the 1998 survey.

Land that became the original Mansfield township and, eventually, the City of Mansfield, is part of the Thomas J. Hanks and William C. Price surveys. Surrounding land now within the city is part of numerous surveys; those on which the historic town is located and the immediately surrounding area are included in **Table 1** below. The James Clay and Nora Stone farmstead, included in this narrative as a representative farm, is in southern Tarrant County, about 2 ½ miles southeast of the original town on the John Robertson Survey. Britton, which is discussed as a representative farm community, straddles the Tarrant/Ellis county line. It developed on portions of the H. Henderson Survey (A-432-E) in Ellis County and the Samuel McNeil Survey (A-1159) in Tarrant County.

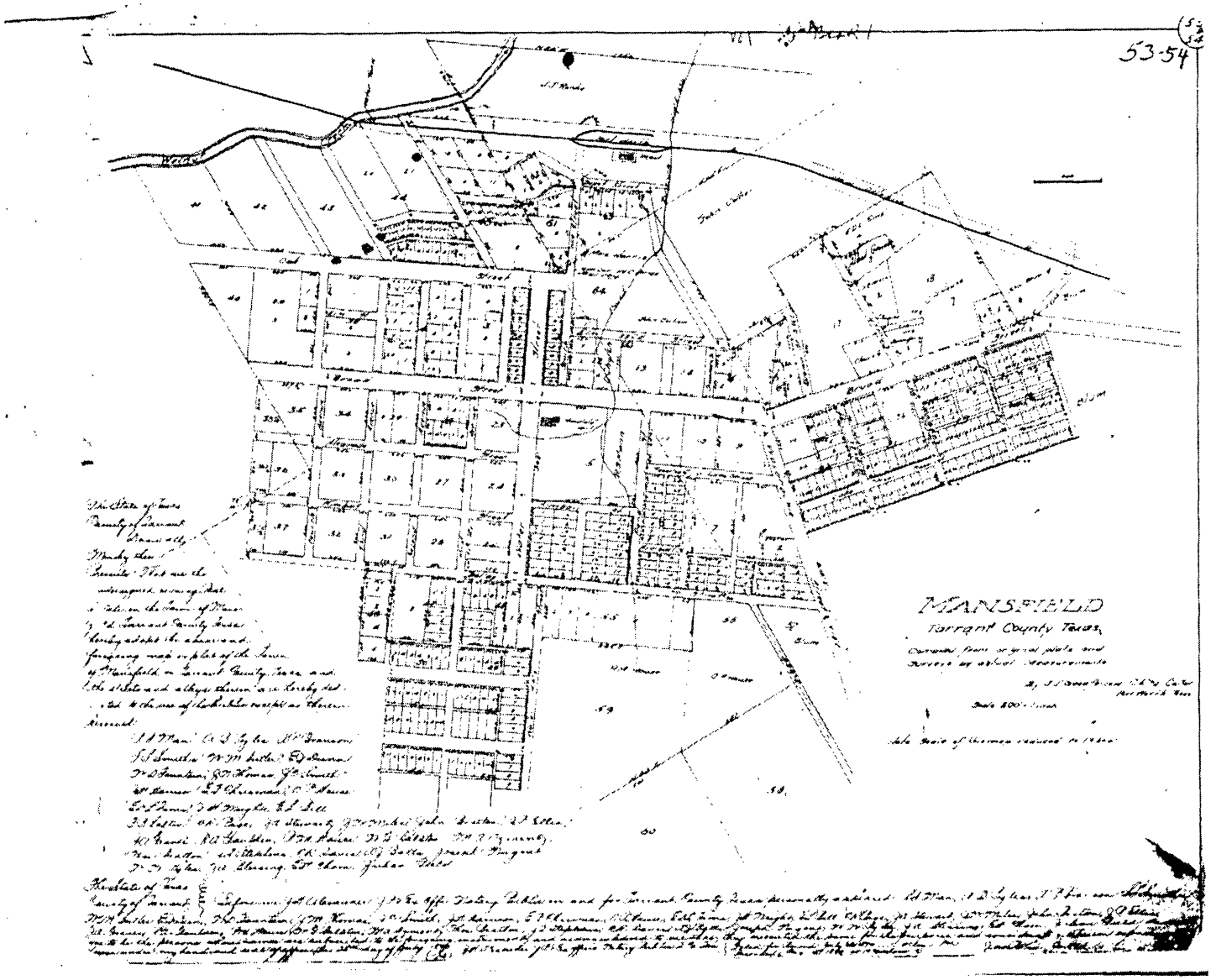
Table 1: Early Land Divisions in Mansfield

Abstract Name	Abstract Number
W. C. Price	A-1240
Thomas J. Hanks	A-644
Margaret Rockefeller	A-1267

Table 1: Early Land Divisions in Mansfield	
F. B. Waddell	A-1658
James Bridgeman	A-186
D. McQueen	A-1025
John Robertson	A-1317
Henry Odele	A-1196
J.R. Worrall	A-1736
S.S. Callender	A-359

Within the historic town of Mansfield, the original surveys were partitioned into city blocks and thence into town lots, farmsteads, school property and streets. City records do not date to this early period, and the best evidence for these divisions is the 1890 plat of Mansfield **(Figure 6)**, and the abstract histories of each block. No formal, large-scale subdivisions or additions are known until the 1950s. Community leaders and individual property owners undoubtedly determined the form and placement of blocks and lots within Mansfield. Walnut Creek running east-west along the northwest edge of town formed a natural barrier and contained the community south of its course. Pond Branch, running north-south just east of Water Street, was apparently a less imposing or problematic barrier, and development occurred along its length. A north-south oriented branch of Walnut Creek (originally Church Street), is about five blocks east of downtown at the eastern edge of this historic town limit.

Local trails and roads leading north to Fort Worth and south, west and east to farms and nearby communities also affected land divisions within the community. The primary thoroughfare was the Fort Worth Pike, which became Water (now Main) Street, Mansfield's primary business street. Astutely, local businessmen developed the central business district along north-south running Water Street, north of Broad Street, and this became the heart of the community. Business district lots were about 25 feet wide. Broad Street was the primary east-west thoroughfare through town, and remains so today. With the exception of the Man and Feild Mill at the southeast corner of Main and Broad, and a few other early businesses around the intersection of these streets, Broad Street developed as a residential artery and contained some of the communities grandest dwellings, including the circa 1905 Buttrill House at 302 East Broad and the now altered 1904 J.H. Wright house at 302 West Broad. Land divisions were eclectic, with no particular pattern, except that lots were rectangular or irregular and included a mix of large and small parcels. To the east of the central business district many blocks were divided into rectangular lots of similar size and shape, with property along East Broad Street held in large parcels. Property owned by John Collier and developed in 1871 with his Mansfield Male and Female Academy, northeast of downtown, continued to be used for school purposes, and today retains the 1924 high school and 1937-1940 gymnasium. To the west of downtown some blocks were not divided into smaller lots, at least not



North ▲

Figure 6: 1890 Plat of Mansfield, Texas.

Source: Mansfield Historical Society

initially. South of Broad Street and west of Main, many blocks were undivided, while south of Dallas Street, lots were generally divided into rectangular shaped parcels of similar size. Southeast of the city's primary intersection, lots were smaller than in other sections of town. Large, irregular shaped parcels containing farms were at the edge of the small community and beyond. These were among the first developed in the mid-20th century with tract subdivisions when Mansfield experienced its first post-World War II growth spurt. Since that time more and more land has been annexed to the city, and has been subsequently divided into formal, large-scale subdivisions for residential, commercial, industrial and institutional use. Surrounding farmland was typically divided into farms of 400 acres or less with rectangular or irregular boundaries based on section lines, and natural features such as creeks and branches. Some farmers held non-contiguous parcels they acquired over time in addition to a primary farmstead. Streets were laid out in a grid pattern and although some deviate from the primary northwest-southeast compass orientation of most of the community, all are basically rectilinear in form. Curved streets and cul-de-sacs appear only in the post-1950 era in residential subdivisions.

Pre-1965 Mansfield was, like most of the rest of the United States, racially segregated. The Mansfield described above was largely white. African American citizens lived west of Mansfield on farms throughout the vicinity and along West Broad Street. A review of census enumeration rolls shows a few African American families within Mansfield in 1870 and 1880. But most clustered outside the city on nearby farms. In the late 1940s, West Broad Street, about a mile west of downtown, was the location of new housing for African Americans. One street, Billingslea Drive, was named for a long time activist minister at Bethlehem Baptist Church. Another street, northwest of Billingslea, is Moody Lane, named for the Moody family, long-time African American residents and farmers. Now within the city limits, this western-most area of Mansfield contains small to medium sized parcels interspersed with larger parcels. Homes throughout the western portion of the city are modest, no commercial properties exist and institutional uses are confined to the Bethlehem Baptist Church. The absence of African Americans from the historic town of Mansfield and their concentration west of the community established a clear division between white and Black sections. Mexican Americans are not present in the city until sometime between 1910 and 1920, when they occupied farm worker housing and railroad section houses scattered throughout the region. Prior to the late 1960s their numbers were very small and no ethnic neighborhood developed. Mansfield's land divisions are typical of rural communities throughout Texas. They reflect 19th and early 20th century social organization, transit routes and geography and are the basis of development patterns.

Population Growth

Residents of Mansfield historically included a majority of whites and a minority of African Americans and Hispanics. Since the 1970s residents of Asian, Middle Eastern and Indian descent are joining the historically present populations. Predominantly Protestant with Presbyterian, Methodist and Baptist denominations attracting the most members, Mansfield also included Roman Catholic residents, largely drawn from families of German and Irish settlers. Throughout its history, Mansfield has grown in response to economic changes fostered by the expansion of farming and related business enterprise.

improved transportation, and replacement of agriculture with manufacturing and the subdivision of farm land for residential development. The first wave of Euro-Americans arrived in the rolling Cross Timber country of north central Texas in the 1840s; this area includes the region where Mansfield is located. The Blackland Prairie portions of Mansfield, in southern Tarrant County and adjacent Ellis and Johnson counties were settled in the late 19th century as agricultural changes and advances supported intensive cotton farming. Early settlers in the Mansfield area were primarily of Celtic and English origins, and came mostly from the Southern states, following the frontier as it shifted west of the Mississippi. They entered an area where Native Americans lived for thousands of years. Little is known about early Native Americans who lived in the area but by the mid-19th century, the nomadic Comanches were a serious threat to settlement. In 1849, the U.S. Army established Fort Worth to protect farms along this sparsely settled frontier. The area southeast of the fort (and of the Trinity River) was well protected and presumably fairly well settled by the early 1850s. In one well documented case, eight related families migrated to the area in 1853 from Illinois. Three of the four Gibson brothers established homesteads about four miles northwest of present-day Mansfield. This settlement, which became known as the Gibson Community, included schools and a church by 1860 (City of Mansfield c).

Slaves were present in Tarrant County with 65 listed for 1850 and 850 for 1860. Because of the small size of Mansfield, the census does not identify specific numbers of slaves within the community. In adjoining Ellis County, the early population was "...predominantly from the Southern part of the United States..., a group that brought their slaves and regional farming methods with them" (*Handbook of Texas* Online). Slaves held by Ellis county residents in 1850 numbered less than 100, but by 1860 totaled 1,104. The first census figures for Johnson County date from 1860, when 513 slaves were present. While slaves were a part of the economy in all three counties, agriculture in Tarrant and Johnson counties was less dependent on their labor than in Ellis County.

Prior to 1880 Mansfield's population was not shown separately in census records, but the population appears to have grown slowly but steadily up to the Civil War, increasing again thereafter. With a stable economy and an 1870 plat that facilitated real estate activity, Mansfield's population was 249 in 1880 and 418 by 1890. Most new families were from the Southern states, continuing the migration pattern established in the antebellum period. Mississippi, Alabama, Georgia, Tennessee, Kentucky and Missouri are among the most frequent places of origin for area settlers arriving after 1865; in 1910 only a few area residents reported a foreign birthplace: Germany and England. One resident, George Page, long-time Mansfield merchant and mayor, was from New York. In 1910 the population was engaged in a variety of activities and occupations included farmer, farm laborer, grocer, teamster, teacher, bookkeeper, saleslady, hardware and lumber merchant, dry goods merchant, own income, barker, seamstress, lawyer, railroad engineer, oil mill manager, railroad clerk, railroad foreman, restaurant waiter and waitress, cattle dealer, physician, pharmacist, confectioner, chicken and egg peddler, gin engineer, mail courier, blacksmith, bank president, postmaster, telephone operator, tailor, veterinarian, livery stable operator, newspaper manager, telephone exchange manager, insurance salesman, grain elevator operator, lumberyard manager and cotton gin owner (U.S. Census 1910).

Internal migration from other parts of Texas also occurred in the ante- and post-bellum periods, especially when cotton farming came into its own between 1890 and 1930. In the years after the Civil War the area also attracted African Americans, some of whom settled on farmsteads west of the historic center of Mansfield in the vicinity of Retta Road. Others were tenant farmers on land south of town near Britton and St. Paul and still other farmed north or east of Mansfield. By 1900, the population of Mansfield stabilized around an in-town population of about 700 people and additional people living on rural farms. For the next 40 years, the population fluctuated between a low of 627 in 1910 and a high of 774 in 1940. **Table 2** shows the population for the town of Mansfield between 1880 and 1960. The cotton and corn harvests, and railroad work, drew migrant Mexican laborers to Mansfield as early as 1920, and Mexican American families began settling in the city and the surrounding area in the early 1950s. After World War II, the baby boom and a changing national and regional economy led to a jump of nearly 200 people; in 1950 the population reached 964 residents. The city grew steadily through the 1950s to include 1,375 residents in 1960. Since that time, Mansfield has grown exponentially with subdivision of farm land for housing and manufacturing. Most residents commute to jobs in Fort Worth, Dallas or Arlington; few farms still operate. The 1970 population was 3,658. In 1980 it was 8,080, in 1981 citizens numbered more than 10,000. The population in 1998 topped 22,000.

Table 2: Population in Mansfield 1880-1960

Year	White	African American	Spanish Surname	Total
1880	215	34[1]	0	249
1890	---[2]	---	---	418
1900	668	26	0	694
1910	613	14	0	627
1920	683	22	14[3]	719
1930	N/A[4]	N/A	N/A	635
1940	N/A	N/A	N/A	774

[1] Figures for African American residents shown here are those just within the town of Mansfield.

[2] Most of the 1890 census was destroyed in a fire during the 1920s and no enumeration rolls are available.

[3] Another 21 individuals with Spanish surnames lived in the area surrounding Mansfield.

[4] No figures are available for 1930 to 1960 because enumeration rolls are not yet available for research.

Table 2: Population in Mansfield 1880-1960				
1950	N/A	N/A	N/A	964
1960	N/A	N/A	6[5]	1,375

African Americans in Mansfield

African Americans were likely present in Mansfield in the antebellum period when they were held as slaves by a small number of local farmers. Little is known about this early period in local African American history as census materials and local/county records do not provide information specific to Mansfield. However, oral tradition states that seven African American families came to Mansfield and the immediately surrounding area before 1861. These are the Briscoe (Brisco), Deitz, Lawson, Lewis, Manning, Moody and Porter families (City of Mansfield d:7). These families presumably arrived in Mansfield as slaves. Between 1995 and 1997 the *Mansfield African-American Oral History Project*, conducted by the Research & Media Group, Dallas, Texas under the direction of Stan Solamillo, conducted oral interviews with descendants of early African American families. Goals of this worthy project were to document the African American experience in Mansfield and to try and discern the evolution of the local African American community. The Solamillo project investigated cemetery and funeral home records and researched general trends in African American farm populations using U.S. Census materials as background for informant research. But little work was done with Tarrant County deed records, abstract maps or with the U.S. Census enumeration rolls for Precinct 8 of Tarrant County, where Mansfield is located. To expand on the oral history project findings, research for the current historic context and multiple property submission focused on census and land records.

Oral tradition among some African American families preserved information on places of origin; this data is the earliest known on the nativity and emigration of local African Americans. Some families recall coming from Kentucky, some from the Texas Coastal Plain. Census materials for 1880 and 1900 reveal that many of Mansfield's African American families did migrate to Texas in the post-Civil War era from Kentucky, while others came from Missouri, South Carolina and other Southern states. Other individuals whose names do not survive in the local oral tradition, appear in local funeral home or cemetery records and some of these surnames appear in the 1900 census for Mansfield indicating they arrived in the community after 1880 but before 1900. Many were born in the 1840s and 1850s. Among these are members of the Bush, Davis, Gamer, Jones, Mitchell (Mitchel), Simpson, Wilkins and Wyatt families. Members of these and other early families who remained in the Mansfield area became the founders of the present day African American community (City of Mansfield d:7).

The total slave population for Tarrant County in 1850 was 65 individuals out of a total population

[5] This figure represents the Longoria family; other Spanish surnamed individuals may have been in the area surrounding Mansfield.

of 599 people. The slave population grew at a slower rate than that of neighboring Ellis County during the following 10 years, and a bit faster than that of Johnson County. In 1860 the total slave population of Tarrant County reached 850 out of 5,170 people, while the slave population in neighboring Ellis County was less than 100 out of about 1,000 in 1850, but soared to 1,104 out of a little more than 4,000 by 1860. In Johnson County, only 513 slaves were present in 1860 out of a total population of 4,305 people; no figures are available for 1850. The actual slave population for Mansfield is not called out in the census. However, African American slaves were present in the community and after emancipation on June 19, 1865, "Juneteenth," some of Mansfield's freedmen and women may have been given small parcels of land, others purchased land from their former owners (City of Mansfield d:10), and still others bought land in the 20th century.

Worked by large families (U.S. Census 1880, 1900), Mansfield's African American farmsteads were primarily in the T.J. Hanks, James Bridgeman and William Simpson surveys, west and southwest of Mansfield, and south and west of Walnut Creek and Willow Branch (City of Mansfield d:11), although a few African American families lived in the town of Mansfield as well as north and east of the city. Concentrations of African Americans lived in at least three other locations between Mansfield and Fort Worth during the early 20th century. These include Kennedale, Watsonville and Johnson Station (City of Mansfield d:11). In addition to providing homesteads for local African Americans, the proximity of the African American western settlement to town "...established a source of domestic labor for the professional and merchant classes of Mansfield" (City of Mansfield d:11), and indeed census records for 1880 and 1900 record a number of local African Americans as domestic servants, gardeners and farm laborers for specific white employers. The Hanks, Bridgeman and Simpson surveys, and the western most portions of the present day city, remain largely African American reflecting these historic settlement patterns. This area is in the Cross Timbers region and has sandy loam soils, and an abundance of blackjack and post oaks, and while it is attractive in appearance and fertile, its trees and sandy composition made it less valuable than the Blackland soils found east of town. A May 1911 *Texas Magazine* article reports that the timber and sandy lands sold for $25 to $50 per acre, while the Blackland went for $70 to $100 per acre (Fort Worth Public Library b). Undoubtedly, the lower cost of land west of Mansfield made it feasible for purchase by economically disadvantaged African Americans, thus solidifying their presence in an area historically associated with African American settlement. Some families, such as the Lewises, have retained their land and passed it on to descendants. African American farms varied in size from less than 20 acres at one location to as much as 160 acres. Some African Americans owned several scattered parcels of varying size (City of Mansfield b). This appears unusual, as many 19th century African Americans settled in segregated enclaves either in urban areas or in new African American communities created after emancipation (City of Mansfield d).

The patchwork nature of local African American lands probably resulted from the origins of purchase among local freedmen and women as well as from subsequent acquisition of parcels. One informant related "...they would give those old settlers, our foreparents who were formally under slavery, maybe an acre of ground, two acres or something like that, just big enough to put a hut on.... (City of

Mansfield d:10). Other informants recalled that land was purchased, not given. "When they (the farmers) had to get rid of the slaves, they sold them a piece of their property. "...When land was sold off to one or two of these families, that's how black owned farms got so scattered" (City of Mansfield d:10). The Lewises, the Wyatts, the Lawsons...I think they might have been the largest Black property owners in Mansfield..., because I think they might have gotten one hundred acres apiece..." (City of Mansfield d:10). While the Wyatts and the Lewises were indeed owners of relatively large tracts in the 20th century, it is improbable that freedmen and women could have amassed enough (or any) funds during slavery to afford 100 acres of land. More likely, small parcels were purchased in return for tenant labor. Land purchased in large quantities was likely only after time and frugality allowed freedmen and women working as farmers, laborers and domestics to put something by for the future, and economic conditions were such that white farmers were willing to sell at reasonable prices. Conditions favorable to the purchase of farmland arose in the 1920s, when farm prices dropped and drought increased throughout the southern plains, forecasting the Great Depression and Dust Bowl of the 1930s. As more white and African American farmers left the land to try their luck at urban life, farm land was available to interested buyers, including African American farmers. In 1910 Tarrant County had 55 owner-operated and 68 tenant-operated African American farms. By 1930, following general migration patterns of African Americans from rural to urban areas throughout the South, owner-operated farms decreased to 37 while tenant farms remained at 68 (City of Mansfield d:14). While many African Americans went to the cities, those that remained in farming would have had opportunity to purchase land at favorable rates.

The Lewis family's holdings of 100 to 200 acres may have been acquired through a combination of tenant labor purchase and marriage or inheritance. A descendant of Ed Lewis related "The old farm that he [Ed Lewis] bought somewhere around the late 1920s...was about a hundred acres of land. He came to Mansfield from Longview, Texas. And when he came here, he married his first wife Eliza Nolan-Lewis. She already lived here in Mansfield..." (City of Mansfield d:10). The 1900 census records list a Robert Nolan family with Mr. Nolan identified as a farmer, not a farm laborer, suggesting he worked his own land rather than someone else's. Census records show many other families with a head of household listed as "farmer" rather than "farm laborer." Twentieth century abstract maps for the Mansfield area show G.A. Nolan's 16 ½ acres directly north of Ed Lewis's 62 ½ acres (City of Mansfield b). Such maps also show the Lawsons, Moodys and Wyatts owning parcels scattered throughout the Hanks and Bridgeman surveys.

Census figures do not separate white and black populations within Mansfield, or even within Precinct 8, the area of Tarrant County containing Mansfield. However, by looking at the enumeration rolls for the years 1870 through 1920 (the only years available) the names and numbers of African Americans residing in the Mansfield area can be discerned **(Table 3)**. The 1880 census enumeration

Table 3: Estimated African American Population in Precinct 8 1880-1920	
Year	**Number of Residents**
1880	106[6]
1890	N/A
1900	157
1910	191
1920	184

materials for the Mansfield area support the oral tradition to some extent showing the presence of the Brisco [sic], and Porter families. The Charles Porter family is present in the larger Precinct 8 area, while an infant, Selon Porter is shown within the Mansfield household of Emiline Mitchel, who lists the child as her son. Other families listed in Mansfield in the 1880 census not included in the original seven families of oral tradition are the Wilkins, Mitchel, Fisher, Gray, and Davis families. Another child, Ellen Randall, appears that same year as a boarder within the Green Davis household. Within the larger area of Precinct 8, the following surnames are present: Jefferson, Manors, Lassin [sic?], Wheatley, Hardin, Hudson, Sono [sic?], Hargreaves (Hargraves), Bush, Ferguson, Wyatt, Sanders, Palmer, Stell, Mitchell, Bird and Simpson. More than half of the men list themselves as farmers while those who work for someone else are shown as farm laborers **(Table 4)**. In a few cases teenagers or young adults are shown as laborers or boarders in white households.

Table 4: Occupational Characteristics of African Americans in Tarrant County Precinct 8 1880 and 1900				
Year	**Farm Laborer**	**Farmer**	**Domestic Servant**	**Keeping House**
1880	2	4	5	2
1900	15	16	N/A[7]	N/A

[6] These figures exclude the town of Mansfield.

[7] No occupations for African American women are shown in the 1900 census

By 1900 the number of African Americans in Mansfield and Precinct 8 was appreciably larger and many new families were present. The 1900 enumeration rolls shows the following new surnames: Stone, Manning, Lorris, Tugens [sic?], Stalk [sic?], Philips, Nolan, Brinson, Simson, Hanson [sic?], Bennett, Lee (Lea), Nelson, Lawson, Alexander, Williams, Dorsey, Jackson, Bray, Moan [soc?], and Hindon [sic?]. The 1910 census shows these surnames: Stone, Haley, Davis, Teague, Henderson, Bowerman, Moody, Miles, Wilkins, Mitchel, Briscow [sic], Nolan, Manning, Brinson, Ferguson, Bush, Jones, Bennett, Williams, Hargraves, Hodges, Lawson, Wyatt, Porter, Wheeler, Lewis, Alexander, and Marlin. In 1920, these families were present: Higgins, Williams, Stone, Davis, Jones Mitchell, Nolan, Porter, Evans, Wilkins, Benchurn [sic?], Jordan, Ransom, Walter, Allin, Burnett, Masingil, Brown, Johnson, Taylor, Bush, Lawson, Moody, Wyatt, Manual, Hargraves, Buckley and Bennett.

Mansfield's African American population grew between 1890 and 1920 in part from migrant labor as well as through migration from other parts of Texas including Corpus Christi, Galveston and Longview (City of Mansfield d:13). Some of these seasonal workers stayed in the area and established permanent homes, others moved back and forth with the cotton or corn harvesting seasons. Many of the migrant or seasonal workers came in "...by the truck loads from Fort Worth..." (City of Mansfield d:13). Strong relationships developed between local families and those from Fort Worth, and some families moved to the city. These bonds became especially important in improving educational opportunities for Mansfield's African American children and providing employment opportunities for adults (City of Mansfield d:13). "There were some children who went on...to the tenth grade in Fort Worth. They had friends that they lived with or they rented. Most of us didn't go any further than the seventh grade" (City of Mansfield d:13), there being no access to high school in Mansfield for African American children until 1965. Adults with friends and relatives in Fort Worth had improved employment opportunities as well as a support network (City of Mansfield d:13).

At the end of the Civil War African Americans had high hopes for freedom through the passage of the Fourteenth Amendment to the Constitution, but the promise of opportunity and prosperity faded as Texas and other Southern states passed laws known as the Black Codes that restricted nearly every aspect of their lives. Although African Americans gained property rights, the Black Codes prohibited them from voting, holding public office or serving on juries. African American testimony was allowed only in court cases involving African Americans, state law required separate railroad cars when traveling within the state or to other states, and intermarriage between African Americans and whites was banned. Children were sometimes kidnaped and forced to work long hours and had no contact with their families. Access to education and support from the general population for education and employment opportunities was largely absent (Smallwood 1999:302). To try and improve conditions for African Americans, the U.S. government imposed Reconstruction on Texas and other Southern states and stationed U.S. Army personnel throughout the region. In 1869 a new state constitution was drafted to accept the Fourteen Amendment and its guarantee of equal protection and civil rights. Suffrage for African American males was approved, voter registration in Texas resulted in 47,581 African American voters (56,678 white males were already registered voters) and guaranteed Freedmen "an equal share of the monies appropriated for

public schools (City of Mansfield d:19). These gains ended in 1876 when the white majority working through the Democratic Party rewrote the Texas constitution and re-established much of the social, economic and political caste system that existed prior to the Civil War through re-enacting the Black Codes, which later became known as the Jim Crow laws. Similar events took place in other Southern states and by the early 1890s, Jim Crow was firmly established, separating every aspect of Black life from white life, and preserving 19th century racial attitudes (City of Mansfield d:19) and stereotypes. Segregation and economic exploitation were enforced through violence and threats of violence including intimidation, night time attacks, cross burnings and other types of harassment, terrorism and humiliation. Voting was restricted by the imposition of a poll tax, which most African Americans could not afford to pay, and by reading tests. This effectively limited African American political participation.

Locally, African American oral history informants report lives that were economically difficult, and defined by lack of quality educational facilities, job opportunities and humiliations in daily life that widened the gap between the races (City of Mansfield d:23). The Black population was encouraged to use "back streets," when traveling to and from work, or when shopping, and some local merchants reportedly refused to allow African Americans to try on clothes or buy beef. As a result, many local African American families shopped from catalogs or made all-day journeys by wagon to Fort Worth to purchase food stuffs and clothing. Other informants remembered the local funeral home did not provide the regular hearse for African American funeral services, but instead used a van that was too short to hold a casket and "...and half of the casket would be hanging in the van and half of it out," (City of Mansfield d:23).

But not all local white residents were unkind or unsympathetic to the social conditions facing African Americans. City records reveal that in 1932 Councilman E.A. Rosier put forth proposal to build a public restroom for African Americans in the downtown area. However, no action taken, and it appears from surviving records that such a facility was not built. Others supportive of civil rights for African Americans included Percy Lee Cook, a physician and east Texas native who came to Mansfield in 1951 to assume the medical practice of Dr. Raymond Thomas. Dr. Cook supplied another Mansfield resident, John Howard Griffith, with medication needed to turn his skin from white to black. This experiment was Griffith's means to understanding what it meant to be black in white America. He traveled all over the South and learned first hand of the privations and discrimination that characterized African American life. These experiences were written down in the well known book, *Black Like Me*, a controversial and ground breaking account of race in America, published in 1960.

Church activities provided solace and interaction, making Bethlehem Baptist Church the heart of Mansfield's African American community. The friendships formed through church contact created a powerful support system for African Americans. In the late 19th century the church provided a place for children's schooling and offered opportunity for conversation and socializing for families isolated by the routine of farm and domestic labor. Local African American men worked together to build each others homes and to build and repair the church. With the enactment of the Civil Rights Act of 1965, and improved access to housing, home loan programs, education and employment, the lives of African Americans improved, paving the way for significant gains in the late 20th century.

Hispanics in Mansfield

Migrant Mexican railroad workers were present as early as 1922 and migrant Mexican farm workers came into southeast Tarrant County and the Mansfield area in the 1930s and 1940s. Mexican Americans began settling in Mansfield and the surrounding area in the 1950s, on farms and in the small farm towns of Tarrant, Ellis and Johnson counties, where they did farm labor. By the late 1960s, with farming in decline, Mexican American residents sought other jobs in service industries and manufacturing. Their numbers have steadily increased.

Census materials do not identify Spanish surname residents by locations smaller than counties during the historic period. However, the 1950 census shows 254 Spanish surnamed residents in Tarrant County. Of these 46 were rural farm workers, and another 208 lived in rural areas of the county but were not engaged in farm work. It is not known where in the county they lived. A review of census enumeration rolls for 1910 and 1920 reveals more about the Hispanic presence in Mansfield and the surrounding area **(Table 5)**.

Table 5: Spanish Surname Residents in Mansfield and Adjacent Areas 1910-1920

	1910	1920
Mansfield	0	14
Adjacent Area	0	21
Total	0	35

A group of 14 Mexican nationals are listed in the 1920 census for Mansfield. Recollections of Mansfield native Frances Back Nifong, places Mexican railroad workers in Mansfield in the late 1920s, and a disastrous flood in 1922 is credited with the drowning of most of the migrant workers present in 1922. These workers are thought to have lived in a no longer extant section house near Mansfield's depot (Nifong Interview 2000). Of the 14 workers, most are single men, although three women, wives of three of the men, are listed. All are shown as born in Mexico, and as Spanish speaking. All are listed as railroad laborers but the three women, for whom no occupations are shown. The census taker classified these individuals as Indian. They ranged in age from 15 to 50; surnames include Mendoza, Martinez, Pientez (sic), Perez, Bosco, and Ramos. Some of them may have perished in the 1922 flood. In the area around Mansfield three Spanish surnamed families are recorded. All were working out for white land owners. All are classified as laborers and as Indian. These 12 individuals were between the ages of 2 and 50. Benny and Candelaria Galvan were one family. Juan and Frieda Benjosa (sic) and their three children were another. Dominguez and Yusoc Benjosa and their three children Ramona, Jesus and Tomas were the third family. Finally, the 1920 census records the Ernesto and Ersinz (sic) Gomez family and their seven children, Machico, Ramsus, Lopez, Aledo, Refugio, Susio (sic) and Man[uel]. The Gomez family owned

a farm and arrived in the Mansfield area in 1918 from Chihuahua. The census taker classified them as white.

These individuals are the first known Hispanic residents of the Mansfield area and they appear in the late 1910s as migration from Mexico was increasing in the wake of the 1911 revolution and on-going unrest along the U.S.-Mexico border. It is not known how long these residents remained in the Mansfield area, or if any of their descendants are present today. When census enumeration rolls for 1930 are released by the Federal government, a search will likely uncover more information about Mexican and Mexican American residents in the region.

The first known Mexican Americans to live permanently in Mansfield are the Mercedes and Guadalupe Longoria family, who migrated to Mansfield in search of work in 1954. From the Rio Grande Valley, where their families lived for at least two generations, the Longorias knew Mansfield resident William "Wink" Patterson from the Valley, and when he returned to Mansfield, they followed. Living on Patterson land off F.M. 917 in a four-room house with no plumbing, the Longorias picked and chopped cotton and hoed corn, maize and wheat. Their children Eva, Guadalupe Jr., Jane and Joe, also helped in the fields and attended Erma Nash Elementary and Mansfield High School. To supplement their income they kept a home garden as well as chickens and hogs. After farming played out in the late 1960s, the Longorias worked at the Blessing Funeral Home and in 1967 moved to a more modern house with full utilities, where the senior Longorias still live. The Longorias remember their early years in Mansfield fondly, where they knew everyone by name. Beginning about 1962 other Mexican American families settled in Mansfield and the surrounding area. Included were two families named Garcia, and the Jimenez and Gonzales families. Eva Longoria took care of the Gonzales children from time to time (Longoria Interview 2000). The Andres Gonzales family arrived in 1965 from Waco, after Andres Gonzales lost his job in a poultry processing plant there. The Gonzaleses settled in Britton and did farm labor, primarily chopping cotton and picking corn. The family's four children, Diana, Betty, Susie and Irene accompanied their parents to the fields, and worked until they tired. They also attended Erma Nash Elementary, and then Mansfield High School taking the school bus from Britton. Diana Gonzales remembers the family at first lived with her father's brother-in-law, while they looked for a place to rent. They had a hard time finding a house, Diana recalls because the family was large, and possibly because they were Mexican American. Eventually they found a three room place without plumbing. The Gonzales family lived north of Main Street in Britton, in Tarrant County, and two other Hispanic families, the Trejos and the Chapas, lived south of Main, in Ellis County. The Trejo and Chapa children went to school in Midlothian. By 1968 farm work was not enough to support the growing family, which eventually included six girls and one boy, and the Gonzaleses moved to Mansfield, where with the assistance of school superintendent Willie Pigg, Mr. Gonzales was hired as custodian at Alice Ponder School. Andres Gonzales remained the custodian at Alice Ponder School until he retired some 20 years later. The family saved its money and eventually built a house behind the school. Diana Gonzales remembers another family named Gonzales whose children attended Alice Ponder School in the late 1960s, and she remembers the Longoria children too (Gonzales Interview 2000). Diana Gonzales remembers being well treated in the community and

recalls that they were always extended credit at Troy Sells market, "Your word was your credit," she recalls. "If you said you'd pay on Friday, you did." The family was also extended the same kind of credit when buying gasoline, a welcome courtesy.

Hispanics attended school with white children, and had the advantage of those facilities, teachers and larger budgets. This put them in a better position to compete in the job market and adequately support their families (Helm Interview 2000). In general Hispanic residents appear to have been more easily accepted by the white community in Mansfield than were African Americans. Since the 1980s many new Spanish surnamed families have moved to Mansfield. Many are transferees with large Fort Worth corporations. Together, they form a sizable Hispanic community in Mansfield and are concentrated in the area southeast of Main and Broad in the historic neighborhood bounded by Dallas Street on the south, Water on the west, Broad on the North and Waxahachie on the east. Nearby is St. Jude's Catholic Church, which plays an important role in many families' lives.

ECONOMIC FACTORS

Agriculture

For more than 100 years, from its founding in the 1850s until well into the 1960s, farming and stock raising were the most important features of Mansfield's economy. These activities were interdependent with local trade and the processing, storage and shipment of farm products. Mansfield is located within three counties: Tarrant, Ellis and Johnson, and includes portions of two eco-systems: Cross Timbers and Blackland Prairie. The cross timbers is characterized by deep sandy loam soils in which grow blackjack oaks and post oaks, while the Blackland is a rolling grassland with rich clayey and loamy soils. In addition to its two ecosystems, Mansfield and the surrounding area sits astride three soil types: Crosstell-Gasil-Rader soils, in the northern portion of the city, characterized by nearly level to sloping, deep loams on the uplands; Houston-Black-Nava-Heider soils, in the southern and western portion of the city, characterized by gently sloping, deep clayey and loamy soils on uplands, and in the Britton area, Trio-Trinity soils, which are nearly level, deep clayey soils on flood plains. Different crops thrive on each soil type, allowing the agricultural diversity that characterized Mansfield. Wheat, cotton and corn were important early crops, along with livestock raising and certain types of fruit culture, but by the early 20th century, cotton, corn, wheat and peanuts largely supplanted earlier diversity. By the end of the historic period in the 1950s and 1960s, farmers were returning to 19th century staple crops of corn, wheat and livestock. In town, grocers, blacksmiths, dry goods dealers, and other small businesses served residents, while cotton gins, an oil processing plant, grist mill and other related enterprises provided service, storage and shipping for the area's farm products.

With the coming of the railroad in 1885, Mansfield grew and prospered as the processing and marketing of farm products was revolutionized through improved transportation that made shipping faster and easier. At the same time, area merchants and residents had increased access to mass produced products and services. Farming and stock raising remained the primary economic force in the Mansfield area until the late 1960s, when many retiring farmers ceased operations. Despite good farm prices after

World War II, more and more children of area farmers chose manufacturing and professional work in the Fort Worth or Dallas over agriculture and fewer and fewer farms continued to operate. Aware of the changing post-World War II economy, the City of Mansfield began planning for growth, requiring developers to install streets and utilities as part of their developments. The city also realized the need to attract jobs to the community and developed zoning for industrial parks, creating a market for fallow agricultural parcels. By the early 1970s, 18 manufacturing firms conducted business in Mansfield. With such development, Mansfield began its momentous change from an agricultural community to a suburban one.

Tarrant County is perhaps most famous for its association with the cattle industry, but livestock was the primary agricultural product before 1880 in Ellis and Johnson counties as well. Crossed by the famous Chisholm Trail, Tarrant County remained an important player in the cattle industry from its earliest days until long after rail transportation into Fort Worth transformed the city into a major shipping point. Rail transit also fostered growth throughout the county, including Mansfield, and farming began to replace ranching after 1890 when "...innovations such as the windmill..." prompted an influx of farmers. Nearly 1,000 new county farms were established between 1890 and 1900 and the principal crops were cotton, corn and wheat. Among these were farms in the Britton area (in Ellis County and now part of the City of Mansfield) as well as the James Clay and Nora Stone farmstead, about 2 ½ miles southeast of downtown Mansfield. Farming remained an important component of the Tarrant County economy until well into the 1950s (*Handbook of Texas* Online), but was affected by World War II defense industry jobs in Fort Worth and Dallas, increasing urbanization of the county that included post-war manufacturing opportunities and development of farmland for residential subdivisions.

Originally Ellis County produced more cattle than cotton, but as in Tarrant County, farming ascended in the 1870s, when the Fort Worth and New Orleans (Houston and Texas Central Railroad) was built southeast from Fort Worth and Mansfield. Cotton became a major crop with 18,956 bales produced by the end of the 1880s, a six-fold gain from 1879. By 1900, Ellis County was producing more than 91,000 bales of cotton yearly, and was recognized as a major cotton growing region (*Handbook of Texas* Online). During the Great Depression, the total Ellis County population dropped with the white population declining, while African American residents increased, and Ellis County began to shift some of its rural population into urban centers. The number of farms dropped, with a loss of 2,100 of them between 1930 and 1940. These trends continued into the 1960s, when maize began to replace cotton. At the same time, manufacturing reorganized county labor and brought new growth (*Handbook of Texas* Online).

The early Johnson County economy relied on livestock raising, and corn was the largest crop. Between 1870 and 1890 cotton production increased significantly and the northeastern portion of the county, including the area now part of Mansfield, became a primary cotton growing area. As with Tarrant and Ellis counties, the arrival of long-distance railroad service in 1881 in Johnson County improved transportation and increased population growth and economic development. The rural nature and agricultural economy of Johnson County continued into the 1960s, when the north central portion of

Johnson County began to develop with suburbs whose residents worked in Dallas or Fort Worth (*Handbook of Texas* Online). However, the northeast section, now part of Mansfield, is undeveloped.

Mansfield followed the general trends of Tarrant, Ellis and Johnson counties during its first 30 years, raising livestock and producing a variety of crops. As with population data, census records for agriculture do not separate record Mansfield, or Precinct 8, in which the community is located, until 1880. However, Mansfield Historical Society records indicate that in the 1850s the Mansfield area focused on production of pork, corn and sweet potatoes, a combination that reflects the traditional Southern diet of area residents (**Table 6**), although enough wheat and oats were produced to support the Man and Feild Mill. A similar trend occurred in Ellis County with pork and corn primary crops.

Table 6: Farm Products in Tarrant and Ellis Counties during the 1850s

Product	Tarrant	Ellis
Swine	2,279 animals	2,858 animals
Corn	17,520 bushels	28,744 bushels
Sweet Potatoes	2,137 bushels	N/A
Oats	390 bushels	1,315 bushels
Wheat	384 bushels	945 bushels
Wool	86 pounds	783 pounds

By 1880, major agricultural products in Precinct 8 of Tarrant County had changed some. Primary farm products included corn, cotton and wheat, cattle, butter, eggs, swine, and poultry. Oats also remained an important crop. Forest products, and apple and peach orchards were minor farm products (U.S. Census Agricultural Schedule 1880). A sampling of local landowners in the 1880 Census revealed that in 1879 Ralph S. Man worked 96 improved acres. Man planted 20 acres in cotton, and harvested nine bales. He also realized 20 bushels of peaches and 15 cords of wood. African American farmer Milton Davis worked 17 improved acres, with 12 planted in corn and five in cotton. Davis harvested 60 bushels of corn and three bales of cotton. Jerry Bush, also African American, farmed 30 improved acres. With 15 acres in corn and 15 acres in cotton, he harvested 100 bushels of corn and four bales of cotton (U.S. Census Agricultural Schedule 1880). Ebenezer Chorn tilled 65 acres and held another 30 as meadow. He planted 14 acres in corn, and harvested 80 bushels. Another 14 acres grew wheat and yielded 96 bushels. Eighteen acres were planted in cotton and three bales were harvested. Jacob Back had 200 improved acres and 50 of unimproved meadow. Back planted 25 acres to corn and yielded 500 bushels. Five acres were in oats, which resulted in 400 bushels. Another 30 acres were in wheat that yielded 37 bushels; 15 acres of cotton produced eight bales. While farmers grew essentially the same crops, the amount grown varied as much as the yield. Many factors surely contributed to the differences including soil type, location,

rainfall and depth of ground water. The individual farmer's skill, and access to farm labor contributed to harvest size.

In 1894 Mansfield was a town of some 400 people serving a large farming and ranching area. A surviving Mansfield newspaper fragment provide data on farm products shipped from Mansfield in 1894 **(Table 7)**. While oats and wheat remained important area crops, cotton had become king **(Figure 7)**, and the production of non-farm products such as brick, sand and lumber added to local prosperity.

Table 7: 1894 Farm Products Shipped from Mansfield

Product	Quantity in pounds
Cotton Seed	3,200,000
Cotton	7,300 Bales
Oats	2,600,00
Hogs	440,000
Wheat	360,000
Hay	120,000
Flour	80,000
Corn	40,000
Cattle	40,000
Brick	4,600,000
Wood	80,000
Lumber	40,000
Sand	40,000

Cotton remained the single most important Mansfield area crop through the 1920s and 1930s, and contributed to Texas' position as the number one cotton producer. Between 1928 and 1937 Texas produced 4,153,000 bales (Texas State Library d), nearly 2 ½ million bales more than the next closest producer, Mississippi. In the 1920s, more than 4,000 bales of cotton were shipped annually from Mansfield (Fort Worth Public Library e). The first cotton bale from the 1927 Mansfield area harvest was brought into town by Tom Cope, a farmer living east of Mansfield. The bale weighed 515 pounds, and was purchased by Mansfield merchant J.H. Wright for 20 cents a pound (Mansfield Historical Society b).

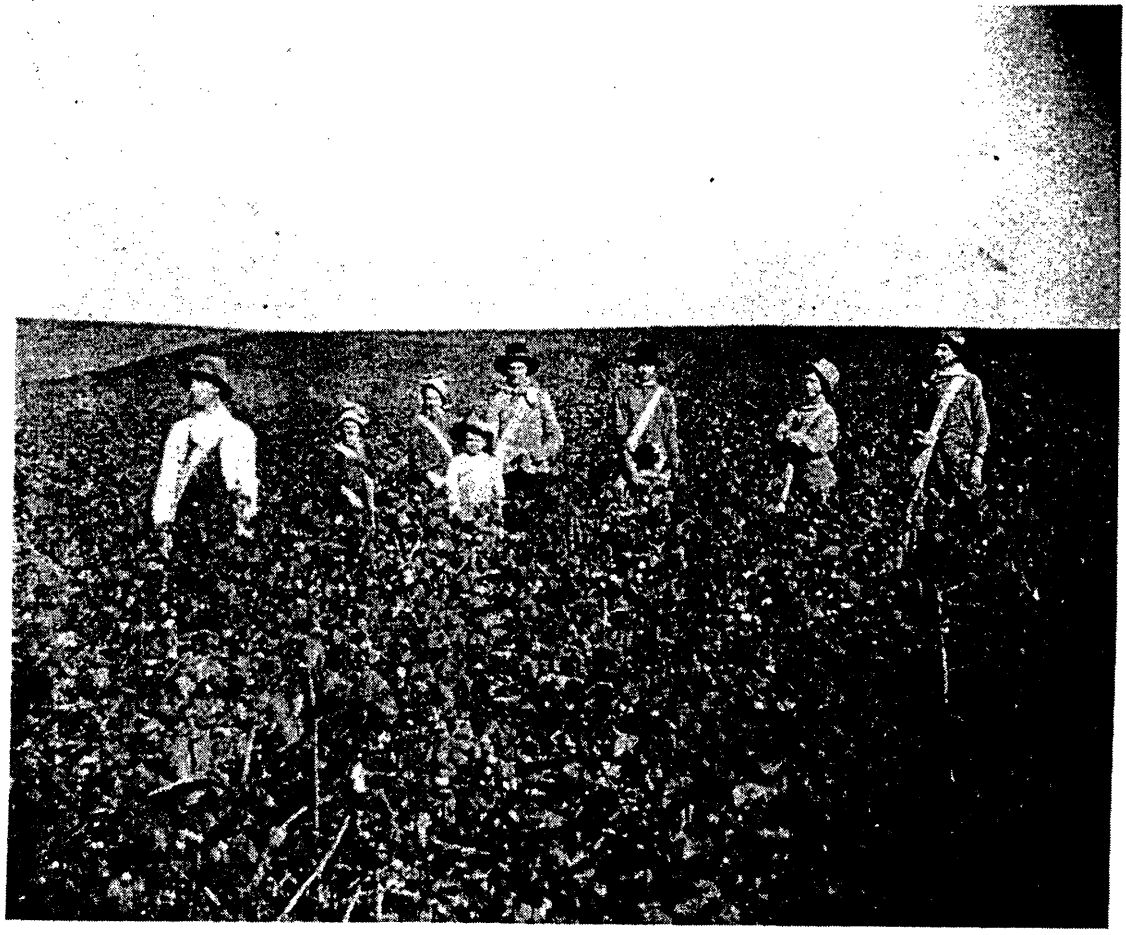


Figure 7: Picking Cotton, ca. 1900.

Source: Mansfield Historical Society

In 1929, Tarrant County produced 12,751 bales of cotton, harvested from 48,267 acres. During the 1920s Tarrant County also produced oats and corn, much of which was consumed by farm animals, as well as a wide variety of garden truck U.S. Census 1930). Land use in Tarrant, Ellis and Johnson counties during the 1930s was similar, and was split among cropland, urban, grazing land and land available for additional crop cultivation (Texas State Library g). In 1930, the Texas Planning Broad determined the rural population density was 25 to 35 persons per square mile in Tarrant and Johnson counties and 35 to 40 persons per square mile in Ellis County. **Table 8** shows a breakdown of the land uses in Tarrant, Ellis and Johnson counties, and shows the impact of Fort Worth's urban presence on the country agriculture.

Table 8: Land Use 1935

County	Crop Land	Urban Land	Grazing Land	New Crop Land
Tarrant	29 %	30%	16%	16%
Ellis	71 %	4 %	25 %	0%
Johnson	50 %	4%	25 %	21%

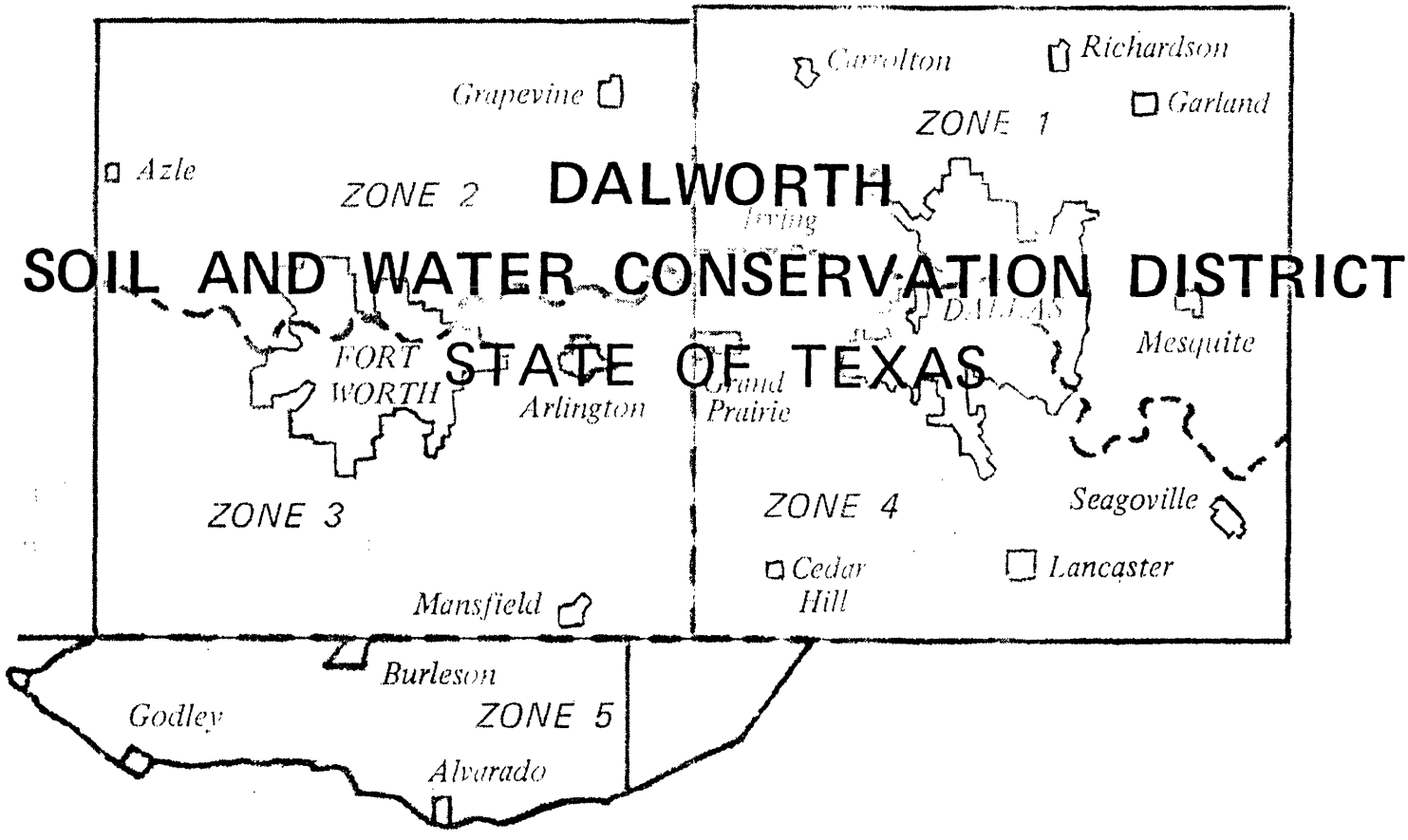
Just as crops and agricultural products changed under the influence of demand, farming methods also evolved. In the 19th century and well into the 20th century, cotton was picked by hand **(Figure 8)**, mostly by migrant laborers, including white, African American and Mexican workers. In the Mansfield area some migrants were transported daily from Fort Worth, others came for the season and rented old houses for their stay (McVean:54 and Perez Interview 2000). Some pickers had their own sacks, others received sacks from their employers for which the farmer withheld a portion of the worker's salary as payment. Made of heavy canvas or duck, the sacks were as long as two or three yards. A strap held the sack on the worker's shoulder and as the cotton filled the sack, it was dragged along the ground. Most pickers could harvest about 100 pounds of cotton a day, some could pick two hundred or three hundred, "...but that was really hard work" (McVean:54), especially since cotton bolls have sharp spines that puncture fingers and make handling the cotton difficult. Corn and wheat harvesting also originally required hand labor for harvesting as well as for thinning and clearing the fields. A wagon driven by one worker would accompany another worker who stripped the ears from the stalks and threw them into the wagon. Wheat harvesting used hand labor or primitive horse driven harvesters and threshers. In the 1940s 100 people were needed to produce food for 1,000 people, but with mechanization, the number of workers needed was only five or six (McVean:54). Before 1960 farmers in the Mansfield area worked relatively small acreages, typically less than 400 acres per farm, with most 200 acres or less. Farms of 100 to 160 acres common. The 107 7/10 acre James Clay and Nora Stone farm is one example. In the 1990s, with corporate ownership of large tracts of land, agri-business has largely replaced family farms, although a few remain, and the typical farm in Tarrant and Dallas counties is 2,000 to 3,000 acres (Helm Interview 2000 and U.S. Census).

Figure 8: African Americans Picking Cotton, ca. 1920. Source: Mansfield Historical Society

Farm mechanization began in the 1930s, as farmers replaced horses and mules with fuel powered tractors. In the 1930s the Mansfield railroad station shipped more than 100 car loads of mules to Alabama, Tennessee and Georgia (Fort Worth Public Library e). However, initial mechanization was slow to catch on. The Depression prevented many farmers from investing in a tractor, and the technology was primitive, with steel wheels, balky engines and uncomfortable seats, leading many farmers to wait for a better product. After World War II, the rate of mechanization picked up as a farm labor shortage, good farm prices, a booming economy, and war surplus made tractors more necessary, attractive and affordable than ever before (Helm Interview 2000). Starting about 1960, mechanical cotton strippers began to be used in the Mansfield area, reducing the need for human labor. Full farm mechanization was not fully accomplished in the Mansfield area until the 1960s. African American farmers, however, had a harder time acquiring tractors and other mechanized equipment due to discrimination in bank and loan programs. That group continued to farm with mules in some areas long after mechanization was the norm. Modern methods of cotton, corn and wheat harvesting use a mechanical harvester, and plant residues are no longer hoed or burned out, but are plowed under to replenish the soil.

Mansfield and the surrounding area in Tarrant, Dallas and portions of Ellis and Johnson counties are part of the Dalworth Soil and Water Conservation District **(Figure 9)** formed in 1940 as part of a state and national conservation program. Such districts came into being in the aftermath of the 1930s Dust Bowl, which affected parts of Oklahoma, Kansas, New Mexico and Texas, as well as other states. The Dust Bowl, caused by drought and soil erosion resulting from improper tillage practices, exacerbated the economic problems of the Great Depression, occurring simultaneously with it. While Mansfield was not part of the Dust Bowl area, it was close enough to it for farmers to be very aware of its impact. In 1941 the district developed a plan for land use and conservation practices. Goals were to identify and assess soil and growing conditions, and develop conservation practices. District boundaries are drawn on watershed lines, and the district includes the area that drains into Mountain Creek Lake. The district is part of the Trinity River drainage, and one of its most important programs was its trial effort to build small dams to impound 200 acre feet or less of water. This led to the creation of many tanks and ponds on private property. When water is retained on the land, it takes longer to reach a water course, and it travels more slowly, thus reducing erosion.

Prior to the start of World War II the district coordinated with the Tarrant County Home Demonstration Agent to assist district residents and farmers in growing flowers, shrubs and vegetables. District staff also coordinated with the Works Project Administration (W.P.A.), National Youth Administration (N.Y.A.) and Civilian Conservation Corps (C.C.C.), requesting labor and supervision for selected district conservation projects. This cooperation helped farmers solve their individual erosion problems while providing work for enrollees of those programs. The district also worked with various government sponsored credit and loan associations to explain credit options to farmers, and included boys and girls 4-H clubs, Future Farmers of America, and Future Homemakers of America in regular discussions of conservation (Dalworth Conservation District 1941). To better serve area farmers, the district published a newsletter throughout the 1940s and 1950s. In 1953 the district created a cooperative



North ▲

Figure 9: Dalworth Conservation District Boundaries.

Source: Virgil Helm

agreement with area farm implement dealers to provide soil and water conservation information through their agencies. This promotional effort informed farmers of services available from the district including the opportunity to have drawn up a plan suited to the individual farm to help owners deal with problems of erosion and flooding (Helm Interview 2000).

Farmers and ranchers also got help at the end of World War II, when rationing of food, gasoline and other supplies ended. In 1945 the Federal government released stockpiles of building materials for use on farms and ranches, making building materials, including more than 15 million board feet of lumber, available for emergency maintenance and repair of farm dwellings upon approved application from the War Food Administration (Mansfield Public Library e). After World War II, soil and water districts across the country acquired surplus farm implements used in the war effort. These were then made available by the district for rental to farmers at nominal cost. Included were bulldozers, seeding equipment, and grass spriggers, all useful in erosion control. Some farmers built check dams on their property and employed earthmoving equipment to create terraces and contours to slow runoff and prevent erosion, in accord with an approved plan for their property. Bermuda grass was planted as an effective erosion control method. Crop insurance for Tarrant County farmers growing specific crops was advertised as available from Tarrant County in 1945. The coverage was for up to 75 percent of average yield per acre (Mansfield Public Library e). The Grange still meet in 1945 (Mansfield Public Library e) reflecting the continuing importance at that time of agriculture in the local economy.

Despite the draw of the city for many returning war veterans, farming got a big boost after World War II, when general prosperity, good farm prices and the availability of surplus implements and conservation programs supported the continued success of agriculture. But in the 1950s agriculture was affected by complex factors that forever changed agriculture. Locally these factors led to the eventual decline of family farms and other family based agricultural activities. In the mid-1950s a severe drought in Texas affected farmers and ranchers. By the late 1950s the drought ended, but alternating years of drought and flood made soil and water conservation programs sponsored by the Dalworth district very popular. Through the early 1970s, area farmers undertook all kinds of water and soil conservation projects. The district also built projects to impound water over a larger area, but none of these were constructed within Mansfield. Joe Pool Lake, built by the U.S. Army Corps of Engineers, began operation in 1986. It flooded some of the best farmland in Tarrant and Ellis county, near Britton, speeding the depopulation of that community and lessening the local importance of farming.

In the late 1950s, agricultural production was enhanced by hybrid seeds, and the development of chemical fertilizers and herbicides. Weeds, especially Johnson grass, were a big problem for the Texas farmer. Before chemical herbicides, weeding was done by farm laborers, who hoed out the intruders. The advent of herbicides and switch to tractors from mules cut down on the man power needed, and reduced dependence on a shrinking labor pool. Then between 1958 and 1960 hybrid seeds and chemical fertilizers became widely available. By 1961 their usage was widespread. (Helm Interview 2000). An important milo maize hybrid seed arrived on the market in the late 1950s; it produces 1,800 to 2,000 pounds of seed per acre compared to older types that produce only 500 to 700 pounds per acre. This spurred farmers to

plant grain crops instead of cotton. Cotton is hard on the soil, depleting nutrients that must be added in large quantities to keep farms productive. Cotton silage returns only about 500 to 600 pounds per acre of organic matter to the soil, while milo maize and other similar crops can return 5,000 to 6,000 pounds of residue to the soil as a natural fertilizer (Helm Interview 2000). Further hastening cotton's demise was the spread of cotton root rot during the 1960s. These factors, and the widespread manufacture of synthetic fabrics in the 1960s and 1970s, such as polyesters, led to widespread abandonment of cotton as a primary crop. Farmers returned to wheat, corn, feed corn (milo maize) and other grains as their major crops and resumed livestock raising. By the early 1950s, cotton production had fallen dramatically, and in 1953 not quite 600 bales (Fort Worth Public Library e) were shipped from Mansfield, compared with more than 4,000 bales annually during the 1920s. Further, the three cotton gins operating in Mansfield in the 1920s dwindled to one by 1953.

In 1949, Katie Stone Casstevens, daughter of local farmers James Clay and Nora Stone, featured soil conservation activities and programs in one of her weekly columns in the Mansfield newspaper, and focused on several Tarrant County farmers helped by the Dalworth Conservation District's programs (Fort Worth Public Library b). Another article that year, in *Texas Ranch and Farm News*, featured the Ivan Coble dairy farm, near Mansfield. Through the Federally funded Farm Security Administration loan program Coble and his wife, formerly farm tenants with less than $2,000 in assets were able to borrow enough money to purchase their own place, building it into a profitable dairy farm. Their success was one of many that heralded the move away from cotton. Another area farm that embraced livestock over crops during the 1950s was the Ragland farm in what is now northeastern Mansfield, where sheep, goats and cattle was the focus (*Texas Ranch and Farm* 1957).

The portions of Tarrant, Ellis and Johnson counties that currently make up the City of Mansfield share a remarkably similar settlement and economic history, based first on livestock raising and later on cotton and corn production. Since the end of World War II farming has been decreasingly less important as urban jobs draw young people to the cities. In the 1960s, mechanization, hybrid seeds, technologically advanced cultivation practices, and plant disease led to a decline in cotton production. As the 1970s approached the Mansfield area experienced a dramatic decrease in farming activity with surviving farms reverting to 19th century crops, growing improved grains and raising livestock. Regional population growth brought new people to Mansfield and city zoning laws encouraged suburban development of fallow agricultural land, thus bringing to an end the primary role of agriculture in the local economy.

Commerce and Business

In 1854 Julian Feild[8] purchased 540 acres in the Mansfield area. Ralph S. Man, a native of South Carolina, and Feild, who was from Virginia, went into business together and completed their three-story

[8] Feild, probably the wealthier and more business oriented of the two, built Fort Worth's first store in 1854. That same year he organized the first Masonic Lodge, and was appointed Fort Worth's first postmaster in 1856.

brick grist mill sometime between 1856 and 1859.[9] The mill produced flour and meal and was the first in north Texas to utilize steam power. It enjoyed patronage from as far south as San Antonio and as far north as Oklahoma, and some sources claim farmers came from as far away as northern Mexico. The location of the mill in southeast Tarrant County, rather than in Fort Worth where Feild was already established, reflects an emphasis on wheat cultivation in the area and the availability of wood from the Cross Timbers to feed the mill's boilers. About the time the mill went into operation, Feild opened a general merchandise store at Broad and Main streets, across from the mill. Nearby he built a large log house for his family that served as an inn for travelers and customers. In 1860 the first post office was established with Feild as the first postmaster. Together, these buildings created the nucleus of the future City of Mansfield.

In 1861 the mill's success appears to have exempted Ralph Man from service in the Confederate States Army. Julian Feild, however, was appointed a captain in the Quartermaster Corps and served from 1862 to 1865. In 1862, Feild purchased one-third of a league of land (1,476 acres) in Tarrant and Ellis counties including land that would become Mansfield. During the war the mill supplied meal and flour to the C.S.A. hauling it as far as Shreveport, Louisiana and Jefferson, Missouri. As was common at that time, the mill gave 10 percent of its production to the Confederacy. The small community around the mill was unique in Tarrant County in that it prospered through the war. Eventually, the community took the name "Manfeild," but repeated misspellings resulted in the acceptance of the conventional spelling "Mansfield."

After the end of the Civil War the community's prosperity continued, and in the following 15 years many major local institutions were established including the Mansfield Male and Female College in 1871, the Masons in 1870, and the Odd Fellows in 1871. Fueling prosperity was the mill. In 1867 the U.S. Army contracted with Man and Feild to supply flour and meal to Fort Belknap and Fort Griffin, northwest of Tarrant County. While good for the local economy, men who were part of "Feild's Freighters," assembled in ox-drawn wagon trains that went as far north as Fort Sill, Oklahoma, were often at risk because of the Indian Wars raging on the southern plains in the late 1860s and 1870s. On one trip in 1871, a wagon train from the mill was attacked by Kiowas near the border of Young and Jack counties, and all but one of the crew killed. Feild sold the mill in 1874, probably because of declining revenues caused by the national economic downturn of 1873 (Texas Historical Commission a). The mill was re-opened in 1884 under a corporation headed by directors R. S. Man, Joseph Nugent, A. B. Pyles, J. T. Nichols and D. Van West. This was an impressive collection of local leadership. Man was one of the town's founders, Nugent was an early mayor, and Pyles a leading merchant. The board sold the mill and land to A.P., W.G. and T. J. Branson in 1984, who continued to operate the mill, first to grind flour, and later as a whiskey distillery. The mill probably closed by 1910.

Mansfield continued to prosper into the 1880s and the promise of rail service, which was established in 1885, was an important commercial booster. In 1881 J. H. Wright instituted daily mail and

[9] One source gives the date of construction as the winter of 1859-60

passenger service between Mansfield and Fort Worth (*Texas State Gazetteer* 1882-83). By 1882 commercial activity in Mansfield had expanded to include two steam grist mills and several cotton gins. Products were agricultural, primarily cotton and grain. W.H. Baldwin and J. T. Stephens were physicians, P. R. Beall operated a dry goods store, Thomas Bratton, and J. D. Strain were blacksmiths, Brennan Thomas kept the saloon, P.G. Davis was a carpenter and wagon maker, D. Dingwall sold boots and shoes, Dukes & Stephens, E. Harding, Robert James and Thomas Patterson operated cotton gins, M. Gibson, and J.A. Graves were grocers, T.C. Graves sold dry goods, R. T. Lowe & Co., operated the drugstore, J. D. Macklin had a gin and grist mill, Frank A. Maine operated another grist mill, and G. R. Sergeant sold drugs and groceries. Mansfield was a prosperous trade center.

By 1886 a newspaper was published in Mansfield. In 1890 it was called the *Ram's Horn* the shortly thereafter the *Mansfield Hawkeye*. By about 1895 the paper was the *Mansfield Chronicle*. Eventually it became the *Mansfield News*. No issues of the early papers are known to have survived, with the exception of scattered clippings found in family records dating from the early 20th century. Mansfield was one of the first communities in Tarrant County to publish a paper. Known issues date to 1929 at the newspaper office, but only issues from 1945 forward are available to the public. A 1949 article stated that the paper was the oldest weekly in Tarrant County.

The Mansfield State Bank was chartered in 1892, the first official bank in the community. In 1904 the First National Bank of Mansfield was established in a building erected by Troy Hackler, whose house still stands on East Broad Street. The bank suspended business in 1927. Farmers and Merchants State Bank obtained a charter in 1928 and merged with Mansfield State Bank in 1932 (Mansfield Historical Society a). In 1895 businesses included J. J. Newsom, druggist, Mayfield & Stewart, groceries, T. C. Graves, dry goods, A. A. Dunn, groceries, J.H. Wright, physician, J.W. Yeates, druggist, A.B. and N.C. Pyles, undertakers and furniture dealers. In 1896 the Mansfield Pressed Brick Co. was sold to a new owner, and the Mansfield Bottling Works operated (Mansfield Historical Society a). The Marrs brothers ran the City Drug Store, and sold jewelry as well. A traveling dentist, Dr. C.A. Butner, "...the expert tooth extractor..." visited Mansfield periodically. By the early 20th century at least one Jewish merchant operated in Mansfield (City of Mansfield d:21) and two ran stores in Britton (McVean:5). Early commercial buildings were mostly wood, although two brick yards were present in Mansfield, or nearby, in the mid-to-late 19th century. Repeated fires damaged the older wood stores leading, by the mid 1890s, to construction of substantial one- to three-story, brick commercial buildings on Water (now Main) Street, many of which still stand.

On May 6, 1906, with merchants seeking a way to improve business and expand their activities, the Mansfield town council moved to support the organization of a commercial club in the city. Trader's Day was held in September to encourage commerce. A formal Chamber of Commerce would not organize until the 1960s (City of Mansfield e:1906). **Figure 10** shows the business district in 1907. In 1911 it was reported by *Texas Magazine* that Mansfield was "fortunately situated" on the edge of rich timber country surrounded by land that is three fourths black and one fourth sandy loam. The article extolled area virtues and promoted its farming possibilities and commercial achievements. "Around the

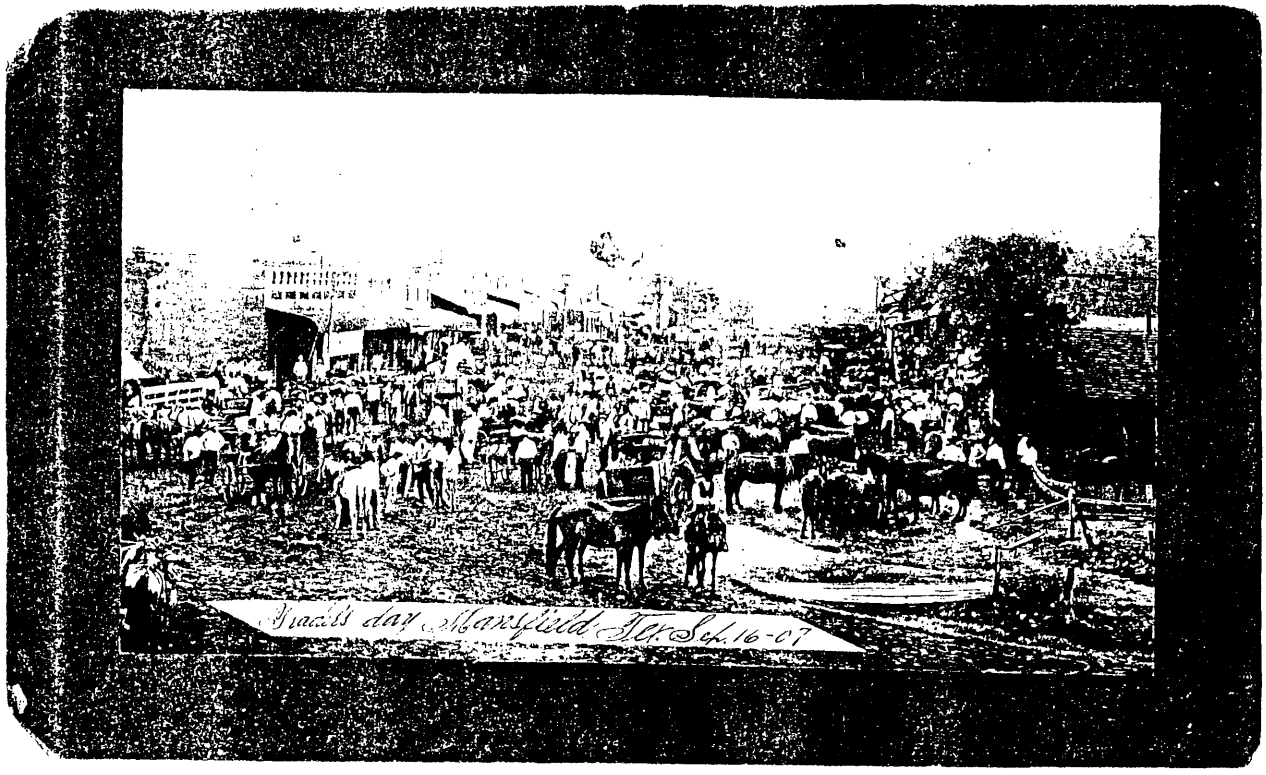


Figure 10: Trader's Day, Mansfield Business District, 1907. Source: Mansfield Historical Society

town the country is thickly settled and is dotted with numerous good little towns that make Mansfield their trading center, and drawing its trade from a radius of fifteen miles is why this is classed as one of the best little business cities in Texas and why the merchants belong to the prosperous class" (Fort Worth Public Library b). The article went on to note cotton yields that averaged three-fourths of a bale per acre, and that 10,000 bales were marketed annually in Mansfield. Other crops were corn with 40 to 50 bushels per acre, oats at 75 to 80 bushels an acre, wheat 20 to 25 bushels and peanuts 30 to 50 pounds. Sandy soils in the area produced watermelon, berries, potatoes, fruit and a variety of garden truck. Timber from local woods provided fuel and fence posts. More than $175,000 worth of wheat, corn and oats were marketed and shipped from Mansfield yearly, and cattle and hog raising yielded income of about $25,000 and $40,000, respectively, on an annual basis (Fort Worth Public Library b). Aiding commerce was the $25,000 telephone system, with a complete exchange, 14 county lines and five toll lines leading out of town. Two banks, the "...National and State, with combined deposits of $250,000, three gins, oil mill, grain elevator of 140,000 bushel capacity, flour mill, two fine lumber yards and water works" rounded out the community. The article related that the hollow wire system of lighting was used, but that an opportunity for a light and ice plant existed, along with the need for a peanut factory to handle that important crop, of which Mansfield reportedly shipped 10,000 bushels the previous season.

This agricultural bounty did not, however, continue to support the Man and Feild Mill, which by June 11, 1912, was inoperative, possibly due to outdated equipment and competition from another mill and grain elevator elsewhere in town. The city inquired into the possibility of obtaining bricks from the old mill (City of Mansfield e:1912) for public works construction, and may have done so. Despite the closing of the mill as more farmers turned to cotton, wheat was still grown, and new businesses developed while established ones received new owners. About 1915 E.A. Rosier purchased the local barber shop and operated it for 45 years. Mr. Rosier served as a city councilman in the 1930s. The Farr Best Theater, operated on the west side of Water (Main) Street from 1917 and charged 10 cents to see a movie until the 1930s, when the price of admission went up. Over time, the city did business with many local merchants, purchasing supplies for public works projects and repairs to city property. Among the firms city council patronized were the local bank, lumber and hardware businesses, blacksmiths and carpenter/contractors. Receipts filed in the council minute books provided the following data and tell not only of individual companies who did business with the city, but also what types of businesses were available to Mansfield residents.

The First National Bank of Mansfield in 1910 was operating with the following leading citizens as officers: J. Bratton a president, A. Bratton as vice president, H. Mabry, cashier, and E.R. Holland as another officer Bank directors were A. Bratton, Jay Grow, J. Bratton, S. T. Marrs, J. N. Thomas, H. Mabry, J. W. Spencer, George W. Hackler, and E. H. Chorn (City of Mansfield e:1910). That same year Farmers Lumber Company had J.H. Wright as president, J. H. Harrison, vice present, W. W. Pyles, secretary and treasurer. Directors were J. H. Wright, J. H. Harrison, W. W. Pyles, M. Balweg and J. E. Guest (City of Mansfield e:1913). The firm sold lumber, coal and hay, shingles, sashes, doors, paints, brick, lime, cement, posts and more and had a capital stock of $15,000. Another lumber company was the

Conway-Leeper Co. **(Figure 11)**. M. L. Tims operated a blacksmith and general repair shop, specializing in horseshoing (City of Mansfield e:1913). Other blacksmiths were A. M. Fowler, W. A. Halbert and Belk Bros. Blacksmiths, who also sold wagons and buggies. Back and Bradford sold hardware, harness, implements and vehicles. As early as 1913, Jay Grow was operating a supply business in addition to his primary occupation of contractor-builder. His firm sold lumber, sashes, doors, shingles, all kinds of building materials, coal tar, pitch and brick, building paper and wall paper, by the 1920s he also sold automobiles **(Figure 12)**. In 1917, Charles R. Page, who served as Mansfield's mayor between 1916 and 1929, was selling iced drinks, candies, cigars, jewelry, novelties and notions. In 1918 J.H. Harrison operated his own hardware business under his name, selling hardware, implements, stoves, tinware, Queensware, guns, cutlery, gas engines and more. J. F. Bradford was also going it alone by 1918, selling hardware. An early automobile service garage was operated by Rowe and Carrel; that firm also offered auto repair and were agents for Oakland, Veile and Buick autos. By 1919 the business was under R. F. Carrel, who sold Fords, Oaklands and Buicks. In 1919 the Mansfield Mill and Elevator Co. offered high grade flour, graham and meal, and feed of all kinds. Gus R. Moore was editor of the *Mansfield Mirror*, and Gilstrap and Dalton sold staple and fancy groceries.

What would become one of Mansfield's largest firms from the historic period organized in 1926 under the management of Jessie and Millie Dalton. Mrs. Dalton was well known locally for her baked goods, and it was suggested that she make mayonnaise. With that idea Dalton's Best Maid Mayonnaise was born. Eventually the Daltons built a plant on Debbie Lane just east of Business 287 across the street from the Grimsley Cemetery. In 1947 the company moved to Fort Worth. The Mansfield factory has been demolished. In the early 1990s Best Maid provided the Mansfield Historical Society with a $200,000 grant for the restoration of the McKnight/Knights of Pythias Building in Mansfield, a project now nearing completion. Although the Mansfield National Bank failed in 1927 after a bank employee embezzled most of the funds, Mansfield's economy remained strong during the decade, and declining farm prices that signaled the beginning of the Great Depression in the mid-1920s did little to dampen local enthusiasm or prosperity. In 1927 druggist J. B. Chorn took out a $25 front page ad in the local paper at Christmas time. He reported nearly $50 in business as a result of the ad, giving credence to the adage, "it pays to advertise." To make all this happen, Chorn loaned newspaper editor L.E. Gill $75 to publish the Christmas issue (Mansfield Public Library e). In 1928 Guy Stewart purchased the cotton gin from Q. K. Wheeler, and operated it until 1952 **(Figure 13)**.

During the Depression, commerce stalled as the country's worst and most long lasting economic downturn affected farmers and city dwellers alike. The city reduced utility fees and provided grace periods for unpaid utility bills. City fathers supported local merchants by continuing to buy supplies and materials from local businesses and by requiring itinerant peddlers to purchase a sales licence. But all around, times were difficult, and Federal make-work programs such as Civil Works Administration (C.W.A.) and Works Progress Administration (W.P.A.) projects provided much needed work for local men. Mansfield continued to serve as a trade hub for local farmers and town residents, but instead of expanding, businesses hoped to just ride out the rough times. In 1941, the Mansfield community civic

Figure 11: Conway-Leeper Co.

Source: Mansfield Historical Society

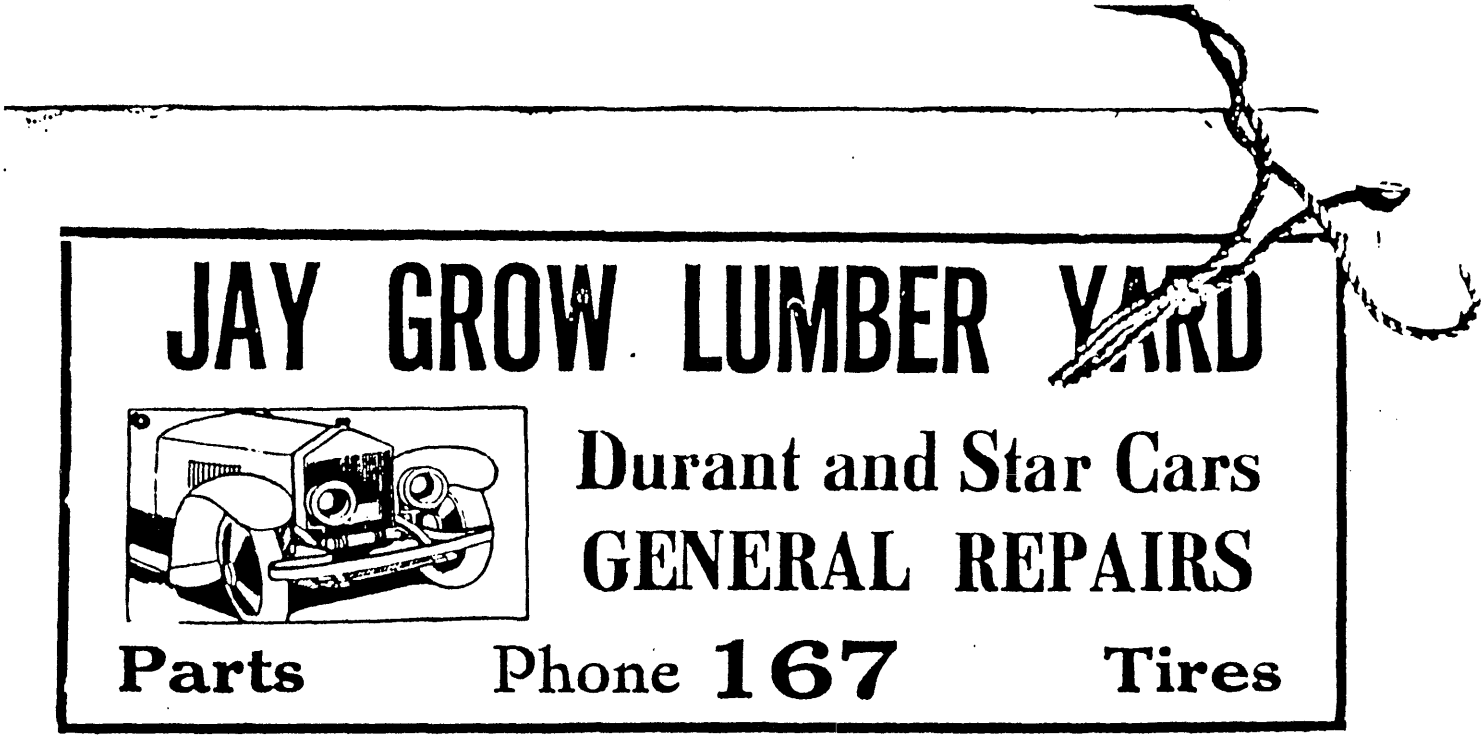


Figure 12: Jay Grow Advertisement, 1927.

Source: Texas State Archives

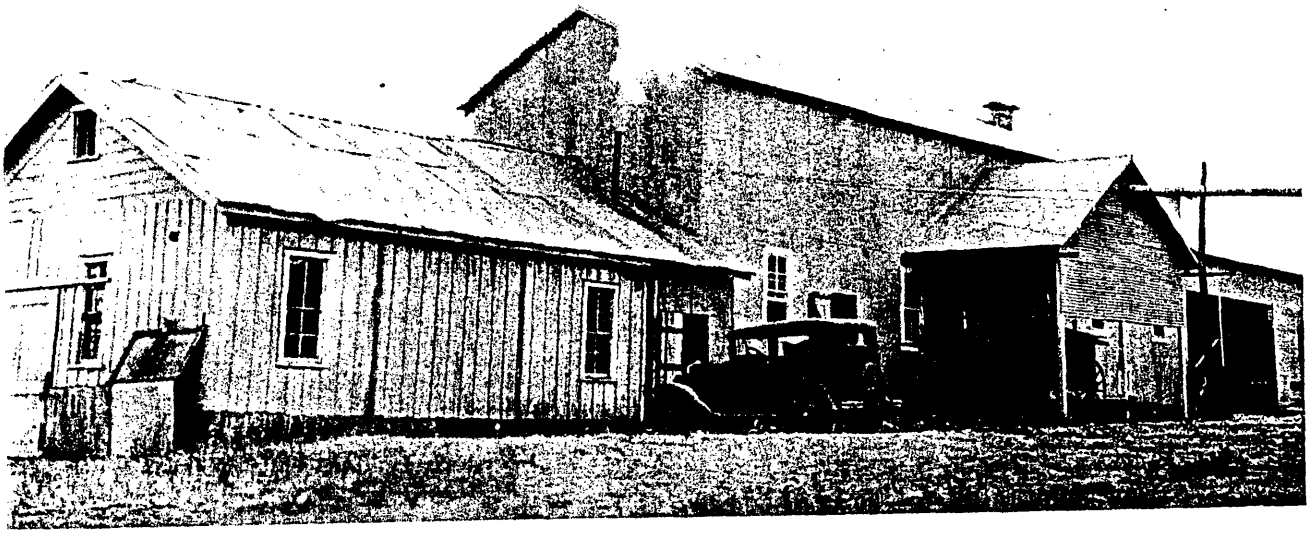


Figure 13: Stewart's Cotton Gin, ca. 1928. Source: Mansfield Historical Society

league formed, and was a precursor of an official Chamber of Commerce.

The economy improved with the start of World War II, when local men not serving in the military, as well as women, found defense industry jobs in Fort Worth. This was the start of a lasting relationship between Mansfield residents and Fort Worth industries that continues today. Prosperity returned at the close of the war, and local entrepreneurs established new businesses. Among them were local women Mrs. M. L. Hall and Mrs. W.C. Ramsey who opened the H. & R Dress Shop on Water (Main) Street (Mansfield Public Library e). A new five cent store, Hubbard's also opened. In October 1945, the Mansfield Lion's Club was formed (Mansfield Public Library e).

To help returning veterans adjust to civilian life, provide training for agricultural work, and generally aid the economy, the Federal government sponsored veteran farm training programs under the G.I. Bill, and one was located in Mansfield (McVean:26). Part of the program was the conversion of scrap materials into farm implements, including mash self-feeders for poultry and hog troughs. New and salvaged lumber was available and some farmers, with the aid of program employees, were able to repair tractors and other implements (McVean:26). Two and four-wheel trailers were constructed, along with all types of wheeled implements and feed lot equipment. Mansfield's instructor in 1946 was Ira. T. Kimbrough and the 26 class members worked 12 ½ hours weekly. Single men received $65 monthly and married men $95.00 (McVean:26). A vocational agricultural shop helped farmers with repairs and construction during 1944 and 1945 at Mansfield High and educated male high school students in crop growing (Mansfield Public Library e). To aid farm wives and other residents, the Federal government sponsored a canning center for public use at Mansfield High School beginning in July 1945. Mrs. Laura Blessing was in charge (Mansfield Public Library e). Amid the post-war prosperity, advancing technology resulted in the loss of some local jobs when the Magnolia Oil pumping station closed in 1948. The facility was replaced by a 200 inch line for direct pumping (Mansfield Public Library e).

However, the economy of the Fort Worth-Dallas region was booming by the early 1950s and Mansfield was beginning to attract new housing and residents that would increase the population and begin the community's march from farm trade center to metropolitan bedroom community. Advertisements for new housing appeared in the local newspaper including the following from 1951 (Mansfield Public Library e). While these ads were for Fort Worth firms, the construction activities were in Mansfield where they expanded the local tax base and brought workers to town who, presumably, traded with local grocery stores, cafes and gas stations. All types of plumbing, fixture and appliance advertisements for Fort Worth businesses (Mansfield Public Library e) also appeared in the local paper.

Look, Look, we can build houses in Mansfield
small down payment, small monthly payments
3 room and bath house, built on your lot, including plumbing, hardwood floors, sheetrock, wiring, interior trimmed out and plumbed. Arrange rooms as wanted. O'Neal & Foster Construction Co., 5000 James Street

Own a home of your own
Johnson-Campbell Lumber Co., 2231 Jacksboro Highway; 3421 Hemphill

3704 Cardinal Ridge--Forest Oaks
go to 3800 block Mansfield Highway, right at Bryne Grocery, cross railroad tracks
Semi-finished, 4 ½ rooms and bath, 750 square feet on a solid foundation, oak flooring,
wood or asbestos siding

In 1953 the business community once again discussed establishing the Mansfield Chamber of Commerce and city council visited this issue, expressing support for such an organization (City of Mansfield e:1953). However the group did not officially organize until 1960 (Mansfield Public Library e). To better manage local growth, the city enacted a comprehensive zoning plan in 1957 and established industrial parks. In 1958 the city applied the provisions of the new zoning plan, and required the applicant to get zoning approval for a gas station (City of Mansfield e:1958). A major recreational draw that brought dollars to local merchants was the Kow-Bell Rodeo. An arena for shows and activities opened in 1958, just north of downtown.

Residential construction continued throughout the 1950s, picking up speed in the 1960s. Mansfield's economy was turning away from its agricultural base toward that of a supplier of building materials and a manufacturing center. In 1960 two ads appeared for homes in the Hillcrest Addition, one of Mansfield's earliest formal subdivisions (Mansfield Public Library e). Both showcased larger, more complete dwellings than those offered in the early 1950s by other developers. In addition, the Hillcrest homes offered two models, one with three bedrooms, and the other with two bedrooms and a den. A two-car garage was included. Size ranged from 1,500 square feet to 1,800 square feet; cost was $12,750 to $15,250. Mansfield was growing, and its citizens and those in the surrounding area were prosperous.

Open Now--Hillcrest Addition
308, 309 Hillcrest Street
Your Opportunity to Trade
$350 down
3 bedrooms, 1 ½ baths
30 year, FHA loans
Ceramic tile baths, Formica cabinet tops, brick trim, fully landscaped
only two blocks from school
E.L. Baker Jr., salesman, Saturday and Sunday

In April 1960 the local building supply company, Farmers Lumber Co., located on Walnut Street, a service street one block west of the business district, offered builders in the Mansfield area a "new stock of Douglas fir standard and better lumber at 10 ½ cents per board foot. The ad asked "Why pay more in

Fort Worth?" (Mansfield Public Library e), and advertised its own new homes for $10,500. These dwellings had 1,100 square feet, parquet wood floor, ash cabinets, ceramic tile bath and ½ with colored fixtures, built in range and oven, central heat, insulation, and offered three bedrooms, and a one-car garage (Mansfield Public Library e). That same month, developer G.W. McDonald advertised new homes in the 600 block of Elizabeth Lane, in the Patterson Addition. Clearly, new home construction and sales was an important part of Mansfield's economy and heralded development that would continue to the end of the 20th century and into next millennium.

Between 1969 and 1972, 18 industries moved into Mansfield's two industrial parks. Completion of a redesigned U.S. Highway 287 as a high speed freeway and construction of I-30 and I-20 provided transportation links vital to area industry, and speedy access to the Dallas-Fort Worth Airport. Although downtown Mansfield remained the city's heart through the 1960s and 1970s, the rerouting of U.S. Highway 287 and its redesign as a high-speed freeway by-passed the central business district and encouraged residents to travel to Fort Worth and Arlington to shop. Stores closed, giving Mansfield residents fewer reasons to come downtown. Throughout Mansfield's long history, the U.S. Post Office was a hub of activity bringing people to town for their mail, shopping and conversation. The post office remained on Water (Main) Street until the early 1990s, when a new facility was built farther north to accommodate the vastly larger population. While this new facility was needed to efficiently manage the mail, the loss of the post office from Main Street hurt business prospects for remaining merchants in the historic business district. Today, the business district is struggling to attract vital businesses that will increase foot traffic. The Chamber of Commerce has restored its one-story brick building on the east side of North Main, and the Mansfield Historical Society is completing its restoration of its three story brick building at 100 North Main. Both buildings were erected in the 1890s and are important community landmarks. With more restoration the commercial district may qualify for National Register district listing.

Transportation

Early transportation in Mansfield was by wagon and horse over rough trails and roads leading from a cross roads at the center of the community where Ralph Man and Julian Feild built a three-story brick grist mill. From that junction, and the mill, the town grew and Mansfield's commercial hub remained the center of the community for more than 100 years. Little information survives regarding early road systems, but residents and nearby farmers traveled to Fort Worth via the Fort Worth Pike, which became State Highway 34, and to other nearby settlements including the Gibson Community, Bisbee, Webb, St. Paul and Britton. By the 1870s roads stretched to Dallas, Cleburne and Arlington, and a road may have connected Mansfield with Waxahachie (Fort Worth Public Library b), but transit was still dependent on horse and wagon, coach and buggy and affected by wet weather that made roads impassable and creeks difficult, sometimes impossible, to cross. With the advent of rail transportation, regional mobility increased and possibilities for economic development grew. Chartered in 1885, the Forth Worth and New Orleans Railroad (FW&NO) laid track on the north edge of Mansfield's business

district and crossed Walnut Creek just northwest of downtown. The line ran southeast from Fort Worth through Mansfield **(Figure 14)** and Britton, reaching Waxahachie in 1886. In September 1885 work began on the surveyed rail line route and bridges at Sycamore Creek, 3 ½ miles from Fort Worth, Village Creek, eight miles from Fort Worth and Walnut Creek, 18 miles away, near Mansfield (Mansfield Historical Society a). The 1885 steel truss bridge erected by the railroad at Walnut Creek, just north of Mansfield's central business district was strengthened in 1906 and is still used by the railroad **(Figure 15)**. The bridge is a major Mansfield landmark and one of the oldest surviving railroad bridges in Tarrant County. The FW&NO was soon acquired by the Houston & Texas Central. Later the line became part of the International-Great Northern railroad, and today it is part of the Southern Pacific system.

When Mansfield residents learned of the proposed rail line, they quickly realized its potential for local growth and development. Mansfield leaders J. H. Wright, Dr. P. M. House, A. J. Dukes and P.R. Beall raised $5,000, and property owners contributed the rights-of-way as an inducement to the railroad. This action in a town of some 250 people speaks of Mansfield's early prosperity and confidence, and was similar to the efforts of Fort Worth's citizens in the 1870s. By attracting the railroad, Mansfield escaped the fate of Johnson's Station, an early community south of Arlington. Johnson's Station was supplanted by Arlington when the Texas and Pacific Railroad passed about three miles north of town. Today it is largely unknown. With rail service, Mansfield had not only a viable grist mill, and several cotton gins, but a fast and efficient method of getting crops and farm products to market. The community grew from 249 in 1880 to 418 by 1890, nearly doubling its in-town population. During this same period, rail service, improvements in farming technology and continuing migration out of the Deep South in the aftermath of the Civil War and Reconstruction, swelled the local farming population. Mansfield's position as a local trade center for area farms and nearby rural settlements was firmly established. A depot was built **(Figure 16)**, which continued operations until 1953, along with a section house and storage facilities for farm crops. The local cotton yard was south of the depot near the tracks, and gins and oil processing plants also were near the rail line in a small industrial district that survived into the 20th century.

Although none of these resources survive, except a remnant of one gin, their placement near the railroad illustrates the importance of the railroad in the local economy. By the mid 1890s, Mansfield's business district took on a new look, with one- to three-story red brick commercial buildings replacing older, smaller, and less elaborate one- and two-story wood stores. Above the new storefronts were offices occupied by physicians, attorneys, and Mansfield's three fraternal organizations. The Mason's took space in the building at the northwest corner of Water (Main) and Broad streets, the Odd Fellows occupied the second floor of a new building farther down that same block and the Knights of Pythias held their meetings in the building at the northeast corner of Water and Broad. Tradesmen came and went, but by the early 1900s Mansfield had two banks, several dry goods and grocery stores, a confectionery, two blacksmiths, a livery stable, and a number of other businesses. As dependence on rail service increased, residents found shipping local farm products and receiving mass produced products convenient. By about 1910, the mill was outdated and ceased operations. The industrial focus of Mansfield had shifted north of the business district to the area along the railroad tracks.

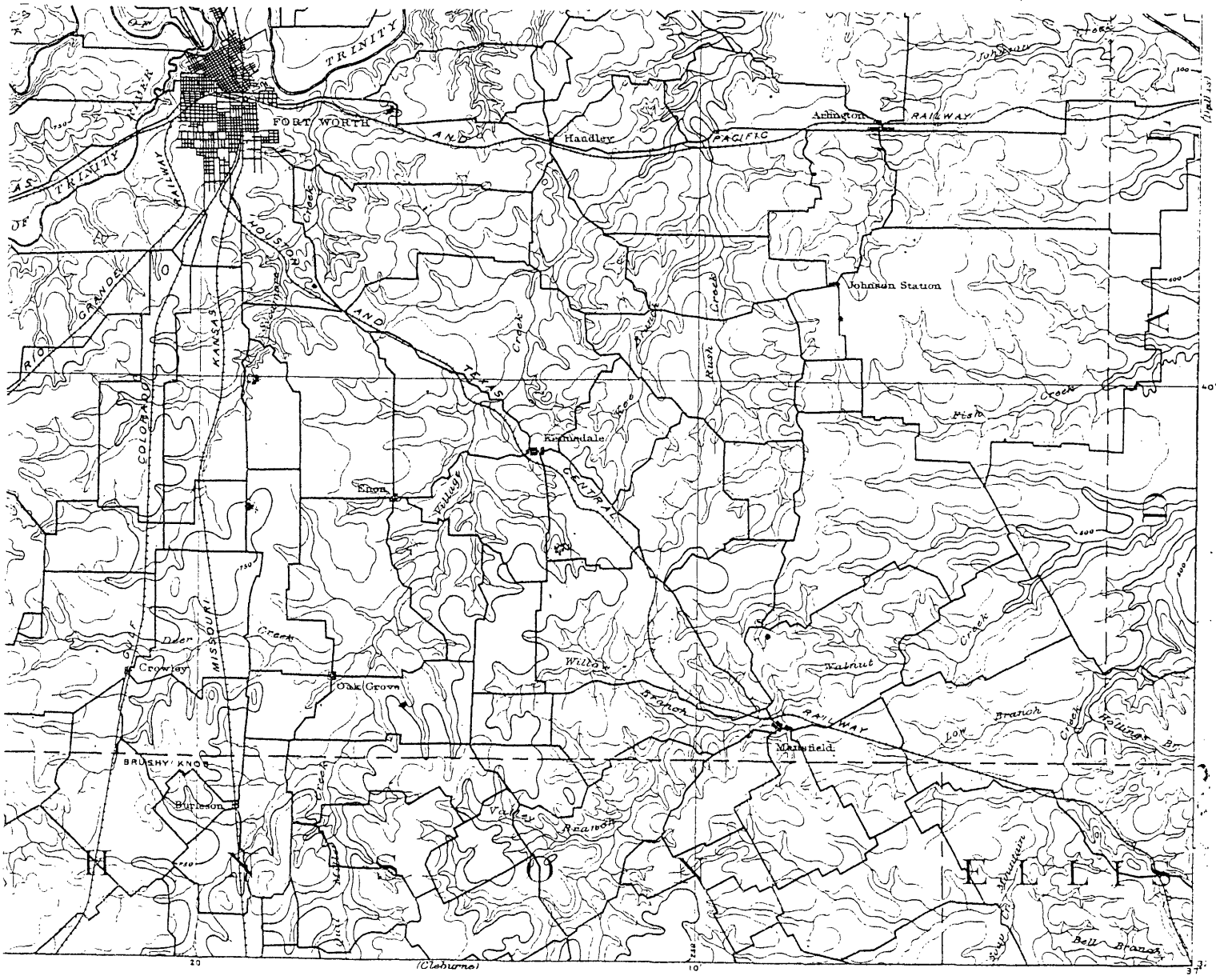


Figure 14: Rail route through Mansfield, 1894.

Source: Texas State Archives

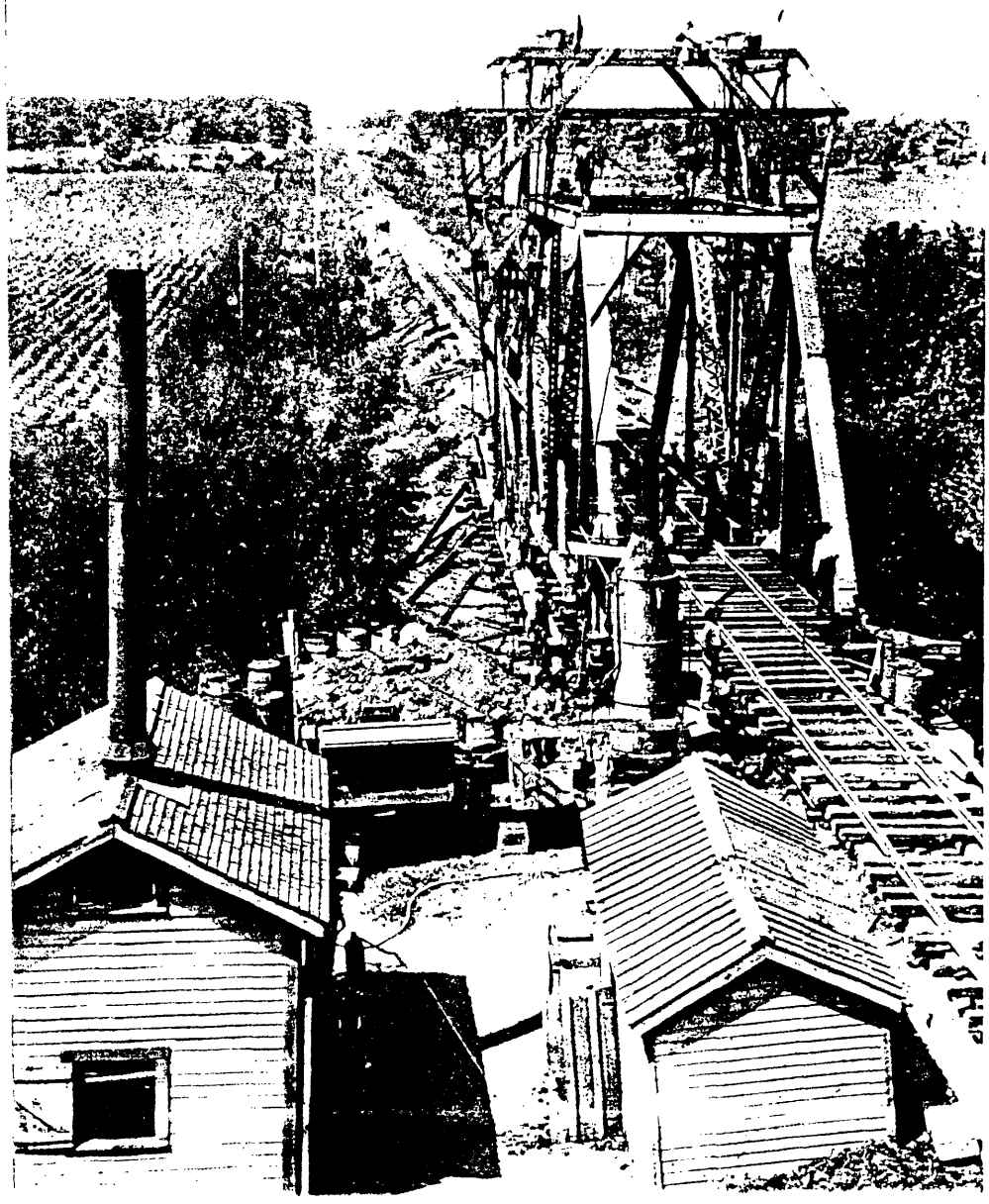


Figure 15: Fort Worth and New Orleans Railway Bridge, ca. 1906. Source: Mansfield Historical Society

Figure 16: Mansfield Depot. Source: Mansfield Historical Society

By the 1910s, some Mansfield merchants were beginning to sell automobiles and to offer service and fuel, and cars were becoming common in cities such as Fort Worth and Dallas. One of the first cars in Mansfield was owned by Dr. McKnight as early as 1908. As more people purchased cars, the inadequacy of the 19th century road became apparent. A national "good roads" organization formed in the early 20th century promoting good roads as a means to larger profits and more prosperity, to say nothing of better transportation. Between 1910 and 1930, the local roads under county jurisdiction improved as more citizens purchased automobiles and supported the idea of "good roads." In 1911, Earle C. Driskell, son of Mansfield's postmaster and a reporter for the *Fort Worth Star-Telegram*, traveled from Fort Worth to Mansfield on his motorcycle. Dirt and sand from the unpaved roads clogged his engine spurring him to campaign for good roads. Writing articles about the importance of good roads, he interested Tarrant County commissioners and other public officials, who supported a $1 million dollar bond issue for paving the Cardinal Road system, from Mansfield north, toward Fort Worth. Interest in this project led to the formation of the Texas Good Roads Association, and later to the state highway department (Texas Historical Commission a). While Driskell died of small pox before the paved road system was completed, a state marker commemorating his foresight is located on 287 Business, north of the Mansfield business district.

In 1911 Ellis County created a county road system, and Tarrant County followed with legislation authorizing its new road system in 1913 (UT Austin CAH a,b). With an official road system authorized and funding available, county residents, including those in and near Mansfield could look forward to improving conditions as grading, widening and eventual paving made travel easier, faster and safer. On the north edge of Mansfield, the Mansfield Cardinal Road was reportedly the first Tarrant County road to be paved and its improvement was a result of Earle Driskell's good roads effort. In the 1930s, U.S. Highway 287 between Fort Worth and Mansfield was paved with asphalt, and State Highway 34, which ran northeast out of Mansfield was gravel, as was the road to Webb (UT, Austin CAH d). Highway 287 continued southeast through Britton to Midlothian in Ellis County and on to communities in east Texas. Road improvements continued in the region with the Federal Works Progress Administration (W.P.A.) building bridges and paving or graveling streets and roads in Mansfield and throughout Tarrant County. By the start of World War II, U.S. Highway 287 was realigned, by-passing Britton, but retaining its route through downtown Mansfield. Britton eventually lost population and its economic viability in part from the road realignment. Mansfield fought to retain 287's route through the heart of the city, which delayed the economic decline of the business district until the 1970s when a new, high-speed Highway 287 was constructed about 2 ½ miles east of downtown. However, Main Street was designated Business 287 at that time, to bolster business and inform travelers of the business district. In 1945 the state expanded the Farm to Market (F.M.) road system (Mansfield Public Library e), which had been established prior to that time to enhance the farmer's access to storage and shipping centers. In 1957 the Dallas-Fort Worth Turnpike, now Interstate 30 was completed. Other regionally important roads including State Highway 157 north from Mansfield to Arlington, and F.M. 917, southwest from Mansfield to Lillian linked Mansfield with Interstate 35 West improving shipping and transit efficiency (*Handbook of Texas* Online).

Fostered by the increasing use of automobiles and long-distance truck transportation, good roads created new opportunities for a regional economy at the expense of the existing traditional one, which was organized around numerous small communities. Road planners and economists of the 1930s and 1940s probably did not anticipate the tremendous impact trucking services, and personal automobiles and their related mobility would have on small communities throughout the country. With the realignments of Highway 287 came a decrease in traffic through downtown Britton and Mansfield that in time led to business closure, and loss of foot traffic and general commerce as shoppers turned to large, regionally located chain stores for their groceries, clothing and other needs. By the 1980s much of downtown Britton was demolished and with it went many important tangible links to the community's history. Much of Mansfield's commercial district survived the economic changes brought by better roads, but many, including most of the rail-related industrial resources and the depot have been removed. Surviving commercial buildings have been greatly altered as property owners and business operators sought new uses and a contemporary look for historic buildings. Rehabilitation of two downtown buildings have laid the ground work for continuing efforts to restore one of Mansfield's most important features--its historic business district.

Improved highway systems and the public's adoption of private automobiles as primary transportation also led to other changes in Mansfield's development. While railroads centralized communities around a depot, business district and residential areas within walking distance of the tracks, autos allowed development much farther from a community's center. Suburbanization of Mansfield began in the late 1940s and early 1950s, as a nationwide housing shortage led to one of the country's greatest building booms. Modern housing in new subdivisions was made accessible by automobile from urban centers offering manufacturing jobs and professional employment. Low cost home loans available to war veterans encouraged young families to purchase a new "tract" house. The birthrate rose yearly between 1946 and 1964 creating large families. As prosperity increased throughout the 1950s, many families moved from a small, starter house to a larger dwelling that could better accommodate their children and relaxed lifestyles. Most men commuted to urban jobs, and women stayed at home, minding the house and children. Services, shopping and recreation were often out of walking distance, and with increasing demand for new developments created by a growing population and ever higher expectations for an improved standard of living, more auto-oriented suburban development took place.

In Mansfield, the first post-war "tract type" development appears to have occurred on the south edge of the city. In 1953 on the north edge of town, between Mansfield and Arlington, additional subdivisions were platted. These developments were small, and contained small houses of 750 square feet and three to four rooms. During the 1950s, more subdivisions went in southeast of the historic core of Mansfield, and homes in these neighborhoods, the seven phases of the Hillcrest Addition, were larger, up to 1,500 square feet. West of town in the area traditionally occupied by African Americans, the Hamman Terrace Addition spurred sporadic construction of tract type dwellings occurred along Sayers Street, and Billingslea, Cotton and Wilson drives. City government was in favor of new housing development, but had the foresight to realize the need for zoning to govern new construction. City leaders also understood

that new businesses were needed along with new housing, and created zoning for industrial parks. Out of the early 20th century good roads movement and the development of super highways in the Mansfield area, the community moved away from agriculture and local commerce toward suburbanization and industrial development. But the historic core of the community, along with surviving farmsteads and the community of Britton remain the heart of Mansfield and its most powerful reminder of its historic lifeways and development patterns.

SOCIAL CONDITIONS

Throughout its existence, Mansfield, like other communities, was visited by sickness and accidents. A 1905 city council record indicates the presence of small pox in the area, and city council members considered closing the schools to avoid further spread. Perhaps the biggest threat to health was the Spanish influenza at the end of World War I. It hit the community hard, and available treatments were largely ineffective. Druggist J. B. Chorn reported that the best medicine for the flu was creosote carbonate and Dobers powders. Both were scarce and not very effective. Before the epidemic creosote carbonate cost $9 per pound, and the powders $3 per pound. At the peak of the epidemic both sold for more than $60 per pound. In the Mansfield area, more than 200 people died from the flu, including some physicians (Mansfield Public Library e). Another loss occurred in 1922 when Walnut Creek flooded, inundating much of the northern part of town. A number of migrant rail workers drowned, including Mexican nationals. Some accounts recall their residence in railside section houses, just south of the creek, others recall the workers being trapped in a box car, and suggest that as many as 30 or 40 Mexican nationals drowned (City of Mansfield d:Interview 1/73). Records regarding the effects of the flood on white and African American residents are scarce. Another disaster occurred near Britton when a landslide during heavy rain on Calamity Hill killed 10 Mexican rail workers. "The town of Britton donated the southeast corner of the [Britton] cemetery for their burial, since they didn't own a plot..." (McVean:6).

Revivals, traveling fairs, church socials, baseball games and baptisms were all important community events that attracted crowds. In the early 20th century, and perhaps earlier, Gypsies often came through Britton [and perhaps Mansfield], arriving in a caravan of large black cars. "The women were always dressed in very colorful long dresses. These dresses were very full, and often, they wore brightly colored head scarfs tied around their head with long streamers waving behind them....The men usually dressed in black or dark clothes with a very bight colored tie. There were always more women and children than men. The men seemed to be along just to drive the cars and sort of oversee everything" (McVean:56-57). The Gypsies came to town to tell fortunes, and sometimes to sell their "fancywork. They visited every home and store before leaving town.

Labor and Employment

Information on economic and related social conditions in Mansfield is scarce because of the small size of the community and absence of a complete set of newspapers, but data from census, city council records and oral histories provides some insight into agricultural labor, the situation in the 1930s and

conditions confronted by African Americans. Farm labor has always been demanding physical work, for people of any color. In the Mansfield area, 19th and early 20th century farm families were typically large and they relied on their own labor, including that of children, to get the crops in. Children helped in the fields and with tending livestock as soon as they were old enough. Younger children helped with the vegetable garden and tended the chickens. In families without a mother, the eldest daughter often took over responsibilities for running the house. Among African Americans, farm work was often supplemented by work in town for white residents. Some African Americans served as cooks for leading citizens, others drove a horse and buggy, others did yard work, laundry or cleaned houses (City of Mansfield d:24). Census records show that Mexican labor was brought to the Mansfield area as early as the 1910s and while most were men employed by the railroad, some did farm work or were employed in cotton gins. In the early days, a few even brought their families with them (U.S. Census 1920). Housing for railroad migrants was typically a section house by the railroad tracks (Nifong Interview 2000), while those employed in the fields or at cotton gins lived in barracks-like dwellings or individual one- or two-room dwellings located on farms or adjacent to the gins (Helm Interview 2000). Few Hispanics lived permanently in the Mansfield area until after World War II.

The Depression hit Mansfield as hard as other rural communities in Texas, but for many people in town and on surrounding farms the economic downturn was not as severe as it might have been had residents been completely dependent on salaried jobs. Those who could grow some of their food fared better than those who couldn't. For families who had not yet converted to city water and electric, well water and lamps eliminated the need to pay utility bills. Yet merchants suffered as business dropped off, and farmers suffered as farm prices declined, and those in the business of processing, storing and shipping agricultural products also experienced a drop in business. All around it was a difficult time, and those at the low end of the economic scale and those who worked as unskilled laborers, including area African Americans, experienced the most privation.

Before the turn of the 20th century, local businessmen made money from a distillery in the old Mans and Feild Mill, and during the Depression some African Americans in the Mansfield area supplemented their income with bootlegging, bringing in liquor from Fort Worth (City of Mansfield d:22). City council minutes from 1932 mention the presence of the Reconstruction Finance Corporation (R.F.C.), suggesting that some local citizens were loosing their farms and homes or in danger of such loss. City council minutes from the 1930s discuss ways to bring more jobs and money into the community. Unemployment, and underemployment, was serious, and the city sought help from Tarrant County commissioners in 1934 to have Civil Works Administration (C.W.A.) workers returned to Mansfield to work on projects in the community (City of Mansfield e:1934). While this was unsuccessful, it suggests a level of desperation. City coffers were lean and the council solicited donations from the public to pay the salary of the night watchman employed at the city power plant (City of Mansfield e:1934). An influx of itinerant peddlers in 1934 appeared in the business district, and to protect local merchants, the city passed an ordinance requiring peddlers to obtain a city licence. Since there was a fee involved, few are likely to have applied, and most probably left town. During 1933 and 1934 the city council developed and refined

a policy on delinquent electric and water payments, giving customers a grace period of 1½ months before turning off power. Water service was continued at the discretion of the city, presumably, if the customer had no other source for water. Then, in 1936, the city reduced its water rates. In 1934 to facilitate jobs in the community, the city agreed to make available to the Tarrant County Relief Committee a vacant residence for use as a canning factory. The city agreed to provide all utilities free, and made a formal application in 1935. It is not known if the factory was opened, or where it was, but in the late 1930s, Home Demonstration projects took place in private homes, including, it is thought, the primary dwelling at the James Clay and Nora Stone farmstead, southeast of downtown Mansfield. Throughout the mid to late 1930s, city council discussed labor proposals and potential make-work projects in quest of Works Progress Administration (W.P.A.) funding. In 1938, Dr. R. M. Thomas, the city's health officer, reported living conditions for some were very bad including a family of 10 occupying a two- room "shanty"on the south side of town (City of Mansfield e: 1938). To boost local pride and encourage commerce, Mansfield residents Nora Stone and Mrs. Jay Grow organized the first Community Fair in 1939. Reflecting the drop in real estate prices during the Depression and the abundance of vacant properties, city council cut city taxes 25 cents per $100 of valuation in 1939.

Schools

Education has always been important to Mansfield area residents. Local citizens supported early private schools, and established family and community schools in rural areas during the 1850s and 1860s, when weak state public education laws with insufficient financing provisions proved inadequate to support effective education. Both white and African American residents established schools, but public education in Mansfield was not integrated until 1965 when the availability of increased Federal funding pushed the school board to take this important step for social justice. Black and white schools in Mansfield, as was typical throughout the segregated South and indeed, much of the United States, were separated as much by location within the community as by levels of funding and adequacy of facilities. Black student needs were historically invisible to the white community and historical records include little information prior to 1900. However, oral tradition, interviews and records kept by members of Mansfield's African American community provide important information. Further, the work of scholar Robin Ann Duff Ladino in her 1993 M.A. thesis "Pathways to Equality: The Struggle for School Integration and the Crisis at Mansfield High School, Texas," and other materials gathered by the Mansfield Historical Society provide vital data concerning local and national race relations in 20th century and its effect on education and the country's social and economic condition. Until 1965 all schools in Mansfield were segregated. African Americans had one school, on the west edge of town, and white residents sent their children to one, then two, and finally three, schools on the east side. Following the American dictum of separate but equal, these facilities were indeed separate, but they were never equal.

The earliest known local public school was the Nugent School, named for Joseph Nugent who taught in the school and later an early Mansfield mayor. It operated as early as 1854 in what was then

known as Tarrant County District 20--the Mansfield area; its location is thought to have been northeast of Mansfield near the community of Webb (Mansfield Historical Society d:64). Other early schools were the Gibson School, at, or just outside, Mansfield's northwest boundary at Newt Patterson Road and F.M. 1187, the Loyd/Webb School in Webb, and Wyatt's Chapel School, north of Mansfield near State Highway 157. In 1870, while the rest of Tarrant County was struggling to reestablish sound economic conditions in the post Civil War period, Dr. John Collier, a Mansfield physician and Presbyterian minister, established the Mansfield Male and Female College (formally known as the Mansfield College Institute). It was an early example of a co-educational facility in Texas and, until its closing in 1887, was the best-known educational institution in north central Texas (City of Mansfield c). To ensure a stable school population, Collier stipulated that Mansfield be "...surveyed and platted to be sure the town would be a permanent center of population..." (Mansfield Historical Society d:74); thus the community received not only a school, but a formal plat. The school brought students from around the state, adding to Mansfield's economic base. The school was erected on land that has been the site of successive Mansfield schools, including the extant 1924 Mansfield High School, about five blocks east of the commercial district. Land for the Mansfield College was acquired by Collier from town co-founder Julian Feild for $50 in January 1870. In 1873 Collier purchased additional land from Feild for $1.00.

The Texas State Legislature incorporated the college on May 2, 1871 and empowered it to confer degrees in arts and sciences. Two small buildings provided classrooms for the first session, then a two-story frame building from Fort Belnap was dismantled and rebuilt on the school grounds. It served as classroom, lodging and chapel space. A two-story brick building went up in 1875; it served as the main academic building **(Figure 17)**. Male students were housed in groups of two to four in small buildings located along the northern boundary of the property. In 1877 Collier built a grand, two-story frame and brick Stick style residence west of the school, five small rooms on the second floor were dormitory space for female teachers and students. This house survives as the significantly altered Classical Revival style Blessing Funeral Home on East Elm Street. The school offered elementary through post-secondary instruction and "...was the first real school in Mansfield.... It progressed under Professor Collier's presidency to ' the first place among the institutions of the State' within its first eight years" (*The Handbook of Texas* Online). Collier taught languages and literature, and was an able administrator who selected highly qualified teachers including Smith Ragsdale, a mathematics professor who later served on a gubernatorial committee planning the establishment of the University of Texas (Webb Vol I:115). Teachers included Miss A. Collier, and Rosa Howard. Students John H. Stephens and Oscar W. Gillespie became members of the United States Congress. John Collier was an opponent of free public education, stating that "...students would not appreciate an education that was given them for which they did not have to pay" (Mansfield Historical Society d:75). The college closed in 1887 in the wake of increased regional and statewide competition from colleges affiliated with religious denominations, and the main building burned in 1889. In 1890, the school site was deeded to the trustees of the Mansfield Public Free School, who built a no longer extant two-story building. The property, block 17, contains the 1924 high school and the 1937-1940 W.P.A. built rock gymnasium.

Figure 17. Mansfield Male and Female College.

Source: Mansfield Historical Society

Many community schools in the Mansfield area were established in the 1880s and 1890s after new state education laws provided for better funding and teacher certification. Although Mansfield never regained its exalted position as a seat of higher education after the Mansfield Male and Female College closed in 1887, the town remained a center of learning in southeast Tarrant County. Between 1887 and 1901 the Mansfield Free Public School operated along with private schools in educating white Mansfield children. In 1888 Tarrant County Commissioner's Court granted the petition of J.T. Nichols and others a "...twenty cent tax increase in School District # 1 (white) of Mansfield..."; however the records further suggest that this amount was not an increase but an attempt to establish funding for a free public school. Free education was offered for only three months, those attending longer had to pay a fee.

The new building erected by the Free School trustees in 1890 served until 1901, when citizens of Mansfield organized the Mansfield Academy Association and purchased the school property from the Commissioner's Court of Tarrant County (Tarrant County Deed Records:178/101) for $600.00. The new school group built an impressive, cross-plan, two-story red brick building set on a raised basement and trimmed with white brick **(Figure 18)**. The main entrance faced Elm Street and the building included classrooms, library, laboratory and study hall for upper grades. The school was co-educational, but "...no communication of a social nature was allowed between the young men and young ladies... (Mansfield Historical Society d:77). However, the presence of both genders in school and in class was considered "refining and strengthening." A dormitory was to the north and a playground for high school students was south. Two other brick buildings were used for primary and intermediary grades. The school was also known as Phillips Academy after John Henry Phillips, the headmaster. None of these building or those from the 1871 school, except the remodeled Collier House, survive. In 1909 the Academy was sold to Mansfield Independent School District, formed May 7, 1909 (UT, Austin, CAH b).

The new Mansfield Independent School District elected a Board of Trustees through a general election selecting J.H. Harrison, N.T. Smith, W.B. McKnight, H.D. Stephens, William Rumph, J.G. Board and A.E. Bryson. All were prominent local residents. The trustees established a free school year of 3 ½ months, with a subscription for continued months of probably three to four months. R. D. Fowler was selected as the first superintendent, teachers were required to have as a minimum a first grade teaching certificate; teacher salaries ranged from $75 to $60 monthly. School taxes were established at 50 cents per $100 of valuation in a July 1909 election held in a wooden building south of J.H. Wright's store on Water (Main) Street. The ballot also asked for $150,000 in bonds to finance a new school building, but even though the tax and bond measure carried 118 to 60, the trustees opted to negotiate for the defunct Mansfield Academy buildings instead of erecting a new school facility. Rules of student conduct were established that prohibited "dating" on pain of suspension from school for first offenses and leading to permanent expulsion for second offenses. Course work included mathematics, sciences, languages including Spanish, and in 1914 the district instituted courses in agriculture, manuell (sic) training and domestic service. During and after World War I when a teacher shortage occurred, Mansfield High graduates were hired on their reputations, rather than experience, to staff growing classes.

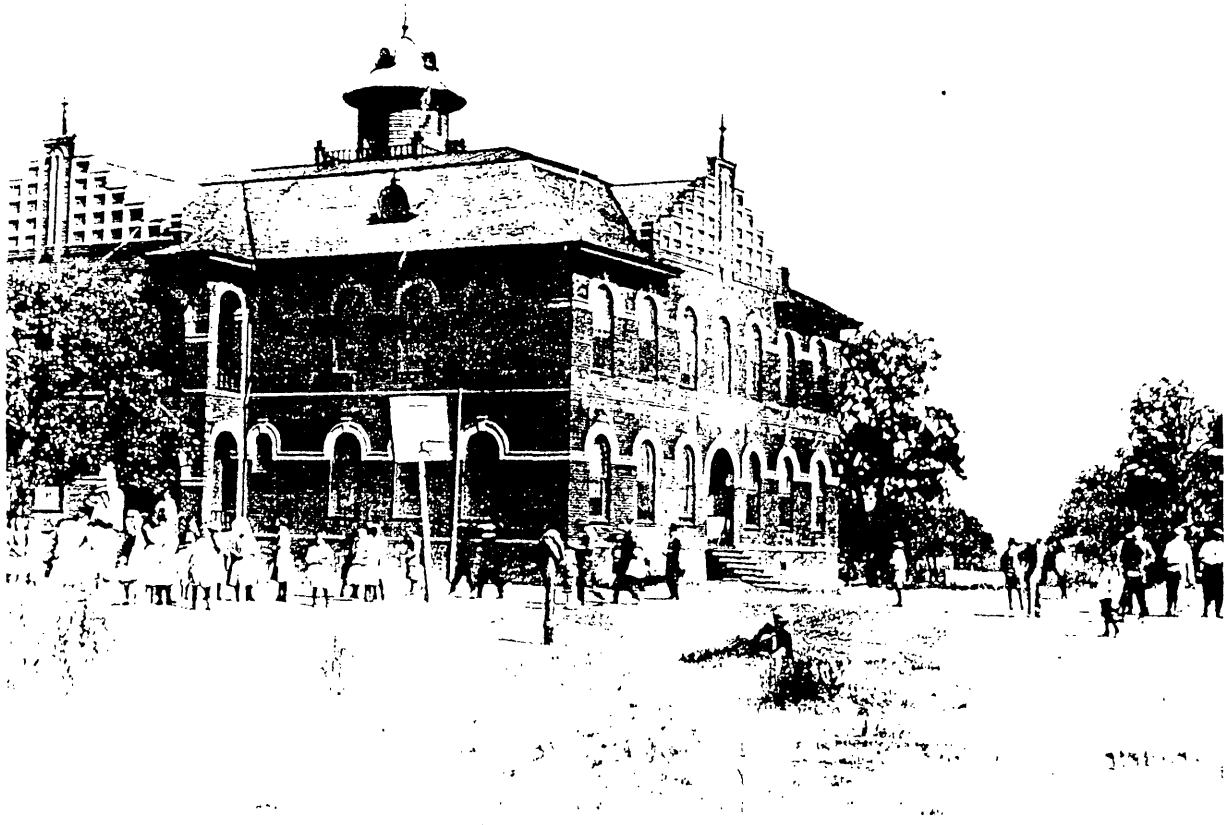


Figure 18. Mansfield Academy.

Source: Mansfield Historical Society

In the early 1920s, the school board established a nine-month school year, but did not raise additional funding at that time, straining the good graces and dedication of teachers, many of whom were from local families. By 1923 the school facility was too small for the district's growing population. Using a variety of locations near campus for classes, including the Presbyterian church, the school board put forth plans for a new school building. In March 1924, voters approved a new facility, 209 for and 26 against. The new building was financed by a $65,000 bond at 5 ½ percent interest, assessed to property owners at 37 cents per $100 valuation. The new one-to-two story brick, Romanesque Revival influenced school (see **Figure 75)** was designed by W.G. Clarkson & Company of Fort Worth and built by James T. Taylor (Mansfield Historical Society d:82). The school had a lunch room and sponsored several athletic teams, a band, social clubs and other groups. The school housed "...all 'white' students, grades 1st through 11th, until 1953, when a new elementary school was built" (Mansfield Historical Society d:82) for grades one through eight. The extant stone gymnasium **(see Figure 76)** was erected behind the school in 1940 by Tarrant County W.P.A. labor crews that included Mansfield residents and stone from the Bisbee area. As early as 1935 the Mansfield I.S.D. provided bus service for all students in the district, except African American students, who walked to their school from widely scattered farms. Busses would make trips to the far reaches of the district, picking up students from rural communities such as Britton and St. Paul as well as from more isolated farms.

In 1944 a bond election was approved for two elementary schools, one for white students and one for "colored" children. However, construction of these schools did not occur until 1953. The new white facility was Erma Nash Elementary School on East Broad Street, named for a long time Mansfield teacher. The new school for African American students was Willie Brown School; it provided education for grades one through eight and African American children seeking high school instruction had to travel on their own to Fort Worth to attend James E. Guinn School (ninth grade) and I.M. Terrell High School, the only "...two Negro secondary schools in an area encompassing several counties (Mansfield Historical Society d:87). The Willie Brown School was located west of downtown Mansfield in the area historically associated with African American settlement. In 1963, a new white high school opened, but it would be 1965 before its doors were open to African American students. Mansfield schools were integrated in 1965 in response to the Elementary and Secondary Education Act of 1965, which offered increased Federal funding for schools operating under the integrated guidelines of Title VI of the Act. These financial incentives made local secondary education available to African Americans for the first time. Initially nine African American students attended, but before the end of the school term as many as 35 African American students were enrolled (Mansfield Historical Society e).

In addition to early private and public schools in Mansfield and the area-wide public school district founded in 1909, small rural schools flourished through the early 20th century in the area around Mansfield to serve the white farm population. Some of these institutions were county schools built in or near rural communities, and others were private schools established by a group of families living in proximity or by an individual family. Within the area that is now Mansfield, modest, frame schools were erected in the 1880s and 1890s at St. Paul/Mountain Creek, Britton, and West Valley, in the northeast

corner of Johnson County; the Lone Star School was in Johnson County in the southern part of the city. In 1916 Bludworth School was created through county consolidation of three small rural schools in the northwest portion of what is now Mansfield at the northwest corner of Gertie Barrett Road and F.M. 1187, Bludworth School operated independently until 1961, when it became part of the Mansfield Independent School District. The Britton School, also a public facility, operated until the 1960s, when declining population and enrollment forced its closure. Thereafter, students in Britton, which is divided by the Tarrant/Ellis County line, attended schools in Mansfield or Midlothian. Children who lived north of Main Street (F.M. 661), such as Diana Gonzales Perez, attended Mansfield schools, and those living south of Main Street, including the children of the Chapa family, went to Midlothian schools. These community schools joined a number of older, no-longer extant family-built facilities dating to the 1850s and 1860s such as the Howard School near the intersection of East Broad Street and Matlock Road. Together these schools made basic education possible for children, who in the early days could not afford to attend private schools in Mansfield, and those who, after 1909 lived outside the boundaries of the Mansfield Independent School District. Of these many rural schools, and others, which were outside of the current Mansfield city boundaries, only the Bludworth School remains on its original site. Designed by the firm of Muller, Van Slyke and Woodruff Architects, and built by Payne Brothers Contractors, the school occupied five acres out of the James McDonald Survey. Originally a two-story, rectangular brick building with a slightly raised false parapet roof, the top floor was removed after the school closed, and other major alterations made to the exterior siding and windows.

Mansfield's earliest African American school was apparently operating as early as 1879 in conjunction with Bethlehem Baptist Church. Enrollment that year was 33 pupils. In 1881 the school had 31 pupils (Fort Worth Public Library c). One of the early schools for African American children was on the Ben Nolan place, now located off Moody Lane in west Mansfield. Perhaps the same school was a one-room facility built at a place called Walnut Creek Dips (Mansfield Historical Society d:67). During the 1908-1909 school year Ms. Lillie B. Jones was the teacher, and her salary was $60 monthly; at this point the school was presumably part of the system of "Negro" schools established in Texas counties and paid for in part by parental subscription (City of Mansfield d:28). Other early teachers were Ms. Emma Clay and a Miss Merguson. Oral accounts recall that the Mansfield "Colored" School moved three times in the next 40 years, (City of Mansfield d:28) but the locations do not survive. A 1921 photograph of the Mansfield "Colored" School class **(Figure 19)** shows 39 students and their teacher. No photographs of any of the school buildings have been identified.

During the 1920s, Mansfield's African American school was placed under increased demand, as population increased. At the start of the 1926-27 school year, African American children represented 25 percent of the total school age population in the district. But African American students still attended a one-room school with all eight grades combined. Nothing much had changed since the early 20th century, when a 1914 study of Texas education noted 1,457 "Negro" school houses in Texas with only 185 in good condition. Research done in the early 1920s showed that Texas spent $48 dollars on the education of each white child, but only $13 on each African American child (City of Mansfield d:31). In 1929, to remedy

Figure 19. African American students and their teacher, 1921. Source: Mansfield Historical Society

this somewhat, the Mansfield I.S.D. agreed to fund a two-room school closer to town (Mansfield Historical Society d:67), and then in 1944 a bond was passed to fund a new elementary school for African American children (the new white school, Erma Nash Elementary, was also funded at this time). Named the Willie Brown School, it was not completed until 1953, the same year Erma Nash was completed. Between 1929 and 1953, Mansfield's African American school population decreased, but the one-room school remained inadequate by any standard. By 1940 the school had been enlarged several times. In 1950 the school apparently consisted of "two, long, rundown, barracks-like buildings" placed side by side near West Broad Street. The school had no plumbing, water came from a well, and extra water was hauled in milk cans by the teachers from a well a half mile away. Restrooms were outdoor privies. The school had outdated books with pages missing, and lacked other vital teaching materials. There was no flag pole and no flag, and no fence around the schoolyard to protect children from running into West Broad Street, a business country road (City of Mansfield d:31). With the completion of the new Willie Brown School in 1953, conditions improved, but did not compare with the facilities enjoyed by white children. Mansfield's African American students were still without a lunch program, up-to-date instructional materials, a gymnasium, sports programs, a band, and a number of other things considered educational essentials, including access to local secondary education.

Action to integrate Mansfield schools was undertaken in 1954 under the leadership of T.M. Moody, president of the Mansfield chapter of the National Association for the Advancement of Colored People (N.A.A.C.P) and, since the late 1940s, a sub-trustee of the Mansfield I.S.D. The school district appointed Moody and several other African American men "sub-trustees" to serve as liaisons between the Black community and the white school board. In 1954 Moody, acting on behalf of African American students, submitted several requests to the school board for improvements to the African American elementary school, and a bus to transport students to Fort Worth.[10] When these requests were dismissed with no action taken, Moody hired L. Clifford Davis of Fort Worth, one of only three African American attorneys in Fort Worth, to represent Mansfield's African American students. Davis prepared a list of six items needing attention at the school: improvements to the well, a lunch program, specific teaching materials, a flag and pole, a fence around the schoolyard and regular school bus service for students attending secondary school in Fort Worth. After no action was taken on these requests, T.M. Moody and other signatories submitted a petition requesting an end to school segregation. But the board voted to continue segregation at all levels, and only acquiesced slightly on the issue of a bus, which would be provided only if "...deemed justifiable...and this to be determined by eligible students that are available to ride the bus..." (City of Mansfield d:88).

Shortly before the fall term 1955 was to begin, a conference in attorney Davis' led to a decision to

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[10] Solamillo's text states that in 1950 the school board assigned a 24 seat bus to the Mansfield Negro School, replacing it with a larger bus in 1951. Temporary bus passes were provided in 1954 for students attending school in Fort Worth. It is assumed that the 1950-51 busses were for in-district runs to bring children in grades one through eight to the local Negro school.

try to enroll Floyd Moody, Nathaniel Jackson and Charles Moody in Mansfield High; T. M. Moody requested permission from school superintendent R. L. Huffman to enroll the boys, but the request was denied. After that Davis filed a class action suit in Federal District Court in Fort Worth listing the three boys and "others so numerous" as plaintiffs. The judge, however, ruled in favor of the school district, despite the 1954-1955 U.S. Supreme Court decision to end school segregation. On appeal the next year, the decision was reversed in favor of the plaintiffs and the mandate was released August 27, 1956. "It was the first time a Texas secondary school was ordered to integrate in accordance with Supreme Court mandates..." of the Brown vs. the Board of Education suit. School registration for in-city children was to be August 30, 1956 at Mansfield High, Erma Nash Elementary and the Mansfield "Colored" School. Registration for children living in the district but outside the city limits was to be held August 31 at the various schools. On August 30 two cloth effigies made to resemble lynched African Americans were hung at the front of the high school: one on the flagpole and the other from a light over the entry. A crowd of white students gathered, some carrying signs with racial slurs. All day the crowd grew and while the effigy on the flag pole was removed, the other remained in view for several days (City of Mansfield d:37). On August 31 two Texas Rangers were sent to keep peace, but not to aid or escort African American students in their enrollment quest, instead, they were ordered by Governor Allen Shivers to arrest African Americans attempting to enroll, in order to keep the peace. In the face of such turmoil, African American parents put their children on buses to Fort Worth to enroll in the Guinn and Terrell schools. The crowd dwindled, the Rangers left town, and integration was delayed until 1965 when Superintendent Willie Pigg opened the high school to about 35 African American students in order to allow the Mansfield Independent School District to receive increased Federal education dollars. Another 30 to 35 African American elementary and junior high school students were admitted to Mansfield schools at that time (Fort Worth Public Library b). To the credit of the Mansfield community, there were no racial incidents. Nine African American boys joined the football team and several others played in the school band (Mansfield Historical Society d:88-89).

Churches

Almost as soon as Mansfield came into existence, early residents formed a church: the Walnut Creek congregation of the Cumberland Presbyterian Church, organized in 1854 with charter members William Howard, Elisabeth Howard, Tracy V. Renfro, Abraham Howard, Frances Bratton, Elizabeth Howard, Lucinda S. Howard and L.C.H. Howard (Fort Worth Public Library b). No church was built, however, and the original eight members met in each others homes. In time, the Howard family allowed the congregation to meet in the Howard School House, about three miles east of Mansfield near what is now the intersection of East Broad Street and Matlock Road (Mansfield Historical Society d:49). Although membership lagged in the early years, by 1868 the congregation was 118 people strong and felt it time to construct a proper church. Because lumber was scarce, Mansfield's first church building was erected with lumber recycled from a saloon in Young County. Located on Church Street (now Walnut Creek Drive) north of Broad Street, the building was intended to serve as a Presbyterian church, but less

than a year after it was dedicated on August 4, 1868, it became the Mansfield Congregation, an interdenominational house of worship. There Presbyterians, Baptists, Methodists and Church of Christ members held services until they were able to fund their own churches. By 1873 the joint congregations had outgrown the Mansfield Congregation building, and a building committee formed to consider constructing a new facility. But no action was taken.

While the white residents of Mansfield worshiped at the Mansfield Congregation, area African Americans organized in 1870, under the leadership of Reverend Green Medlin, the Bethlehem Baptist Church. Meeting under a brush arbor (City of Mansfield d:Interview 1/66) in west Mansfield, this early congregation was the heart of the Bethlehem Baptist Church, which remains the center of African American community life in Mansfield and draws members from a wider regional area. In the early days, the church provided twice monthly religious services, a community meeting place and space for the African American elementary school. In 1892 Rev. Medlin left the congregation, and under new leadership, that of Rev. J.P. Phillips, members pooled their resources and purchased a lot where in 1896 they were able to construct a "church" and parsonage, using the labor of church members. The new sanctuary consisted only of two large posts to delineate the place of worship, a wood stove was placed within the space. In time the church was completed and served the congregation for many years. Baptisms were important religious and social events held in Walnut Creek. In the early 20th century, Reverend C. C. Carson brought African American funeral directors to Mansfield from Fort Worth to ensure proper burial preparation for deceased African Americans (Mansfield Historical Society d:51). During the 1940s Reverend L. E. Billingslea led the congregation. Outspoken and educated he sought social change and racial equality. A street in west Mansfield, Billingslea Drive, is named for him.

In the late 1940s, the congregation began holding services in a wood frame building formerly used as the Willie Brown School; it was enlarged and remodeled in 1977. **Figure 20** shows the church in 1950. Currently Bethlehem Baptist Church occupies a facility a little farther west on Broad Street. During the 1940s and 1950s men from long time Mansfield families were called to the ministry from the congregation: Allen Richards, Brother Session, Lawrence Lawson and Frank Lawson. At a later time J. W. Briscoe and Floyd Moody became ministers (Mansfield Historical Society d:52). In 1958, members of the Bethlehem Baptist Church petitioned the City of Mansfield for a water line to their church. The city took no action, but under the rules of the 1957 zoning plan, all developers had to pay the full cost of all infrastructure improvements. Finding a way to assist the African American community would have been a humanitarian gesture, but separation of church and state was likely one issue, coupled with the inability of the petitioners to pay for the line as required by law.

Mansfield's Methodists established a congregation in 1872, merging with two rural congregations, Wyatts Chapel and Poindexter Methodist Church. Early members included members of the Balch, Boswell, Branson, Bratton, Butler, Buttrill, Hackler, Hopson, House, Hubbard, Kizziar, Russell, Tims and Wilson families. A circuit preacher conducted services. Although town co-founder Julian Feild donated a 100 x 100 foot lot on Water (Main) Street in the heart of Mansfield for a church, none was built due to lack of funds. The Methodists continued to worship at the Mansfield Congregation until 1891 when they

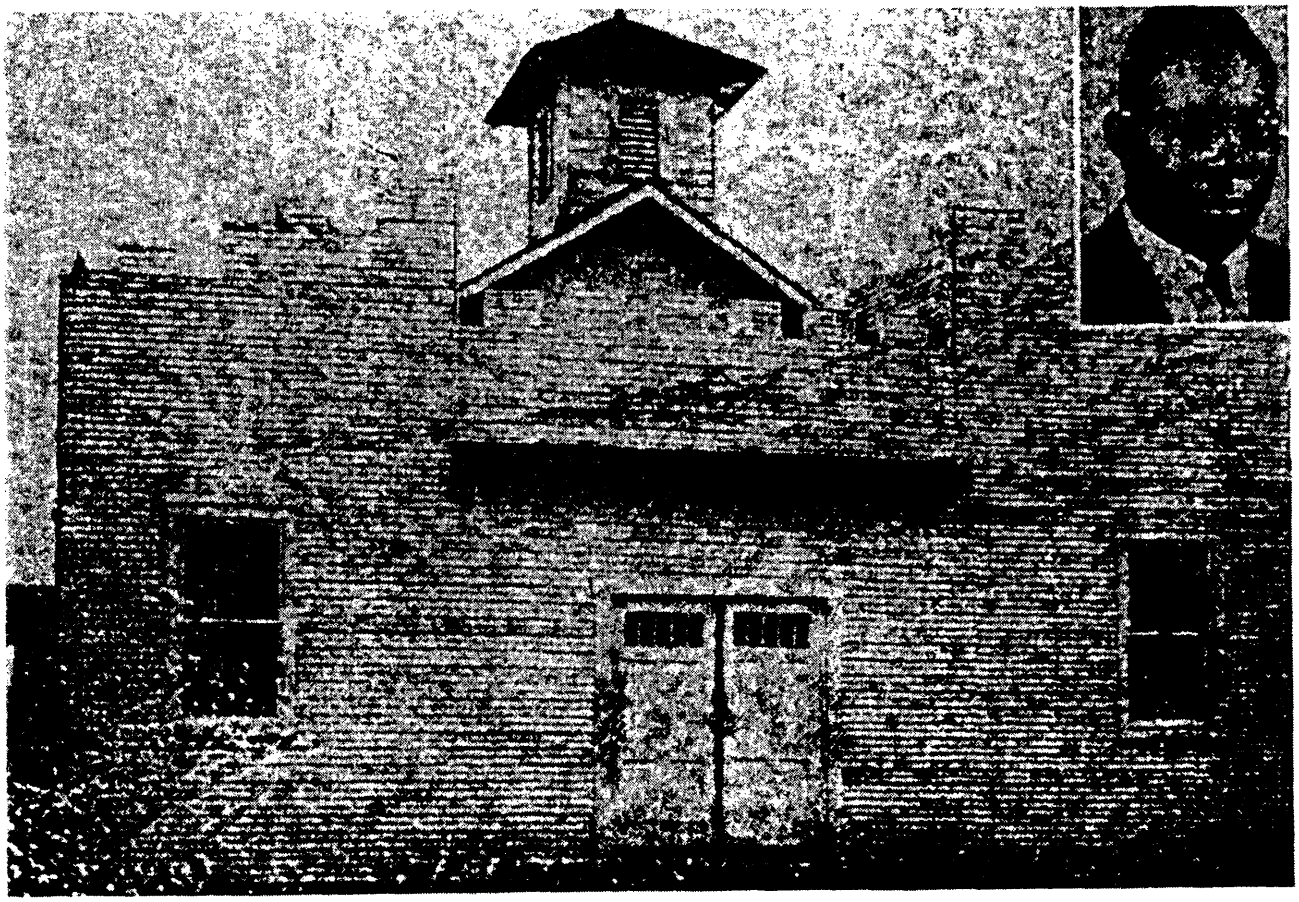

Figure 20. Bethlehem Baptist Church, 1950. Source: Mansfield Historical Society

exchanged the Feild lot for another on North First Street, just west of the central business district in an established residential neighborhood, and built a one-room frame church. In 1891, "...a large Tabernacle was built on the southeast corner of the property and was used by all the churches in town for summer revivals (Mansfield Historical Society d:53). The congregation erected the first parsonage in 1895, when it received a full-time minister, and boasted a Ladies Aid Society, Epworth League, and a youth group. A storm in 1903 destroyed the church, but the Methodists built a new, larger house of worship in 1904 **(Figure 21)**. During the 1910s, a mens bible class organized, and a membership contest attracted 44 new members. The 1 ½ story wood 1904 church burned in 1942, and member Clara Nifong, wife of Mansfield physician Harry D. Nifong, ran into the church saving the pulpit and hymnals. Mrs. Nifong re-entered the burning church with an unidentified man and the two of them picked up the piano, carrying it to the door, where the roof collapsed, catching the piano on fire. Undaunted, and perhaps inspired by Clara Nifong, the congregation set about rebuilding. But materials were scarce during World War II. Labor was donated and the church borrowed $10,000 from the Methodist Home Extension Board to build a new Gothic Revival influenced brick veneer church. A new brick veneer parsonage was completed in 1946, south of the church. In 1951 another fire started (Mansfield Historical Society d:55), damaging the sanctuary (Texas Historical Commission a). The congregation worshiped in Memorial Hall until the damage was repaired and new metal frame, stained glass casement windows were installed. The compatible Sunday School building was erected thereafter. Reflecting the growing population, membership in the church doubled between 1958 and 1960 (Mansfield Public Library e), as new residents moved to Mansfield: some undoubtedly occupied new tract housing in the Patterson and Hillcrest subdivisions, as well as other developments. Still extant, this building is no longer owned by the Methodist church, but is used by another religious group. The Methodists moved to a new facility in the 1980s, north of downtown Mansfield.

The Presbyterian congregation first considered building a church in 1874 when Julian Feild donated a parcel at the southwest corner of East Broad and Church Street (Walnut Creek Drive) for church use (UT Austin CAH a). But the membership elected to assist Dr. John Collier with his building program at Mansfield Male and Female College. In 1879, the congregation purchased the college's chapel, and worshiped there until 1892, when they built their own church **(Figure 22)** on the lot donated by Feild in 1874. This wood frame Gothic Revival style building was used until 1940, when the church disbanded due to internal disagreement between members of the Cumberland Presbyterian branch and the Presbyterian Church U.S.A., which owned the church property (Mansfield Historical Society a). In the late 1930s, a storm damaged the square bell tower, and after the church disbanded, the building was demolished. Early members of the church included Julian Feild, Ralph Man, John Collier, J.H. Harrison, and the Bratton, Stephens, Holliday, Graves, Nugent, Buchanan, Morrison, Wallace, Gill, Jingles and Jewell families (Fort Worth Public Library b).

In 1886 Mansfield's First Baptist Church organized with 16 members. While construction plans were made, the group continued to meet at the Mansfield Congregation every fourth Sunday. Baptisms were held in Jacob Back's pasture adjoining Walnut Creek **(Figure 23)** in the historic city center. In

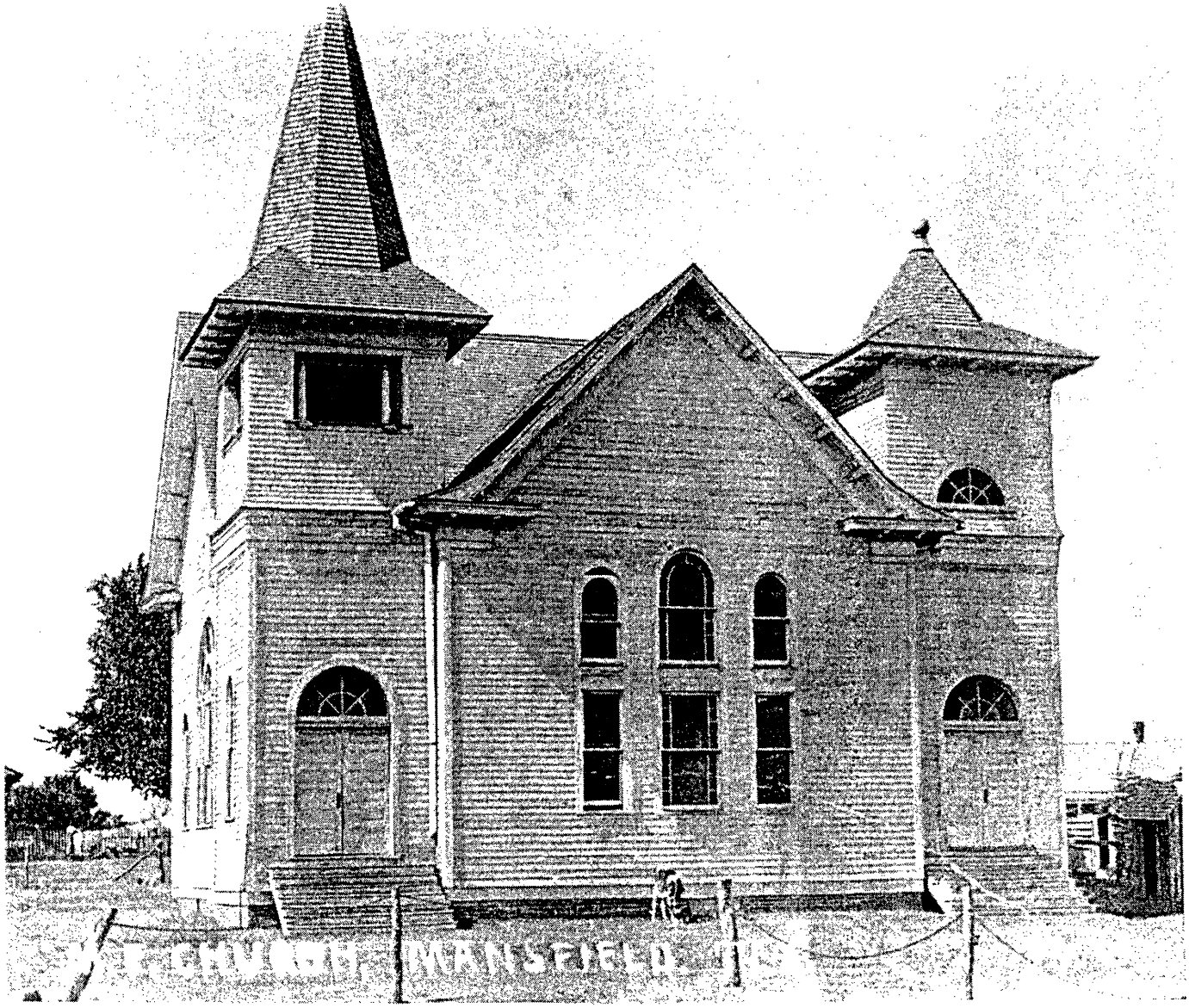

Figure 21. Mansfield Methodist Church, 1904.

Source: Mansfield Historical Society

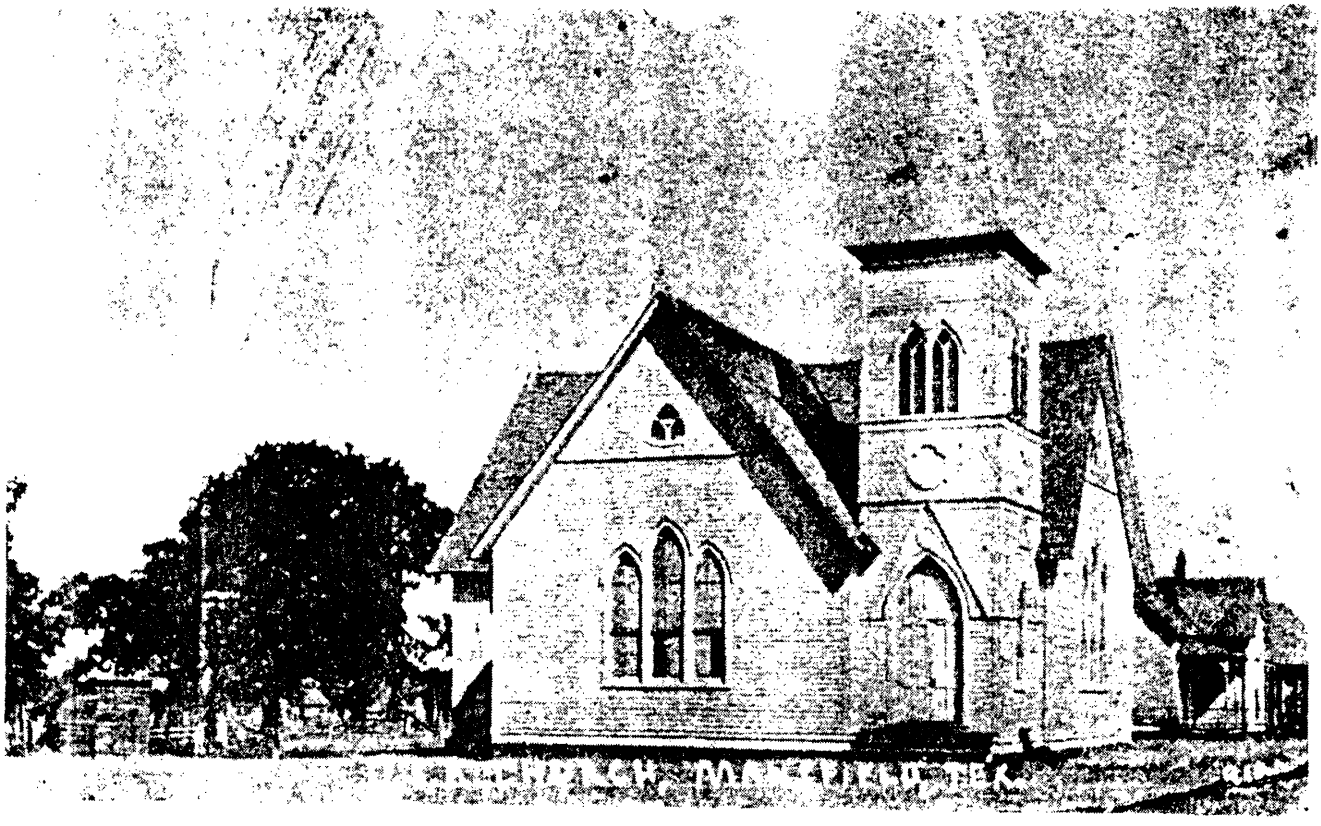

Figure 22. Mansfield Presbyterian Church, ca. 1900

Source: Mansfield Historical Society

Figure 23. Baptism in "Uncle" Jake Back's pasture.

Source: Mansfield Historical Society

1890-91 the members built a wood frame church at the northeast corner of Broad and Sycamore, just two blocks east of the central business district in a residential area. In 1917, the building was remodeled to include a baptistry. But since there were no dressing rooms for people to change in after the total immersion ceremony, its use was awkward. In 1944 the church was again remodeled, and a new Baptistry was constructed. However, the congregation felt need for a new facility at a new location, which was built in 1954 and dedicated in 1955 on Graves Street. The original First Baptist site is now the location of Central Baptist Church (Mansfield Historical Society d:56-57), which appears to use the 1944 First Baptist building as a fellowship hall, adjacent to a modern sanctuary.

The Christian Church of Mansfield (Disciples of Christ) formed in 1887, eventually building a modest, one story frame church on East Elm Street (UT Austin CAH a), one block east of Mansfield's commercial district. Land was sold by D. Mahoney for one dollar to church trustees S.S. McGuire and A.J. Botts, and additional land was donated by John and Mary Collier. Part of Colliers gift was to be used for a public park, keeping in mind that church use was not to be disturbed. Early members were the S. S. Smithee, J.A. Erwin and T.B. Jameson families. By 1906 the congregation spilt into two factions, with Church of Christ members removing themselves to hold services at the Presbyterian church. In 1908 other members joined the First Christian Church in Fort Worth, and still others formed the new Church of Christ in Mansfield. Church of Christ trustees J.W. Dalton, Otho Driskell and Thomas Hearn acquired the East Elm church property, which was used until 1949. That year the original church was demolished and the lumber saved to constructed a larger one-story frame church. The new church was dedicated in 1950 and has since been extensively remodeled (Mansfield Historical Society d:60).

Although the majority of 19th century Mansfield residents and those on surrounding farms were Protestant, there were six families belonging to the Catholic faith, primarily Irish and German settlers: the Ballwegs, Reitzs, Days, Crismans, Wisrocks and Moriaritys. Later, Mexican Americans, and Mexican, Czech and German immigrants would attend services at the church. St. Joseph Catholic Church began in 1897 in the community of Britton, with worshipers gathering in the Moriarity home. When that family retired from farming and left the area, services were either terminated or held in the railroad section house. At first area Catholics were served by priests sent monthly by train from St. Joseph Church in Waxahachie to conduct mass. But with the departure of the Moriaritys, church member Martin Ballweg approached Mansfield resident J.H. Wright, a successful cotton buyer, about the need for a church site. Wright donated 1/6 acre of land on East Dallas Street, south of downtown at what was then the southern edge of town, for a church. By 1900 a modest, one-story wood church was built and dedicated **(Figure 24)**. Area Catholics no longer had to travel to Dallas or Waxahachie for services. The congregation grew despite hardships of travel over unpaved roads and intolerance by some in the larger community, especially those associated with the local chapter of the Ku Klux Klan (Mansfield Historical Society a). However, discussions with community leaders S.W. Davis, Dr. J.N. Thomas and J.H. Wright led them to reason with their friends, which slowly increased the local acceptance of Catholicism. By 1928 the parish included 28 families, and most of these additional members were the children of the original six families. A new church was needed for the growing congregation, and in November 1928 a one-story red brick,

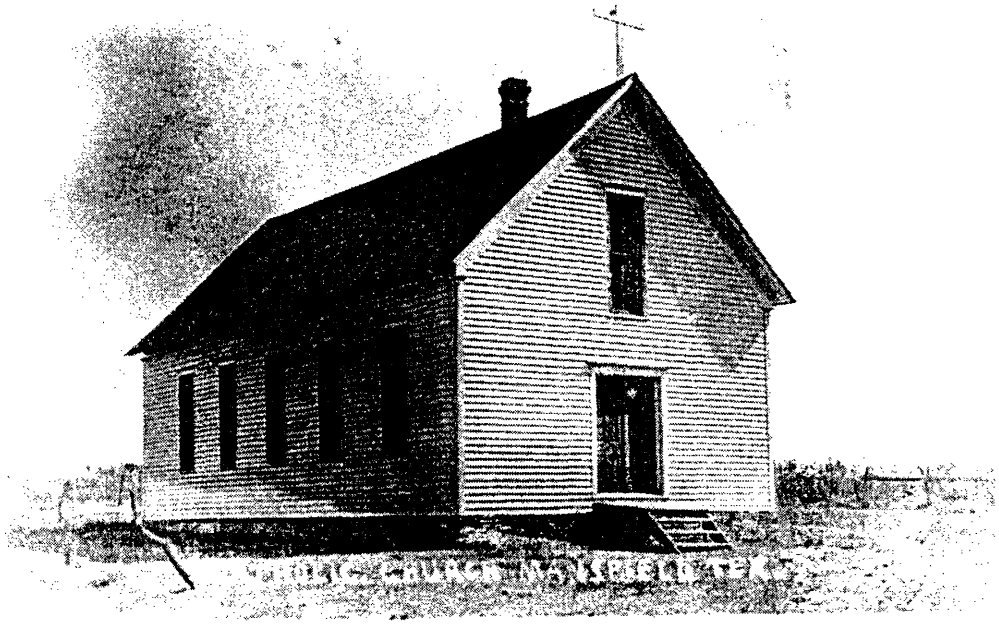

Figure 24. St. Joseph's Catholic Church, ca. 1900. Source: Mansfield Historical Society

Gothic Revival style church was dedicated as St. James Catholic Church **(Figure 25)**. Mass continued to be celebrated monthly. Parish growth was moderate in the 1930s, 1940s and early 1950s, but by 1954 mass was held weekly and in the late 1950s an influx of Czech and German families swelled the membership. A new building was needed, and in the 1960s a building committee that included parishioners John Pat Day, Troy Sells and Clarence Doskocil. The Robert Cartwrights donated an acre of land in 1969 and by 1970 construction was underway. Seating approximately 300 people the new church was dedicated in 1971 as St. Jude Catholic Church, and newly formed religious education and youth programs served the parish. During the 1970s as more Mexican American families moved to the Mansfield area, membership increased, a trend that continues. In 1998 the parish included nearly 1,000 families (Texas Historical Commission a).

Churches in outlying communities now part of Mansfield are the Britton Methodist Episcopal Church, South organized in the late 1880s, St. Paul Methodist Church, organized in 1890, Bisbee Baptist Church, formed in 1903, Britton Baptist Church formed before 1890, and the short-lived Britton Cumberland Presbyterian Church, which functioned from 1896 to 1902. A congregation of Methodists formed in Britton in the late 1880s and built its first church in 1906 on land donated by Britton residents George W. McGee and his wife, M. M. McGee. Located on the south side of Main Street at the west edge of the community, the Methodist church was a modest frame building used until 1951, when it was replaced by the present-day church. Built on the same site, the one-story 1951 church is also modest in form and is finished with asbestos siding **(Figure 26)**. It is the only surviving church building in Britton. Early members were the McGee, McVean, Allmon, Noah, and Massey families.

The Britton Baptist Church formed before 1895, and that congregation built a church on land donated by the Garrett Maynard family. When the church disbanded in the 20th century, the land was returned to the Maynard family, and the church sold for its lumber, which was used to build a house near the Mansfield Cemetery (McVean:9). In the 1960s, the Polo Chapa family moved the railroad section house onto the former church site in Britton's residential section, and remodeled that building for use as a residence. Early members of the Baptist church were the Sumpter, Dollar, Hodges, Walker, Maynard and Davenport families. Britton's Cumberland Presbyterian Church offered services for six years before disbanding. Located south of town within the residential portion of the community, it organized as part of the Red Oak (Texas) Presbytery. Nothing is known of the church building, long ago demolished, but the land on which it was located was later part of the Nifong property, and **Figure 38** below shows its location. Early members were the Graves, Stone, Whaley, Larkin, and Whaley families (McVean:13-14).

St. Paul Methodist Episcopal Church, South organized in 1890 in the community of St. Paul, just a few miles southwest of Britton in extreme western Ellis County. At first the congregation was served by a circuit preacher, and then in 1894 W.S. Fife of Waxahachie donated land for a church. Fife stipulated that the new church bear a Biblical name and if the land ceased to be used for church purposes it would revert to his heirs. A modest, one-story wood frame church with Gothic arch windows, and a bell tower, St. Paul's Methodist Church served the St. Paul Community for more than 100 years, but as agriculture declined, the local population decreased and the congregation disbanded. However, the church continued

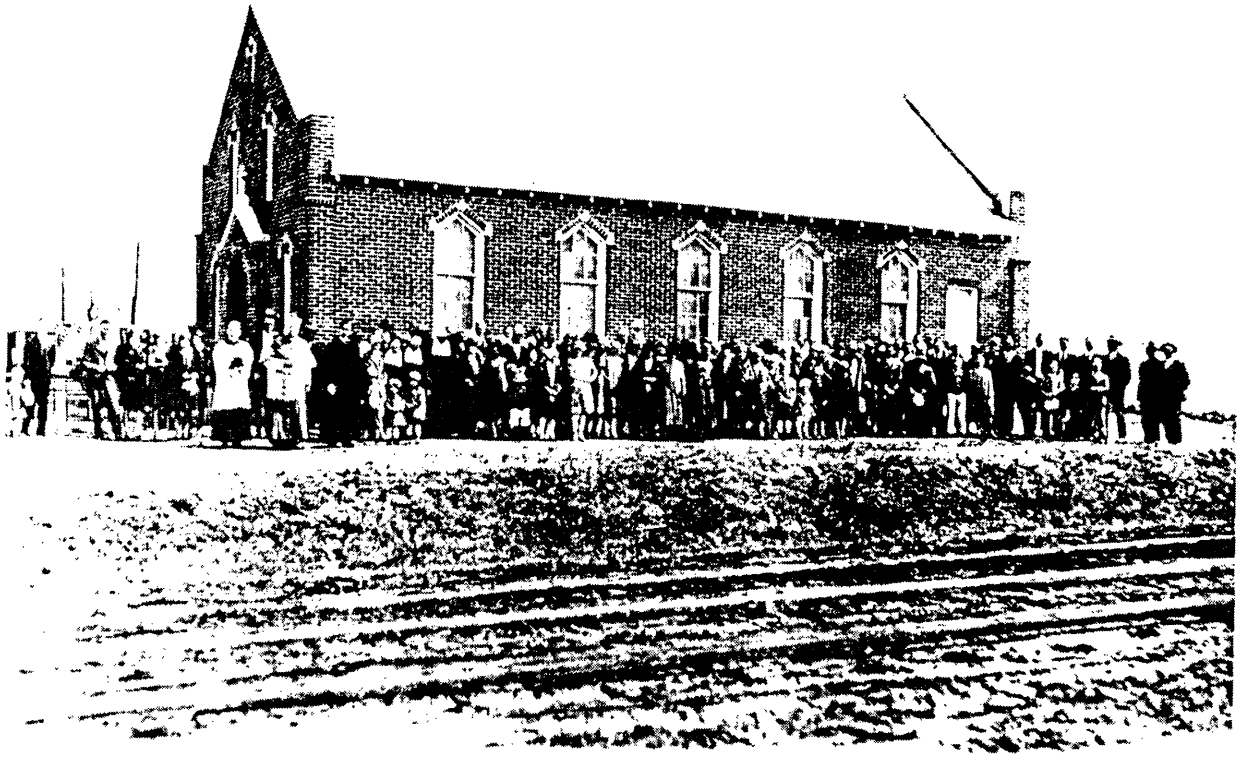

Figure 25. St. James Catholic Church, ca. 1928. Source: Mansfield Historical Society

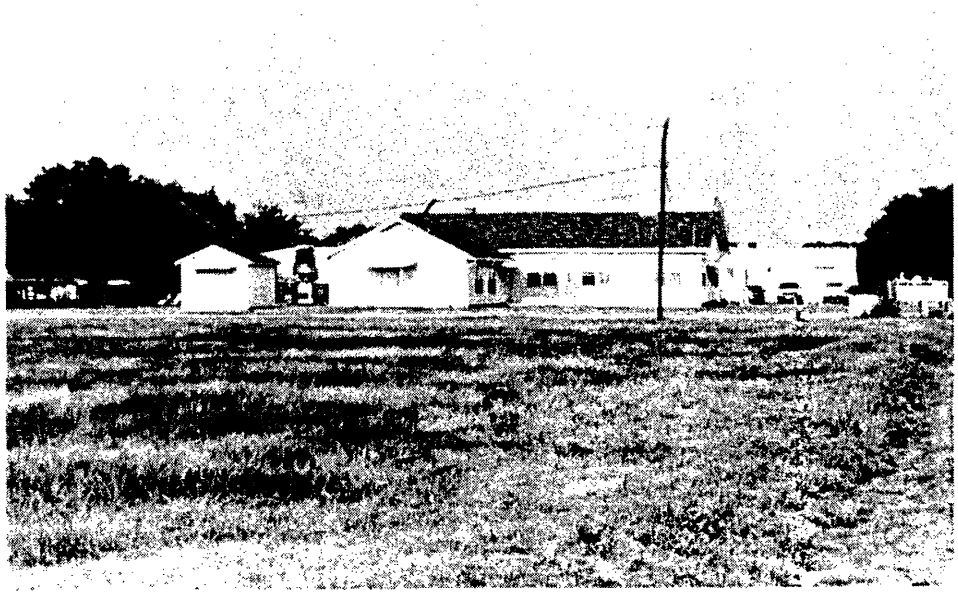

Figure 26. Britton United Methodist Church, 2000. Photo by Diane E. Williams

to be used for monthly singing services that attracted participants from as far away as Glen Rose. For several years the church maintained an annual homecoming in July that attracted as many as 500 people for "...singing and dinner on the grounds..." In the 1930s a wind storm damaged the bell tower and it was removed. A fire destroyed the church in 1995 (Mansfield Historical Society d:58); only a few farm houses and the St. Paul Cemetery, located just south of the Mansfield corporate boundaries, remain.

In 1903 a Mrs. Middleton of Bisbee, set about organizing a Baptist Sunday School with help from friends Gertie Pool and Effie Griffith. In 1905 a church was organized under the sponsorship of the Rehoboth Baptist Church in what is now Arlington. The congregation adopted the name Bisbee Missionary Baptist Church. A.J. Bryson donated an acre of land for a church, and J. R. Pool donated 1/4 acre; the congregation purchased an additional acre from Bryson. Mrs. Middleton and Mrs. Pool headed the finance committee and Mrs. Middleton rode all over the area soliciting donations for the new church. "Every first and third Monday, she rode to Mansfield and took 'a collection for Bisbee.' It is reported that this determined lady got money out of people who were never known to give to another cause as long as

they lived in the community" (Mansfield Historical Society d:59). Over the years the congregation grew with Bisbee's prosperity as a stop on the Fort Worth and New Orleans railroad and a center for cotton ginning and truck farming. Assisting young men in their quest for the ministry became a primary project of the church. With population decreases owing to World War I and then World War II the church often had a diminished membership, but it survived and in 1952 a growing congregation built a new church on the original site. Early members included the Middleton, Pool, Bryson, Galloway, Thomas, Masserang, Smith, and Cole families.

Cemeteries

Cemeteries are important landmarks in Mansfield and include both large, highly visible burial grounds and small family cemeteries containing just a few graves. The Mansfield Cemetery incorporates the Cumberland Presbyterian Cemetery and the Black Cemetery. Ralph Man deeded the land for the 2.75 acre Cumberland section in 1874 to the Mansfield congregation of the Cumberland Presbyterian Church, but the land was first used for internment in 1868, when Julia Alice Boisseau Man, wife of Ralph S. Man and sister-in-law of Julian Feild, Mansfield's co-founders, was buried. Inventories in 1950 and 1980 record 819 grave markers, but there also are a large number of unmarked graves. A number of Civil War, World War I and World War II veterans are buried here and the influenza outbreak at the end of World War I added many Mansfield residents to the cemetery. Many of Mansfield's early settlers and community leaders are buried in the Cumberland section, including Ralph Man. Many local families buried in the cemetery are known to have close affiliation including the Bratton, Davis, Pyles and Blessing families. Peter G. Davis, a Confederate veteran and wagon maker, also made caskets. Furniture merchants Duff and T. E. Blessing succeeded their uncle Andrew Bratton as undertakers and Ernie Blessing managed the Blessing Funeral Home until his retirement in the late 1950s. Markers are typically granite, limestone and marble and the entire cemetery is unfenced. Adjacent to the Cumberland section is the 1.32 acre "Colored" Cemetery. Fifteen of the 83 marked graves could be descendants of Nathan Moody, a slave of Captain Thomas O. Moody, a Confederate officer, buried in the Cumberland section. Markers here are often less elaborate and include stones, shells and other folk art arrangements. A fence separates the white and black sections. No deed has been located for the African American cemetery, but it is believed that Ralph Man donated the land, since this portion of the city was part of his 246-acre farm, which remained occupied by the Man family until 1942. On the east side of Mansfield Cemetery is a 35 x 351 foot plot set aside by John Bratton in 1900 for his family. Two markers in this section are dated 1857, but these are graves moved here in 1913 from the Estes Cemetery east of town. Maintenance of the cemetery is a community effort. A cemetery association formed in 1937 and the cemetery is still in use. The cemetery is honored with a Texas Subject Marker (Texas Historical Commission a).

Calvary Cemetery historically was Mansfield Catholic Burial Ground. It was surveyed and fenced in 1911 or 1912 by John Day, the son of land owner Patrick H. Day. Begun as a family cemetery, it was deeded by Patrick H. Day to the Archdiocese of Dallas in 1922. The earliest grave, that of Katy Reitz, a

two-month old girl who died in March 1885, was moved here from the Cope Cemetery. An iron fence encircles the cemetery and grave stones include marble, limestone and granite (City of Mansfield c). The Stephens Family Cemetery was only active for a few years, from 1866 to 1871. It contains the graves of three infant children of Lemuel and Caroline Stephens who died in 1866, 1870 and 1871. A single marker dated 1882 commemorates their short lives. Lemuel and Caroline Stephens were prominent early residents of Mansfield. They owned a 320 acre parcel that includes the cemetery. In 1893 they sold more than 200 acres of this land to James Clay Stone and Albert J. Stone; part of that property remains in the Stone family. John H. Stephens, son of Lemuel and Caroline was a Texas legislator from 1886-1888 and a U.S. Congressman from 1897-1917; he is buried in the Mansfield Cemetery. The ornamental iron fence historically present at this cemetery is gone and the monument is broken. The Perry Family Cemetery is a small family burial ground on East Ragland Road containing an estimated six to eight graves. Only one is marked, that of Sarah J. Perry (1828-1855), first wife of Confederate veteran Napoleon Bonaparte Perry. The Perrys were early settlers in what is now northeast Mansfield. The original iron fence has been removed and another put in its place (City of Mansfield c). The Grimsley Cemetery is a family plot in use since 1880, when 10-year-old Joseph Grimsley was buried here. On the north side of Debbie Lane east of U.S. Highway 287 (Business), the cemetery is across the street from the Dalton family house site, and is still used by the Dalton and Grimsley families. An iron fence surrounds the plot and markers are granite and limestone (City of Mansfield c). A cemetery at the northwest corner of State Highway 157 and U.S. Highway 287 contains a number of unmarked graves adjacent to a former church site. Fenced, but for sale, the cemetery contains graves of early settlers and is one of Mansfield's least recognized historic resources. Nearby cemeteries that are outside the Mansfield city limits include the Britton Cemetery, the St. Paul Cemetery, the Cope Cemetery of Johnson County, the Cope Cemetery of Tarrant County, Rehoboth Cemetery, and Gibson Cemetery. All tell of the struggles of 19th and early 20th century life and record historical burial practices within the community.

Social, Fraternal and Cultural Organizations

In the late 19th and early 20th centuries Mansfield was a small commercial center serving surrounding farms. The community was defined by the ethnic and racial heritage of its residents and its rural nature. Most residents were from the Deep South or the Upland South, with few citizens from non-Southern states or foreign countries. Social life centered around church and school activities and racial segregation separated whites and blacks. Amusements were limited to school plays, music recitals, religious revivals, parades, shopping trips to town or to Fort Worth or Dallas. Occasionally traveling entertainers came through the community. Saloons and their entertainment were also a draw for a portion of the community, until they were banned prior to 1900. The Mansfield Male and Female College established a level of sophistication unusual for a small rural community and its presence likely inspired some residents to cultural pursuits. In an effort to restrict improper influences on the student population, Mansfield's citizens voted in 1871 to prohibit liquor sales near Mansfield College (UT, Austin, CAH b). This is the first known effort to curtail alcohol use and sales in the city. This movement gained ground

and eventually alcohol sales were banned entirely. But for a time after the old Man and Feild Mill ceased operations in the late 1800s, it was used to make whiskey, and was the center of a "whiskey ring," operated by "distinguished town resident A. P. Branson" (Mansfield Historical Society d:136). Branson also sold flour and had to freight his liquid products to Dallas and Fort Worth since saloons were outlawed in Mansfield. His freight operator was another distinguished local resident, E. H. Chorn, who lived at 608 East Broad Street in an extant, but altered dwelling. Some Mansfield residents purchased Branson's whiskey in Fort Worth and brought it home. Today Mansfield remains "dry," a condition that may change soon as the city continues to attract new businesses, residential developments and recreational facilities.

Among the first groups to organize in Mansfield were fraternal groups such as the Masons and Odd Fellows. Lodge 331 of the Ancient Free & Accepted Masons organized in 1870 as the third Masonic lodge in Tarrant County. The group met in a building at the corner of Water and Broad streets from that time until a new lodge was built on U.S. Highway 287 in 1984. The two-story brick building at 101 North Water Street was built in 1900 by W.H. Price of Midlothian. The Mason's occupied the second floor. On the first floor a variety of mercantile establishments came and went, including Stone Bros. Dry Goods **(Figure 27)**. Original members were 13 and included T.O. Moody, John Collier, Julian T. Feild, Lemuel H. Stephens and J.T. Nichols. Mansfield's International Order of Odd Fellows (I.O.O.F.) Lodge formed in 1871, but records relating to the lodge's early years was lost in a fire that consumed the lodge building. The lodge took up residence in a new building constructed in 1892 on the west side of Water Street, just north of the Masonic Lodge. Merchant J.H. Wright occupied the first floor. Early members include N.C. Pyles, A. B. Pyles, O. P. House, A. J. Botts, and A.W. Balch. The lodge was still meeting in 1935. A third fraternal order, the Knights of Pythias, also had a lodge in Mansfield. Little is known about the Mansfield Lodge, except that it met in the McKnight Building at 100 North Water Street. In 1899 the group was deeded the second floor. Insignia associated with the order graces the parapet of the 1895 building. The Knights of Pythias was founded in 1864 in Washington D.C. by Justus H. Rathbone to promote friendship among men and alleviate suffering. It bases its lessons and rituals on the Greek characters of Damon and Pythias, who lived about 400 B.C, and follows the Bible as its book of law. As the order began during the Civil War, its founder believed its philosophy might help heal the wounds of that conflict (Knights of Pythias Website 2000). Pledged to peace and understanding among men, Mansfield's Knights of Pythias members must have held hope that their efforts could help bridge the gap between white and black, Confederate and Federal.

Little specific information on social life has survived from the pre-1890 period, but by 1908 the community had a band, which played at parades, socials, and other community events. A baseball team played teams from nearby towns and communities including Britton, and was still attracting crowds in the 1920s. Dancing as a recreational activity became widely popular nationally in the 1920s, but conservative Americans often viewed it as immoral. Indeed, sometimes it did foster social problems, especially when alcohol was available and people loitered. While dancing itself may have been accepted in Mansfield, dance halls were an issue. In 1933 the city council prohibited the operation of public dance halls and it is

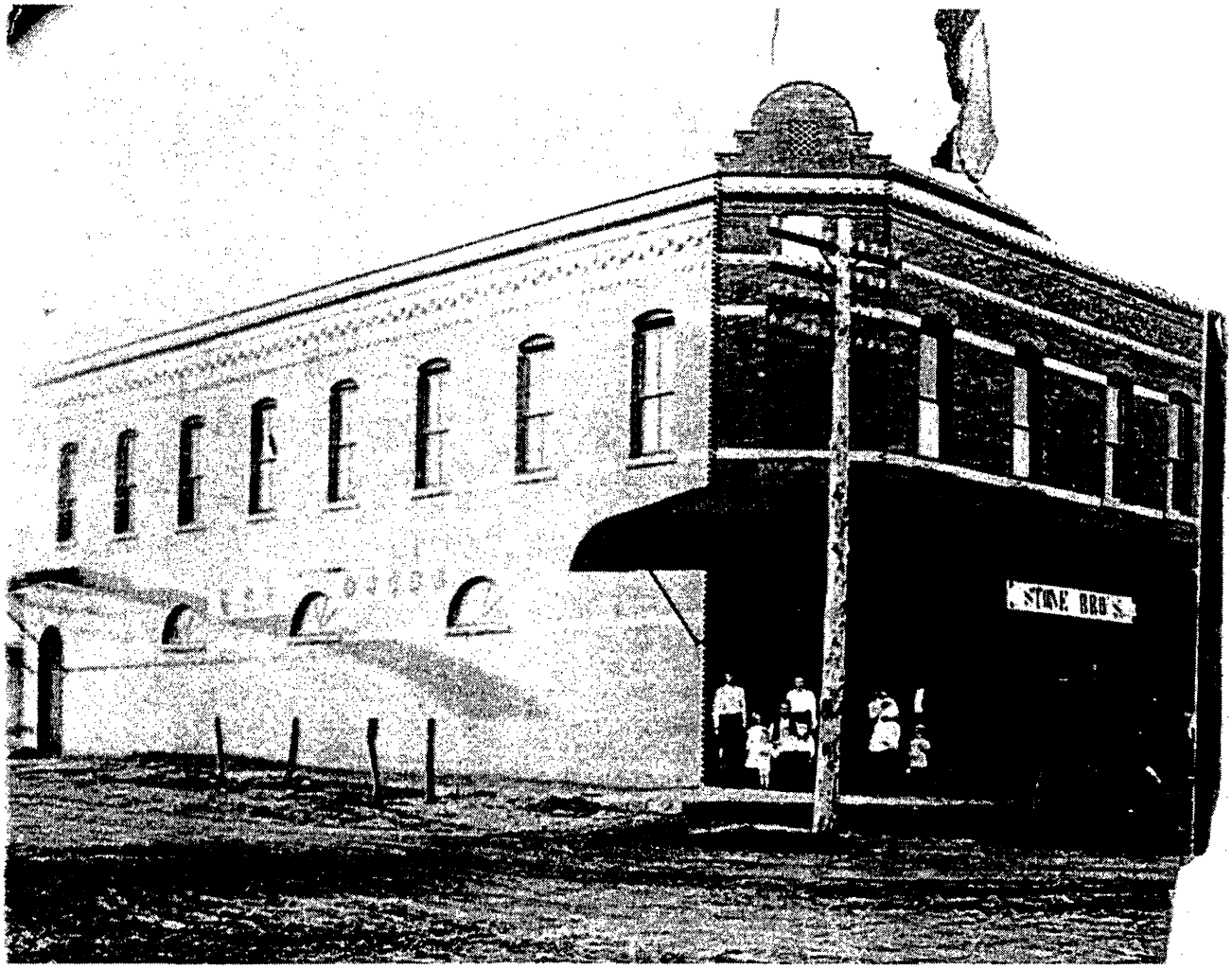

Figure 27. Masonic Lodge and Stone Bros. Dry Goods, ca. 1907. Source: Mansfield Historical Society

not known if this was a preventive measure or a reaction to an undesirable situation. Womens social and civic clubs were established in the 1920s and 1930s and flourished thereafter. Among them were the Bridge Club, established in 1927, and the Woman's Study Club, which focused on history, music art and literature. It organized with 18 members including Clara Malone, Mrs. C.P. Holland, Mrs. A.K. Marney. Other members included Ruth Grow, Charlotte Anderson, Hattie Blessing, and Sallie Bratton (Mansfield Historical Society d:153). The Home Demonstration Club started in 1940, an outgrowth of Federal Depression era programs, some events were likely held at the home of Nora Stone on Mitchell Road, where a second kitchen is thought to have served organized home demonstration activities (Dahr Interview 2000). In 1942 the Mansfield "42" Club organized.

Builders and Contractors

Several builders and carpenters operated in Mansfield in the late 19th and early 20th centuries. William Bratton (1843-1916) had a blacksmith shop in Mansfield prior to the Civil War, and worked as a carpenter. Peter Davis was a wagon and casket maker and wood worker; he may have built local houses as well. He built a two-story house for his sister Hannah Bratton Chorn in 1886 (608 East Broad Street). William L. Graves (1866-1944) moved to Mansfield about 1900 and built or altered several houses including the Botts-Fowler House (115 North Fourth Avenue), and 608 East Broad Street. Byrd Hoover (1874-1937) moved to Mansfield from Britton and also built several houses, including the altered W. G. Ralston House at 309 East Elm. The 1910 census reports James L. Bowman and Peter J. Egbert, both carpenters. One of the most prolific and perhaps talented of Mansfield's carpenters was Jay Grow (1868-1952), a native of Nebraska who moved to Texas in 1894. With his father and brother, who also were builders, he worked on the Ellis County Courthouse in Waxahachie. He moved to Mansfield in 1897, built his family a house on East Broad Street (now demolished) and established a lumber yard and carpenter shop across the street from his house. Among the work of Jay Grow in Mansfield were the houses he built for J. H. Graves at 502 West Broad (now demolished) and David B. Buttrill (302 East Broad), which is perhaps the most visible historic residence in the city. Grow also was the carpenter for the 1916 remodeling and expansion of the primary house at the James Clay and Nora Stone farmstead. In 1908, the City Of Mansfield was employing Grow on various city projects as an independent operator. Reference to the Grow brick yard is made at this same time in the city council minutes (City of Mansfield e:August 11 1908), and Grow continued to do business with the city into the 1910s. Undoubtedly most building materials came from local lumber yards and brick yards including those operated by S.W.A. Hook, Mansfield Pressed Brick Co., and Jay Grow, as well as the Conway and Leeper Co., and others.

Later day contractors included Trave Jameson (1840-1941), a Mississippi native who married Mattie Evans lived in Mansfield 48 years. He built many homes in the surrounding region as well as in town, including his own (Mansfield Public Library f). Others were W. A. Rush (1878-1945), a native of Indiana, who worked as a carpenter in Mansfield between 1943 and 1945. He died at the age of 67 in 1945 (Mansfield Public Library e). In 1951 an ad in the *Mansfield News* announced "L.D. Austin is an Able Contractor." Located in Fort Worth, Austin noted his work as "...some of the outstanding

commercial, residential, and industrial construction in this area." Farmer's Lumber Co. in Mansfield also ran advertisements for construction materials including one in 1960 with the motto "It doesn't cost to build a home--It Pays!" Other builders and contractors undoubtedly worked in Mansfield in the historic period.

City Services and Improvement

Although the community of Mansfield dates to the early 1850s, it did not become a legal entity until August 23, 1890, when the town incorporated. A plat filed in 1870 at the request of Dr. John Collier, developer of the Mansfield Male and Female Academy, apparently did not survive the 1876 Tarrant County Courthouse fire, and has not been located. The 1890 town plat shows the extent of development and its location around the cross roads of Broad and Main south of the railroad tracks **(Figure 6)**; it was signed by 35 residents. On April 11, 1905 the city council approved a measure to pay itself and the mayor for each meeting attended; no amount was stipulated in the minutes. This act was likely a means to encourage regular attendance of councilmen to improve the efficiency of city government. By April 1908 two standing committees of city council were established: streets and alleys, and finance. These were apparently the most pressing needs of early Mansfield. On January 12, 1909, Mansfield's official designation changed by city council from town to city, under provisions of Texas state law (City of Mansfield e: 1909). The change provided public works financing options and other benefits. From that point on, Mansfield was no longer a town or village, but full fledged city.

Early civic buildings included the 1910 jail, locally known as the calaboose. No longer extant, it was located on East Broad Street at Pond Street, near a foot bridge. It is not known where early city council meetings were held. Memorial Hall, on the site of the old Man and Feild Mill was constructed in 1918 as a memorial to World War I veterans **(Figure 28)**. Using lumber from the 1901 Mansfield Academy, the building had a hexagon shape and was funded by six local businessmen under the sponsorship of the American Legion Auxiliary (Texas Historical Commission a). The final balance was paid by the City of Mansfield and the property deed to the city. Mansfield resident Ward Bratton was designer, contractor and carpenter; local men volunteered their labor. Memorial Hall was based on Waxahachie's Chatauqua Building. A local landmark, it served as a community center, holding church services and revivals, plays, graduation, teas and funerals (Mansfield Historical Society a). It was demolished in 1956 to make way for the one-story brick International Style municipal building, now a police station, still on the site. In 1978 after remodeling the vacant Cedars Hospital on East Broad Street, city government moved to that location where it continues to operated. A new city hall on the south side of Broad Street will be finished in 2001.

Until well into the 20th century, Mansfield was a small commercial center serving an agricultural economy composed of surrounding farms. Town dwellers engaged in businesses related to the storage, processing, and shipment of farm products and general commerce related to daily living and the servicing of farm equipment. In the early days, community services were provided by churches, and through informal support for neighbors in time of need. Transit was via wagon, buggy, stage, horse or mule over

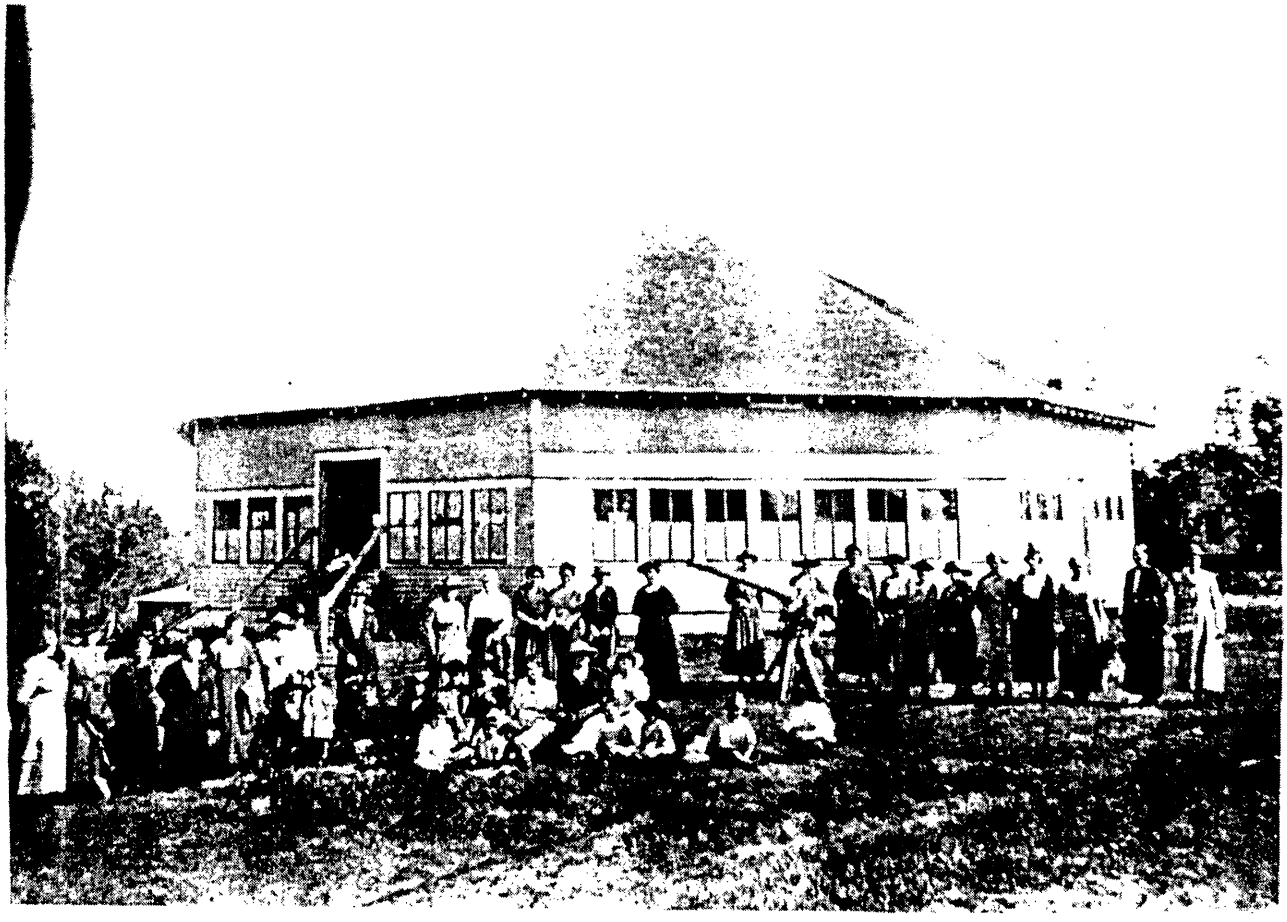

Figure 28. Memorial Hall, ca. 1918. Source: Mansfield Historical Society

unpaved roads that led north to Fort Worth (Water Street also known as the Fort Worth Pike) and Dallas and south to Waxahachie. Rail travel arrived in the 1880s and boosted the local economy, while making travel easier and commerce more efficient. The population grew and as the area filled up, more roads to farms and rural communities were established. These were unpaved, ungraded tracks, as was standard in the late 19th and early 20th centuries in rural America. Mansfield benefited from its location at a cross roads and its grain mill, cotton oil mill and cotton gin brought farmers and merchants to town.

To capitalize on the commercial promise of Mansfield's location, community leaders were aware of the need for passable roads and access across the railroad tracks, and the two creeks running through town: Walnut Creek and Pond Branch. Wooden foot bridges were erected in a few locations to ease passage, and a rail crossing existed at Water Street. Such improvements were largely undertaken privately up until 1890 when the city incorporated. However, no records prior to 1904 exist so it is not possible to discern the state of city government or the types of improvements sponsored by the city during the city's official first 14 years. With the advent of motorized vehicles in the early 1900s, good roads became even more important. No doubt local residents were aware of a national organization whose mission was good roads. Good roads, defined as graded, paved, roads and streets, furthered commerce, transportation and general prosperity and most communities, along with Chambers of Commerce all across the nation supported the good roads cause. By 1904, Mansfield's city council was providing funds for a number of street improvements, and that topic is a major one throughout the first 20 years of surviving council minutes. In June 1904, the city paid $22 for a foot bridge, and in December the council authorized the town marshal to advise property owners along Water Street to fix their sidewalks. A push to pave or gravel streets and alleys began in 1905, and the city purchased a (rail) carload of "tiling" for $168.80. Presumably this was used for sidewalk paving (City of Mansfield e:1904), possibly along Smith and Broad streets, and on other streets leading to the public school (City of Mansfield e:1905). By April of 1905, the city council had established a streets and alleys committee and was looking for residents to volunteer as road commissioners. The city also wished to employ a man to supervise road work. Ed Patterson was appointed a road commissioner, and one of his first tasks was to contact Tarrant County Commissioner Romney, who represented the Mansfield area, of the need to fix a vehicle bridge near the Catholic church on Dallas Street (City of Mansfield e:1905).

In addition to road improvement, issues of new roads, and road extensions came before the council as a result of population grow and a healthy economy. Most requests involved the area south of Broad Street, and east of Water Street, where new houses were being built. In June 1905 the city council approved the opening and platting of the street west of St. Joseph Catholic church, and in November Kimball and Nugent streets were opened. During 1906 the demand for street improvements became so great city council authorized the street and alley committee to act on its behalf. Transportation and efficient circulation was so much a priority that council passed an ordinance prohibiting sidewalk, street and alley obstruction by any means, including livestock, poles, or buildings. Mansfield was growing into a city, leaving behind its informal ways in favor of commerce and progress.

With automobile traffic increasing, the city began considering "graveling" of streets, but cost

postponed this action for some time. In September 1907, the city council approved a new railroad crossing at the oil mill near Smith Street and the railroad tracks and in November bridge and crossing repairs were approved on Water Street. Graveling Water Street was approved in 1909 with property owners to pay a prorated portion based on frontage. Despite city council interest, property owners lagged behind and discussions continued through December. Eventually owners agreed to a lower paving assessment with the city paying a larger share. Culverts were another important aspect of street maintenance, especially in Mansfield, where both Walnut Creek and Pond Branch were prone to flooding. Culverts were in place as early as 1907 at some Mansfield intersections, and by 1909 the city had financing their construction at most intersections; these have been replaced by more modern designs. At this point vehicle speed was an issue and in October 1910 the city established a 10 mph limit and prohibited bicyclists from using sidewalks. In 1911, through the efforts of Earle C. Driskell, son of Mansfield's postmaster and a reporter for the *Fort Worth Star-Telegram*, Mansfield Cardinal Road was paved, reportedly the first such project in Tarrant County.

Transit, streets and safety appear again as issues in the late 1920s and through the 1930s, and the minutes show that most Mansfield streets remained unpaved at that time. In 1922, the Tarrant County Engineer's office designed and built the reinforced concrete auto bridge over Walnut Creek (City of Mansfield c:58) on what is now North Street. At that time the primary road north (first Fort Worth Pike, later Highway 34 and finally U.S. Highway 287), crossed the creek at this point. In 1927 the city agreed to make city trucks available to county road crews (convict labor) when Mansfield streets were graveled. In 1931, anticipating state construction of Highway 34 along Water Street, city council agreed to prevent encroachment into the right-of-way. Mansfield got its first stop signs in 1934, when three were installed, at Oak and Water streets, and at Water and Broad streets. Later signs at Water and Oak and Water and Broad were replaced with traffic signals. Looking to the future, and searching for ways to offset the economic decline of the Great Depression, the city council requested the state highway department to establish the Mansfield-Arlington-Grapevine Road. As proposed, the road would extend south to Maypearl and Alvarado, and north as far as Denton. Mansfield leaders wished to bring more shoppers into town from points south, and to facilitate access among the destinations, citing increasing population and vehicle travel, and the location of the North Texas Agricultural College, Eastern Star Home and Royal Arch Homes in Arlington (City of Mansfield e:1934), which had increased traffic. The route would also improve access to Dallas and air travel available out of Love Field. This road was not built, but later U.S. Highway 287 passed through Mansfield on its way to Fort Worth and U.S. Highway 67 was built east through Midlothian and on to Dallas. While these roads facilitated regional travel and improved Mansfield residents' access to Dallas and Fort Worth, only 287 brought people through town.

As the Depression deepened, Mansfield leaders approached the Tarrant County Engineer about including sidewalks and gravel for streets in the 1935 county W.P.A. application. The city already knew who they wanted to supervise the work if it was approved, and offered to provide hand tools (City of Mansfield e:1935). Sidewalks were built in 1941 (Mansfield Historical Society d:65), but it is not known if these improvements were W.P.A. funded or city funded. Applications were developed each year, and

Mansfield received W.P.A. aid through Tarrant County projects that built highway bridges over area creeks, including a still extant concrete example on Matlock Road. Other funded Mansfield projects included improvements to Memorial Hall, the city power plant and fire station. Mansfield's most visible W.P.A. project was the still extant native stone high school gymnasium built between 1937 and 1940 (Texas State Library d). In addition to the gym, funding was provided for an athletic field, playground and tennis courts (Texas State Library d). Just before the start of World War II Mansfield city council records 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 (City of Mansfield e:1957). 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, and state highway improvements approved in 1958 included the construction of F.M. 917, south of town through Lillian, and reconstruction of Highway 287. Redesign of 287 in the 1960s by-passed the city center, but old 287 along Main Street was designated 287 Business, a designation that continues today. State Highway 157 was being considered for construction at this time by state highway officials and was viewed locally as an important project.

City records from 1904 through the 1920s show Mansfield was governed by leaders who addressed issues of health, safety, city administration and the provision of utilities in addition to improved streets. All these things were viewed as quality of life issues associated with social and economic progress. With a larger population than ever before, the city offered volunteer fire protection and considered the welfare of citizens in the area of health and safety. Water for public troughs, problems with sanitary facilities for downtown shoppers, and the condition of streets, alleys and sidewalks were all taken under consideration by the city council. Improvement to these services were important to the continuing growth of Mansfield, and the desire for systems to supply public drinking water, electricity and sewage removal and treatment were all part of the process. Not unique to Mansfield, public improvements topped the list in communities throughout Texas, as small, medium and large towns realized the advantages of modernization. It is believed that telephones came to Mansfield in the 1880s, but widespread installation of lines probably did not occur until 1905, when the lines were strung by Joseph Edwards. The Mansfield Telephone Company handled calls until the system was sold in 1911 to Southwestern Telegraph and Telephone Co. In 1949 dial service came to Mansfield. Gas lights along Water Street were placed by May 1909, but by August 1910, all lights were not yet installed. After electrification in 1918, electric lights were installed. In March 1927, the city put up new light poles at intersections to improve traffic and pedestrian safety (City of Mansfield e 1909-1927).

The first mention in city records of issues regarding city generated utility service was June 12, 1906 when council instructed the city marshal to arrange a water deal with the grain elevator company. The company was asked to supply water to the city tanks during July for $10. Apparently this either worked well, or the elevator firm wished a higher fee, because on October 9 they agreed to furnish water

for fire protection and public water trough for $15 a month. By 1906, the city was considering a municipal water works to replace the existing pump and cypress tank next to the old Mansfield Mill on South Water Street. The water works was operated by A. M. Fowler, who in 1904, improved and expanded the existing water system. In 1906, the water works included a leaky tank that created mud holes on Broad Street and a navigation hazard for wagons, buggies and autos (Mansfield Historical Society d:96).

On September 15, 1915, the city held a bond election for the construction of a city water works. The amounts were $12,000 for water and $6,000 for sewage. The measure passed 63 to 30 on the water issue and 53 to 39 on the sewage. For the next year plans were made for the new water works project, and on September 12, 1916 a bid was received from O.D. DeHart of Dallas, which specialized in elevated tanks, storage tanks, stand pipes, structural steel and other water works materials. Their bid was for materials to construct a water works in the amount of $9,087. The bid was negotiated down to $5,237 and apparently accepted. On September 16 the city sold the approved bonds for $12,000 at five percent interest to Sweet, Causey, Foster & Co., a firm that located buyers for municipal improvement bonds. This relieved the city of finding a buyer and allowed it to focus on planning the new water works. City council minutes show that on January 9, 1917, the city decided to buy Fowler's "water works," and set aside $5,327 for new pipes and fittings, the amount bid by DeHart of Dallas. Another $3,802 was allocated for a tank, and the city discussed buying the property downtown owned by the Casstevens family to serve as the water tower location.[11] With the means to purchase the needed materials, and presumably a design, the city had no contractor. At this point, the city advertised for a firm to erect the project and on February 13, 1918 accepted a proposal by Koch & Fowler, Consulting Engineers, Dallas to serve as contractors for the installation of the water tower and works. Their fee was five percent of the project cost. Koch and Fowler (no known relation to local resident A. M. Fowler) also provided street improvements under the same contract for $2,900, graveling Water, Broad, Waxahachie, Pond, First, Second and Dallas streets (City of Mansfield e 1917). All work was complete by May 24, 1917. Koch and Fowler became noted engineering and urban planning consultants, still in business in the 1940s, when they prepared a city plan for the City of Tyler, Texas (Texas Historical Commission d). In April 1918, the city purchased water meters from Pittsburgh Meter Co., indicating that many people in town were going on the city water system. City water resources, supplied from wells, were increased to three wells in 1940, and by 1965, to accommodate increasing growth, this system expanded to five wells, pumping approximately 1,440 gallons per day with pumped water stored in underground and elevated tanks.

Electricity was the next priority. In August 1917, Justin, Texas resident M. M. Farr, who moved to Mansfield and built the Farr Best Theater, received a franchise from the City of Mansfield to operate an electric light plant in the city and to manufacture electric current. Farr was to pump, furnish fuel, look

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[11] Another reference is made to Fowler's Delco power plant, in June of 1919, that the city wished to purchase. Apparently private power sources were created by rural people throughout Texas by generating electricity for limited hours every day from Delco auto batteries (Williams 1994).

after mains, read meters and supply the city with those readings at the rate of $50 monthly. In March 1919 the completed Mansfield Light and Water Works on Walnut Street was managed by R. L. Carrell. Charles R. Page was superintendent of the works. Both men previously served on the Mansfield City Council, and Page was also mayor from 1916 to 1929. Watt-hour electric meters, purchased by the city in 1916 from Western Electric in Dallas, were installed for electric customers. The electric plant was upgraded in 1941 with new engines, and generators. Farr continued to oversee the electric plant until 1950, when the city purchased it from him. Farr's son Elbert became City Engineer in 1950 (Mansfield Historical Society d:96). The city produced its own power until 1953 when it began purchasing power, at a substantial savings, from the Brazos Electric Power Cooperative (City of Mansfield e:1953). The plant is no longer extant.

Until the advent of a city sewer system in the late 1920s, public and private sanitation utilized traditional methods of waste disposal, including the outhouse. In August 4, 1905 the city approved the construction of a public outhouse of "four stools" on the town lot containing the jail. This served white shoppers and other visitors to the city center until the 1930s when it was removed. But sanitation was more than just toilet facilities, it included the removal of dead and diseased animals and livestock, trash, and broken equipment stored in yards. All these things posed a health threat and created a breeding ground for disease carrying mosquitos and vermin. To address this issue, the city hired, as early as 1907, a city scavenger, whose job was to clean out private and public privies, haul away trash, dead animals and other refuse. The scavenger also was to clean out abandoned houses and generally keep the town clean. Payment was made by property owners who used the scavenger's services. City scavengers were widely used in the late 19th and early 20th centuries and many Texas communities established such services including Palestine and Tyler. But, as with any discretionary service, the scavenger was not called to every property needing clean-up, and this led to the accumulation of refuse and disease generating conditions on some parcels. City council continued to discuss the need for clean up at specific sites around town and in June 1909 passed an ordinance prohibiting disposal of human waste or animal remains anywhere but the official city dump. In June 1911 the city established the position of city health officer and on July 11, 1911 Dr. William B. McKnight was chosen; in 1938 the city health officer was Dr. R. M. Thomas. The city scavenger was replaced December 12, 1916, when the city adopted a sanitary ordinance establishing a sanitary officer to assume responsibilities of the city scavenger. His job was to keep the city "closets" clean, for a fee to be paid by property owners, remove garbage, dead animals, and disinfect privies. While the name of the job changed, the method of enforcement and payment did not, and given human nature, results probably were not any better. In time a sewer system and trash collection would alleviate the need for a sanitary officer.

City residents realized the need for a sewage disposal system by 1915, and voters approved a bond in 1915 for $6,000 to build a sewage system. However, no system was built at that time. In 1925 the subject surfaced again with a council resolution adopting plans, specifications and costs for a sewer system and a contract with M. Griffin O'Neil of Municipal Engineering of Dallas for the construction of the system. On January 11, 1926 O'Neil assigned the project to his son Donald O'Neil. Financing for the

system was secured on March 9, 1926, when a bond election for $32,000 passed with 131 votes for and 73 against. In April sewer pipe and other needed materials were purchased from San Antonio Sewer Pipe Works, and construction began. By early 1927, the plant was nearly complete, and city officials realized they needed instruction in order to operate the plant. Municipal Engineering, the contractors were telephoned to "...request instructions on how to operate a disposal plant" (City of Mansfield e:1927). The plant, built just two years before the start of the Great Depression, was the last major city public works project until after World War II, when in 1952 a new disposal plant was constructed. In the early 1950s a new sewer system was installed. Natural gas service was first provided in Mansfield in 1926 when the city approved a franchise to the Community Natural Gas Co. for the construction and operation of a plant in Mansfield. The same company provided gas to Britton in 1928. Neither the sewage plant or the gas plant remain.

During the Depression city-sponsored public works projects continued, but at a more modest level, and the city actively sought assistance from the county, state and Federal programs including the Civil Works Administration (C.W.A.) and Works Progress Administration (W.P.A.). But prior to 1934 and the start of such programs under Franklin D. Roosevelt's administration, times were tough and the city sought creative means to ease their budget problems and assist citizens. During 1933 and 1934 the city "employed" delinquent light and water customers as crew members for city work projects, allowing them to work off their unpaid bills. In 1934 the city planted pecan trees on the well watered and naturally fertilized grounds at the city sewer treatment plant. The harvested pecans generated a little income for city coffers (City of Mansfield e:1934). Despite pressing financial concerns, in 1934 the city seized the opportunity to a buy lot adjacent to Memorial Hall for $200 and delinquent taxes. Once FDR's make-work relief programs began, the city applied for grants from the C.W.A. and W.P.A. in conjunction with Tarrant County in an effort to bring jobs and public works projects to Mansfield. Throughout 1935, 1936 and 1937, the city sought street improvements, highway maintenance and bridge projects; in the late 1930s these activities were part of the Federally sponsored Depression era programs in Mansfield. Those funded included the W.P.A. construction of auto bridges over creeks such as the one on Matlock Road. Another work program underway in 1939 was a drainage project to straighten out Pond Branch, improve drainage elsewhere in the city and gravel several streets. But the most visible project was the W.P.A. construction of the extant stone gymnasium at the high school on East Broad Street. Approved in 1937(Texas State Library d) and under way in 1939, the construction budget was about $32,000; the city deeded land it owned to the school district for the gym in return for use of the building (City of Mansfield e:1939). Completed by 1940, the gym was built from rock quarried in the nearby Bisbee community, now a part of Mansfield. Gym walls are 18 inches thick and the original metal roof was still in good condition in the late 1980s. However, researchers have noted that the roof was a good conductor of cold, and caused condensation on the inside to drip onto the wood playing floor, which damaged it. While the roof was made of sturdy material, insulation or a different material might have been a better choice, at least from the standpoint of the interior floor (Mansfield Historical Society d:83). Probably the last Federally assisted Depression era project in Mansfield occurred in 1941 when the National Youth Administration

(N.Y.A.) built a medical clinic on Smith Street. This facility likely served the community until the late 1950s when a private hospital was erected on East Broad Street.

After World War II the city funded a number of street and utility projects including the new sewer system and treatment plant discussed above. The severe drought of the 1950s that affected the entire state made its initial mark on Mansfield and in June 1954 the city council established emergency water rules (City of Mansfield e:1954). Water use was restricted and the following rules governed water use until the drought ended in the late 1950s.

No outside watering
Window coolers must have recirculating pumps
Gas stations prohibited from washing cars
Fire department prohibited from water practice
Ball field and school grounds watering discontinued
Water rates increased for customers outside city
Fines of $10 to $100 for each offense were established

In 1955 the Mansfield Chamber of Commerce passed a resolution supporting the city council desire to build a new municipal building on the site of Memorial Hall. This was a very controversial proposal, as the hall was the community center, figuratively and literally. Wedding receptions, funerals, voting, parties, city events, and all manner of gatherings related to community life had been held in the building since its construction in 1918. However, despite some community opposition plans proceeded and the Dodson brothers, who filed the original Hillcrest Addition plat in 1954 offered their services as construction supervisors at cost. The city advertised for proposals and hired Alexander Perchasky, Engineer, to draw plans for the new building. Memorial Hall was sold to Pyles Lumber Co. For $650, and Mr. Pyles demolished the building for its lumber. In March 1956 the city called for a bond election for $35,000 to finance the new municipal building. The bond passed with a vote of 187 for and 68 against.

Perchasky's plan as drawn was estimated at a cost of $34,755, but the Dodson brothers suggested a slab foundation, which they estimated would lower the cost to $28,500. The city accepted the slab foundation revision, and Perchasky approved the change, but the total cost ended up at $34,996 with the following extras. The building would have an auditorium, police office, secretary's office, commissioners' office, entry hall, library and kitchen. The specifications called for a pink brick exterior, one inch thick wood roof decking, without redwood trim, asphalt tile flooring, wall heaters and a forced air unit in the auditorium, Venetian blinds, built in stove and refrigerator, 200 folding chairs, a counter in the secretary's office, and a table in the commissioners' office. A fire department building was to adjoin measuring 16 feet by 48 feet with a "flat roof and Hollywood doors with four windows in west side to be painted to blend with the municipal building using water proof paint" (City of Mansfield e:1956). The 1956 Municipal Building (see **Figure 77**) still stands and is largely unaltered. It is used as a police station and community center.

In an effort to attract growth and compete for prosperity with surrounding communities also affected by the post-World War II population and building boom, city leaders voted to establish a uniform zoning ordinance in 1956 and hired John Ball, a civil engineer practicing in Arlington to work with the newly appointing zoning commissioner on a master plan. This initial effort to establish city wide zoning was conducted for $200. In November 1957 the plan and a zoning map were presented to and approved by city council (City of Mansfield e:1957). Serving on the first zoning commission were J.T. Orr, O.E. McInnis, and J. S. McKnight. Included in the plan was industrial zoning, which clustered such development in areas designated as appropriate locations. This effort not only located industrial growth away from residential neighborhoods it encouraged industrial expansion and led to the development of manufacturing jobs, and later to the creation of local industrial parks. In the 1960s, an industrial development committee formed to oversee such development in the city. The city also implemented the 1957 zoning plan rule of requiring residential developers to pay for all infrastructure improvements in new subdivisions including streets, water, and sewer lines (Mansfield Historical Society d:96).

In 1957 the city made a bid to attract new housing for defense workers employed in Fort Worth and Dallas. Mayor C. H. Harrison was quoted in the *Fort Worth Star Telegram* as saying "we'll get 100 new homes here this year (Fort Worth Public Library b). City residents voted a $100,000 bond for extending water and sewer mains to the city limits, the purchase of land for a new sewage plant and the graveling of all streets. W.A. and J.W. Patterson began construction on 25 new homes southwest of downtown along Elizabeth Lane and Patterson Street. Those homes and the 1954-1960s Hillcrest development are the first known tract type residential development in Mansfield. Both neighborhoods remain in good condition and their individual dwellings represent the wave of suburban development that continues in Mansfield. In 1958 Mansfield considered its needs as a growing community and approved construction of a private hospital on condition 6.1 acres of the property be purchased by the city for use as a park and swimming pool. Developer Ed Baker agreed to the plan, and the city passed a $75,000 bond to finance the project, known as the Baker-Hillcrest Swimming Pool. In May 1958 a contract was signed and construction began. The pool was operational by the summer of 1959 with the hospital online about the same time. While the pool no longer exists, the hospital has been altered for use as the City Hall. A new city hall, on the south side of East Broad Street is under construction and will be occupied in 2001.

Informal police and fire services arrived with the first residents, and early peace keeping activities were handled by county Justices of the Peace and Moderators, and the city marshal. With the establishment of formal city government in 1890, the use of a marshal continued, and later a constable served. In 1954 the city hired its first police chief, but the position was poorly paid, and the chief had to supply his own car. Also pressure was applied to meet a traffic ticket quota (City of Mansfield e:1950s). Turnover was high. The city bought its first police car in 1956 and installed a police radio on the same frequency as the fire department. Prior to that time, Mansfield residents had to telephone the county sheriff's office in Fort Worth in order to reach the Mansfield police. In the early 1960s, the city hired a full time officer and added a part time officer and three reserves in 1965, making the police department into a modern agency.

Mansfield's Volunteer Fire Department organized in 1901 with 15 men; local carpenter Jay Grow served as chief for 15 years. The first efforts to bring fire fighting out of the bucket brigade stage was undertaken by local businessman S.S. Smithee who laid a water line from the oil mill down Water Street. The main had five hose connections, and proved its worth in 1902, in fighting a serious fire in the business district. After that the city gave $50 for more equipment and Grow donated another $100 to purchase a hose cart with a hand reel and an additional 250 feet of hose. The fire department built its own hall in 1903, a 14 x 20 frame building funded by the city and located behind Grow's downtown lumber yard. Fire volunteers built the Fire Hall and painted it red. By May of 1909 fire hydrants existed in some areas of town, and more were planned for installation, suggesting that the Water Street water line was being extended. By June 13, 1911 all were installed (City of Mansfield e 1909-1911). In 1942 a fire at a Laundromat spread to the Mansfield Methodist Church, destroying the building. Fire fighters were all at work at the "bomb plant" in Fort Worth, and were unable to save the church (Texas Historical Commission a). In 1947 a fire began in the Farmer's Lumber Company and nearly destroyed the west side of town. "This fire was the deciding factor in a re-organization of the Department that occurred on October 29, 1947" (Mansfield Historical Society a), when local welder Raymond D. (Bulldog) Miller was selected as chief. New equipment was added including booster tanks and in early 1948 a new factory built fire truck, a 1942 open cab model purchased from Navy surplus. Another truck was purchased in 1951 with a $1,200 county grant (Mansfield Public Library e).

In 1929 a public library was established and it operated from a number of local stores, and "...for a while in the waiting room of a doctor's office" (Mansfield Historical Society d:104). Eventually it occupied part of Memorial Hall. When Memorial Hall was razed in 1956 the library moved to McGaha's Variety Store on Main Street and during that time became a branch of the Tarrant County Library system. When the new municipal building was finished, the library located there in a room designed for it, and finally began to receive city funding. Ida Nichols was the librarian from 1929 until 1960. The library is now in a former bank building on South Main, and will move to new quarters near the new City Hall building on East Broad Street in 2001.

COMMUNITY DEVELOPMENT

Historic Mansfield

The Early Years 1850-1885

When R. S. Man and Julian Feild arrived in the area in the 1850s and built their grist mill at the crossroads that would become the center of Mansfield, the beginnings of a community probably existed in the oak groves bordering Walnut Creek (originally called Cedar Bluff Creek). Some sources state that a sawmill already was on the site of the three-story mill built by Man and Feild. Other sources indicate that a settlement existed there as early as the 1840s; if true, this would make Mansfield one of the earliest settlements in east Tarrant County. By 1854 Mansfield's Cumberland Presbyterian Church had organized. Members met in each other's homes, suggesting a cluster of houses in the area. In the following 30 years the settlement grew into a community centered around the crossroads at what is now

north-south running Main and east-west oriented Broad streets. The business district, comprised of one- and two-story frame buildings, stretched north on Water Street (now Main), from the Man and Feild Mill. To the west and east were residential areas improved with modest log cabins reflecting the earliest settlement as well as grander one and two story frame center passage and L-plan houses. A few brick houses also were built using local bricks from S.W. A. Hook's brickyard. Churches appeared in the late 1860s and various denominations continued building houses of worship into the early 1900s. A private school was erected on East Elm Street in 1871 by John Collier, and the land on which it sat continued to be the site of Mansfield's schools. Around 1870 Mansfield was platted, because, it is said, that John Collier insisted the Mansfield Male and Female College have a proper town as its home. The original plat likely used a grid plan, as this orientation reflects historical development since 1890. However, the 1870 plat is lost, possibly in the 1876 Tarrant County Courthouse fire. After 1870 houses were constructed in greater numbers than before, primarily along Broad Street, with a few closer to Walnut Creek on the north, and as much as three blocks south of the crossroads at Broad Street. Few resources survive from this early period; the 1½ story dwelling at 210 South Main is the most identifiable. Other resources such as the Stick style Collier House on East Elm Street was completely remodeled in the early 20th century and since has been further altered. No commercial buildings are known to survive from this era.

The Railroad 1886-1889

The railroad arrived in the mid-1880s, at the north edge of town, and fostered development of a new industrial area containing a cotton gin, warehouses, oil mill and cotton yard. Lumber and building supply businesses and livery stables located on Water Street and on Walnut, one street west of the business district. a depot was constructed at the north end of Depot Street, now Sycamore, and more houses were built in the area between the tracks and Broad Street both east and west of Water Street. a few houses were probably constructed in this period south of Broad Street, but visual analysis of surviving resources suggests that most development in this area occurred after 1890. During this period, what was probably the original grid pattern was reinforced around the axis of the railroad right-of-way, which is offset slightly from the cardinal points, running from northwest to southeast at the north edge of town. In the four years between the arrival of the railroad and the city's incorporation, Mansfield gained population and more farmers moved into surrounding areas. The city experienced prosperity that fostered new commercial and residential building during the 1890s and beyond.

Growth and Stability 1890-1960

In 1890, Mansfield incorporated as a town within Tarrant County. The associated grid plan plat **(Figure 6)** guided the development of the city, laying out largely rectangular lots at right angles to north south streets; some include entire square blocks and others are divided into small lots. A few large, irregular parcels also occur, these are associated with John Collier's school property, as well as with farms at the north end of town. The Mans and Feild Mill occupied a large rectangular lot at the southeast corner of Broad and Water, clearly marking the center of town. North of the mill is the one-block-long business

district with small, rectangular lots, some of which were originally only 25 feet wide. A few areas within the plat, notably those north of the business district and south of Broad Street, east of Waxahachie are offset from the primary arrangement of the city. No individual subdivisions are shown on this plat, but it is assumed that individual property owners had a hand in designing the arrangement of lots within their parcels. Water Street stretched south only two long blocks beyond the mill, before taking a jog to the east. The area surrounding the southerly portion of Water Street was platted as house lots. Outside the small community parcels were much larger, reflecting the proximity of farms to the city in the early days.

In the early 1890s the commercial district re-developed, with owners replacing original or older wood frame buildings with more substantial one and two-story brick commercial buildings designed with modest Renaissance or Romanesque Revival style features. The large, square block parcels of west Mansfield developed first with large to small dwellings of various styles and plans. As the population increased these large parcels were subdivided into smaller parcels developed with newer dwellings reflecting the era in which they were built. Most were one story, a few were 1½- to two-stories high. Constructed primarily from wood, these dwellings included center passage, L-plan, modified L-plan and pyramidal roof plans. Stylistically Queen Anne and Classical Revival dominated, although some Colonial Revival and Ranch appeared in the 1940s and later. A similar process occurred in parts of town where smaller lots were platted, as owners purchased more than one lot. Styles and plans were largely the same as described above. Few dwellings were grand, those that were included the homes of Julian Feild and David Buttrill. The latter Classical Revival style residence, built about 1905, survives at 302 East Broad and is one of the premiere architectural examples in Mansfield.

By 1905 the southeast portion of the city was developing, and the city council approved the opening of several streets in the area including Kimball and Dallas. Infill construction continued into the early 1960s within the original town plat. As returning World War II veterans and new residents arrived in Mansfield, and the post-World War II economic boom began, subdivisions appeared throughout the Fort Worth-Dallas area. Mansfield began to grow geographically with annexations north of the city. Some were citizen petitions signed by members of farm families wishing to become part of the city in order to access city services (City of Mansfield e:1952). Formal subdivisions first appear in 1950, in response to population growth, and because by the early 1950s, most of the best lots in the original city were developed. These post-war developments were grid plans with rectangular lots of relatively uniform size and shape. However, two early subdivisions did include some curving streets in an effort to maximize the number of lots attainable within the irregularly shaped subdivision boundaries. The first known subdivision is the 1950 Patterson Addition **(Figure 29)**, which developed in the 1950s and 1960s with tract type dwellings south of the historic core of Mansfield along Patterson and Elizabeth Lane (see **Figure 61)**. In 1953 the Knapp & Delk Addition (near the Arlington city line), was approved with a city promise to lay water and electric lines if the owners would guarantee construction of five houses as a starter for the tract (City of Mansfield e:1953). The next formal subdivision of record is the initial phase of the Hillcrest Addition. City council accepted a plat for this development on April 27, 1954; it had already been approved by Federal FHA loan reviewers. The next week, the Hillcrest Addition's

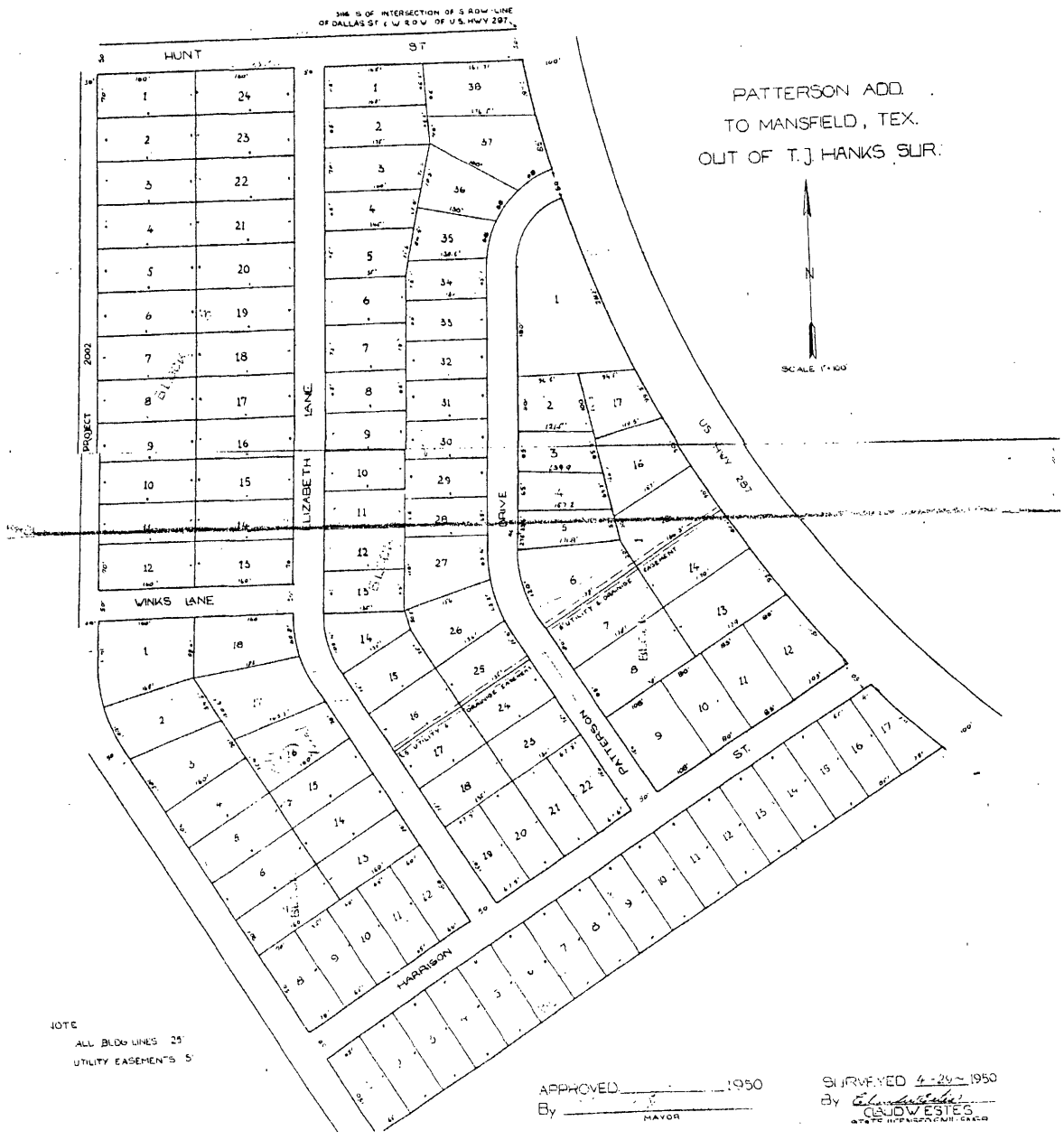

Figure 29. Patterson Addition, 1950.

Source: Tarrant County Plat Records

developers, the Dodson brothers, received approval for the annexation of the Hillcrest plat's 12.08 acres in what was then the southeast portion of the city (City of Mansfield e:1954). Annexations and subdivisions continued in 1955 with the application of Barney B. Holland who requested the addition of 11 ½ acres of his property to the city, and Roden Construction Co., which received approval for the annexation of 400 acres of the W.C. Price Survey as an extension of the 1954 Hillcrest Addition (City of Mansfield e:1955). The original Hillcrest Addition is developed with tract-type dwellings in the Ranch style **(Figure 30)**. A visually interesting feature is the off-set placement of dwellings on corner lots. Just one mile west of the Mansfield corporate limit, the Hamman Terrace Addition **(Figure 31)** was filed by J.V. Hampton and J. H. Mann in 1955.[12] It contains a mix of tract type dwellings and older residences on Cotton, Billingslea and Wilson **(Figure 32)** drives, in the area of Mansfield historically associated with African American settlement. In 1956 development on the southeast edge of town continued when several streets were laid out south of the high school. One of the first subdivisions approved after the city adopted zoning and a master plan in 1957 was the Mt. Zion Estate Addition. No information is noted in the council minutes on its location. Subsequent residential development in the 1960s and thereafter utilized formal subdivisions platted on a grid plan or incorporating curved streets, cul-de-sacs and other conventions intended to create the illusion of privacy and exclusivity. All of these newer subdivisions occur beyond the original city boundaries, with the earliest examples southeast and northeast of historic Mansfield.

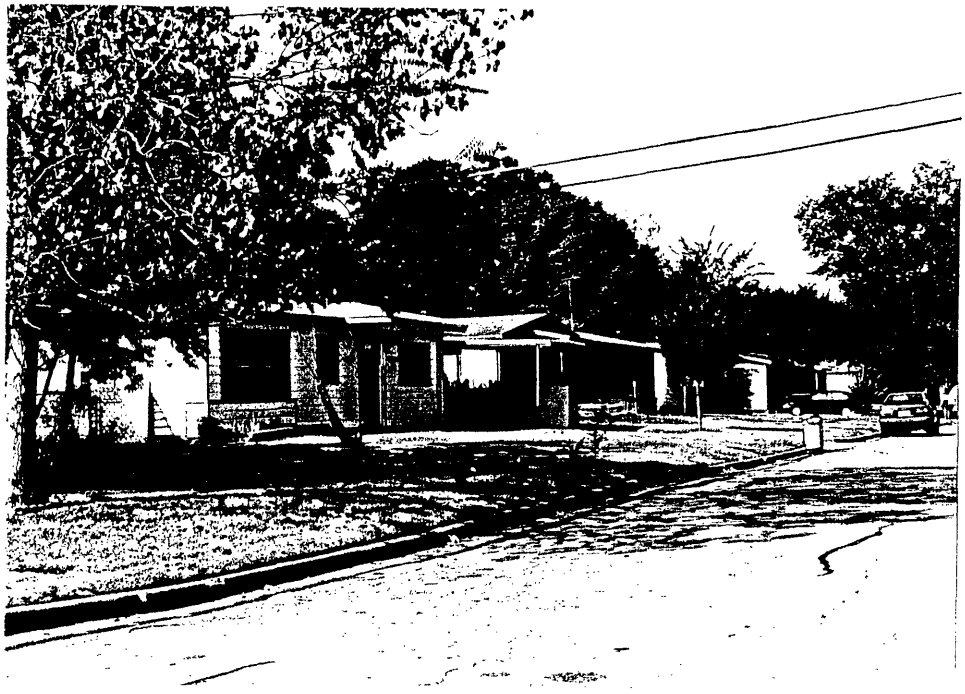

Figure 30. Development in the Hillcrest Addition, 2000. Photo by Diane E. Williams

[12] This plat may have been filed by local African Americans as one area family is named Mann.

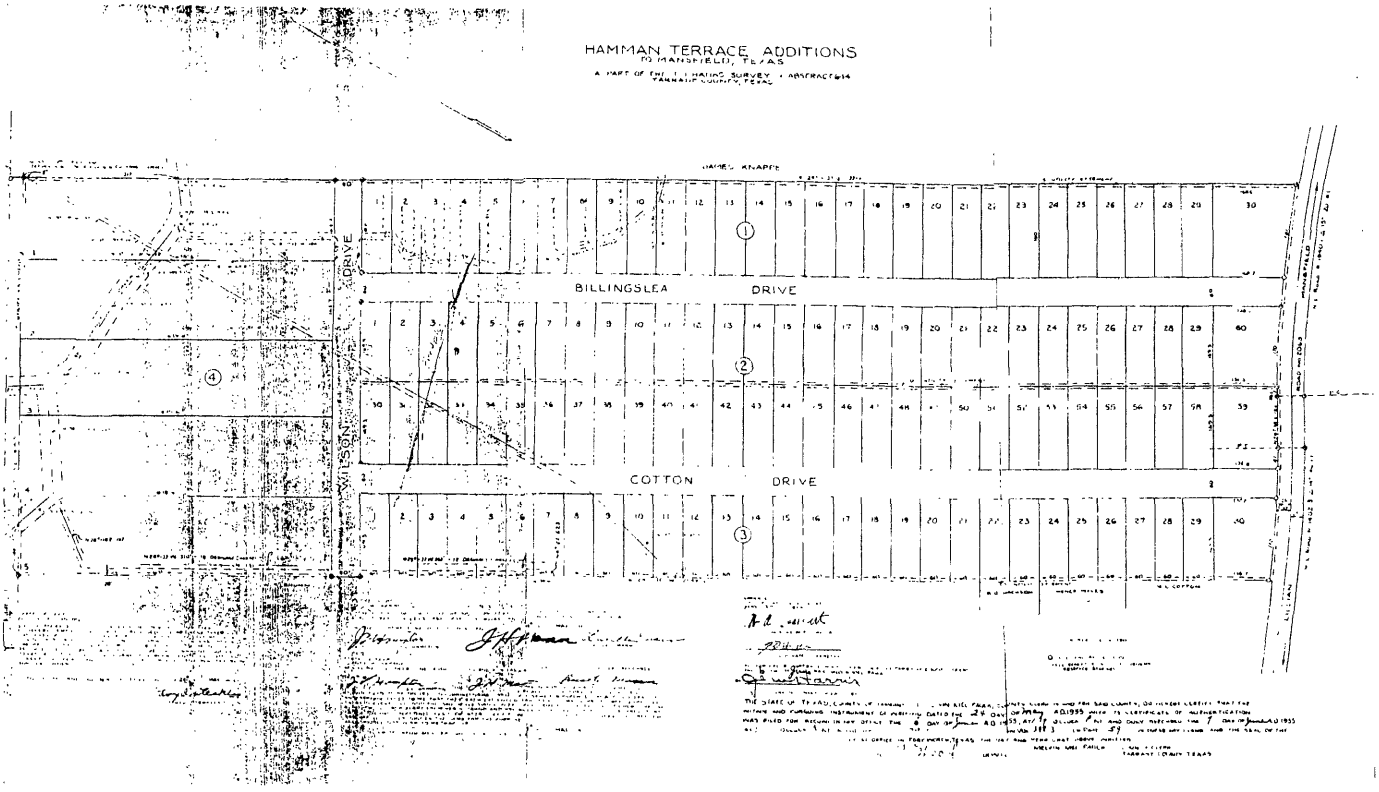

Figure 31. Hamman Terrace Addition, 1953.

Source: Tarrant County Plat Records

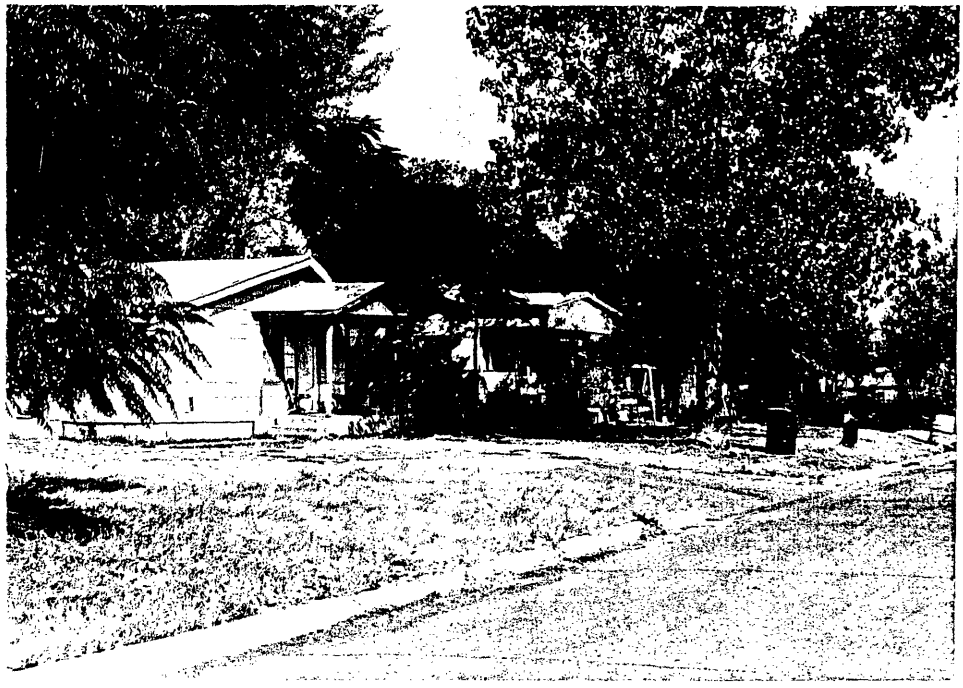

Figure 32. Development in the Hamman Terrace Addition, 2000. Photo by Diane E. Williams

Mansfield has been shaped by its geography and the primary transportation features of the 19th century. The north-south running Fort Worth Pike became Water Street, then State Highway 34, then U.S. Highway 287 and finally U.S. Highway 287 Business. Still a major north-south artery, it intersects Broad Street, a major local road traveling east and west through the city. F.M. 917 also runs north and south, and connects Mansfield with Lillian and Interstate 35-West. State Highway 157 branches off U.S. Highway 287 toward Arlington. U.S. Highway 287 is a major regional highway in north central Texas ferrying traffic from East Texas into the Panhandle. To accommodate Mansfield's development and terrain, these roads curve as they pass through town. The rail line runs northwest-southeast at the north end of Mansfield's historic core.

Two creeks cut through the original town. These influenced early development patterns. Walnut Creek, on the northwest edge of the historic city may have been the site of first settlement. Another

branch of that creek runs about five blocks east of downtown, and Pond Branch is just two blocks east of Water Street. Because of its width and tendency to flood, Walnut Creek was a historical barrier between the town to the south and farmland to the north. The creek was formidable enough for the railroad to erect in 1885 a steel truss bridge across it just west of North Street. In the 1920s, a substantial concrete auto bridge was constructed across the creek at North Street, which was the northern end of the main road to Fort Worth as it passed through town. These two bridges remain important local landmarks. Other historic auto bridges erected by Tarrant County W.P.A. crews in the late 1930s remain, but will soon be removed to make way for road widening necessitated by suburban development. Streets within the historic core and major roads throughout the area are paved with asphalt or concrete; some secondary roads into rural areas remain unpaved. A variety of trees, including oaks, are found throughout the city. No historic parks have been identified.

Commercial Mansfield is one long block improved with 1-part and 2-part brick commercial buildings that housed grocery, cafe, dry good, hardware, a livery stable, fraternal halls, and other businesses. Most surviving buildings date from the 1890s through the 1920s. Flanking Main Street to the east and west are the alleys-cum-service-streets of Smith and Walnut where auto repair garages, a lumber yard and other service businesses are located. These three streets form the visual and functional heart of Mansfield. Businesses here are attempting to re-establish Main Street as Mansfield's cultural and business core. Pre-dating the railroad, the Man and Feild Mill, at Main and Broad, was sited at the what became the center of the little community. Its location at a crossroads was the pre-railroad solution to customer access and transportation. Stretched out along the railroad tracks were Mansfield's post-railroad industrial resources, cotton gins and other related agricultural storage and processing businesses. Little remains of this part of Mansfield's history, most industrial resources were removed after they ceased operation.

Fanning out from the commercial-industrial center are Mansfield's oldest surviving dwellings. Originally on large lots of several acres, most 19th and early 20th century residences are of wood construction. Now on much smaller parcels, their original lands long are long since subdivided to make room for infill construction in the 1910-1960 period. This pattern was maintained until speculative subdivisions were created on large parcels south and southeast of the city center, beginning in the 1950s. The subdivisions developed with tract type dwellings during the 1950s and 1960s, setting the stage for further subdivision to the north, east and south that has gained momentum with each decade. The original eclectic residential development pattern fostered a variety of architectural styles, plan types and building materials representing the period 1875 to 1960. Tenant housing, no longer extant, was located on the west side of Church Street (now Walnut Creek Parkway) across from the high school and north of Troy Hackler's property on East Broad Street. This area was known as Hackler's Woods and the tenant houses were likely the homes of African Americans employed by white Mansfield residents in farm labor jobs. The vast majority of dwellings in Mansfield were single family homes; a 1947 tally reported 256 houses and 17 rent houses (Mansfield Historical Society b).

Since 1960 construction of tract housing has been the primary development mode and since 1965

little infill within the historic core has occurred, although incompatible alterations have reduced integrity. Spreading north toward Fort Worth and Arlington, most post-1965 subdivisions are east and north of the historic city center. Little subdivision has occurred west of historic Mansfield, an area where parcels are smaller and assemblage of land is needed to create holdings large enough for speculative development. The area west of the historic city center is also the heart of Mansfield's African American community, where some families still own parcels acquired by ancestors in the late 19th century.

Residential properties account for about 85 percent of Mansfield's historic properties and span the years 1875 to 1960. These include residences and surviving farmhouses and their auxiliary buildings (garages, sheds, barns, chicken coops, silos, and water cisterns and towers), representing primarily late Victorian, late 19th and early 20th century American architectural movements and mixed styles. Vernacular residences displaying bungalow forms with Craftsman detailing, and dwellings with Classical Revival, Colonial Revival and Tudor Revival elements built between 1895 and 1940 form the largest share of Mansfield's extant architectural legacy. Commercial buildings display modest references to Renaissance and Romanesque revival styles. Schools and churches from the 1920s and the 1930s also utilize revival styles; government buildings from the mid 1950s utilize Modernist forms. Historic industrial buildings have not survived. No 19th century churches or school buildings are extant, although the 1924 high school and 1937-1940 W.P.A. built gymnasium and the 1943/1951 Methodist church represent early to mid-20th century architecture. No truly high style buildings are present; many historic resources are altered with incompatible materials and additions. Most buildings in Mansfield are the products of plan books and local carpenters and contractors, and served as domiciles for middle and working class families and farmers. Historic cemeteries, informal landscaping features, naturally occurring oaks, and infrastructure complete the built environment. Within the rural areas now part of the city, farmsteads with a residence, one or more barns, a garage and a variety of sheds and storage structures predominate. Most surviving farmhouses date from the early 20th century, only a few survive from the 19th century. Architectural styles, plan types and materials are similar to those found in resources within the historic core of Mansfield. Britton has the same kind of eclectic development as does historic Mansfield. Mansfield's architectural legacy reflects the incomes and life styles of its residents and the economic impact of agriculture, transportation and business and commerce in shaping community development.

Historic resources are representative of community development during several periods of growth and they reflect early settlement patterns and subdivisions that are linked to Mansfield's position as a local trade and agricultural center in the late 19th and early 20th century. Patterns of development include intra-family subdivision of closely held properties, speculative subdivisions and the use of the grid-patterned subdivision plat. While the 1890 plat shows lot standardization, very little development occurred in conformance with those boundaries. Only the post-World War II neighborhoods were built on lots of uniform, or nearly uniform size, and in nearly uniform style. Development in the surviving rural settlements now part of Mansfield (Bisbee, Britton and St. Paul) follow grid pattern plans (Britton) and the more informal clustering of families along roads (Bisbee and St. Paul). Surviving farmsteads now

within the city conform to historic boundaries and the more recent subdivision of agricultural lands. The relationship of those patterns identified, and those yet to be discovered, to the economic, social, political and architectural trends and patterns affecting Mansfield provide understanding of local history.

Britton: a Small Agricultural Settlement in the City of Mansfield

Founded in 1885, amid thriving farms, Britton was originally called Helland, and then Hellandsville, after Joseph Helland, a general passenger agent on the Fort Worth and New Orleans Railway, which passed through the community. Hellandsville was renamed Britton in 1896 in honor of H.C. Britton, a conductor on the rail line during this period (McVean:1). Britton straddles the Tarrant/Ellis county line **(Figure 5)** and is about five miles southeast of the historic community of Mansfield, and about eight miles northwest of the Ellis County city of Midlothian. Farm Road 661, Main Street, runs east and west through Britton congruent with the county line; at the eastern edge of Britton, the road curves south to its intersection with U.S. Highway 287. Most of Britton is south of Main Street, in Ellis County on the H. Henderson Survey. In 1889 George W. McGee purchased all of the Henderson Survey, and portions of the G. Lawrence and M. Gregg surveys for $10,400 from E. W. Yeates, a Fort Worth hardware and machinery dealer who married a daughter of Mansfield pioneers Lemuel and Sarah Stephens. Shortly after purchasing this property, McGee began dividing his land among arriving settlers including Robert L. Allmon, who purchased 23 acres in the H. Henderson Survey in 1895 and eventually built a hotel there, and F.S. Windle who bought land from the McGees in 1896 and went on to become a co-founder of the local bank with brothers Sam and Pone Williams. George W. McGee may be viewed as the town founder, since he not only lived in Britton and sold parcels to early residents, but donated land for the Methodist church, the school and the cemetery. Other early residents included J. W. Spencer, who became the first president of the local bank, A.A. Thompson, Garrett Maynard, who served as postmaster and donated land for the Baptist church, R.M. McLain, J.T. Gainer, J.W. Gainer, J. D. Speck, J.F. Ballard, and the Noah, Cope and Massey families. Farming nearby were the William Francis Stone, Moriarity, Holland, Seeton, Nichols, Bailey and Lowe families, among others. As with residents of Mansfield, most early Britton families originated in the Southern states, with many from both the upland and deep South. A few German and Irish families also settled in the Britton area.

Britton was a shipping point for locally grown products, and a gathering place for surrounding farm families. Life mirrored that in other rural communities in Tarrant, Ellis and Johnson counties where residents focused on agriculture, local commerce, school and church activities. The railroad purchased land from both the McGees and J.P. Graves in 1894 to erect a "flag station" (Ellis County Deed Records), just eight years after E.W. Yeates sold the railway an 1,800 foot long, 100-foot wide right-of-way across his property (Ellis County Deed Records:46/85). In this short time, Britton grew into a small, but thriving, rural agricultural settlement that in time was made prosperous by the industriousness of its citizens and surrounding farmers, and its location on the Fort Worth and New Orleans Railway (later the Texas Central Railroad) and Texas State Highway 34.

In the late 19th and early 20th centuries the mail arrived by rail and four passenger trains stopped

daily at Britton. A telephone exchange served about 100 subscribers. At various times the community had two cotton gins, three or four stores, a pharmacy, restaurant, hotel/boarding house, blacksmith shop, barber shop, ice house and garage, along with an Odd Fellows hall, three churches, a school, a cemetery, three doctors, a post office, depot, hardware store, grain elevator, egg farm, fertilizer plant, and movie theater. Britton even had a baseball team. The team played in a league that included Mansfield. In 1906 the Citizens Bank of Britton **(Figure 33)** was established by Britton residents F. S. Windle and Sam and Pone Williams. Its name was changed to Britton State Bank in 1919, merging with First National Bank of Mansfield in the early 1930s. The bank appears to have continued operations until the middle 1930s, when it closed (Mansfield Historical Society files).[13] Thereafter the building served many uses including a canning factory and mattress factory under W.P.A. guidance, a cotton treatment plant, a corn grinding mill (hammer mill), a grocery store and gasoline station and private storage. Other important businesses in Britton included the Allmon Hotel **(Figure 34)**, where Tennessee native Robert L. Allmon raised his family and provided both short- and long-term lodging to visitors, railroad employees and teachers. The hotel was destroyed by fire in October 1930 (McVean:58-65). Britton also had Jewish merchants with A.

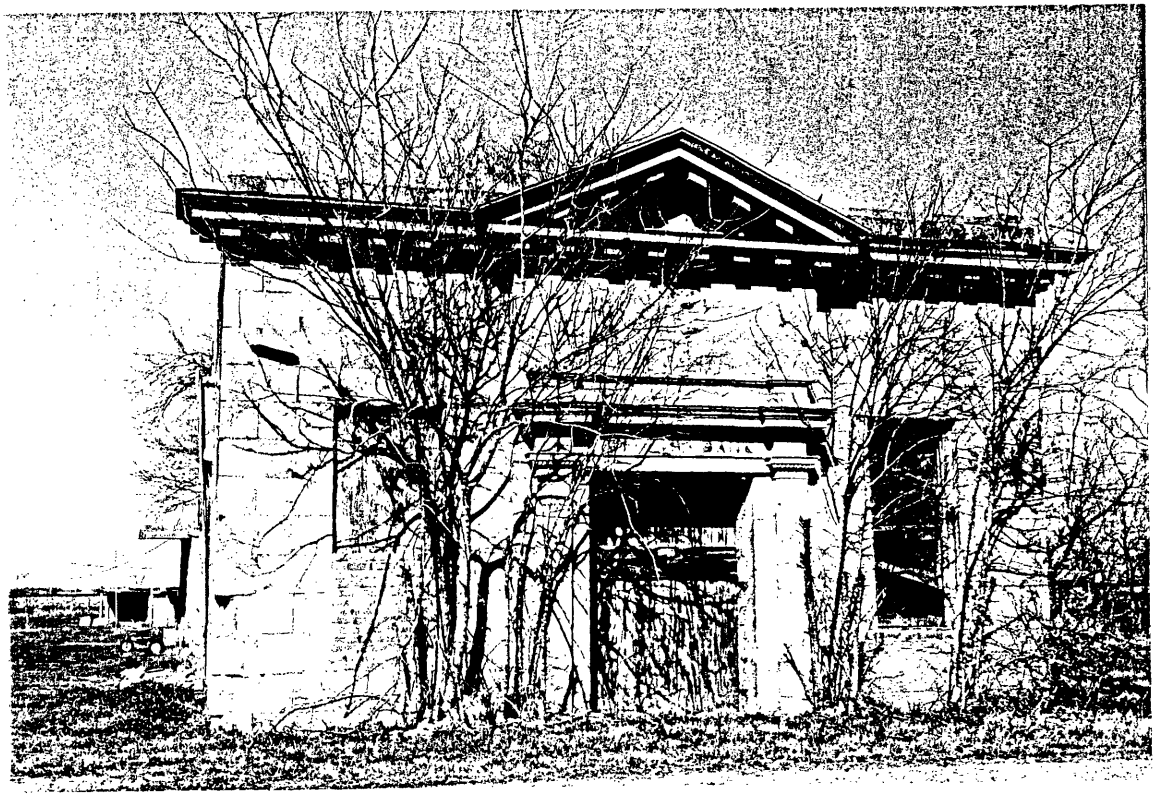

Figure 33: Citizens Bank of Britton, 1999. Photo by Diane E. Williams

[13] McVean states the bank operated until the late 1920s.

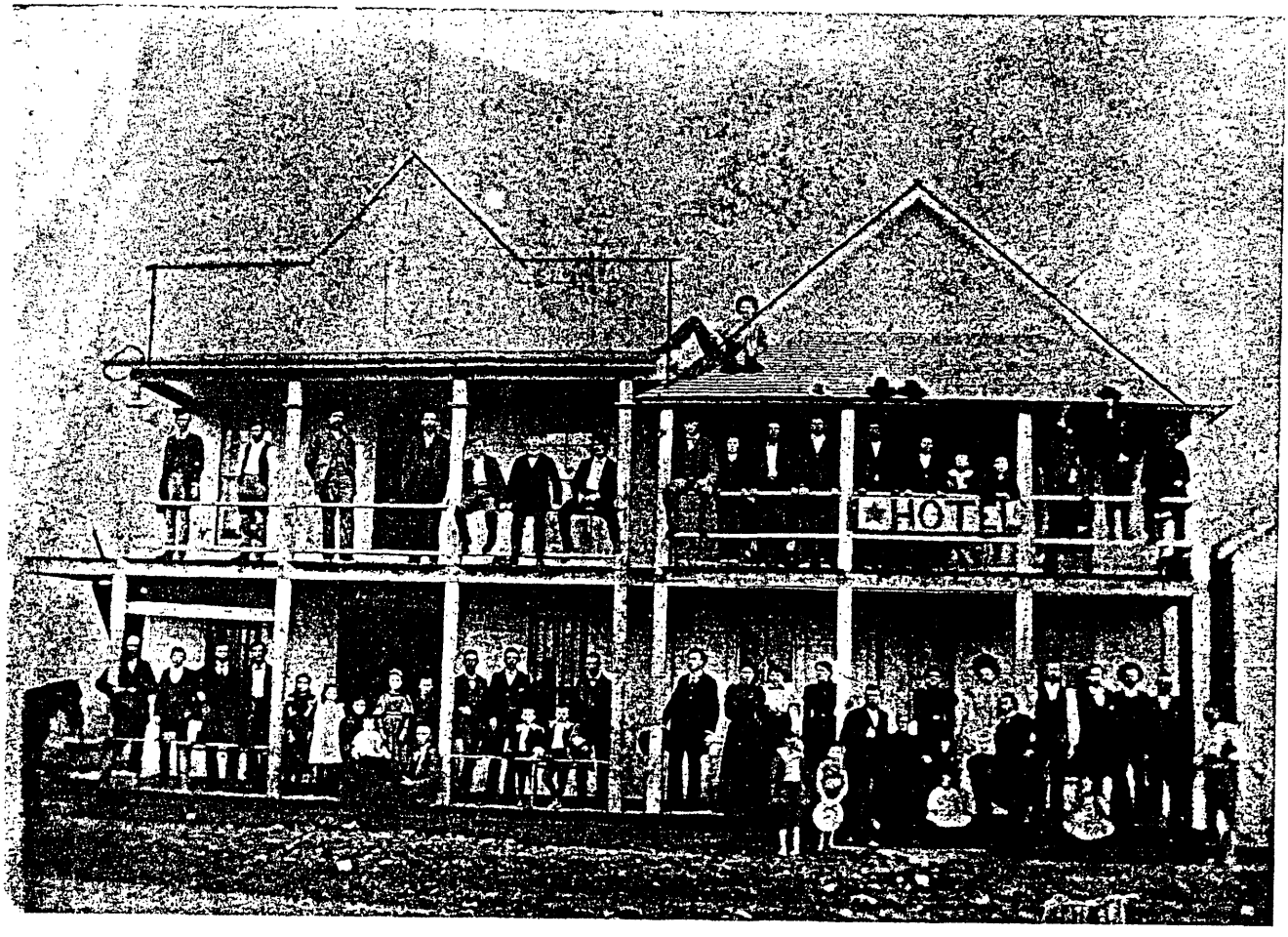

Figure 34: Allmon Hotel, 1897. Source: *History of Britton and its People*

Bliss operating a dry goods store next to the bank "...sometime between about 1910 to about 1920" (McVean:5). Mr. Bliss employed a Mr. Jacobson, who also was Jewish. Britton residents recycled housing and building materials through the moving of buildings and the reuse of lumber taken from demolished buildings (McVean:9-10). R.L. Allmon moved houses within Britton and a few to Mansfield (McVean:24). Local residents also were inventive and practical in other areas, creating an electric generating plant that operated electric lights in the Methodist church until Texas Electric Company began providing electricity in 1930. Such home grown generating plants were used throughout Texas in the early 20th century (Williams 1994), often using Delco batteries to power lights for limited periods in a day (City of Mansfield e). A few residents used natural gas first provided by the Community Natural Gas Company of Dallas in 1928 to run lights prior to the installation of electric service (McVean:10).

The congregation of the Britton Methodist Episcopal Church, South formed in the late 1880s and built its first church on land donated by George W. and M.M. McGee in 1905 (Ellis County Deed Records:158/557). The Britton Baptist Church formed a bit later; both were social and spiritual foundations in the community. Roman Catholic services were held in the Britton home of the Moriarity family as early as 1897, providing the first Catholic rites in the Mansfield area .Thereafter until 1899, when St. Joseph Catholic Church (now St. Jude's) in Mansfield was constructed, services were held in the Britton railroad section house (Mansfield Historical Society b). A short lived Cumberland Presbyterian Church offered services between 1896 and 1902. Initially, the Methodist and Baptist churches held services on alternating Sundays in the school house; each conducted Sunday School weekly. Each church was part of a circuit served by a traveling minister. Eventually, each denomination built its own wood frame church, and in 1951 the Methodists replaced their original church with the one that still stands **(Figure 26)**. The Baptist and Presbyterian churches do not survive. Over time, Britton had three schools, each replacing an earlier, smaller building. The first was a small one-story wood building with one or two rooms. The second, also wood, was two stories high **(Figure 35)**. It was replaced in the late 1920s by a two-story red brick edifice (McVean:14) now demolished.

At its peak population of about 300 citizens and numerous businesses in 1925, Britton provided mercantile, social and business opportunities for area residents, and rivaling, to some extent, services in Mansfield. By 1932 population had decreased to 200, but businesses totaled seven. In 1954 the post office closed and mail delivery assigned to rural routes originating in Midlothian and Mansfield (McVean:3). An egg farm was started in 1959 on the south side of town on property known as the Fred Fisher place, formerly owned by Harry and Clara Nifong; Dr. Nifong began his medical career in Britton, moving to Mansfield in 1917. Construction employed many local people as at least eight long chicken houses were erected, as well as sorting, washing, packing and feed storage buildings. At its peak, the operation housed more than 196,000 laying hens (McVean:20). The egg farm closed in the late 1970s eliminating the community's largest employer. By 1980 the population was smaller, but the Britton Grocery Store and Farmers Supply still operated and a few area farms continued to produce grain crops such as milo and corn (*Handbook of Texas* Online), and hay. Today a single grocery-convenience store occupies a circa 1915 wood building that has been much remodeled. A small manufacturing business is

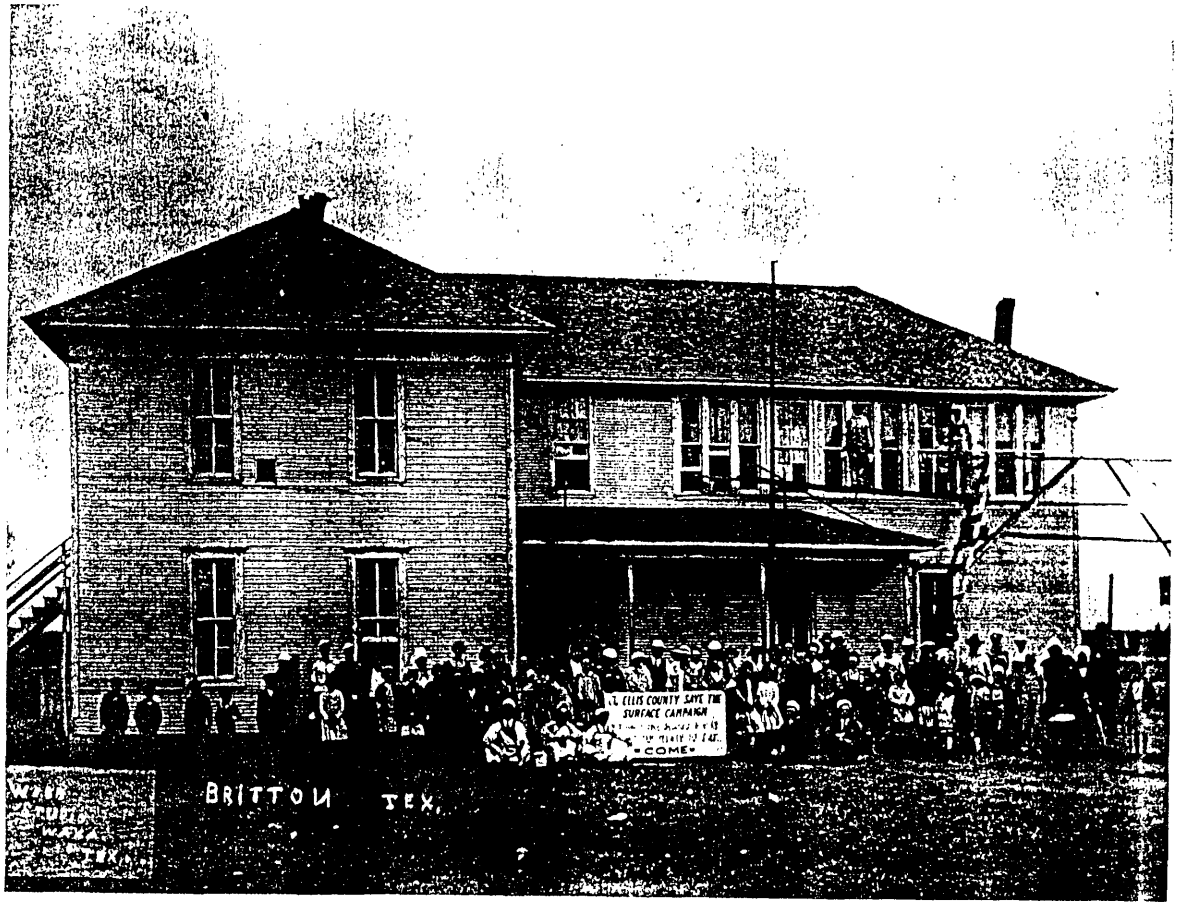

Figure 35: Britton School, ca. 1900.

Source: *History of Britton and its People*

on Main Street just west of the 1951 Methodist Church, and the remnant of the trackside cotton gin at the west edge of town serves as private storage.

A number of economic and transportation related factors affected farming and rural communities throughout Texas and the nation beginning in the late 1920s. These factors led to Britton's loss of population and stability. First, declining farm prices of the late 1920s and the Great Depression reduced agricultural viability and commercial opportunities. Next, improved transportation brought about by the automobile and the graveling and paving of roads fostered new highway construction and reduced dependence on rail transit, creating a more mobile population that could travel distances to shop, trade and do business. Third, after World War II city jobs and potential for a higher standard of living attracted returning veterans to city jobs. Finally the Texas drought of the 1950s forced many farmers out of business, and farm mechanization took full hold by the late 1960s (Helm Interview 2000) reducing the need for large numbers of farm workers. This not only eliminated farm jobs, it affected local businesses dependent on a stable population.

In Britton the effects of the Depression were enhanced with completion in the 1940s of U.S. Highway 287 about three miles southwest of town. This road by-passed Britton and replaced Texas Highway 34, which had run through the community bringing travelers and local residents into town for business and recreation. As more people acquired automobiles, access to other places was easier and local residents, farmers and travelers had more choices, reducing Britton's importance as a local mercantile center. While farming of cotton and corn continued in the area until the late 1960s with Mexican-American families providing some of the farm labor (Perez Interview 2000), tractors and other mechanized farm equipment replaced labor-intensive practices. Farm workers and others turned to manufacturing jobs in Mansfield and Fort Worth, and the importance of farming declined with the population. Businesses, the post office and the local school closed; the school district and mail route were divided between Mansfield and Midlothian. In the 1970s only one store still operated, although a new fertilizer plant and a ceramics company continued to offer employment. The community received its final blow when Joe Pool Lake, an Army Corps of Engineers flood control project went into service in January 1986, flooding prime farmland near Britton (Helm Interview 2000). In 2000 Britton is a rural residential enclave within the City of Mansfield. For the present it is surrounded by arable land, where a few landowners still grow cotton, milo, corn or hay. But with the march of subdivisions and the construction of a new four-lane arterial about two miles west of town, residential development of the surrounding countryside is on the horizon.

Historically, Britton developed along the main east-west road that became Farm Road 661 with businesses and agricultural storage facilities strung out in a linear fashion. The community's residential area is south of Main Street; it follows a grid plan. The presence of both the linear and grid arrangements **(Figure 36)** is unusual; most communities of similar size in the Mansfield area developed very informally along a highway in a linear fashion. But clearly, someone, perhaps town founder George W. McGee, had grander plans for the community and devised a grid plat for the residential portion of the city (Ellis

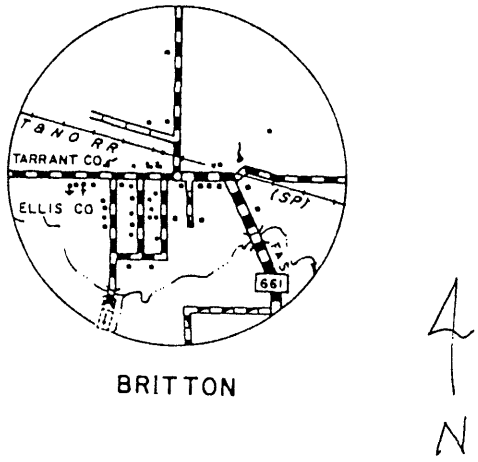

Figure 36: Map of Britton, 1958. Source: Texas State Archives

County Deed Records:158/45).[14] In so doing, home was clearly separated from business and sheltered along quiet streets away from the bustle of commerce and the railroad **(Figure 37)**. Britton's two cotton gins defined the linear portion of the community and establish the importance of that crop in community life. The no longer extant Farmer's Gin was on the north side of the tracks at the east end of town, and the partially surviving Co-Op Gin is at the west end of town on the south side of the tracks (McVean:17). With the cotton wharves, section houses and other related buildings in between, the loading of cotton bales and seeds was simplified.

Although much of historic Britton has been demolished or altered with incompatible materials and additions, an understanding of architectural forms, types and materials emerges from a study of snapshots contained in Juanita McVean's *History of Britton and Its People* and surviving historic resources. This data can guide future rehabilitation and restoration and serve as a guide for compatible infill construction when utilized by property owners and city decision makers. Intersecting Main Street and running south from Main are First through Fifth streets (now renamed Lakeview, Spencer, Cook, Cope and Noah), which originally contained large lots of varying sizes. In the southerly portion of the community, lots in

[14] The plat was compiled from deed records by the county surveyor in 1905.

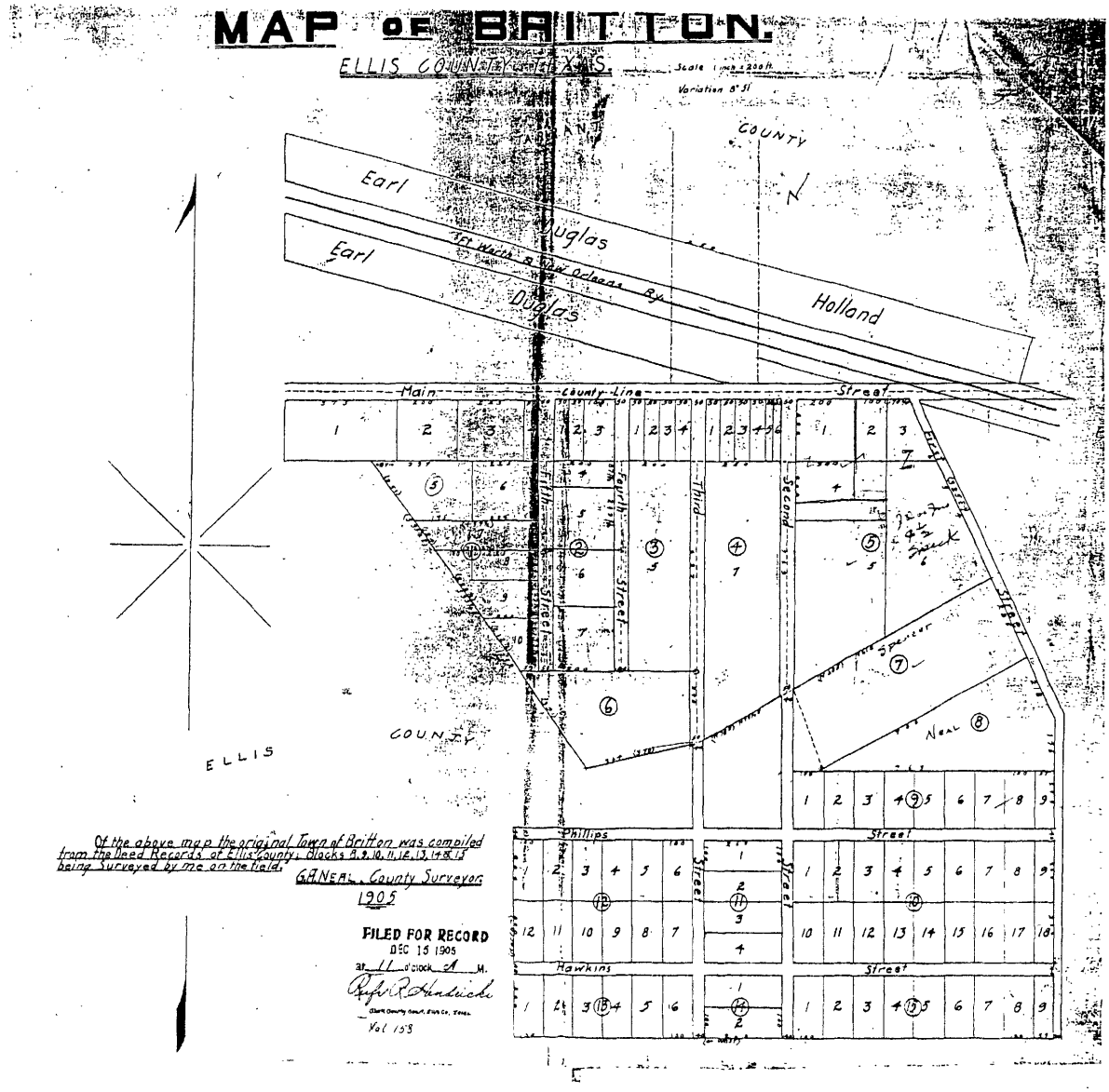

Figure 37: Plat of Britton, 1906.

Source: Ellis County Plat Records

blocks 9 through 15 are subdivided into 100 x 200 foot parcels accessed from east-west running Phillips (now Dollar) and Hawkins streets and north-south running First, Second and Third streets.

Most construction in Britton was wood frame with wood siding and most dwellings were one or 1½ stories high. However, the second and third schools and the Allmon Hotel were two stories. Before 1915 architectural forms included L-plan, modified L-plan and center passage houses embellished with modest Queen Anne and Classical Revival style detailing. In the late 1910s and through the 1930s, new dwellings were most often modest Craftsman influenced bungalows, and residences built in the 1940s and early 1950s often used simplified bungalow forms in compact housing. Migrant worker housing originally adjacent to the cotton gins has been removed. These linear dwellings included several rooms placed in a row to house individuals or families, one to a room. Also used for non-migrant minority labor, this dwelling type was common throughout the Mansfield area and is often referred to as a section house. Other examples existed near cotton gins (Helm Interview 2000) and probably were present in the nearby community of St. Paul (Mansfield Historical Society d:21). Commercial construction was primarily of one-story wood design, although the hotel was two stories. Some buildings had false parapets, while the 1906 Citizens Bank was constructed in Classical Revival style of concrete block made in the basement of a local business is a rare early example of this material. Churches and school buildings were wood; the two-story 1920s school used red brick. Cotton gins and other industrial buildings were utilitarian in form and used metal, concrete and wood. Residential infill since the 1950s includes mobile homes and more modern houses of the 1980s. Alterations to surviving historic resources throughout Britton have significantly reduced integrity. The most common modifications are application of synthetic or asbestos siding over original wood finishes and the replacement of original wood windows with aluminum types. Changes to porches include enclosure, installation of metal posts and awnings. Additions incompatible in scale and materials also are present on a few dwellings. Deferred maintenance on surviving intact dwellings, or those with minimal alterations poses a threat to the long term survival of Britton's remaining historic dwellings. Most historic-era commercial and industrial buildings in Britton have been demolished. Those that remain have been altered with changes to siding, windows and storefronts. Only a portion of the Co-Op cotton gin survives. Its corrugated metal siding is in good condition. The concrete block bank building is deteriorating with part of its roof missing. Doors and windows are either enclosed with concrete block or open to the elements. The cast concrete lion's head that originally graced the entry was removed in the 1970s and placed on a local residence.

Following a pattern found in Mansfield, Midlothian and neighboring communities of similar age, development in Britton reflects the growth of the community, with housing, commercial, industrial and institutional resources erected as need dictated and the community grew. Originally dwellings were spread out, even in the heart of town, with each on a parcel containing from 20,000 square feet to several acres. Over time, such land was subdivided for new housing resulting in the architectural eclecticism and irregular development patterns characteristic of small towns and rural communities throughout Texas. In this way, Britton reflects a widespread eclectic development pattern, but its combination of linear and grid plans is somewhat unusual as other nearby rural communities, such as St. Paul, and Bisbee developed

linearly along a road. **Figure 38** shows Britton in 1915-20, after many parcels had been subdivided to allow construction of new homes; the following page provides a key to the numbered sites. Of neighboring communities of similar size, only Webb, northeast of Mansfield, and outside the city limits, included grid development. Despite the loss of many commercial buildings, the school, two churches, the rail depot, grain elevator, cotton gin, several early homes and farm related structures, Britton retains its physical arrangement of grid and strip, as well as many dwellings. It is the only rural settlement in the city recognizable as such. Rehabilitation of surviving buildings could restore considerable integrity to the residential portion of the community and provide the foundation for the community's 21st century survival as a recognizable farm center.

James Clay and Nora Stone Farmstead: A Representative Farm in Mansfield

James Clay Stone (1857-1920) established a farm on 107 7/10 acres of the John Robertson Survey in 1893. His land adjoined the southern boundary of 107 7/10 acres belonging to his brother A.J. (Albert Sidney Johnston) Stone. The brothers purchased their land on the same day from Mansfield pioneer Lemuel Henderson Stephens (Tarrant County Deed Records:80/541; 89/113), who came to the area about 1855 and farmed 320 acres; the northern most portion of that property includes the Stephens family cemetery, near the intersection of Highway 287 and East Broad Street (Mansfield Historical Society d:355). Originally "...in the country..." beyond Mansfield's boundaries, the James Clay and Nora Stone farm is now well inside the city limits, abutting the east edge of U.S. Highway 287 south of East Broad Street. Although the land associated with the farmstead is reduced to just 5.26 acres, the property retains the main house, two barns, a smaller one-story dwelling, a well, privy, and smoke house, all grouped around a common unpaved drive **(Figure 39)**. The farmstead is one of only a handful of historic farmsteads surviving in the city, and one of the few where most historic buildings and associated farm structures remain.

James Clay Stone (1857-1920) was the sixth child of 12 born to William Francis and Emily Ann Wood Stone, homesteaders on 426 acre southeast of Britton on Mountain Creek. The Stone family migrated to Texas in 1870 from Kentucky, stopping first in Fort Worth, moving next to Johnson Station, and then in 1873 arriving in Mansfield, where William Francis Stone hauled flour to Dallas and freighted other products to Fort Worth (Mansfield Public Library d). William Francis, a Cumberland-Presbyterian minister, led revivals and worked with Dr. John Collier. The Stones sent their children to Collier's Mansfield Male and Female Academy in the hope they would find careers in the professions. But after just a year in Mansfield, the family purchased more than 400 acres about two miles southeast of Britton and only Wood, the eldest surviving son, remained at the academy. He eventually became a minister. The other children took to farming, construction, railroad work and traveling (Mansfield Public Library d). James Clay Stone, called Clay by the family, ran away from home at 18. He picked cotton, worked on the railroad, drove cattle, visited Kansas, San Francisco, Los Angeles, Seattle, and Denver (Fort Worth Public Library a). Upon returning home, Clay and his brother Albert took up farming on their adjoining land. James Clay and Albert farmed as partners, "...living together in harmony for years before either of

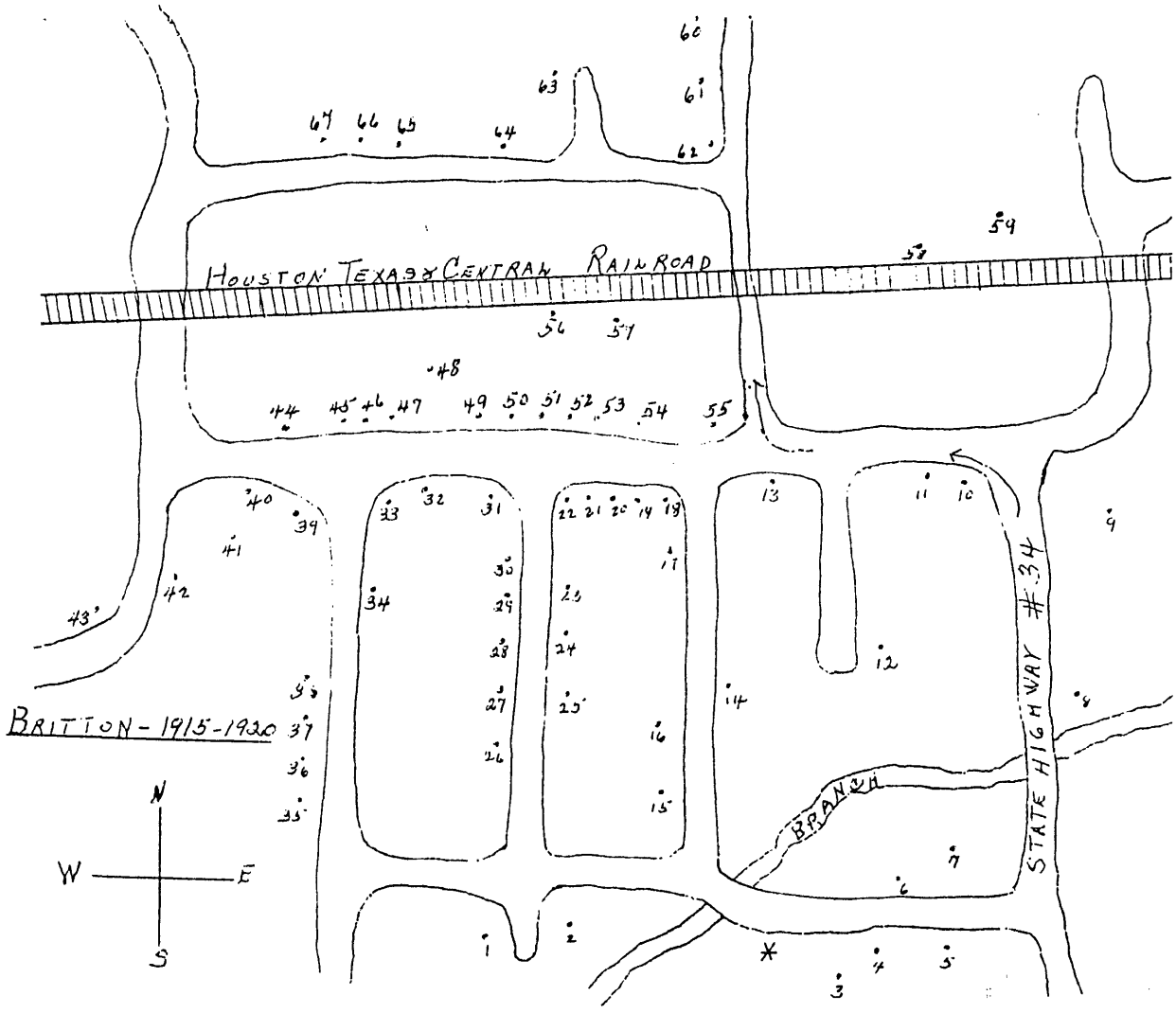

Figure 38: Map of Britton, ca. 1915-1920.

Source: *History of Britton and its People*

Key to Figure 38

1. Whiskey Brown Place
2. Frank Copeland
3. The Johns Place
4. Dr. Nifong's Home
5. Camel Cooper Home
6. Mill Home
7. Gravel Pit Place
8. John Speck
9. John Graves
10. Jim Collins
11. Fate Graves
12. J.W. Spencer
13. Allmon Hotel
14. Davie Davenport
15. Baptist Church
16. G.W. Maynard
17. Blacksmith Shop
18. The Nichols Place
19. Dr. Nifong's Office
20. Dr. Phillips' Office
21. Henderson's Barber Shop and Post Office
22. The Williams Building
23. A. Bliss Home
24. Methodist Parsonage
25. Ola Nichols Home
26. Williams House
27. Lon Ballard Home
28. Ab Fitz Home
29. Sam Porter
30. The Key Home
31. Barber Shop-McVean & Rawdon
32. Restaurant, Post Office and Blacksmith Shop (earlier)
33. Roy Hines Homes
35. The Martin Home
36. Josh England Home
37. Sumpter Place
38. Shirley Copeland Home
39. Methodist Church
40. School House
41. Will Chrisman
42. George Magee (sic)
43. Kimberley Home
44. John Allmon Place
45. Ratliff House
46. Lawrence Massey
47. Hodges' Home
48. Co-Op Gin
49. The Elevator
50. Spencer's Store
51. Britton State Bank
52. Davenport's Store
53. Drug Store
54. Britton Mercantile & Theater
55. Jim Clark
56. Cotton Wharf
57. Depot
58. Cotton Warehouse
59. Farmer's Gin
60. Albert Walker
61. Ratliff Home
62. Will Henry Speck
63. Tinch McCormick
64. Latimore Home
65. White House
66. Yellow House
67. A. P. Mauk

* Approximate location of the Britton Presbyterian Church, about 1900.

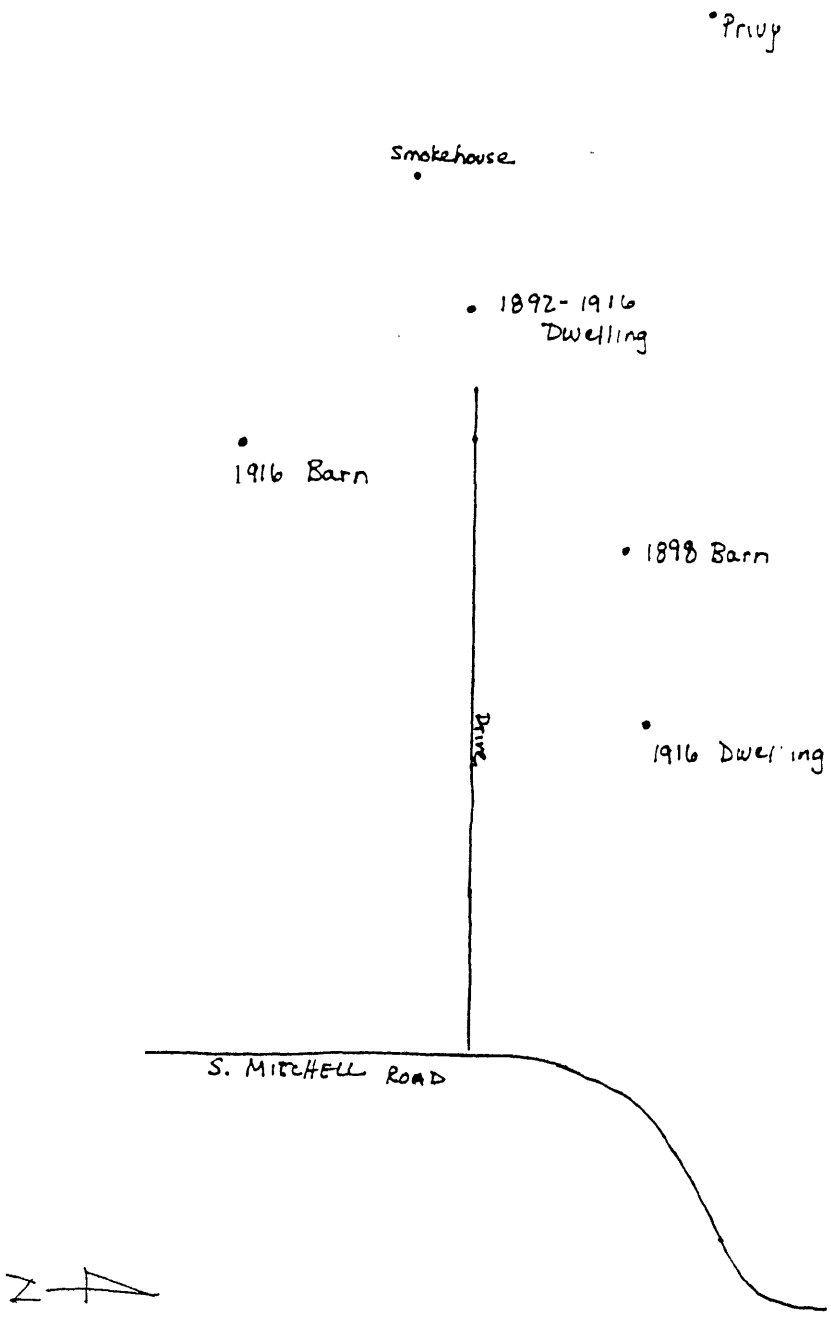

Figure 39: Site Plan of James Clay and Nora Stone Farmstead, 2000. Sketch by Diane E. Williams

them married" (Mansfield Public Library d). After James Clay married Ellis County native Nora Evaline Culbertson in January 1898, Albert lived with the couple until his own marriage to Mary Justice in 1906. The house they occupied was originally two rooms, built either in 1892 or 1893, with four rooms added in 1898 and additional rooms and remodeling by local carpenter Jay Grow occurring in 1916. It was the 1916 remodeling that turned the six-room farmhouse into a local landmark called Seven Gables **(Figure 40)**, with a steeply pitched hipped and gabled roof, several dormer windows and square porch posts reminiscent of Classical Revival style architecture. A stone breezeway and garage with Colonial Revival style elements were added about 1955. The barns, one from 1898 and another from 1916 **(Figure 41)** and the small, one-story house also built in 1916 joined a well, privy , and a smoke house with root cellar. An elevated water tower, supported on a derrick-like frame (see Figure 40) is no longer extant. James Clay and Nora Stone had six children: Bessie Eva Stone Anderson (b. 1899), George Clay Stone (b.1901), James Luther Stone, Nora Rose Stone, Joseph Earnest Stone (b. 1907), and Katie Mae Stone Casstevens.

Figure 40: James Clay and Nora Stone residence, 1919. Source: Reba Dahr

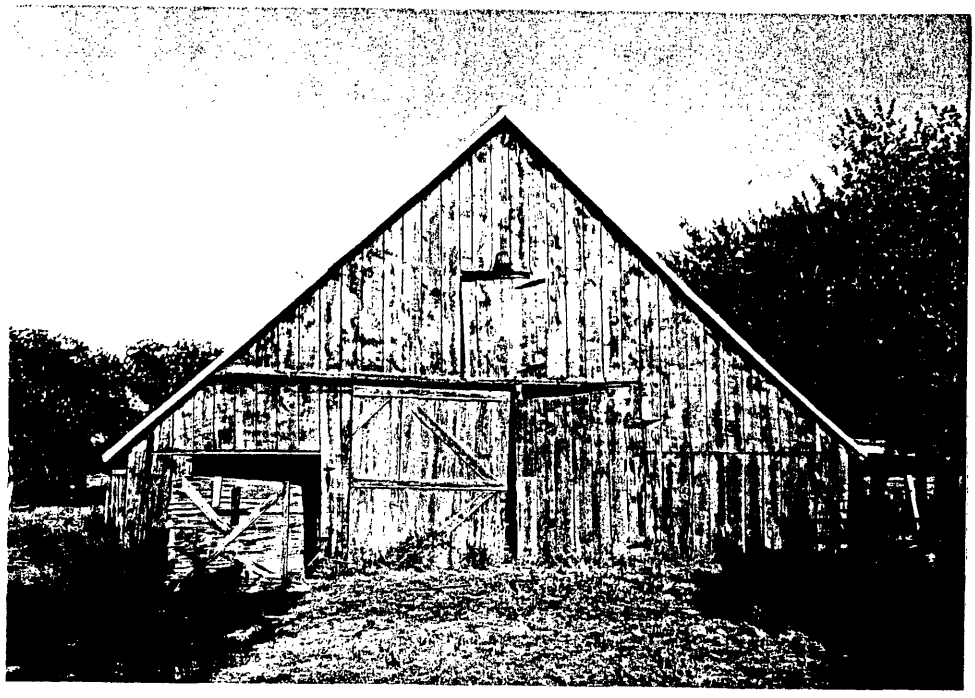

Figure 41: 1916 barn at James Clay and Nora Stone farm, 2000. Photo by Diane E. Williams

The brothers grew cotton and corn, using mule power to till the fields and the corn to feed the animals. In 1899 the county tax assessor shows James Clay's property as 104 acres, but lists no animals or assessments. In 1900, eight horses/mules are shown with a value of $200. By 1902 James Clay and Nora Stone possessed three horses/mules and two carriages/wagons; they paid $1,330 in taxes. For a few years, probably from 1906 to 1908[15], the brothers ran Stone Bros. Dry Goods at the northwest corner of Main and Broad streets, sharing the building with the second floor meeting rooms of the Masonic Lodge (Mansfield Public Library a). Shopkeeping was not to their liking, however, and in 1906, the brothers traded the Smith family the business for land and cattle in Reeves County, Texas, near Toyah. After a few years, the brothers decided they "...liked farming better than ranching and came back to take over the

[15]Conflicting dates for the dry goods store include 1904 to 1906, and its operation for "one years (sic). Beginning in 1903 tax roll information does not show the farm property. However, Earnest Joseph Stone, son of James Clay and Nora Stone was born in the house in 1907. During the 1903-1908 period, the Stones were likely operating their dry goods store.

house they had rented [out] while making the cattle venture" (Mansfield Public Library b). Albert and Mary Stone then built a house on their acreage, and began raising their family of five.

That the brothers continued to regard their farms a partnership is evidenced by the family practice of calling the small house built in 1916 the "middle house" after its location between the brothers' dwellings (Dahr Interview 2000). Farming the land until his death at age 63 in 1920, James Clay Stone left a young widow (45 years old) and six children, the youngest of whom was just 10 years old (Mansfield Historical Society d:358). Nora Stone continued farming operations, no doubt with help from her brother-in-law Al. She also became very active in civic work, assuming the presidency of the local Home Demonstration Club and the PTA, serving as a delegate. She was a life long member of the Methodist church, an organizer of the local annual fair, and honored Mansfield school teachers with an annual fried chicken dinner (Mansfield Historical Society d:358). The Stone family first owned a car in 1917, and Earnest Joseph (Joe) Stone purchased his first car in 1924 or 1925. Farming on the Stone acreage remained unmechanized in the 1920s, but Joe Stone purchased "modern two-row equipment" (Mansfield Public Library b) powered by four mules. Later, he purchased an Oliver 70 tractor with steel wheels which he eventually had rubberized.

In September 1942, while working in his fields, Joe Stone saw smoke from a fire in Mansfield. "I just knew it was our church, he remembered later (Texas Historical Commission a). He worked tirelessly as one of the volunteers in building the new brick Methodist church. In the 1970s he served on the building committee for the 1980s church and was recognized for his service to his church when the congregation voted to name a double garage at the church's new softball diamond in his honor.

Joe Stone retired from farming in 1956 in response to the drought, a grasshopper infestation and advancing age. For at least the last 12 years of her long life, Nora Stone spent winter months with daughter Bessie Stone Anderson in California and summer months at Seven Gables with full time occupants son Joe Stone and his wife Bertha Noles Stone (Mansfield Public Library c). After Nora Stone's death in 1976 at the age of nearly 101, the property passed to Joe and Bertha, and then to their son J. Fred Stone, who presently owns the property. The James Clay and Nora Stone Farmstead is currently occupied by Reba and Daniel Dahr, niece of J. Fred Stone and granddaughter of Earnest Joseph "Daddy Joe" and Bertha Stone. Most of the farm's acreage was sold out of the family by E. J. Stone. The two houses, two barns and related outbuildings occupy 5.26 acres, of which one acre is designated as a homestead.

The James Clay and Nora Stone Farmstead is closely associated with the history and development of Mansfield. It is representative of farm life in the area immediately surrounding the historic town, and the interaction of farm families with the community of Mansfield. It also illustrates the flexibility of rural residents and their involvement in community life. Described in pre-1950 records as being about 2 ½ miles southeast of Mansfield, the Stone farmstead is close to the center of town on Main Street, in what is now the heart of this 40-square mile city. The primary house is highly visible from Highway 287, and stands out among encroaching industrial development, located north on the Albert J. Stone property and east, across Mitchell Road. The Stone property retains one of the oldest surviving farm houses in

Mansfield and is one of only three known farmsteads on which remains a related cluster of dwellings, barns and associated outbuildings. Despite deferred maintenance to all the historic resources on site, the property retains much integrity, including the architectural form of all the buildings and their relationships to their setting. The main house, Seven Gables, is sited at the end of a long unpaved drive and faces east. To the north and somewhat east of the main house is the small, "middle house, " constructed in 1916. Behind the 1916 house is the 1898 barn. To the south and slightly east of the main house is the 1916 barn. At the rear of Seven Gables are the smoke house, just off the kitchen, and at the far northwest corner of the backyard is a privy. An abandoned rose garden is at the back of the house, and beds of iris run along the front of the porch. Fences enclose the 5.26 acres into various pastures surrounding the primary house.

This pattern follows similar arrangements seen at other surviving farmsteads in Mansfield where a primary house is associated with a newer house or houses, barns, wells, and other related outbuildings. Two other surviving farmsteads are those at 1620 Mansfield-Webb Road, and the property at 2880 Matlock Road, both near the city's northeast boundary. The farm on Mansfield- Webb Road includes a one-story circa 1915 dwelling, a circa 1980 dwelling, a silo, barns and other related outbuildings all arranged informally around a central drive. The property on Matlock Road is just down the hill from the Mansfield-Webb farm, and includes a circa 1925 bungalow plan dwelling, a barn, garage, elevated water tank, windmill and other related outbuildings. Other remaining farm property within the city retains only a dwelling and a garage, or a dwelling and a barn, none appear to retain most or all of the resources historically associated with farm properties in the city.

As the primary economic force from the community's beginnings until the late 1960s, agriculture and the historic resources associated with farming and farm life, crop storage and processing are among the most significant in the city. With residential and industrial subdivisions and commercial construction erasing the rural heritage of Mansfield and the surrounding area, farmsteads such as the Stone property have become rare, and with their passing, tangible links to the community's history are lost. The Stone property is a good candidate for National Register listing, and in its current status as an income-producing property, could be eligible for the investment tax credit for certified rehabilitations, sponsored by the United States Department of the Interior. If the property becomes vacant at a future time and is no longer used by the Stone family, the property could become a community focal point through adaptive reuse as a living history center, agricultural museum, or community center. Other similar properties, such as the farms on Mansfield-Webb Road and Matlock Road also may be eligible for National Register listing within the framework of community development or architecture.

SUMMARY

Between 1850 and 1960 community development in Mansfield was driven by agriculture and the development of agricultural lands. Mansfield gained status and population with the construction of the Man and Feild Mill in the 1850s, and became an important local trade center for surrounding farms. Local businesses serviced the small in-town residents, but existed primarily to process, store and ship

products from surrounding farms and ranches. With the arrival of rail service in 1885, the community became larger and more prosperous. Agricultural advances in the 1880s and 1890s, such as the water pumping windmill, made intensive cotton farming more attractive, increasing the number of area farms. Highway transportation and the advent of the personal automobile at first was a boon to Mansfield, as it brought more people from greater distances to shop and trade. However, as super-highways bypassed the town and urban jobs removed young people from farming life, agriculture lost its dominance. Industrial parks, manufacturing jobs and residential subdivisions changed the face of Mansfield beginning in the 1970s, a trend that continues. Boom periods followed the close of the Civil War, the arrival of the railroad in the mid 1880s and the success of agriculture through the 1920s. Development occurred within the historic town limits in an eclectic fashion as larger parcels were divided for additional construction. Commercial development along Water (now Main) Street forms the heart of the city, with residential areas surrounding it. In the 1930s Federally sponsored relief projects constructed by the Works Progress Administration provided Mansfield with a new high school gymnasium and several auto bridges.

Known historic development patterns include small and large scale speculative land divisions as well as transfers within families, business associates, friends and neighbors, all of which reflect Mansfield's economic growth and social structure. All utilize the grid form. Most surviving historic residential development was erected between 1870 and 1950, and includes a mix of residential styles, plan forms, sizes and materials. As more in-depth research is conducted, additional patterns may emerge. Few resources survive from the first 30 years of Mansfield's history. However, known extant properties include a few dwellings from the 1870s. Historic-era dwellings outnumber all other historic resource types, and the vast majority of Mansfield's 615 identified historic properties date from the years 1910 to 1950. Wood construction predominates as do 20th century revival styles and Craftsman influenced design. The condition of historic resources varies as does the degree of surviving integrity. While the majority of resources in Mansfield do not retain significant integrity for National Register listing, many could be restored or improved through judicious rehabilitation. Dwellings on East Broad Street may qualify as a National Register historic district when more rehabilitation is completed. A similar scenario affects commercial properties in the historic business district In the future, National Register districts may include 1950s subdivisions in the Hillcrest Addition and the Patterson Addition. Archeological investigations may be fruitful in the former industrial areas along the railroad rights-of-way in both Mansfield and Britton, and in the area known as "greasy row" outside St. Paul. A full discussion of historic property types is found in the accompanying Associated Property Types section of this document.

Mansfield's agriculturally based economy and stratified social and racial structure created a small community of merchants and workers who occupied historic resources significant for their associations with local history and local, state and national architectural trends. Through those resources the values, beliefs and experiences of both the community and the individual can be interpreted, and continuity of time and place maintained.

ASSOCIATED PROPERTY TYPES

Introduction

Building in Mansfield and adjacent areas of Tarrant, Johnson and Ellis counties began in the 1840s in a frontier environment. Building materials were limited and so was access to information on current prevailing urban and small town architectural tastes. The result was a scattering of vernacular buildings built from local materials—primarily logs, or more rarely, brick. Buildings and other structures of milled wood appeared as early as 1867, when the Mansfield Male and Female Academy was established. Brick was used remarkably early, most notably in the three-story Man and Feild Mill of the 1850s, but also for a number of dwellings. The brick for the mill was made in Mansfield by S.W.A. Hook. By the 1890s, the Mansfield Pressed Brick Company was operating. Ralph Man enlarged his log and wood-frame house on West Broad Street with brick prior to 1900, and other residents including J.H. Wright built a brick mansion of West Broad in 1904. Early churches were typically built of wood, and later, of brick. A good example is the Mansfield Methodist Church, which erected a wood church building in the 19th century and a brick building in 1943/1951. Two-story brick commercial buildings were erected on Main Street in the 1890s. Mansfield Academy, an ornate two-story brick edifice was built in 1901; the 1924 Mansfield High School also utilizes brick. Stone construction was rare, appearing primarily only in a sandstone gymnasium built by the Works Progress Administration (WPA) in 1936-37 and as veneer on a few houses on the outskirts of central Mansfield. Early farmhouses, barns and related outbuildings and structures also were of log or wood construction. Later, in the 20th century, metal was used for barns and other agricultural buildings as well as for industrial buildings located in the historic core of Mansfield. Bridges and water control structures also were built in Mansfield and nearby rural areas include a 1885/1906 steel truss railroad bridge just northwest of North Street, a 1920s concrete auto bridge near the same location, numerous concrete bridges and headwalls from the 1930s through the 1950s on country roads within Mansfield's city limits and a system of concrete culverts, possibly dating from the 1930s-1950s, in the historic city center.

The following property typology assesses the 615 surveyed resources built prior to 1956 documented during the 1998 survey update in Mansfield, Texas. These resources reflect the history of Mansfield and include built forms classified into six groups, or property types, and organized in descending order by the number of identified resources: **domestic** resources (single family, auxiliary and multiple-family); One-Part and Two-Part, **commercial** resources; **agricultural** resources; transportation and utility related **infrastructure** resources; **institutional** resources with subcategories of funerary, religious, educational, governmental, recreation and landscape, and monuments and public art; and **industrial** resources. This system is based on the original or intended use of the resource and is consistent with terms used in the statewide historic context "Community and Regional Development in Texas 1690-1945," the context "Historic and Architectural Resources of Mansfield, Texas: Community Development 1850-1960," and National Register Bulletins 16a and 16b. Subtypes, based on plan and stylistic features are identified within each of the building types as is possible to further distinguish the resources and facilitate evaluation. **Table 9** shows resources by property type, **Table 10** shows stylistic distribution, **Table 11** shows properties by date, and **Table 12** details domestic single resources by plan type.

This analysis reveals much about development patterns in Mansfield, providing a tangible link to the historic context and interpreting the city's historical and architectural heritage and community development patterns. While the following property types includes information on those properties within the 1998 survey area, the types documented and their associated context relate to historic-era resources in surrounding areas currently outside city boundaries. The Associated Property Types section may be amended and expanded when future field investigations are conducted to include resources built after 1955 or to include properties brought under City jurisdiction by future annexations.

Table 9: Property Types in Mansfield

Resource Type	Number
Domestic	**519**
Single	503
Auxiliary	12
Multiple	4
Commercial	**33**
Agricultural	**25**
Infrastructure	**17**
Institutional	**18**
Funerary	8
Religious	4
Educational	3
Governmental	1
Recreation and Landscape	1[1]
Monuments and Public Art	1
Industrial	**3**
Total	615

[1] One notable landscape resource, a large oak tree, is used here as an illustration but was not surveyed; it was recently cut down.

A limited range of architectural styles and resources displaying varying degrees of stylistic influences are present in Mansfield and reflect the city's history. The most commonly used style in Mansfield is Ranch, reflecting a post-World War II building boom. High-style architecture is not present in Mansfield, but a small number of resources display elements associated with Classical Revival, Queen Anne, Craftsman, Colonial Revival and Tudor Revival styling. A single example each of a Post Medieval English dwelling, a shotgun house, and an I-House also exist. The mixing of styles occurs as some Mansfield resources were sympathetically altered during their long lives. Typical combinations reflecting alterations and additions are Classical Revival/Craftsman and Queen Anne/Craftsman. Most resources in Mansfield are modest, vernacular buildings with little discernible stylistic form. More common than stylistic references are plan types, which include front, cross and side gabled bungalows, massed plan pyramidal dwellings, center passage, L-plan, T-plan and modified L-plan residences, shotgun houses, garage apartments, duplexes, and One-Part and Two-Part commercial buildings.

Table 10: Resources by Style

Stylistic Influence	Number
Ranch	58
Classical Revival	8
Queen Anne	5
Craftsman	4
Colonial Revival	3
Tudor Revival	3
International Style	1
Post Medieval English	1
Classical Revival/Craftsman	1
Queen Anne/Craftsman	1

Relatively few resources survive in Mansfield from its earliest development (1850-1879), and most are incorporated into resources reflecting later stylistic trends, mass produced materials and modified plans. Surviving resources built between 1880 and 1899 number 37; another 97 resources date from 1900 to 1919. Resources from the 1920s and 1930s are roughly triple those from the previous 20 years, a result of population increases. Resources built between 1941 and 1944 include one known example. In the immediate post-World War II period, between 1945 and 1949, 14 resources were erected. In the 1950s, population growth fueled construction with more than 170 resources built.

Table 11: Resources by Date	
Date Range	**Number of Resources Built[2]**
1850-59	2
1860-69	3
1870-79	2
1880-89	13
1890-99	24
1900-09	41
1910-1919	56
1920-29	80
1930-39	96
1940	104
1941-1944	1
1945-49	14
1950-55	173
1956	1

Domestic Resources

Description

The property type **Domestic Resources** is the most common in Mansfield and accounts for 519 resources or roughly 85 percent of the total. This category includes 503 single family residences, four multiple family residences (duplexes), and 12 domestic auxiliary resources including wells, garage apartments, and garages.[3] Domestic resources visually and physically define the city, occurring in irregular placement on most streets around the historic central business district. Distinct neighborhoods identifiable by building characteristics are not present in the portions of the city developed before 1945. Instead,

[2] Dates for most resources are based on construction characteristics, and are assigned in five year increments. Actual dates confirmed by future in-depth research may differ.

[3] Garages at farmsteads were recorded as separate features. Because of time and budget constraints garages at other locations were not individually recorded.

residential development is a mix of styles, plan types and ages reflecting Mansfield's long development history. The vast majority of roof forms are gabled and most historic-era windows are double-hung wood sash. In rural areas of Mansfield, farmsteads and small rural settlements repeat a similar mix of styles, plan types, materials and ages and reflect the increasing settlement and intra-family division of farms with the passage of time. Only with the advent of tract development in the late 1940s and 1950s do distinct neighborhoods of similar style, type and size dwellings appear in the historic core of Mansfield. Most domestic resources in the city are one or two stories. Wood siding is the most commonly occurring exterior material with 257 dwellings so finished. Buildings covered with synthetic sidings such as vinyl, metal, and asbestos number 186, and another 55 dwelling are brick veneer. As many as 47 resources use a combination of materials including asbestos/wood, brick/stucco, brick/wood and synthetic siding with wood, brick, stucco or metal. A few dwellings are of stone veneer. Although not known with certainty because of siding alterations, most of Mansfield's historic resources are likely built primarily with exterior wood finishes. Their modest vernacular forms and relatively small size suggest this. Further, the covering of wood with synthetic siding or a mix of materials is a typical way to reduce maintenance costs associated with painting wood siding. While in some communities the distribution of wood and brick dwellings correlate directly to socio-economic status and are found in discrete neighborhoods, in Mansfield exterior building materials have

Table 12: Domestic Single Resources by Plan Type	
Bungalow:	**294**
Cross Gable	95
Front Gable	104
Side Gable	95
Massed Plan Pyramidal	**39**[4]
Center Passage	**24**
L-Plan	**20**
T-Plan	**2**
Modified L-Plan	**11**
One-room	**2**
I-Plan	**1**

[4] This category includes one dwelling classified in the survey as a center gable bungalow; it is probably a modification of another, older plan type such as massed plan pyramidal.

Table 12: Domestic Single Resources by Plan Type	
Log-Cabin	1
Shotgun	1

as much to do with the stylistic forms and plan types used as they do with the relative prosperity of residents. In Mansfield's compact historic core, dwellings of every type are interspersed, and the variety chronicles different eras of construction. Domestic buildings in Mansfield include all but one stylistic influence— the International Style—shown in **Table 10**. Mansfield's's domestic resources are of several plan types as shown in **Table 12**. Because virtually all Mansfield's resources are vernacular, plan types provide more information than does style.

Domestic auxiliary (or ancillary) resources include garages, garage apartments, and wells constructed as service support for the primary dwelling. While garage apartments may be two-stories high, all other domestic auxiliary resources, except wells are typically one-story constructions. Most resources in this category are of wood, reflecting their secondary role in relation to the primary dwelling. Wells are typically concrete or concrete, some are enclosed in a wood structure. Many dwellings in Mansfield built prior to 1915 originally had a carriage house, barn or large shed that sheltered horses, mules, buggies, carriages and wagons. As motorized vehicles replaced animal powered forms of transit, most carriage houses and barns were replaced by one and two car garages. No carriage houses or horse barns were identified in Mansfield.

Alterations to individual dwellings and duplexes vary from site to site. Some resources incorporate limited changes and other portions display major alterations. Despite the range of changes found, most alterations can be grouped into five major categories: changes to exterior siding, changes to windows and doors, changes to porch treatments, changes to roof form and major additions. A few 19th and early 20th century dwellings were extensively remodeled and enlarged during the historic period incorporating older portions of their respective dwellings within wholly new designs that display cohesive character-defining elements. Other dwellings reflect sensitive historic alterations and additions resulting in the mixing of two or more styles. Alterations involving siding include painting of the original masonry walls or the application of vinyl, asbestos, pre-fabricated wood or aluminum siding over masonry or wood veneer. In most cases, changes to windows involve the replacement of original windows within a modified opening, or the installation of storm windows over the original windows. In some dwellings however, original windows are replaced within their original openings. Many original doors are replaced with similar types within their original opening but some dwellings have enlarged or reduced door openings. Changes to porches include enclosure, replacement of original wood posts with metal posts or some combination of both. Changes to roof form is usually in conjunction with conversion of attic space to living area, construction of a large second floor addition on a one-story domicile, or a large ground floor addition undertaken to accommodate a large new wing. Some dwellings in Mansfield are enlarged with rear, side or front additions. Many Mansfield dwellings sustain changes in two or more of these categories, most notably windows and doors, siding and additions. In most cases such changes have significantly diminished or completely compromised

physical and design integrity. Alterations to domestic auxiliary resources include the same kinds of changes found on single and multiple family dwellings with similar outcomes. In many cases, restoration through the removal of inappropriate siding and replication or reconstruction of missing architectural features such as porch, window, door and entry detailing will remove the adverse effects of alterations returning the property to an original or near original state.

In the following sections, the physical characteristics of single family and multiple family domestic resources, as a property type, are divided into four major categories: Vernacular Houses, Popular Houses, High Style and Revival Style Houses and Modern Houses. Both Vernacular Houses and Popular Houses include distinctive architectural forms that usually are modestly scaled and have minimal architectural detailing. High Style and Revival Style Houses include domestic buildings that utilize architectural features found in historic architectural styles as well as innovative architect-derived design concepts. Some dwellings in this category may have been built from architect generated designs. Modern Houses reflect architectural trends in vogue since 1935 that emphasize function, simplicity and mass production rather than historical references and craftsmanship. The following discussion also includes architectural styles and movements influencing architects, contractors and homeowners and a section on Domestic Auxiliary Resources.

Vernacular Houses

The first houses built in Mansfield were modest buildings generally termed folk or vernacular dwellings. They encompassed only a few rooms and are original buildings constructed for and by ordinary people. They are defined by floor plans and forms that have remained stable despite stylistic change and diversity. Modest in size and usually without significant exterior architectural ornamentation, vernacular, or folk, houses were built since pre-historic times until about 1930. In the United States, the folk house category includes dwellings built by various Native American groups, those built by early European American and African American settlers in the pre-railroad era, and a small number of houses constructed in the post-railroad era. Some folk houses, such as the log cabin, are adapted from traditional German and Scandinavian house forms to the materials and needs of the Upper South and parts of Texas and the far west. Built primarily in the pre-railroad era, they reflect local cultural building traditions and patterns. Most were the product of pioneers who essentially replicated traditional non-standardized building forms using local materials such as hand hewn logs and native stone. While a few extant historic houses are fairly large, visible architectural landmarks, most are more modest in size, scale and design. Most often unadorned, modest vernacular dwellings constructed in the pre- railroad era, such as the double or single pen dog trot cabin, and those from the post-rail era, such as the L-plan (or gable front and wing) or shotgun dwelling, sometimes, when remodeled in the post-rail era, exhibit architectural ornamentation reflective of high-style and architect-built houses like those associated with Greek Revival, Queen Anne or Classical Revival designs. Other folk houses, often those with pyramidal or front gable roofs, and single width plans (shotgun houses) often exhibit elements of Classical Revival or Greek Revival designs applied at the time of construction or during a remodeling.

Vernacular dwellings continued to be constructed after the arrival of regularly scheduled

transportation systems. These systems, most often a railroad or stage line, dispersed fashionable ideas and mass-produced materials to formerly remote areas of the country, which encouraged standardization in construction methods, massing and aesthetic building forms. These innovations replaced to a large degree the previous, pre-railroad era emphasis on more specific, local, culturally oriented building traditions, and reflect not only more accessible connections with the outside world, but improved standards of living brought about by a growing economy supported by improved transit systems such as a railroad. In some cases during the pre-railroad era, including Mansfield and surrounding areas in Tarrant, Johnson and Ellis counties, both vernacular houses built of hand hewn logs or locally collected stone were built simultaneously with vernacular houses constructed with planed wood from local sawmills, and a few dwellings were built of locally made brick. The differing technologies reflect respective economic status within the community as well as access to building materials.

Virtually all Mansfield's historic dwellings range in age from the 1870s through the mid-1950s, with the majority dating from the years 1890-1940. Community co-founder Julian Feild is known to have built a six-room double log house, along with several auxiliary log cabins on the north side of Broad Street west of the mill. The house served as an inn as well as a residence. Ralph Man, the city's other co-founder, built a log house on West Broad Street in 1866, which survives as part of a larger, altered dwelling. Beginning in the 1870s knowledge of national and regional styles began to be more widely available through improved transportation and access to illustrated magazines, newspapers and catalogs. At the same time planed wood was more readily available at reasonable cost along with decorative trim, such as jigsawn or lathe-turned components. These factors led to the construction of vernacular and high-style dwellings that in Mansfield, the surrounding rural area and in the rest of the nation, often incorporate elements reflective of national trends. On such buildings decorative elements were applied as a stylistic statement and were often purchased at a local lumberyard or ordered from a catalog instead of being made by a local carpenter or the builder of the dwelling. In 1869 or 1870 (some sources say 1877) Dr. John C. Collier built a large two-story clapboard sided house with porches on both the first and second floor. Now completely altered into a Classical Revival style dwelling, the original house included elements of the Gothic Revival style (common between 1840 and 1880) and the Stick style, (popular between about 1860 and 1890). Both styles derive from English architecture and were widely built in the United States. Perhaps the grandest house in Mansfield was Julian Feild's late 19th century dwelling featuring a Classical Revival style porch and balustrades. No longer extant, Feild either remodeled his log house several times, or built a new dwelling that he continued to modify with fashionable detailing. However, despite the availability of brick and milled lumber, log houses continued to serve Mansfield as domiciles as late as 1897, when the Peter G. Davis family lived in a log cabin on East Broad Street near the city center.

Surviving domestic buildings in Mansfield include a log cabin (recently moved to its present site), L-plan and modified-L plan dwellings, center passage houses, massed plan pyramidal dwellings, one-room dwellings, an I-plan domicile and a shotgun house. In all cases, the basic form of the vernacular house varies and determines it classification as a member of a distinct subtype. Variations in form are most evident in roof construction, position and size of gables, and at the rear and side elevations, where original, integral

appendages or subsequent additions increase living space. In some cases, alterations may modify the original plan to an extent that classification as a subtype is uncertain at best. The physical characteristics of each subtype described in the following paragraphs relates the spatial arrangements and configurations common within each of the plan subtypes.

The **Log Cabin**, a vernacular house from the pre-railroad era, is easily identified by its one, two, three or four room plan. Each room is a "pen." Built of hand hewn logs and chinked with mud and rock, this type of house has rooms that are rectangular or square in plan, with a side or front gable roof, end wall or internal chimneys and simple door and window openings. Shutters on windows provided security in place of glazing. Common in the Upland South, log cabins were frontier solutions to providing shelter in isolated places without access to planing mills and skilled carpenters and for those without the financial means or personal skills to construct a more elaborate dwelling. These houses developed from Germanic forms brought to Pennsylvania by German and Scandinavian settlers and later modified by Anglo, Irish and Scots inhabitants as they moved farther west and south into regions of present day Virginia, West Virginia, Kentucky and Tennessee. In the 1960s one known log cabin was moved to its present location from a rural area. It is at the rear of 1025 East Broad Street.

A variant on the single or multiple pen log cabin is the **Dog Trot Log Cabin** or house, which is identified by its one-two-, three- or four-room plan intersected by a roofed, open-ended center passage, or breezeway; multiple rooms connect internally on each side of the dog trot passage. Construction methods, chimney placement, fenestration patterns and ethnic and geographic origins are similar to those of the log cabin or log house. Although no dog-trot cabins have been identified in Mansfield, a few may survive as integral parts of larger, more finely finished dwellings with a center passage plan. Future research or remodeling may undercover such early dwellings.

A rare example of an early two-room dwelling displaying the steeply pitched side gable roof and virtual absence of overhanging eaves associated with **Post-Medieval English** architecture survives in a rural area of southeast Mansfield, near the community of Britton **(Figure 42)**. Widely built in the southern colonies before the American Revolution, Post-Medieval English design features include a steeply-pitched hipped roof, compact massing and the absence of eaves. It is found in parts of Texas and other Southern states settled by the mid-19th century. Typically applied to one-story, one- and two-room dwellings, chapels or other small buildings, this form was not widely built in the 19th century and is somewhat rare. The Mansfield example is an African American tenant house, built about 1880. Its form is decidedly unfashionable for that time, but it reflects the cultural history of early area residents and the survival well into the post-railroad period of traditional forms remembered from former homes.

The **L-plan** dwelling is Texas' most common house form of the late 19th century and is easily identified by its L-shaped building footprint. Part of the post-railroad group of vernacular dwellings, it may have integral rear ells, or enclosed rear porches, but the most distinctive feature of L-plan houses is the front projecting wing that extends from the side gable main building mass. Entry to the L-plan dwelling is made through a central hallway or passage that has several rooms in tandem on one side and a single room on the opposite side. The front projecting wing usually consists of one to two rooms in tandem, with the rear room

Figure 42: 3700 block Lone Star Road, Post-Medieval English influence. Photo by Diane E. Williams

serving as a rudimentary kitchen and dining area. Wood frame construction is typical and weatherboard siding often sheaths the exterior. Because they were built during the late 19th and early 20th centuries, after mass produced siding and exterior ornamentation were readily available, L-plan dwellings sometimes display elaborate detailing or ornamentation, particularly on the porch, above windows and in the gable ends. In such cases these houses utilize some of the decorative detailing applied to high style Queen Anne, Eastlake, Classical Revival style dwellings. In Mansfield, 20 L-plan houses were identified including the example at 310 East Broad Street (**Figure 43**).

H-plan, T-plan and U-plan houses are further modifications of the basic L-plan design and involve creative modification of a basic house form. Typically rare, these designs first appeared in Texas in the early 19th century and continued to be built into the early 20th century. H-plan houses feature two symmetrical wings attached at mid-point

Figure 43: 310 East Broad Street, L-plan. Photo by Diane E. Williams

perpendicular to each side of a central house block. The T-plan house has a single wing placed perpendicular at mid-point in the central block of rooms, and the U-plan dwelling feature two wings symmetrical wings located perpendicular to the end of a central block of rooms. All are typically wood frame with wood siding and typically have intersecting front and side gabled roofs. A porch often spans the area between the projecting wings on the H and U plan types and on one or both sides of the T-plan configuration, as well as across the bar of the T. Architectural features are rare, but when present are most often reminiscent of Queen Anne or Classical Revival styling. In Mansfield two T-plan types are known including the Chorn-Guest House at 608 East Broad Street (**Figure 44**).

The **Modified L-Plan** house has a square or rectangular central mass with projecting front and side wings that distinguish it from the simpler L-plan form. A hipped roof covers the primary central mass and visually heightens the low one-story profile of this dwelling type. This hipped central mass is the most distinctive feature of the Modified L-plan house. Secondary gables extend from the central mass and sometimes display architectural detailing. Late 19th and very early 20th century examples of this plan type often have Queen Anne influenced ornamentation such as elaborately cut wood trim in the gable ends and on porches. Modified L-plan houses built in the early 20th century typically have classically inspired detailing

Figure 44: 608 East Broad Street, T-plan. Photo by Diane E. Williams

Figure 45: 360 South Mitchell Road, Modified L-plan. Photo by Diane E. Williams

Figure 46: 309 East Elm Street, Modified L-plan. Photo by Diane E. Williams

with Doric, Tuscan or Ionic columns on a wraparound porch. Transoms and sidelights are common features framing the front door. Eleven examples of this plan type survive in Mansfield, including the dwellings at the James Clay Stone farmstead (Classical Revival, **Figure 45**) and the R.G. Ralston House (Classical Revival, **Figure 46**).

One-room dwellings incorporate a square or rectangular room within the perimeter walls. A modest dwelling similar to a single pen log cabin, the one-room dwelling substitutes mass-produced lumber for hand hewn materials. The one-room dwelling is typically one-story in height with a gable or pyramidal roof, frame construction, wood siding, and a shed or gable roof porch. Stylistic embellishment is largely absent, but when it does occur it most often is found in turned wood porch posts or shutters. The house at 405 East Broad Street (rear) (**Figure 47**), is one of two Mansfield examples.

The one-story **Center Passage** house is another form widely built in Texas during the late 19th and early 20th centuries. Also most often associated with the post-railroad era, the center passage house is typically one-room deep and two- rooms wide with a central passage or doorway between the rooms. A side gable roof covers the main house mass and a full width shed or dropped roof porch often extends along the front. Rear shed roof additions provide additional interior living space. Wood frame construction is typical and weatherboard siding often sheaths exterior walls beneath a side gabled roof. A more refined example of

Figure 47: 405 East Broad Street (rear), One-Room. Photo by Diane E. Williams

a dog-trot cabin, and the two-room (hall and parlor) house, center passage dwellings also modestly refer to the 18th and early 19th century high-style central hall plan house widely built in the American South. In central hall plan houses four rooms of equal or near equal size open from the central hall, which usually contains an elaborate staircase to the second floor. Center passage dwellings occasionally display detailing and ornamentation reminiscent of high style houses of the period, such as Greek Revival, Queen Anne or Classical Revival stylistic elements, particularly on the porch, above windows, around doors and in gable ends. Center Passage houses in Mansfield number 24 including the Hart-Nugent House at 312 South Waxahachie (**Figure 48**). A large, two-story version of the center passage house is found more rarely in Texas. It features a central hall flanked by two-rooms of equal or near equal size on each side of the hallway, a hipped or side gabled roof and a full- or partial-width portico across the front. Developed from 18th century, architect-designed or influenced Georgian style modes common in the South, this arrangement of rooms allows for maximum ventilation and an imposing edifice. In Mansfield the Pyles-Hubbard House at 309 East Broad Street dates to 1886 (**Figure 49**), and features a side gabled roof, end chimneys, a symmetrical facade and an imposing, two-story front portico. The house may be an expansion of a one-story center passage or other modest form, or may always have been a two-story, center hall plan. Stylistically this vernacular example reflects Classical Revival styling, but its plan type reflects American Colonial forms.

Figure 48: 312 South Waxahachie, Center Passage. Photo by Diane E. Williams

Figure 49: 309 East Broad Street, Classical Revival influence. Photo by Diane E. Williams

The **I-plan** house is a two story variation of the center passage and two-room plans. Based on traditional English vernacular forms common in the United States, especially in the South, in the pre-railroad era, the I house became popular in the Midwest, East and South after the arrival of railroads. In the South this house form was often built by prominent residents and embellished with fashionable stylistic detailing. The basic two-rooms wide and one-room deep plan on two stories provided a relatively large living space often enlarged with porches and rear additions. In Mansfield, a house in the 100 block of West Van Worth Street **(Figure 50)** is the only known example.

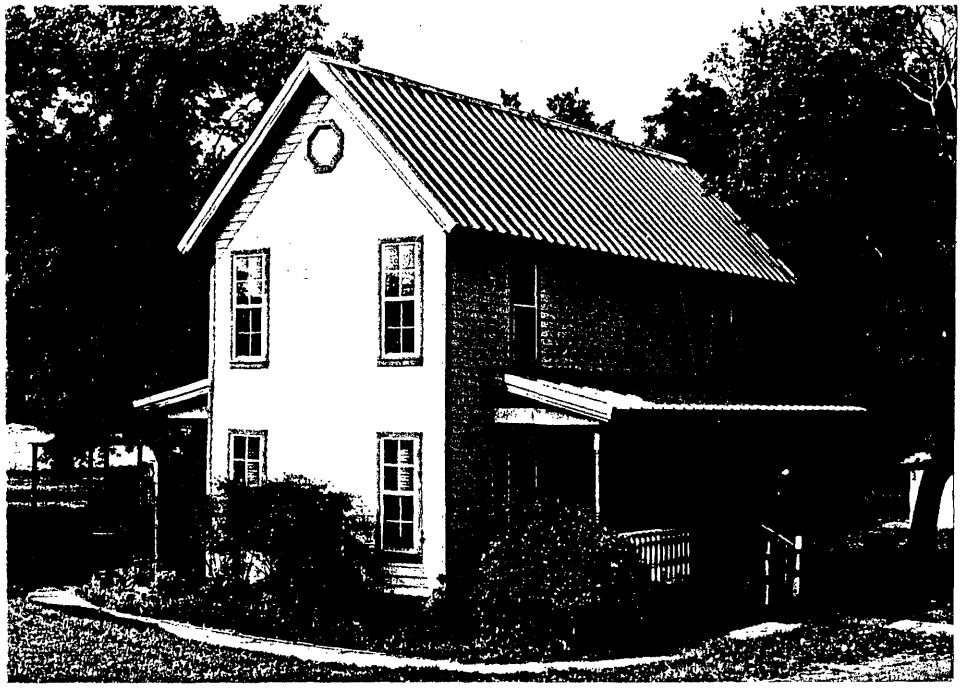

Figure 50: 100 block West Van Worth Street, I-house. Photo by Diane E. Williams

The **Shotgun** house is a modified version of a traditional African house form built in the Caribbean and the river deltas of the American South (Upton and Vlach 1986:58-78). Typically associaed with towns and cities, the shotgun house also was commonly constructed in rural areas. Once widespread, the shotgun house is a rapidly vanishing house form that was built in Texas from the late 19th century into the 1940s. Shotgun houses are named for their plan, which is one room wide and two to four rooms deep with a front gabled roof and a small, gabled porch at the front. Front, interior and back doors are typically in line with

each other, promoting ventilation. Most often built of wood, this house plan was characteristically modest, with little if any architectural detailing. Examples from the 1890s and 1900s occasionally have carved porch posts, and late examples sometimes reference modest Craftsman elements. Side or rear additions are the most common changes to the basic plan form. Variations on the shotgun plan include the double shotgun house, where two shotgun dwellings are placed side by side and joined as a means to increase living space. In Mansfield, one shotgun house, in the 200 block of South Dawson is known (no photo available).

The **Massed-Plan Pyramidal** plan house is a rectangular or square dwelling two or more rooms wide by two or more rooms deep with a pyramidal roof spanning the entire house block (McAlester and McAlester:100). Most often built of wood frame construction with wood siding, occasionally this plan type is construction of brick or stone. A full- or partial-width, attached, shed roof porch or partial-width, recessed porch is found on the front facade. Rear or side shed roof additions are common. Built in the late 19th and early 20th centuries, this house type uses mass- produced lumber and occasionally displays detailing or ornament reflective of high style Classical Revival or Queen Anne architecture. A cousin is the side-gabled massed plan house, which is fundamentally the same, but with a side gabled roof. In Mansfield, 39 massed-plan pyramidal roof houses were identified including the Chorn House (**Figure 51)** at 303 East Broad Street.

Figure 51: 303 East Broad Street, Massed plan pyramidal. Photo by Diane E. Williams

Popular Houses

Although traditional vernacular building types were built well into the second quarter of the 20th century, public imagination was captured in the early 1900s by new domestic forms promoted in popular reading materials and aimed at middle-class Americans. Consequently, popular plan types such as the bungalow and four-square houses appeared throughout the country and became the plan of choice over the more tradition-based vernacular houses. Of the popular plan types built across the nation in the early 20th century, the **Bungalow** was the most significant. Although the name is often thought of as a style, the bungalow is a building type, an economical dwelling enhanced with Craftsman, Colonial Revival, Mission Revival, Spanish Colonial Revival, Classical Revival, Tudor Revival and other decorative styling. Classic bungalow elements include shallowly pitched complex rooflines that create a low profile of one or 1½ stories and incorporate a porch in an attempt to integrate interior and exterior living space. However, the roof form most commonly associated with bungalows is the front-facing gable roof, although cross and side gable versions and hipped roofs also are widely used. In Mansfield the front gable bungalow is the most common type with 104 examples; cross gable and side gable versions tie for a close second at 95 examples each. In Mission Revival and Spanish Colonial Revival style bungalows, the roof is often flat or flat with a parapet. Craftsman influenced bungalows occasionally are of the airplane type, wherein a second floor room sits in the center of the shallow gable roof and a wide rood expanse stretches out in every direction in a manner reminiscent of wings. Most bungalows are wood frame with wood siding; although in Texas brick veneer was commonly placed over a wood frame when the bungalow was to display Colonial Revival or Tudor Revival stylistic elements. Spanish Colonial Revival and Mission Revival bungalows generally have stucco siding. The typical plan of a bungalow divides the interior space into three components—living, sleeping and service areas—often separated by hallways. This internal arrangement results in two rows of side-by-side rooms staggered from front to back and providing room for a substantial front porch. While many were built by architects and contractors nationwide from original designs, many more are the product of mass-produced plans that could be mail ordered from lumber companies and house-plan concerns. Firms such as Pacific Ready Cuts, and Ye Planery of Dallas, sold such plans as well as complete cut lumber kits ready for assembly. Sears, Roebuck & Co. was another ready-to-build source.

In the United States, bungalows were a common house form between 1905 and 1940, and in Mansfield they span the years from about 1910 to 1955. The most widely built bungalow form nationwide incorporated Craftsman-inspired details such as angular brackets (knee braces) supporting wide overhanging eaves with exposed, carved rafter tails and beam ends. Bungalows can display a variety of porch treatments, however, and the most common elements are Craftsman-inspired tapered box columns that rest either on brick or stone pedestals or reach the full height of the porch. Bungalows built toward the end of the historic period are modest in form with minimal, if any, porch or eave detailing. Late bungalows often are sheathed with asbestos shingles and roof forms are a single mass. In Mansfeld 294 bungalows were identified, making this house form the most common recognizable type in the city. Wood siding is the most common material used nationwide as well as in Mansfield. The house at 2880 North Matlock Road **(Figure 52)** is a good example of a Craftsman influenced bungalow.

Figure 52: 2880 North Matlock Road, Bungalow. Photo by Diane E. Williams

High Style and Revival Style Houses

Architectural styles are helpful in organizing buildings based on shared key physical characteristics that are in constant use within a specific time span. Defined by the presence of a combination of architectural details, or in the case of modern architecture, the lack of such ornament, stylistic categories are an efficient basis for ordering the built environment, and they function as a shorthand in architectural analysis. Some buildings, especially a community's largest or most important buildings, can be effectively understood using stylistic categories, but this concept falls short when applied to most domestic buildings as well as the commercial buildings that comprise the central business district and the architecture of the auto-oriented commercial strip—service stations, motels, shopping centers, and office buildings. While a small portion of a community's total historic resources may be classified as an example of a given style, most are vernacular or popular houses that display easily applied elements associated with a style. For this reason, the concept of style serves as a companion to vernacular and popular building types to account for all resources when describing and assessing historic properties.

The **Queen Anne** style is the earliest surviving architectural style in Mansfield. An expression of the late 19th century picturesque movement, the Queen Anne style is an elaborate arrangement of ornamental

details drawn from medieval English architecture. High-style characteristics are an asymmetrical form expressed in wood frame, brick or stone construction raised to two or three stories, and embellished by a collection of rounded towers, domes of many shapes, turrets and steeply pitched roofs built of conical, pyramidal and hipped shapes. No other style exhibited such a rich variety of textures as seen in the use of smooth clapboard, patterned brick, imbricated shingles, polychrome roof tiles, carved brackets, turned balusters and porch supports and sawn and pierced bargeboards, all combined to create a harmonious form. A subtype of Queen Anne utilizes classical columns and other decorative elements along with more fanciful Queen Anne embellishment that is sometimes called **Free Classic Queen Anne**. The Queen Anne style was popular in the 1880s and 1890s when Mansfield's population and prosperity was growing and five examples are known. In order to reflect wealth and influence, the most prominent and successful residents of a community often selected the Queen Anne style when they built new houses. However, no high-style examples survive in Mansfield, due to demolition and the relatively modest means of most residents. The Queen Anne style also was widely popular among the less affluent, or those who wished to update an existing house. In these circumstances selected features, such as a bay window, porch brackets or other trim were added to L-plan and modified L-plan, center passage, shotgun and two-room houses. The original Dr. James H. Wallace House at 210 South Main Street **(Figure 53)** may have been smaller and simpler than the present house. The original house was likely enlarged and enhanced in the 1880s to its present form, which features a slightly irregular 1½ -story L-plan appointed with modest Queen Anne detailing including cutaway corner bays and decorative brackets terminated with pendants. The house is similar to two-story Midwestern farmhouses of the late 19th century that featured, as this one does, a cross-gable roof, wide porches, clapboard siding and limited decorative elements. While the L-plan was sometimes used for 1½ and two story dwellings it was most often applied to one-story houses with Queen Anne detailing. Mansfield has several examples of the modest, one-story, L-plan, Queen Anne form. An example is the Andrew "Cap" and Emma Bratton House at 310 East Broad Street **(Figure 43)**, which incorporates Craftsman era-porch detailing most noticeable in the tapered columns and front gabled porch roof. Another good modest Queen Anne example is the Botts-Fowler House at 115 North 4th Street. This house retains much of its original decorative Queen Anne styling, but has been altered with the removal of the original windows.

From the late 19th century well into the 20th century, the promotion of historic styles in builder's magazines, professional journals and the popular press created a demand throughout the nation for houses in the Colonial Revival, Classical Revival, Tudor Revival, Dutch Colonial Revival, Mediterranean Revival, Mission Revival, Spanish Colonial Revival, Monterey Revival, French Eclectic, Chateauesque and other revival styles. The revival movement was a reaction to the highly decorative, eclectic late Victorian era styles and was based on orderly, resurgent, traditional aesthetic modes associated with the western European heritage of most Americans. The 1893 World's Columbian Exposition in Chicago featured an ideal city created for the fair that showcased Greek and Roman classicism and brought it to the fore as a favored American architectural style. Architects drew ambitious and academically correct designs, while the majority of modest revival styled examples were derived from women's magazines, plan books and mail-order catalogs. Other revival styles sprang up in response to a rediscovery of regional historical heritage

Figure 53: 210 South Main, 1½-story, Queen Anne influence. Photo by Diane E. Williams

such as the English settlement of much of the eastern seaboard (Colonial and Georgian Revival), Dutch settlement of New York (Dutch Colonial Revival), and the Native American, Spanish and Mexican heritage of California, Arizona, New Mexico, Texas and Florida (Pueblo Revival, Mission Revival and Spanish Colonial Revival). Still other historical styles emanated from the broadening experiences of travel in the gilded age of the 1880s through 1914, and the experiences of World War I veterans who were the first large American population to see first hand the palaces, castles, country homes and vernacular cottages of England, France, Germany and Italy. Styles that became popular as a result of increasing American sophistication supported by travel, books, and popular publications included Renaissance Revival, Romanesque Revival, Mediterranean Revival, French Eclectic, Chateauesque and Tudor Revival styles. In Mansfield only the Classical Revival, Colonial Revival and Tudor Revival are represented.

One of the most popular architectural expressions of the period between 1890 and 1917, and again from about 1925 until 1950, was the **Classical Revival**. This style uses the classical orders as well as pediments, temple front motifs and symmetrical facade organization. Some especially well-developed examples use Palladian windows to mark the interior location of stairways. A full height portico, used on both private and public architecture, is the style's signature detail; vernacular houses may have a porch with Doric or Tuscan columns that merely reflect the style. As many as eight Classical Revival influenced houses

survive in Mansfield, reflecting the style's enduring appeal. Mansfield's most architecturally developed dwelling is the Classical Revival house at 302 East Broad Street (**Figure 54**). A more modest example is the house at 1668 West Newt Patterson Road (**Figure 55**). It incorporates the symmetrical fenestration and classical columns associated with high-style versions. The Classical Revival style was also popular among those who wished to update a modestly sized existing house. In these circumstances selected features, such as classical columns, boxed eave treatments in a gable end, a formal entry with a wood door flanked by sidelights and topped with a transom, or a hipped roofed dormer, were incorporated in the design of modestly scaled rectangular plan hipped roof or pyramidal roof houses. In other cases porch treatments added to L-plan and modified L-plan houses updated an older house.

Figure 54: 302 East Broad Street, Classical Revival. Photo by Diane E. Williams

Figure 55: 1668 West Newt Patterson Road, Classical Revival influence. Photo by Diane E. Williams

The **Colonial Revival** style was popular nationally between the late 1870s and the early 1950s. Impetus for this architectural movement derives from the 1876 Philadelphia Centennial, which spurred interest in the country's pre-Revolutionary past and its architectural history. The balanced facades of colonial style dwellings are relatively undecorated except for the entry bay, where single story porticos or molded door surrounds embellish the opening. Dormers enhance the hipped or gable roof as do exaggerated chimney stacks. Closely related to the Colonial Revival is the Georgian Revival style, usually a more upscale version associated with Tidewater Virginia plantations of the 18th century. In Mansfield four modest Colonial Revival influenced residences are known. One dates from 1890 and the others from the late 1940s or early 1950s. The 1890 example is the modest Lucinda Muncy House at 206 West Oak Street **(Figure 56)**. A more recent example is 860 North Cardinal Road **(Figure 57)**, a house relocated from outside Mansfield to its present site in 1948. These houses display the limited Colonial Revival vocabulary of the 1940s and 1950s, most evident in their massing and modest entry treatments.

Craftsman architecture flourished in the United States between about 1905 and 1920. This high-style architectural movement developed from the English Arts and Crafts movement of the late 19th century

Figure 56: 206 West Oak Street, Colonial Revival. Photo by Diane E. Williams

Figure 57: 860 North Cardinal, Colonial Revival. Photo by Diane E. Williams

and embodied the precepts of simplicity, craftsmanship, beauty and function applied to architectural construction. As a reaction to the mass-produced, highly decorative and often overwrought architecture of the late Victorian era, the Craftsman aesthetic featured naturalness in layout and materials and an emphasis on the hand-crafted aesthetic and wood construction tradition of the pre-industrial age. The Craftsman style developed in conjunction with the bungalow plan house, which in high-style versions could be 1½ or two stories in height and embellished with skillfully carved wood beams, rafter ends, fascia boards, decorative rock and brick work, and stained and leaded glass. Expansive porches and terraces that opened from French doors or were viewed from horizontal banks of windows provided outdoor living space and a transitional area between indoors and outdoors. High-style Craftsman bungalows were sited to maximize views and wind currents and designed to appear to have grown naturally from the landscape, which was lushly planted. Craftsman architecture was highly popular in suburban neighborhoods that developed during the first 20 years of the 20th century with large concentrations appearing in New England, Midwest cities, Seattle, Los Angeles and the San Francisco Bay area. While Craftsman-influenced bungalows are widespread in Texas, large concentrations of high-style examples are less common. In Mansfield the Craftsman aesthetic was employed in modest bungalows displaying Craftsman influenced elements used by residents in the historic core as well as those living in rural settlements and on farms. Only a few more fully developed examples are known; one of the best is the house at 108 North 1st Street **(Figure 58)**. Another good example, although one that has been altered with vinyl siding, is the Todd and Glenna Lowe House at 506 East Broad Street **(Figure 59)**. Among the more modestly appointed Craftsman influenced bungalows are those on West Alvarado Street.

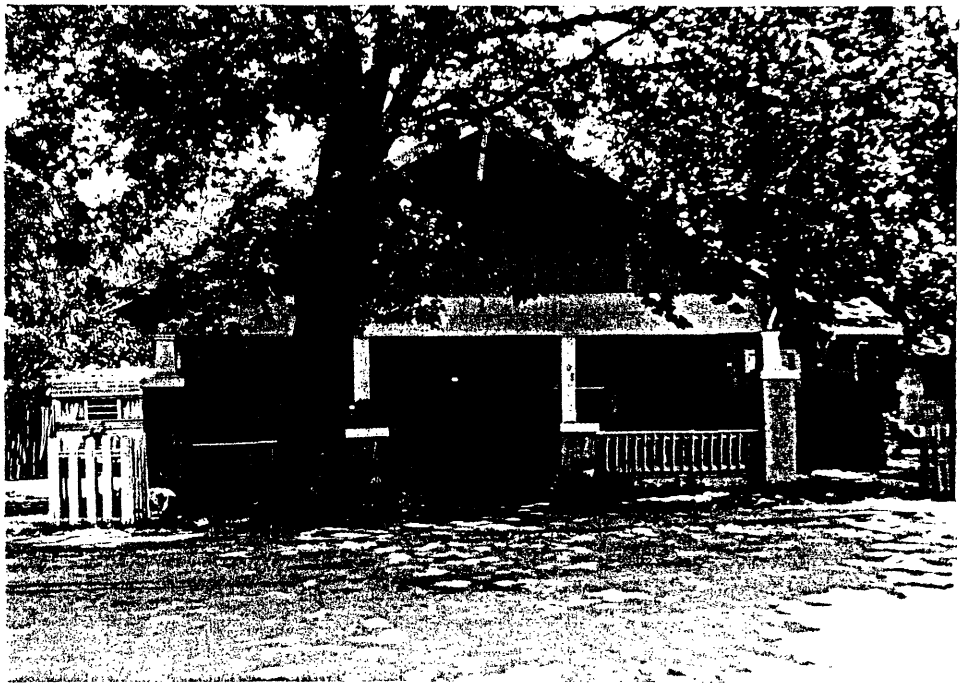

Figure 58: 108 North 1st Street, Craftsman influenced bungalow. Photo by Diane E. Williams

Figure 59: 506 East Broad, Craftsman influenced bungalow. Photo by Diane E. Williams

The **Tudor Revival** style was one of the most popular architectural aesthetics nation wide in the 1920s and 1930s. Mail order catalogs and style books of the period made little distinction between Tudor, Elizabethan and Jacobean styles, instead usually combining the various details and shapes under the term Tudor Revival style. Architect-designed interpretations appeared in new upper-class suburban developments, while steeply pitched gable roofs, half-timbered detailing, decorative chimneys and round and ogee arched (nearly pointed) window, door and porch openings were commonly used on modest cottages and bungalows of the time. In Mansfield, the style was applied to three modest examples including the house at 213 North Sycamore **(Figure 60)**.

Modern Houses

After World War II American house forms began to change in response to a growing demand for affordable single family housing and modernity. Mass produced domestic architecture made possible the rapid suburbanization of cities and towns and created a vehicle for providing small scale, affordable infill housing in established neighborhoods. The trend toward modern, mass produced housing began in the 1930s and continued into the 1980s in five basic subtypes, defined by Virginia and Lee McAlester in their book *Field Guide to American Houses,* as Minimal Traditional, Ranch, Split Level, Contemporary and Shed families. All eschew historicism as a decorative reference and most emphasize a reorganization and

Figure 60: 213 North Sycamore, Tudor Revival influence. Photo by Diane E. Williams

expression of interior living space. Houses built between 1935 and about 1950 often show elements that reflect traditional styles as well as elements that reflect Modernism. Such dwellings began with the simplification of the Tudor Revival style into a relatively small one-story house that featured a dominant front gable, large chimneys, a medium or low pitched roof and little, if any, decorative detailing. Eaves and fascia boards are cropped close to the wall surface. Defined by McAlester as **Minimal Traditional**, this style was widely used in pre-and post-war tract development across the country. It was popular until the early 1950s and is seen in Mansfield in limited numbers. Dwellings that incorporate elements of the style with Ranch influences are those on Elizabeth Lane **(Figure 61)**.

By the early 1950s the Minimal Traditional style was being replaced by dwellings in the **Ranch** style. The Ranch style house was developed in California by several architects who were influenced by the plan and massing of the Spanish Colonial architecture of the American southwest. and by Craftsman and Prairie style forms. The Ranch style features a one-story mass with a very low pitched front-and-side gable or hipped roof, horizontal massing and moderate or wide overhanging eaves. A minimal amount of decorative detailing was used and was typically confined to porch supports and window shutters. Larger than its Minimal Traditional cousin, the Ranch house frequently sprawled across a large urban lot and incorporated a wide facade finished in wood, brick or stucco with an attached or integral garage. In warm climates, the

Figure 61: Elizabeth Lane Streetscape, Minimal Traditional influence. Photo by Diane E. Williams

Ranch house often was designed with an interior plan that incorporated large sliding glass doors to access a private rear or side patio and visually and functionally integrate interior and exterior living spaces. These private outdoor living spaces face away from the street and reference the courtyards and patios of Spanish Colonial architecture and the porches and terraces of Craftsman houses while contrasting with the late 19th and early 20th century emphasis on large yards and ample front and side porches. Such elements integrate the house with the street and the surrounding neighborhood. There are at least 58 examples of the Ranch style in Mansfield constructed before 1956, with many more built after that date. Among the Ranch style houses identified are those on Hillcrest, Kay Lynn, and Stell **(Figure 30)**, among other streets.

Houses with Mixed Styles

During the late 19th and early 20th centuries American buildings often combined elements from several architectural styles to create **mixed styles** that were complex compositions harmonious in form and visually rich. The blending of styles in a single dwelling reflects an awareness of changing cultural trends. Combinations common in small and medium sized towns are the pairing of Queen Anne and Classical

Revival, Queen Anne and Craftsman and Classical Revival and Craftsman. Occasionally a traditional style will be paired with a modernistic style, such as Craftsman and Ranch. Some Mansfield dwellings display a combination of detailing derived from two or more architectural styles, specifically Queen Anne/Craftsman, Classical Revival/Craftsman, and Minimal Traditional/Ranch. The Bratton House **(Figure 43)** is a good example of a Queen Anne/Craftsman pairing. Most stylistic mixes in Mansfield result from updating an older dwelling with newly popular and highly stylish elements, which was a less expensive way to remain in the aesthetic loop than to build a new house, or create a cohesive new exterior. But the mix of Minimal Traditional and Ranch marks movement away from historical styles in favor of more modern forms. Many dwellings in Mansfield do not display sufficient stylistic elements to be identified with any particular design aesthetic, either because of original modest design or as the result of remodeling that has removed or obscured defining architectural characteristics.

Domestic Auxiliary Resources

Within the category Domestic Properties is the subcategory, Domestic Auxiliary Resources. This classification includes outbuildings intimately associated with, and necessary to, domestic uses in rural areas as well as small and medium sized towns during the 19th and 20th centuries. These include features such as carriage barns, garages, garage apartments, servants' quarters, guest houses, gardener's cottages, privies, wells, water cisterns and towers, storage sheds, carports, greenhouses, and studios. In Mansfield domestic auxiliaries known include garages, garage apartments, wells and water towers. Most often, domestic auxiliary resources are one-story high (except for wells, cisterns and water towers, and some two-story garage apartments), no more than one or two small rooms, and are wood or corrugated metal. They are utilitarian, usually with gable or hipped roofs and simple window and door treatments. A few reflect the architectural style or construction materials used for the domestic building with which they are associated. Most automobile garages are modest and are typically one-story, one-car, wood frame buildings with gable roofs. There are hundreds of garages in the city, the most common domestic auxiliary resource. Their large numbers reflects local prosperity during the nascent auto age, and the near total displacement of horse and carriage (and their related barns) by about 1920. A few garages have small wood sheds attached to them, creating a combination type.

Garage apartments occur infrequently in Mansfield, reflecting the relatively stable population that was not seriously challenged by large numbers of new arrivals needing temporary housing. Garage apartments are one or two stories in height, constructed of wood frame or stone with gabled or hipped roofs. The two story types contain a small apartment above the first floor garage. Examples include the two-story garage apartment at the rear of 100 North Waxahachie**(Figure 62)**. Servants' quarters, gardener's cottages, greenhouses and other buildings associated with an elite class do not survive in Mansfield. If present in the past, they were likely small in number. Sheds, carports, wells and cisterns also are present in Mansfield. Sheds are typically small, one-story wood buildings with gabled roofs, simple doors and no windows. Carports are found throughout the city, and without exception are non-historic structures constructed of various combinations of metal, fiberglass and wood. Metal poles support a flat roofed cover to shelter

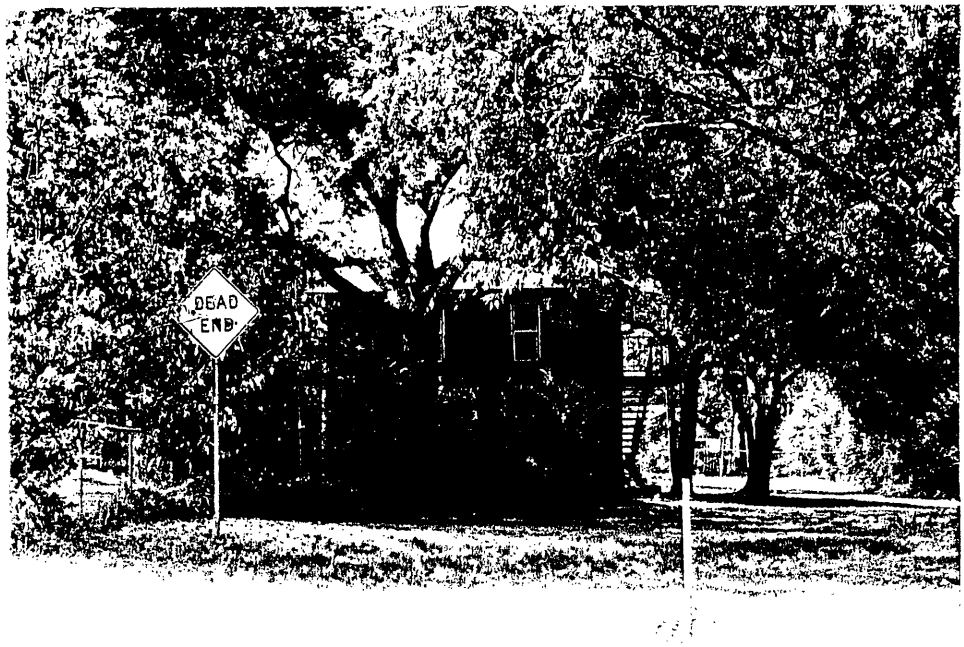

Figure 62: 100 block North Waxahachie, Garage apartment. Photo by Diane E. Williams

automobiles at properties where the historic garage is small or dilapidated, or where no garage exists.

Wells are generally in-ground, structures containing a stone or concrete cistern that extends a few feet above and below ground. A concrete, wood or metal cover protects the water supply. Often metal pipe or a wood frame forms a bucket and winch support for leverage in drawing water. No such resources remain free standing outside of any known city dwellings, but a few probably remain enclosed within existing houses and on farmsteads. Related to wells are large and small water cisterns that store water pumped from wells designated for domestic and agricultural uses. These are most often above ground concrete tanks with or without covers. Water towers serve the same function as storage cisterns, but hold water pumped from streams or underground wells in wood or cylindrical, square or round metal or wood tanks supported several stories above ground on metal or wood legs. The water tower at 2880 North Matlock Road **(Figure 63)** is a fine, rare example of a raised cistern form atypical in Texas. Thought to have been built when the house was constructed in the mid-1920s, the cistern is on the second floor level of the tower, hidden inside a wood structure that reflects the Craftsman influenced forms of the dwelling with which it is associated.

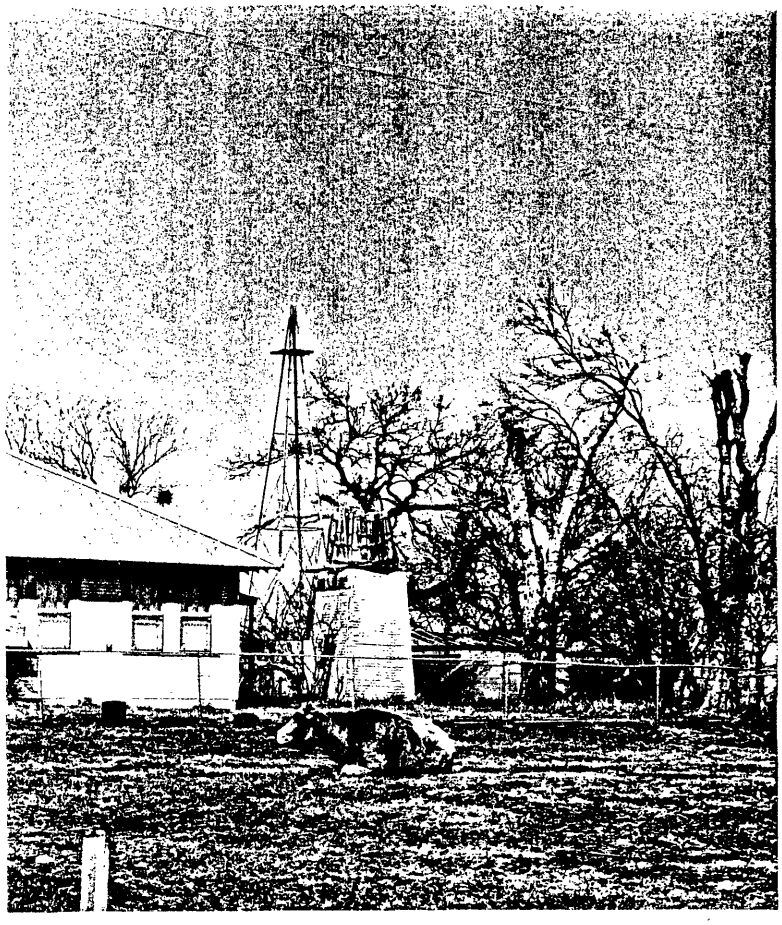

Figure 63: Water Tower at 2880 North Matlock Road. Photo by Diane E. Williams

Significance

Since they represent roughly 85 percent of Mansfield's historic built environment, domestic properties, including single family and multiple family dwellings, are the city's primary historic resource. As such they characterize Mansfield's physical development and reflect historical events, trends and individual significant contributions of citizens. Examples may have both historical and architectural significance that make them eligible for listing in the National Register under Criterion A, B, C or D on an individual basis or as part of a historic district. Those associated with community development patterns or other significant trends or events may be eligible under Criterion A. Those associated with an individual who made noteworthy contributions to the city's development may be eligible under Criterion B. Resources displaying

characteristic or notable physical elements, craftsmanship or design, or those that are outstanding representatives of a style, type of construction or an architect's or builder's work may be eligible under Criterion C. Properties with archaeological significance are those that because of apparent age and surviving features have the potential to significantly contribute to our understanding of community history or development; such properties may be eligible under Criterion D.

A domestic property eligible under Criterion A most likely will be a dwelling built during the city's late 19th and early 20th century development and associated with a period of local growth and prosperity. Domestic properties eligible under Criterion A also may include those associated with 19th or 20th century farmsteads, ranches or other agricultural pursuits and those constructed in that period in the small rural settlements now part of the City of Mansfield. An example might be a house built in the late 19th or early 20th centuries as the result of wealth created by successful agricultural operations in the city or surrounding countryside. Other examples might include a farmhouse erected during a period of especially successful farming operations. Most domestic resources in Mansfield eligible under Criterion A will be nominated individually as alterations to a large number of dwellings have impaired integrity within neighborhoods and largely eliminated the possibility of historic districts; with rehabilitation one or more districts may emerge. However, housing associated with tenant farmers and agricultural laborers might qualify as a district, should concentrations of such resources be identified. Dwellings individually significant for their historical associations as well as those within a historic district need not be noteworthy examples of an architectural type or style, but should retain sufficient integrity to be recognizable to the period in which the resources developed or gained significance.

Historical significance also can be the result of associations with individuals important in the city's history, and the primary dwelling of a person who achieved significance while living in that building may be eligible under Criterion B. But such individual must be of primary, or pivotal, importance to the city's 19th and early 20th century development, and the nominated building must be the most closely associated with that person's achievement, or the best surviving example.

Domestic resources also may be nominated to the National Register under Criterion C as noteworthy examples of an architectural style, type or form. A dwelling might be an especially good representative of a work by a local architect or builder. A domestic building nominated under Criterion C also could be an exceptional example of craftsmanship and detailing that distinguishes it from other dwellings, but more often dwellings are significant as representative examples of a specific architectural type or construction method. Or a dwelling or group of dwellings could be significant as rare surviving examples of a construction method or type associated with tenant farmers, migrant agricultural workers or other distinct, yet under-represented groups.

Domestic resources also may be nominated to the National Register under Criterion C as Contributing elements within a historic district. Historic districts usually include a collection of similar properties within a cohesive area. The historic district may encompass buildings that are not eligible on an individual basis, but contribute to the historic character of the area, which should convey unity and evoke a strong sense of the past. Most historic districts nominated under Criterion C will require an analysis of architectural styles and the relationship of those styles to community events and development patterns.

Domestic resources may also be nominated to the National Register under Criterion D as individual properties or as Contributing elements within historic districts. Resources nominated under Criterion D might be the undisturbed ruin of a dwelling associated with an early Mansfield, or rural county family, or a group of dwellings and outbuildings with similar associations. Such resources would require analysis by a qualified historic archeologist to determine their potential to reveal important information about history or pre-history, and to prepare nomination materials.

Domestic auxiliary resources are significant for the ways in which they broaden understanding of socio-economic patterns, development trends and technological change. The may be nominated to the National Register only in association with a primary domestic resource as part of an individual nomination or as Contributing elements within a historic district.

Registration Requirements

Domestic resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible domestic properties should be recognizable to their period of significance, which will be the date of construction, date of compatible evolutionary additions made more than 50 years ago, or the date of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural form within 19th and early 20th century Mansfield history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A dwellings and associated auxiliary resources should be closely linked with important trends in the city's history. If nominating under Criterion B stating that a dwelling was the home of a locally successful businessman does not justify individual listing. The accomplishments of that individual must be established in relationship to the context, and the nominated property must have been used by the person when significance was achieved or be the residence most closely associated with the person's significant contributions. The dwelling need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance. In addition, domestic resources nominated individually under Criterion A or B should sustain major, primary facade alterations in no more than three of the six categories discussed below under Criterion A historic districts and should retain four of the Seven Aspects of Integrity discussed below.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types or methods of construction, or the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common

alterations that can compromise a property's integrity include the replacement of wood sash windows with metal sash types, installation of wrought-iron porch supports or a concrete porch floor, the application of synthetic siding over original wood, brick or stone siding, the painting of exterior masonry walls and the construction of roof alterations, or large additions that do not harmonize with the original size, scale, massing or materials of the resource. Domestic resources nominated individually under Criterion C should retain their original roof form, primary facade fenestration patterns, and either the majority of the original windows or the majority of original exterior siding, or those from a cohesive, compatible historic-era remodeling. They should retain five of the Seven Aspects of Integrity discussed below, including integrity of materials and workmanship. Additions should use compatible materials, not be visible from the primary facade and not detract from the historic character of the resource. Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and be on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record found in and around the resource.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic buildings should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B or C. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but a higher level of exterior integrity is required.

Domestic properties classified as Contributing to a historic district under Criterion A should display original construction methods and materials, or those from a later, compatible historic era remodeling. Contributing single family, multiple family and domestic auxiliary resources should have incompatible exterior modifications visible from the street in no more than three of the following categories: 1) porch, 2) windows and doors, 3) primary facade fenestration, 4) siding, 5) roof form, and 6) additions. Dwellings subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design are considered to have sufficient integrity to render them Contributing elements within the district. Contributing domestic resources also should retain at least four of the seven aspects of integrity (see

discussion below). While synthetic siding applied over original exterior sheathing detracts from the overall integrity of resources, such siding will not necessarily disqualify a property from Contributing status under Criterion A, provided other changes are limited and fall within the guidelines described herein or otherwise consistent with National Register requirements. Similarly, paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the house.

Domestic properties considered Contributing to a historic district under Criterion C should retain at a minimum the original roof form primary facade fenestration patterns, and either the original siding or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. Additions should not detract from the historic character of the resource. In other words, a resource considered Contributing to a district nominated under Criterion C must display most of its original exterior materials, or those associated with cohesive, architecturally sensitive, historic-era remodeling. Domestic properties considered Contributing to a historic district nominated under Criterion C should have alterations in no more than two of the five categories listed above and should retain at least five of the seven aspects of integrity including materials and workmanship.

Domestic auxiliary resources also are considered Contributing elements to districts nominated under Criteria A or C if they retain sufficient integrity to be recognizable to the period of significance, or to their date of construction within the period of significance. Such resources will not be individually eligible, but will be contributing or noncontributing features of an individual nomination. In most cases auxiliary buildings are considered Contributing when they have alterations in no more than two of the categories discussed above. However, because character defining architectural details are limited in these resources, replacement of original windows with contemporary aluminum types, or changes to doors in combination with the application of synthetic or siding, may be sufficient to render a property Noncontributing under either Criterion A or Criterion C.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Aspects of Integrity

Contributing domestic properties listed individually or as Contributing resources within a historic district under Criterion A must maintain integrity of four of the following Seven Aspects of Integrity. These seven aspects are integrity of location, design, setting, materials, workmanship, feeling and association.

Location: Location is the place where the historic property was constructed or the place where the associated historic event occurred. The relationship between the property and its

location is important to understanding why the property was created, how a district developed, or why an event took place. Domestic properties that are Contributing to the overall integrity of a historic district must be on their original sites or moved within the designated period of significance. If moved less than 50 years ago, the property could be eligible if it is resited in the same direction relative to the original site, with all existing Contributing outbuildings (where applicable) and the recreation of historically significant landscaping elements. Spatial relationships between the main resource and its outbuildings should be maintained, as on the original site. Resources that have been moved and not resited according to their historic placement are likely to be designated Noncontributing properties in a National Register historic district.

Design: Design is the combination of elements that create the form, plan, space, structure and style of a property or district. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape design. Design includes such elements as organization of space, proportion, scale, technology, ornamentation and materials. Within historic districts all properties—both historic and non-historic—should be evaluated to determine their Contributing and Noncontributing status. The majority of properties (at least 50 percent) should be considered Contributing properties. Resources less than 50 years of age should be designated Noncontributing, and any future construction also should be so designated. To maintain the historic setting, non-historic construction should be stylistically compatible with the eligible resources within a district. Alterations made in the future to individual Contributing resources should be designed and built with materials and with craftsmanship compatible with the prevailing original materials of the district. Such construction will not significantly change the character of the historic resources or the historic setting. New construction should be erected using the same principles concerning compatibility of scale, massing and general exterior materials in order to protect the historic character of the district.

Setting: Setting is the physical environment of a historic property. While location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Properties within the historic district should retain their general setback and landscaping features or ambient environment internal to the district as well as their historic relationship to infrastructure features such as the location of streets, walks and driveways that date from the period of significance. In most cases, the installation of walkways and driveways not present in the period of significance are likely to be considered minor changes and will not detract

significantly from the historic setting. Major changes in setting such as the introduction of new streets or the permanent closing of original streets, however, may have a deleterious effect on a historic district. Landscaping elements such as trees, walls, and walkways and infrastructural features such as streets and sidewalks within a district should remain in their original locations with few modifications. Properties in a district should retain their original spatial relationships with these elements and with neighboring historic resources, forming a cohesive area that conveys a sense of time and place.

Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property or district. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. In historic districts individual historic properties and the district as a whole should be evaluated for the presence of key exterior materials dating from the district's period of significance. Contributing properties will retain character defining materials such as original wood, brick or stone veneer siding, original double -hung sash and casement windows, and decorative wood, brick and iron trim. Combined in any single combination in any individual domestic resource, the original materials relate an understanding of socio-economic factors influencing the construction of a resource, those who owned it, lived in it or used it, and the architectural, social and cultural trends of the era in which it was built. Together, the Contributing resources of a district present a portrait of the area, reflecting the way in which it developed over time.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a historic resource. Workmanship can apply to a property as a whole or to its individual components as well as to the components of a historic district. Resources in a historic district should retain much original physical evidence of the construction technologies of the respective periods in which they were built. Wood sided properties should display evidence of milling, carving and joinery along with original wood frame double -hung sash windows. Properties constructed of brick or stone veneer that remain unpainted retain the character defining elements of brick graining, mortar composition and masonry construction. Throughout a district evidence of historic workmanship techniques conveys an important element of the district's historic character and the juxtaposition of wood, brick and stone building technologies enriches the understanding of the building crafts as practiced in Mansfield during its history.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. A suburban residential historic district, for example, that retains its original design, materials, workmanship and setting relates the feeling of domestic life in the mid-19th to mid-20th centuries and reflects aspects of the social, economic and cultural life of the larger community.

Association: Association is the direct link between an important historic event, trend or person and a historic property or district. A property or district retains its association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. The properties in a historic district should retain their association with mid-19th to mid-20th century community development and planning through a high degree of physical integrity, their relationship to each other and the way they visually relate the development history of the community. Association is an especially important aspect of integrity when historic properties are to be listed under Criterion B.

Commercial Resources

Description

The second most common resource type in Mansfield is the group Commercial Resources, which account for 33 properties or about 34 percent of all non-residential properties surveyed. Early commercial buildings erected at the junction of Main and Broad streets included stores and blacksmith shops; most were replaced in the 1890s with one- and two-story brick buildings that form Mansfield's existing historic central business district. In the early 20th century banks, theaters, second floor fraternal halls, specialty stores, department stores, offices, a retail lumber yard, restaurants, gas stations, auto repair garages, and warehouses expanded the commercial life of the community. Most historic commercial properties are clustered along North Main and South Main, south of the railroad tracks, with service businesses such as auto repair garages found on Walnut and Smith, narrow streets that flank North Main. A few commercial resources are along east and west Broad Street in the vicinity of Main. In general, Mansfield's commercial buildings use load bearing brick construction of one to four stories. Typical are rectangular plans with narrow frontage and very deep lengths that reflect 19th and early 20th century commercial design and marketing strategies. Brick and cast stone are the most commonly used building materials. Most roofs are flat or slightly inclined. Service stations are constructed of brick, wood frame and stucco and steel frame with enameled metal sheathing; garages most often are of load bearing brick construction with large vehicle bay doors. Most historic commercial buildings have been altered, either through efforts to update and modernize them, or as the result of damage from fires and deferred maintenance. Some have undergone restoration, partial reconstruction and rehabilitation in recent years. Mansfield's surviving commercial resources reflect community prosperity created by an agricultural base, the presence of the railroad, limited manufacturing and local support services such as attorneys, insurance agents and local government. When rail service boosted the economy in the

1880s and 1890s by making agricultural processing and shipping more efficient many buildings were erected. When sustained agricultural prosperity led to increasing population in the 1920s through 1940, new businesses were added to serve growing reliance on automobiles and tractors. In the 1960s and 1970s changing demographics and retailing practices and improved personal transportation made large department stores and discount retailers in Dallas and Fort Worth accessible, thus shrinking reliance on local businesses. Merchants and building owners "modernized" downtown buildings in hope of attracting customers; character-defining features associated with historical styles were removed or obscured and many facades stuccoed. As a result many of Mansfield's downtown commercial buildings include a 19th century commercial core that reflects mid-to-late-20th century alterations.

Alterations to commercial buildings are primarily in the form of facade changes and additions. Most altered buildings were made in conjunction with upgrading for merchandizing purposes and conversion to new uses. Facade changes include removal of original windows and replacement with larger, aluminum frame plate class types, alterations to doorways, enclosure of window and door openings, and application of aluminum siding or stucco over original brick exteriors. More changes were made at street level than on upper stories. In a few cases commercial buildings have been completely gutted and facades replaced. In some cases, restoration and reconstruction have returned abandoned buildings to service and a historically compatible appearance. Rehabilitation or restoration in accord with the Secretary of the Interior's Standards could benefit many more commercial buildings in Mansfield, returning the forgotten city center into a community focal point, one that might qualify for National Register district listing. Because of the rural service center nature of Mansfield in the historic period, historic commercial buildings are confined to the city center, with the exception of Citizen's Bank in the community of Britton and a few small, heavily altered retail stores and gas stations found in Britton and Bisbee and along old U.S. 287 (Business 287).

Many of Mansfield's commercial buildings are utilitarian in nature and do not display significant architectural detailing. Others are so altered that the original appearance is unfathomable. In these examples the height and facade arrangement are the primary defining features, and as with domestic architecture, the same stylistic limitations hamper analysis of commercial resources. Building types paired with stylistic evaluation provides a more accurate and useful means of discussing commercial buildings than strict adherence to stylistic categories. A method based on facade organization provides typological analysis and is adapted from Richard Longstreth's *The Buildings of Main Street* (1987). In that publication, principal physical attributes define 11 possible building types, including One-Part Commercial Blocks and Two-Part Commercial Blocks, which form the majority of Mansfield's commercial buildings. Other subtypes discussed by Longstreth include the Enframed Window Wall, which appears in an altered theater on Main Street.

The **One-Part Commercial Block** is a discrete, independently treated building constructed as a free standing entity or as part of an attached or abutting group. Facades typically consist of plate glass windows topped with bands of fixed pane transom windows. Many storefronts incorporate a central recessed door (or did so originally) flanked by display windows. Corbeled brick, ornamental panels, parapet walls and cast-stone coping often enhance the upper wall or parapet. Signs painted directly on the brick enhance some

buildings, while other examples include detailing associated with a specific architectural style, such as Renaissance Revival, Romanesque Revival or Queen Anne detailing. But most are modest utilitarian forms with little detailing. The Mansfield State Bank Building (now Mansfield Chamber of Commerce) at 116 North Main **(Figure 64)** is a good example of a historically compatible rehabilitation of a One-Part Commercial Block displaying Queen Anne inspired detailing on the parapet.

The **Two-Part Commercial Block** rises two- to four-stories high and is divided into two distinct horizontal sections. The street level shares organizational similarities with the one-part commercial block, typically featuring a centrally placed door flanked by display windows and banks of fixed transoms. This commonly seen three-bay configuration usually repeats in the upper portion of the building, although in some examples the upper floors have more solid areas and fewer, or smaller, window openings. The typical double -hung wood sash windows of the upper floor contrast with the larger expanses of street level plate glass. The windows in the upper floors of some buildings are defined by some type of stylistic detailing. Among the commonly seen styles in Texas commercial buildings of the late 19th and early 20th centuries are round arched openings, which when combined with corbeled parapets
suggest the influence of the Romanesque Revival style. Segmental arched windows and pediments reference

Figure 64: 116 North Main Street, One-Part Commercial Block. Photo by Diane E. Williams

the Italianate style, and buildings with horizontal lintels, molded cornices and brick piers reflect Classical Revival styling. The Renaissance Revival style also uses round arch or pedimented windows and strong horizontal divisions between the stories. Buildings constructed after 1910 may include geometric detailing reminiscent of Prairie design and buildings from the 1920s through 1950s often exhibit elements of Art Deco or International style design. **Figure 65** shows the McKnight Building, a 2½-story Two-Part Commercial Block recently restored by the Mansfield Historical Society. Its arched windows and parapet detailing are reminiscent of Renaissance Revival design.

Figure 65: 100-104 North Main Street, Two-Part Commercial Block. Photo by Diane E. Williams

The **Enframed Window Wall** is identified by its large central section bordered on each side by wide bays. The central section often includes glass block, patterned tile or brick. Movie theaters built, or remodeled, in the 1920s, 1930s and 1940s often utilized this kind of facade organization, sometimes in conjunction with historicist detailing. Mansfield's theater, though heavily altered, appears to combine elements of the One-Part Commercial Block with this type of facade arrangement.

Among the architectural styles applied to Mansfield's commercial buildings and not present in surviving domestic architecture are the Romanesque Revival and Renaissance Revival styles. The **Romanesque Revival** style is typically seen on churches, institutional buildings and sometimes on commercial buildings. Character-defining features on high style examples include pitched roofs, heavy corner piers and towers, round-arch openings, blind arcades, corbeled parapets and towers or spires extending from the parapet or roof. When applied to modest commercial buildings, the Romanesque Revival typically includes brick construction, a corbeled (or dog-tooth) parapet and small towers or spires extending from the parapet wall. The building at 122 North Main (see **Figure 66)** is a good, local, modest example. The **Renaissance Revival** style, which flourished between 1890 and about 1935 was applied to a wide variety of building types including commercial buildings (see Figure 65). Derived from 16th century Italian architecture, Renaissance Revival features commonly seen on commercial buildings include strong divisions between floors, usually delineated by a belt or string course, round arched windows and doorways, different window treatments on successive floors, a rusticated first story, often suggested by cast stone, stone or brickwork of a different pattern than that used on upper stories, eave brackets. In Mansfield's downtown commercial area no primary facades remain intact; however, rear facades of some buildings reveal more character-defining windows details.

Significance

Commercial resources are a small, but important, component in Mansfield's past and represent a vital role in the economic and social life of the community. Therefore, commercial buildings may be eligible for listing in the National Register under Criteria A, B, C or D for their historical associations, architectural significance or potential archeological deposits. Commercial resources can be nominated as individual properties or as Contributing resources within historic districts. A commercial property eligible under Criterion A will be associated with important trends in local history. For example, an eligible commercial building could be one that housed a business that served the community in the late 19th or early 20th century, or one that was a gathering place for local ethnic or racial minorities and provided space to mingle and conduct business. Another example might be a building that contributed to Mansfield's late 19th and early 20th century development, such as a bank. Most commercial resources eligible under Criterion A will be nominated individually since alterations and deferred maintenance have compromised integrity of the commercial area as a whole. However, should rehabilitation of properties restore historic character, a district might be eligible. An eligible commercial historic district will reflect the city's late 19th and early 20th century development. A group of such resources should collectively represent a significant period in local history, such as the role of retail and wholesale businesses during a period of prosperity.

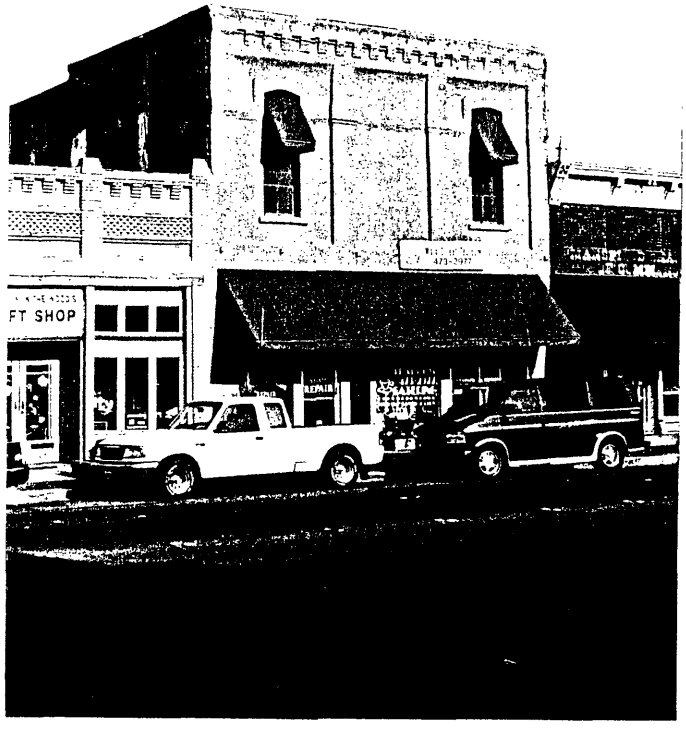

Figure 66: 122 North Main Street, Romanesque Revival Influence. Photo by Diane E. Williams

Historical significance also can be the result of associations with individuals important in the city's history. Commercial buildings closely associated with persons who achieved significance while conducting business in a particular building, or because of the relationship of the individual and the type of business to local growth and prosperity, may be eligible under Criterion B. But such an individual must be of primary, or pivotal, importance to the city's 19th and early 20th century development, and the nominated building must be the most closely associated with that person's achievement, or the best surviving example.

Commercial resources also may be nominated to the National Register under Criterion C as noteworthy examples of an architectural style, type or form. A business building might be an especially good representative of a work by an important local brick mason, or builder, or a representative of a widely used standardized plan. A commercial building nominated under Criterion C also could be an exceptional example of craftsmanship and detailing that distinguishes it from other commercial buildings, but more often commercial buildings are significant as representative examples of a specific architectural type or construction method.

Commercial resources also may be nominated to the National Register under Criterion C as Contributing elements within a historic district. Historic districts usually include a collection of similar properties within a cohesive area. The historic district may encompass buildings that are not eligible on an individual basis, but contribute to the historic character of the area, which should convey unity and evoke a strong sense of the past. Most historic districts nominated under Criterion C will require an analysis of architectural styles and plan or facade types, and the relationship of those features to community events and development patterns.

Commercial resources may also be nominated to the National Register under Criterion D as individual properties or as Contributing elements within historic districts. Resources nominated under Criterion D might be the undisturbed ruin of a bank, store or gas station associated with early 20th century business in Mansfield, Britton, Bisbee, or along the highway. Such resources would require analysis by a qualified historic archeologist to determine their potential to reveal important information about history or pre-history, and to prepare appropriate nomination materials.

Registration Requirements

Commercial resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible commercial properties should be recognizable to their period of significance, which will be the date of construction, or the date of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural form with 19th and early 20th century Mansfield history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A commercial resources should be closely linked with important trends in the city's history. If nominating under Criterion B, stating that a commercial building was the place of business for a locally prominent individual does not justify individual listing. The accomplishments of that individual must be established in relationship to the context, and the nominated property must have been used by the person when significance was achieved or be the commercial building most closely associated with the person's significant contributions. The commercial resource need not be a noteworthy example of a style, type or form, but it must retain sufficient

integrity to be recognizable to its period of significance. Commercial resources nominated individually under Criterion A or B should sustain alterations in no more than two of the four alterations categories listed below, and should retain four of the Seven Aspects of Integrity discussed above in Domestic Resources.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types or methods of construction, or the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations seen in Mansfield's commercial buildings are 1) the replacement of wood sash windows with metal sash types, or the in-fill of historic window openings, 2) changes in storefront configuration and installation of large plate glass windows in place of smaller original windows, 3) the application of synthetic or aluminum siding over original wood, brick or stone sheathing or the application of stucco to original siding, the painting of exterior masonry walls and the construction of roof alterations, 4) or large additions that do not harmonize with the original size, scale, massing or materials of the resource. These changes can compromise a property's integrity. Commercial resources nominated individually under Criterion C must retain their original roof form, original primary facade configuration, and either their original exterior siding and store front design (or an historically accurate reconstruction), or their original windows. In addition they should retain five of the Seven Aspects of Integrity discussed above including integrity of materials and workmanship. Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record found in and around the resource.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic buildings should be present in the district, and the district should have few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its construction date within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, C or D. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but need a higher level of exterior integrity.

Commercial properties classified as Contributing to a historic district under Criterion A should display original construction methods and materials, or those from a later, cohesive historic era remodeling. Contributing resources should have exterior modifications in no more than two of the following categories: 1) primary facade configuration, 2) windows and doors, 3) siding, 4) roof form, and 5) additions. Commercial buildings subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design are considered to have sufficient integrity to render them Contributing elements within the district. Contributing resources also should retain at least four of the seven aspects of integrity (see discussion above). Paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the building. However application of stucco to original siding will likely render the resource ineligible for listing.

Commercial properties considered Contributing to a historic district under Criterion C should retain the original or historically significant roof form, storefront and facade design materials, and either the exterior siding or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original, or historically accurate, exterior moldings and surrounds. In other words, a building considered Contributing to a district nominated under Criterion C must display most of its original exterior materials, or those associated with cohesive, architecturally sensitive, historic era remodeling. Commercial properties considered Contributing to a historic district nominated under Criterion C should have alterations in no more than two of the four categories listed above and should retain at least five of the seven aspects of integrity including materials and workmanship.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Agricultural Resources

Description

Agricultural Resources are an important property type within Mansfield's community development history because of their associations with the city's primary economic force. However, because of the continuing development of Mansfield, and the gradual phase-out of agricultural pursuits in favor of post-World War II manufacturing, and the subdivision of land for tract housing, most of Mansfield's agricultural resources have been demolished or otherwise lost. Those that remain are threatened by on-going development pressures. Mansfield's 25 identified agricultural resources are defined as those associated with the daily operations of raising or managing animals for meat or produce, or the storage of materials, equipment or supplies used in the growing, breeding, raising or harvesting of crops, the products and

materials associated with farming, ranching, dairying or horticulture. Surviving agricultural resources include barns, chicken coops, a silo, and a water trough. Other resources that once existed include corrals, pens, wagon sheds, fields, sheds, and other related properties. Alterations to agricultural properties include replacement of original wood or metal frame windows with metal sash types, additions and loss of historic fabric through neglect, abandonment or partial demolition. Barns are the most commonly seen type of agricultural resource with 19 examples. Despite varying differences in scale, materials and function, these resources share many associative characteristics. Because of their utilitarian function, they rarely exhibit stylistic features or architectural ornamentation seen on other property types. They are distinguished by their varying functions, roof forms and construction methods. Early barns, sheds and coops in the Mansfield area were built of logs, and as late as the 1930s, this method was still used. However, most surviving examples date from the early 20th century. Following the pattern seen in southeast Tarrant County, most barns, sheds and coops in Mansfield are rectangular in form with gabled roofs and wood framing sheathed in milled lumber, applied vertically either as flat board siding or as board and batten. This type of construction recalls the enclosed barns of wetter, colder climates of the Midwest and Upland South. A rare surviving barn in Mansfield's historic core is at 106 E. Kimball **(Figure 67)**; it is a metal clad gable roof type. Most others are

Figure 67: 106 East Kimball, Barn. Photo by Diane E. Williams

Figure 68: 3797 Lone Star Road, Barn. Photo by Diane E. Williams

in the rural surrounding area now part of the city. These include barns at the James Clay Stone farmstead at 360 South Mitchell Road built about 1930, and the barn at 3797 Lone Star Road **(Figure 68)**, probably built about 1920. This same type of construction is applied to smaller agricultural buildings such as chicken coops, sheds and smoke houses. An example is the coop at 2880 North Matlock Road, built about 1940. The most commonly built barn type in Texas, the pole barn, is used less frequently in the Mansfield area. The pole barn has a wood frame enclosed by milled lumber on three sides. The fourth side is open and the roof is supported by poles, which are usually small, peeled, tree trunks. A few large gambrel roof, metal clad barns were erected in southeast Tarrant County in the 1930s. A similar barn is one of two remaining buildings at the Patrick Henry Day Farm in the eastern portion of Mansfield.

Significance

Although only 25 remaining agricultural resources were identified within the survey boundaries, such properties help define the importance of the agricultural economy that created Mansfield. Successful

farming and related operations capitalized on the county's fertile soil and the relatively mild climate. This stimulated development of other agricultural-related industrial enterprises such as cotton gins, cotton oil presses, blacksmiths, storage and packing sheds wholesale companies and many retail establishments, all of which formed the basis for Mansfield's economic success and community development for more than 100 years. Agricultural resources may be significant for their historical associations (Criterion A), for their associations with significant persons (Criterion B) or for their architectural merits (Criterion C), and may be eligible for listing under Criterion A, B, C, or D, either individually or as Contributing elements within historic districts. An agricultural resource with historic significance is one that is representative of important events or trends in Mansfield's history, (Criterion A), or is associated with at least one individual who made noteworthy contributions to local development (Criterion B). An agricultural property with architectural significance is one that displays notable physical elements, craftsmanship or design, or one that is an outstanding example of a style, or of an architect's or builder's work (Criterion C), or one that is representative of a particular type or plan. Individually eligible agricultural resources also may be nominated in one application as part of a multiple property thematic nomination, where significance associated with historical events (Criterion A) or architectural excellence (Criterion C) is the common theme, such as surviving barns. Agricultural resources significant under Criterion D are those that, because of apparent age and surviving features, have the potential to significantly contribute to understanding the area's history. Agricultural resources eligible under Criterion A, may be nominated as part of historic districts reflecting the city's late 19th and early 20th century agricultural development. A group of such resources should collectively represent a significant period in local history, and could be associated with the development cotton or another important crop during the 19th or early 20th centuries (Criterion A), or selected barns could be nominated on the basis of outstanding architectural features associated with a plan form or function (Criterion C). Most agricultural resources nominated under Criterion C as part of a district will require an analysis of architectural styles and plan or facade types, and the relationship of those features to community events and development patterns. Agricultural resources also may be nominated to the National Register under Criterion A, as Contributing elements within farmsteads or historic districts reflecting broad community development patterns. Historic districts usually include a collection of similar properties within a cohesive area, but because of the small number of extant agricultural properties, district nomination under Criterion A, will more likely occur because of historical associations with neighborhoods within the historic core of Mansfield.

Agricultural resources may also be nominated to the National Register under Criterion D as individual properties or as Contributing elements within historic districts. Resources nominated under Criterion D might be the undisturbed ruin of an agricultural operation or individual resource associated with 19th century settlement or early 20th century agricultural practices. Such resources will require analysis by a qualified historic archeologist to determine their potential to reveal important information about history or pre-history, and to prepare appropriate nomination materials. Alterations to agricultural properties include replacement of original windows and doors, additions, modifications to original siding, partial demolition and loss of historic fabric through neglect, abandonment or deferred maintenance.

Registration Requirements

Agricultural resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible properties should be recognizable to their period of significance, which will be the date of construction, or the date of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural or plan form with 19th and early 20th century Mansfield history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A, agricultural resources should be closely linked with important trends in the city's history. If nominating under Criterion B stating that an agricultural resource was the place of work of a locally prominent individual does not justify individual listing. However, if a locally prominent individual designed or erected such a building, or it was the location where an individual conducted business or exhibited leadership that led to important community change or the establishment of significant community or agricultural programs, such a resource could be eligible under Criterion B. A very strong link must be established among the accomplishments of an individual, a resource and the context. In listing under Criterion B an agricultural resource need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance. Agricultural resources nominated individually under Criterion A or B should sustain alterations in no more than two of the four alterations categories listed below, and should retain four of the Seven Aspects of Integrity discussed above in Domestic Resources.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types, plan forms or methods of construction, or be the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations that can compromise a property's integrity include the replacement of wood sash windows with metal sash types or metal frame windows with aluminum types, changes in primary facade fenestration patterns, installation of large plate glass windows in place of smaller original windows or no windows, the application of synthetic or aluminum siding over original wood, brick or stone sheathing or the application of stucco to original siding, the painting of exterior masonry walls, the construction of roof alterations, and the erection of large additions that do not harmonize with the original size, scale, massing or materials of the resource, or the demolition of large portions of a resource. Agricultural resources nominated individually under Criterion C must have their primary facade configuration, roof form and either their original siding or original windows, or those from a later, historic-era modification. In addition they should retain five of the Seven Aspects of Integrity discussed above including materials and workmanship.

Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological associated with the resource.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic resources should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, C or D. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but a higher level of exterior integrity is required.

Agricultural properties classified as Contributing to a historic district under Criterion A, should display original construction methods and materials, or those from a later, cohesive historic era remodeling. Contributing resources should have exterior modifications in no more than two of the following categories: 1) windows and doors, 2) primary facade fenestration patterns, 3) siding, 4) roof form, and 5) additions. Agricultural buildings subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design are considered to have sufficient integrity to render them Contributing elements within the district. Contributing resources also should retain at least four of the seven aspects of integrity (see discussion in Domestic Resources). Paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A, if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the building. However application of stucco to original siding will likely render the resource ineligible for listing.

Agricultural properties considered Contributing to a historic district under Criterion C should retain the original roof form and primary facade design and either the original siding materials, or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. In other words, a building considered Contributing to a district nominated under Criterion C must display most of its original exterior materials, or those associated with cohesive, architecturally sensitive, historic era remodeling. Agricultural

properties considered Contributing to a historic district nominated under Criterion C should retain at least five of the seven aspects of integrity including materials and workmanship.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Infrastructure Resources

Description

The property type Infrastructure Resources includes a broad range of man-made features that fall into two categories: transportation related, and utility related properties. Transportation related infrastructure includes resources such as bridges, streets, sidewalks, curbs, gutters, directional signs, bridges, and overpasses. Utility-related infrastructure properties include drainage channels, abutments, headwalls, culverts, irrigation systems and equipment, utility systems, substations, municipal water towers, and covers for utility and public works manholes, boxes, grates and other safety devices. Construction materials for resources in both categories are typically concrete, asphalt, stone, iron or steel. There are 17 infrastructure resources identified in the survey. Perhaps the most prominent transportation related infrastructure resources in Mansfield are the 1885/1906 steel truss railroad bridge **(Figure 69)**, and the nearby 1922 concrete auto bridge **(Figure 70)**. Others are numerous headwalls and railings on small auto bridges spanning creeks along the many county roads in Mansfield. A few of these date from 1939-40 and were built as part of the Tarrant County WPA work relief programs of the time. Specific examples include a bridge on Matlock Road just north of East Broad Street **(Figure 71)** and a similar bridge on Miller Road, south of East Broad Street. A well and concrete cistern, the remnant of an agricultural irrigation systems is on F.M. 917 near the southern city limits. In the central city, culverts **(Figure 72)**, sidewalks and steps are other infrastructure resources, most visible along West Broad Street. Utility systems such as telephone, water, sewer, gas and electric lines are mostly subterranean and are not evaluated in the survey because they are not visible or accessible. While most of these systems are unlikely to retain historic integrity due to the need to upgrade and maintain them for optimum performance, specific above-ground resources such as sub-stations, water towers, generating plants, treatment plants and the like may retain sufficient integrity for National Register listing. These and other remnants of pre-1960 technology may survive with integrity sufficient for National Register consideration.

Significance

Infrastructure properties are significant because they reveal information about overall development and growth patterns within the city, and thus, relate those patterns to larger issues of community development. In most cases built with public funds, infrastructure reflects the role that government played in the life of Mansfield. Infrastructure resources such as systems for the delivery of utilities and sanitary waste

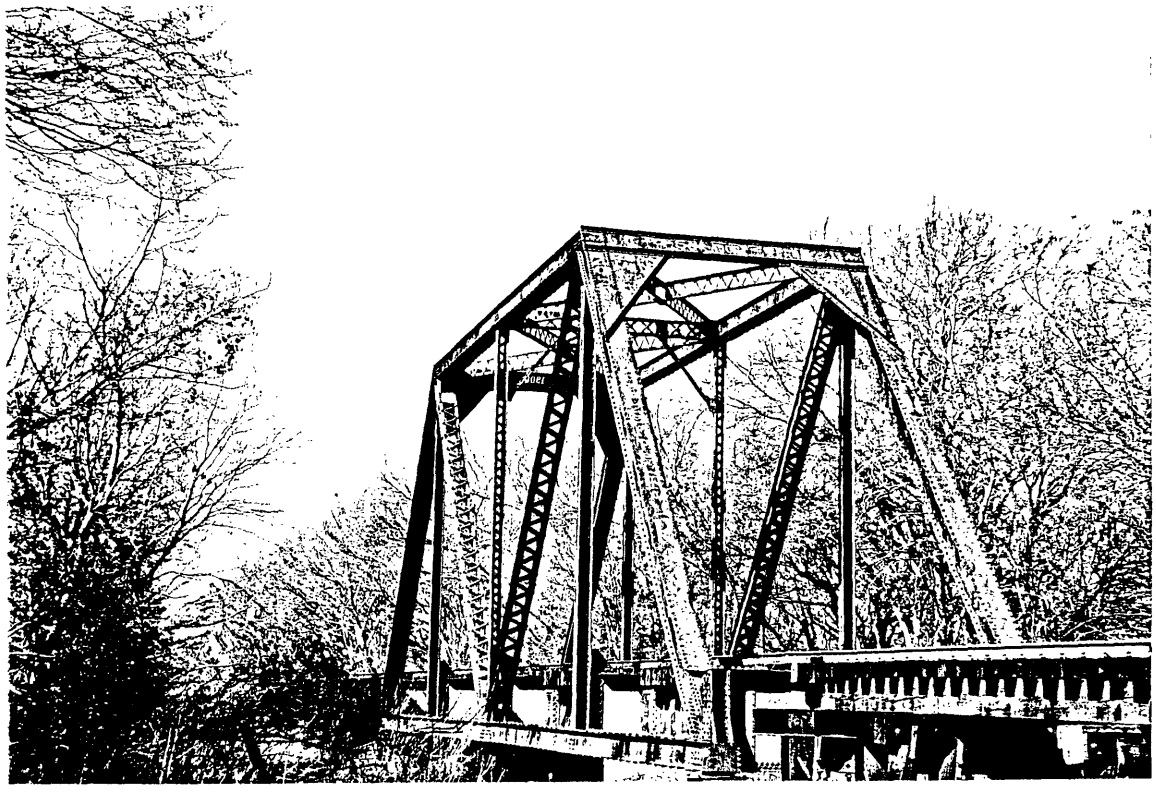

Figure 69: Railroad Bridge. Photo by Diane E. Williams

disposal are significant as tangible links to the evolution of technology in an industrialized society. Bridges, while part of the network of roads and rail systems, are a specialized aspect of vehicular transportation systems and may be significant as examples of structural types or construction technologies. They also may be important for their associations with an engineering firm, fabricator, individual designer, or for their associations with a Federal, state or local construction or funding project including the Federal Works Progress Administration, or as examples of projects associated with specific periods in history, such as the Depression of the 1930s. Utility and communications systems permit the installation of electricity and indoor plumbing, which in turn affect the physical characteristics of homes, businesses, schools, churches and institutional facilities and may be significant for information they could reveal about the development of systems technologies. Utility manhole covers, boxes, plates, grates and other similar features may be significant for their aesthetic values, or for their association with a foundry, manufacturer or designer.

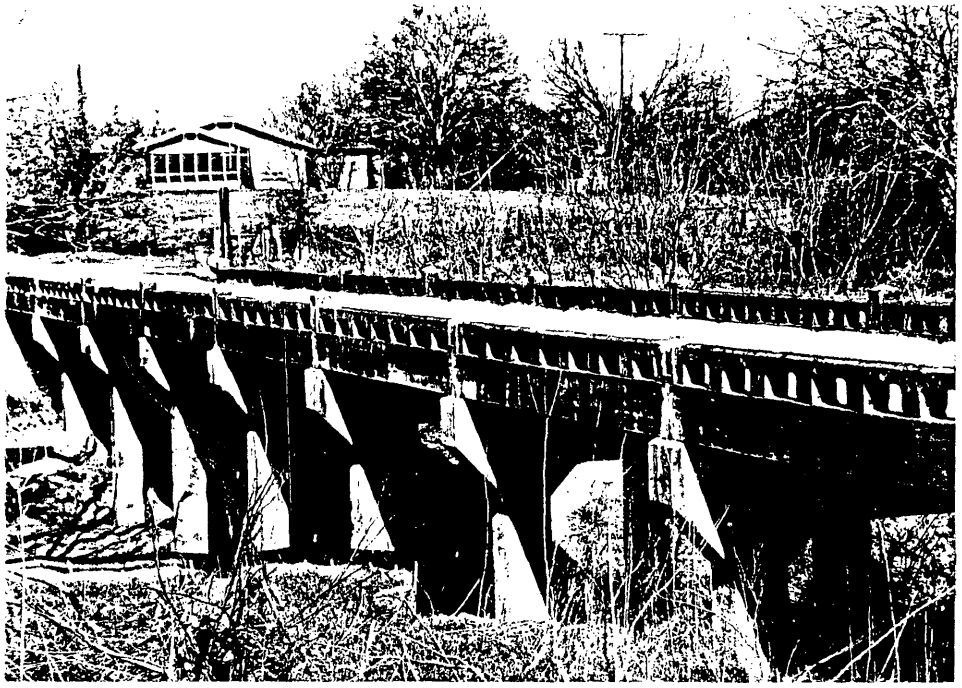

Figure 70: Auto Bridge. Photo by Diane E. Williams

Figure 71: W.P.A. Built Auto Bridge on Matlock Road. Photo by Diane E. Williams

Figure 72: Concrete Culvert. Photo by Diane E. Williams

Registration Requirements

Infrastructure resources in Mansfield may be nominated to the National Register on an individual basis, but most often will be listed as Contributing features within historic districts. They should be at least 50 years old and recognizable to their, or the district's, period of significance. Alterations should be documented and the extent to which changes affect the resource's historic character determined. If unaltered, or if the changes fall within the applicable period of significance, such resources can be considered Contributing features with historic districts. To be eligible for National Register listing, either as an individual property or as a Contributing resource within a historic district, infrastructure resources should retain high degrees of integrity of location, setting, materials, design, workmanship, association and feeling. Original salient physical features that distinguish these resources should remain largely intact. Infrastructure resources can be nominated individually under Criterion A or B for their historic associations as well as under Criterion C. When an infrastructure property is nominated under Criterion A on a individual basis or as a Contributing element within a historic district, strong associations between the resource and its associated context must be established. If nominated under Criterion B, evidence of significant historical associations with a specific individual and the related context of 19th and 20th century Mansfield, or some

other larger context must be established. Infrastructure nominated under Criterion C must display noteworthy craftsmanship, design features, technological features, or be a rare surviving example of a once common form. Such resources also may be an outstanding example of a style, type, design, form or technology, or may be an important commission of an architect, engineer, designer, contractor or builder.

Institutional Resources

A number of resources in Mansfield fall within various property type categories grouped together because of function, use and historical associations. These are Institutional Resources—funerary, religious, educational, governmental, recreation and landscape, and monuments and public art. Although grouped together here for organizational purposes, each has distinct, distinguishing attributes.

Institutional resources are for funerary, religious, educational, governmental, recreational or ceremonial purposes where people congregate, socialize, obtain services and information, or participate in activities most often undertaken in groups. They represent the efforts of organizations such as cemetery boards, church groups, school boards, city councils, juries, beautification groups and others to create an appropriate facility and project a suitable image to convey respect, faith, pride, growth, success, and support. Institutional properties can include the largest facilities in the community as well as some of the smallest, and are visible landmarks of collective community development efforts. Although many are near the center of Mansfield, some are in rural areas. Five of Mansfield's six cemeteries are in rural portions of the city. Most institutional resources are of wood construction; cemeteries include markers in a variety of materials including stone, concrete and metal. While most institutional resources display architectural ornamentation, some are modest examples without embellishment, while others, such as the historic Mansfield High School Gym reflect high quality craftsmanship associated with important Federal Depression-era relief programs.

Institutional Resources are divided into six subcategories: Funerary Resources, Religious Resources, Educational Resources, Governmental Resources, Recreation and Landscape Resources, and Monuments and Public Art Resources. Unlike those classified as Domestic Resources or Commercial Resources, Institutional Resources have not been systematically organized by plan and form. Instead, use and stylistic influences are the primary factors in assessing and cataloging such properties. Architectural styles commonly used for institutional properties run the gamut from classical and other historically derived styles to those developed in the early to mid-20th century. Among those applied to Mansfield's institutional resources are the following nationally popular late 19th and early 20th centuries styles: Classical Revival, Colonial Revival, and the International Style. Most Mansfield institutional resources display minimal detail and characteristics relative to high style forms of these architectural modes but are well-developed vernacular interpretations.

Funerary Resources

Description

Related to religious resources are Funerary Resources. These include cemeteries, mausoleums, crematoriums and other places associated with human burial. Such resources often have classical or other

historically derived design features. Cemeteries as a whole, are defined by the orientation of the graves, grave markers, landscaping or plantings, and the gates and fencing that enclose them. These features also are often classically derived or display design elements common to the architecture of religious buildings. Six cemeteries are identified in Mansfield (five in the survey and a sixth, with unmarked graves, that came to light after the survey was completed), and they range in date from the mid-19th century to through the present. They reflect settlement patterns and aesthetic preferences of the community as a whole. Monuments and markers are typically granite, marble, wood or metal. Fencing is iron. An example is Mansfield Cemetery **(Figure 73)**. Also in this property type are funeral homes including three buildings at 401 East Elm used for burial preparations and services.

Figure 73: Mansfield Cemetery, Funerary. Photo by Diane E. Williams

Religious Resources

Description

Religious Resources in Mansfield include churches and their auxiliary buildings and structures. The four historic religious properties identified in the survey are fairly modest wood or brick edifices. These 20th century buildings replaced modest 19th century wood churches. Mansfield's religious resources display minimal architectural references to Classical Revival and Colonial Revival styles. Church plans are typically small, simple rectangular arrangements with modestly detailed entrances scaled to fit the individual buildings. In addition to the religious function of these buildings, churches are places for people to congregate and socialize and so ancillary structures reflect associated activities and include halls, outdoor garden and meditative space, classrooms and recreational facilities. These auxiliary resources are also modest in scale and form. Alterations include removal of original windows and replacement with metal frame types, the enclosure of windows, application of asbestos or other non-original siding, stylistically incompatible additions, and deterioration by deferred maintenance. **Figure 74** shows the Mansfield Methodist Church (1943/1951), no longer owned by that denomination.

Figure 74: Mansfield Methodist Church, Religious. Photo by Diane E. Williams

Educational Resources

Description

The category Educational Resources includes properties whose function is directly related to educational efforts. Most late-19th and early 20th century schools in cities and towns have block massing and symmetrical facades, are roughly rectangular in shape and sometimes reflect contemporaneous styling such as Classical Revival, Romanesque Revival, Art Deco or Art Moderne. Schools in small, rural communities or formerly rural areas are typically more modestly scaled and can include one-story, one-room wood frame buildings with a small cupola to house a bell. Schools from the second quarter of the 20th century include are typically more linear and horizontal, with some examples having a central administration block with classrooms branching off. Sometimes called a finger-plan school, this arrangement is typical in schools built from the late 1940s through the 1970s. Architectural styles commonly associated with finger plans include Art Moderne and International styles. Education resources include classrooms, administration buildings, auditoriums, gymnasiums and athletic fields at all levels from pre-school to university level. In Mansfield three historic education-related resources are known. These are the 1924 Mansfield High School **(Figure 75)**, the adjacent 1937 gymnasium **(Figure 76)** and the altered 1916 Bludworth School. Mansfield High is a two-story brick block with symmetrical massing and fenestration, and a modest, classically inspired entry. The stone gymnasium was constructed with Works Progress Administration labor. When the one-story Bludworth School was built, it was outside the Mansfield city limits and was a two-story brick building

Figure 75: Mansfield High School, Educational. Photo by Diane E. Williams

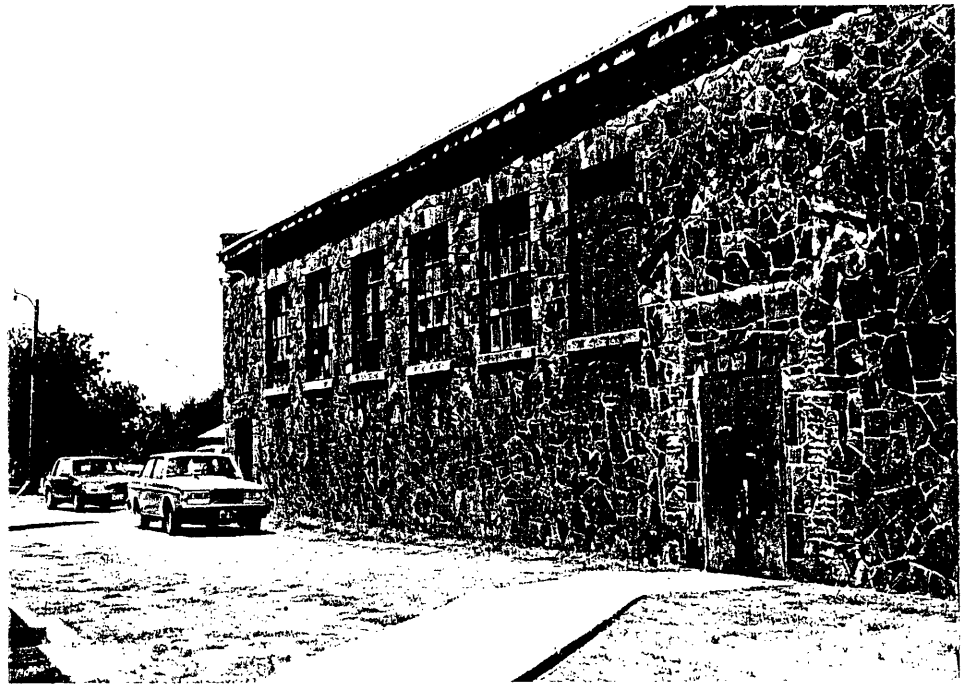

Figure 76: Mansfield High School Gymnasium, Educational. Photo by Diane E. Williams

of relatively large size. The school was erected for students from older and smaller rural schools consolidated into the Tarrant County system at that time. The one-story brick Erma Nash School, built in 1953, and subsequently remodeled will soon reach 50 years of age and should be evaluated at that time. Its layout resembles a finger-plan school.

Governmental Resources

Description

Governmental Resources include city halls, court houses, jails, post offices, libraries, fire stations, police stations, and other resources necessary to the efficient operation of city, county, state or federal government. Governmental buildings can be large, multi-story designs of brick or stone places on raised basements and detailed with high-style architectural elements such as Classical Revival or Renaissance Revival. Newer government buildings frequently use the unadorned forms of the International Style, which is sometimes called Modernism. In small cities and towns, governmental buildings sometimes share space with businesses or other uses. Such buildings often are relatively small. In other cases, government

buildings may be erected solely for use as a city hall, library or other civic function; sometimes they reflect high-style historical or Modernist designs. More often they are utilitarian. In Mansfield, government offices were originally in Memorial Hall, a public, multi-use building now demolished. Existing government buildings include the current city hall, former city hall cum police station, post office, and library. The present city hall, housed in an extensively remodeled former hospital-medical office complex, reflects design principles of Modernism as built in the 1950s and 1960s. The police station at 100 East Broad Street is a fine, virtually unchanged example of Modernist design **(Figure 77)**. It was built in 1956 as a new city hall, and is Mansfield's first single use municipal building. At a later time it became a police station and now houses local youth programs. The post office dates from the late 1990s. Mansfield's library is a Modernist building dating to the 1960s or 1970s. It was originally a bank. The 1956 city hall building is a fine, unaltered example of the International Style. One-story high, it is divided into two sections marked by differing eave treatment. The front of the building has a flat roof with wide overhanging eaves, while the larger rear portion has a flat roof and a simple, eaveless parapet wall. Construction is brick veneer embellished by horizontal banks of metal frame windows set in lighter brick panels. When it reaches 50 years of age, this building will be a strong candidate for National Register listing under Criteria A and C. Of the identified governmental resources only the 1956 city hall retains a high degree of integrity.

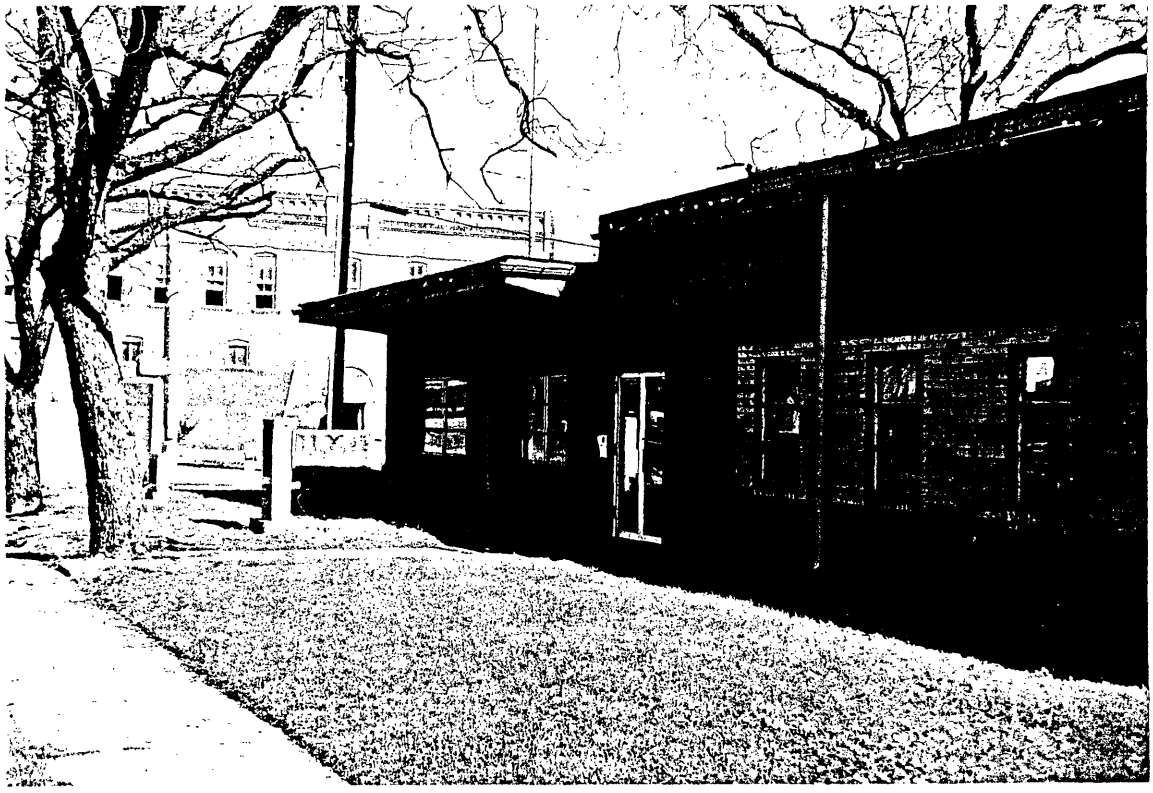

Figure 77: 100 East Broad Street, 1956 Mansfield City Hall, Governmental. Photo by Diane E. Williams

The **International Style** developed from German Bauhaus philosophy of the early 20th century that stressed form and function and rejected all ornamentation in response to the decorative excesses of 19th and early 20th century historical styles. International style design has been applied to every type of construction including dwellings, but is most often used for commercial, institutional and industrial resources. Flat roofs, plain, smooth wall surfaces typically of concrete, metal or stucco, large metal frame windows and doors and volumetric massing and exterior spaces define the style. Early examples used stark white stucco, later constructions make use of metal, concrete and pre-fabricated materials. In Mansfield the style is applied only to post-historic period government, commercial and school buildings.

Recreation and Landscape Resources

Description

Recreation and landscape resources that may be eligible for National Register listing include recreational halls, gymnasiums, stadiums, playing fields and other buildings and structures created for human recreation, as well as planned spaces such as parks, playing fields and esplanades, and natural areas with native or exotic vegetation. These resources are eligible for listing in the National Register when they are closely associated with the historic context, with important events, individuals, or when they display meritorious design features, techniques or materials. They may be individually eligible historic properties or they may contribute to a sense of time and place within a historic district. Included as potentially eligible are public improvements as well as those on private property such as distinctive landscaping, iron fencing, brick gate posts, concrete, brick and stone walls and steps, pergolas, paved and unpaved driveways, gazebos, street lights and sculpture. Most of these resources will be nominated as ancillary Contributing features to individual property listings, or as Contributing resources within historic districts. Natural areas, such as woodlands, riparian habitats and meadows as well as individual trees, groups of trees and rural vistas may also be nominated to the National Register as part of historic districts when their presence contributes an understanding of development patterns, characteristics or a sense of time and place. In Mansfield no historic recreation resources, such as parks and play areas within those parks, are present. However, with the passage of time existing park space may become eligible. Landscape features in planned spaces can include stone, concrete, brick or wood elements such as paving, walks, pedestrian bridges. Landscape features also can include natural areas and rural vistas where farm or grazing land retains historic character associated with historic agricultural uses or practices. Large trees in Mansfield's historic core, such as oak trees near the right-of-way are good examples of such resources. Such trees contribute to the historic character of their respective streets. Rural land also may be eligible for listing as part of a historic agricultural landscape. Alterations to recreation and landscape resources include repairs and replacement of stonework with concrete, and the construction of additions or extensions to and the introduction of non-historic elements.

Monuments and Public Art Resources

Description

Monuments and Public Art Resources include fountains, sculpture and commemorative memorials not associated with gravesites. Typically built of carved or milled stone, or cast from bronze or other metal, monuments and public art are objects of community pride that state or recall heroic deeds, individuals or significant events. Mansfield has one memorial, the World War I monument at 100 East Broad Street **(Figure 78)**.

Figure 78: 100 East Broad Street, World War I Monument. Photo by Diane E. Williams

Significance

Although they only represent about one-third of one percent of Mansfield's historic properties, institutional resources are an integral component of community development because they fulfilled important religious, educational, governmental, social, and recreational needs for residents. They are often important as much for their symbolism as for their stylistic characteristics. Thus, institutional resources may be significant for their historical associations (Criterion A), for their associations with significant persons (Criterion B) or for their architectural merits (Criterion C), and may be eligible for listing under Criterion A, B, C, or D, either individually or as Contributing elements within historic districts. An institutional resource with historic significance is one that is representative of important events or trends in Mansfield's history, (Criterion A), or is associated with at least one individual who made noteworthy contributions to local development (Criterion B). An institutional property with architectural significance is one that displays notable physical elements, craftsmanship or design, or one that is an outstanding example of a style, or of an architect's or builder's work (Criterion C), or one that is representative of a particular plan book design or standardized plan. Individually eligible institutional resources also may be nominated in one application as part of a multiple property thematic nomination, where significance associated with historical events (Criterion A) or architectural excellence (Criterion C) is the common theme. Institutional resources significant under Criterion D are those that, because of apparent age and surviving features, has the potential to significantly contribute to understanding the area's history. Institutional resources eligible under Criterion A, may be nominated as part of historic districts reflecting the city's late 19th and early 20th century development. A group of such resources, schools for example, should collectively represent a significant period in local history, and could be associated with serving the educational needs of community residents during periods of population growth and change (Criterion A). Institutional resources also may be nominated to the National Register under Criterion C as Contributing elements within historic districts. Historic districts usually include a collection of similar properties within a cohesive area, but with institutional properties, nomination under Criterion C will more likely occur because of stylistic associations. Most institutional resources nominated under Criterion C as part of a district will require an analysis of architectural styles and plan or facade types, and the relationship of those features to community events and development patterns.

Institutional resources may also be nominated to the National Register under Criterion D as individual properties or as Contributing elements within historic districts. Resources nominated under Criterion D might be the undisturbed ruin of a church, chapel, church hall or school associated with 19th century settlement or Mansfield's African American or Hispanic population. Such resources will require analysis by a qualified historic archeologist to determine their potential to reveal important information about history or pre-history, and to prepare appropriate nomination materials.

Within the institutional category are recreation and landscape resources, and monuments and public art, which because they are largely comprised of sites and structures take on different forms and issues of significance than do buildings. Landscape and recreation resources are significant because they reveal information about overall development and growth patterns within the community and within individual

historic districts and, thus, relate to larger issues of community development. Landscape resources reflect changing technology and increased availability of mass-produced materials, design trends and aesthetic preferences. All can contribute to the understanding of individual properties and historic districts. Landscape resources also are significant as a unifying element in historic districts, reflecting, at the same time, individual tastes, budgets and site conditions. While recreation and landscape features in parks and public squares are publicly funded, other types of landscape resources are largely the result of private funds. In both cases, landscape features are an extension of the aesthetic values of the residents of the community, and of the period in which they were constructed. They reflect the types of plant materials appropriate for the local area, as well as the kind of decorative or functional man-made elements available in any given historical era associated with Mansfield's development. Rural vistas and agricultural land document the historic uses of such land and are significant because of the importance of agriculture to the development of Mansfield and because they show the ways in which locally available resources such as native stone and trees enhance the physical and aesthetic environment while defining methods of land stabilization, agricultural use and recreational development during the historic period. Monuments and public art also contribute to understanding of Mansfield's history, recording aesthetic values and preferences used in creating the monuments, while preserving a record of deeds, individuals and events of community wide significance. Contributing landscape and recreation resources and monuments and public art enhance the community, districts and individual properties with which they are associated. They create ambiance and relate information about customs, technology and social organization. Such resources may be eligible individually under Criterion A, B, C or D, as part of historic districts under Criterion A or C, or as part of thematic nominations that reveal important historical trends or focus on important individuals involved in planning, designing and constructing parks, other recreational facilities or private improvements in the city.

Registration Requirements

Institutional resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible institutional properties should be recognizable to their period of significance, which will be the date of construction, or the date of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural form with 19th and early 20th century Mansfield history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and relates to the historic context. For listing under Criterion A, institutional resources should be closely linked with important trends in the city's history. If nominating under Criterion B stating that an institutional building was the place of worship or education of a locally prominent individual does not justify individual listing. However, if a locally prominent individual designed or erected such a building, or it was the location where an individual conducted business or exhibited leadership that led

to important community change or the establishment of significant community programs, such a resource could be eligible under Criterion B. A very strong link must be established among the accomplishments of an individual, a resource and the context. In listing under Criterion B an institutional resource need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance.

Institutional resources nominated individually under Criterion A or B should sustain alterations in no more than two of the four alterations categories listed below, and should retain four of the Seven Aspects of Integrity discussed above in Domestic Resources. Churches, other religious properties and cemeteries will be eligible for listing only if they meet applicable Criteria Considerations relative to those types of institutional resources. For example a religious property is eligible when it derives its primary significance from architecture or artistic importance or historical importance such as the spread of a particular religion or denomination in a community or the establishment of early education for African Americans. An eligible cemetery derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features or from associations with historic events, such as pioneer settlement.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types or methods of construction, or the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations that can compromise a property's integrity include the replacement of wood sash windows with metal sash types, changes in primary facade fenestration patterns, installation of large plate glass windows in place of smaller original windows, the application of synthetic or aluminum siding over original wood, brick or stone sheathing or the application of stucco to original siding, the painting of exterior masonry walls, and the construction of roof alterations or large additions that do not harmonize with the original size, scale, massing or materials of the resource. Alterations to cemeteries that can compromise integrity include changes to landscaping or circulation patterns, or destruction or removal of monuments and other character-defining features. Institutional resources nominated individually under Criterion C must retain at a minimum their original or historically significant roof from, facade design, and either their original or historically significant exterior siding or original windows. Individually eligible cemeteries must retain their original or historically significant circulation patterns and monuments. In addition they should retain five of the Seven Aspects of Integrity discussed above including integrity of materials and workmanship. Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record found in and around the resource.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic buildings should be present in the district, and

the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, C or D. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but they need a higher level of exterior integrity.

Institutional properties classified as Contributing to a historic district under Criterion A, should display original construction methods and materials, or those from a later, cohesive historic era remodeling. Contributing resources should have exterior modifications in no more than three of the following categories: 1) windows and doors, 2) primary facade configuration, 3) siding, 4) roof form, and 5) additions. Institutional resources subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design are considered to have sufficient integrity to render them Contributing elements within the district. Contributing resources also should retain at least four of the Seven Aspects of Integrity (see discussion above). Paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the building. However application of stucco to original siding will likely render the resource ineligible for listing.

Institutional properties considered Contributing to a historic district under Criterion C should retain the original roof form, primary facade design and either the original exterior siding materials or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. In other words, a building considered Contributing to a district nominated under Criterion C must display most of its original exterior materials, or those associated with cohesive, architecturally sensitive, historic era remodeling. Institutional properties considered Contributing to a historic district nominated under Criterion C should retain at least five of the seven aspects of integrity including materials and workmanship.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

Industrial Resources

Description

Mansfield was an important local industrial center as early as the Civil War. Processing agricultural products such as cotton and wheat and manufacturing bricks spurred economic growth and cemented the community's position as a center of trade. The arrival of the railroad in 1886 enhanced shipping and the town prospered. Unfortunately, most of Mansfield's most important industrial resources have been demolished, partially razed or damaged by deferred maintenance and the passage of time, limiting the surviving resources to fragments and pieces. Gone are the Man and Feild Mill along with grist mills and most cotton gins. Within this document industrial resources include those erected for the processing, manufacture, refinement, storage of generation of goods or services from raw materials. Industrial resources identified in the survey number three: a cotton gin (**Figure 79**) and two warehouses. Because of the relationship between industry and transportation, industrial resources most often are located near rail lines or intersections of major highways, where property values were typically lower and the land removed from residential or prime commercial property. Mansfield's position at the junction of several 19th century regional roads and trails, and the presence of a major rail line directed local industrial business to Mansfield, where agricultural products were processed, stored and shipped. Before the railroad arrived, Mansfield's industrial area was at the crossing of Main and Broad Streets. After the railroad, industry built directly along the Southern Pacific line, which linked the community with Forth Worth, Waxahachie and Arlington, among other stations. Other Mansfield industrial complexes include a no-longer-extant 20th century mayonnaise factory on Debbie Lane.

Industrial resources are typically characterized by windowless or nearly windowless construction of brick, stone or metal, with the largest component rather massive and containing room for machinery and crews. Offices, warehouses, conveyors, sheds, and other auxiliaries are typically much smaller. In Mansfield, as in other cities, locomotive cinders were a fire threat, and thus non-combustible materials were typically used for industrial buildings near railroad tracks, as well in constructing industrial complexes farther away from railroad rights-of-way. The utilitarian nature of industrial properties largely resulted in architectural forms devoid of stylistic features or ornament. However, segmental and round arched windows and corbelled brick cornices often were used on warehouses, ice plants and other industrial resources. Those details, historic construction methods and craftsmanship set historical industrial resources apart from contemporary industrial structures. Alterations include removal of original windows, exterior siding and alterations to roof form and the construction of additions. Because of their large size, many industrial resources remain vacant for many years after a business closes, resulting in boarded up windows and doors, the cannibalization of removable architectural features, the loss of interior machinery and equipment and the effects of neglect or abandonment. All surviving industrial resources in Mansfield are altered.

Significance

Despite their small surviving numbers, Industrial Resources are significant for their associations with Mansfield agricultural economy, for providing jobs and as imposing physical landmarks. Industrial

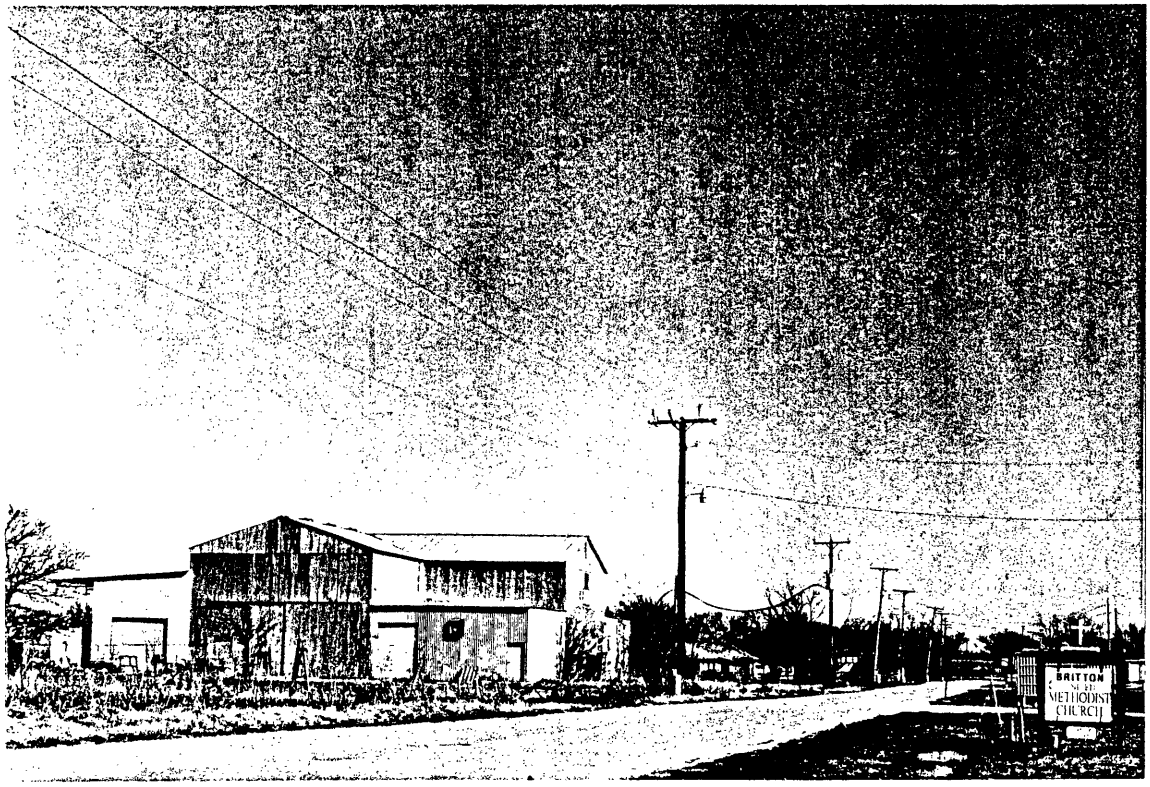

Figure 79: Cotton Gin. Photo by Diane E. Williams

resources represent an important component of Mansfield's 19th and early 20th century economy, the era of greatest growth. Industrial resources reflect the design solutions created for the processing, storing and facilitating shipment of raw farm goods grown in the immediate area.

Registration Requirements

Industrial resources individually eligible for National Register listing should be at least 50 years old, and possess strong associations with at least one of four National Register Criteria for Evaluation: historical trends or events (Criterion A), significant individuals (Criterion B) or be a virtually unaltered, noteworthy example or rare surviving example of an architectural style, type or form (Criterion C) or possess the ability to reveal important data about the past or pre-history (Criterion D). Individually eligible industrial properties should be recognizable to their period of significance, which will be the date of construction, or the date of historically significant events. A strong argument must establish the relative significance of the event, trend, person, or architectural form with 19th and early 20th century Mansfield history and the nomination's statement of significance should discuss how the individual property meets National Register criteria and

relates to the historic context. For listing under Criterion A industrial resources should be closely linked with important trends in the city's history. If nominating under Criterion B stating that an industrial resource was the place of business for a locally prominent individual does not justify individual listing. The accomplishments of that individual must be established in relationship to the context, and the nominated property must have been used by the person when significance was achieved or be the resource most closely associated with the person's significant contributions. The resource need not be a noteworthy example of a style, type or form, but it must retain sufficient integrity to be recognizable to its period of significance. Industrial resources nominated individually under Criterion A or B should sustain alterations in no more than two of the four alterations categories listed below, and should retain four of the Seven Aspects of Integrity discussed in Domestic Resources.

For individual listing under Criterion C resources must retain an exceptional degree of integrity, appearing almost exactly as they did during the period of significance, and be good examples of architectural styles, types or methods of construction, or the noteworthy commissions of an architect or master builder. Alterations, restoration, rehabilitation and reconstruction efforts should be sensitive to the resource's historic character and should utilize shapes, forms and materials compatible with the original design. Installation of historically incompatible elements may detract from integrity and render it ineligible for listing. Common alterations that can compromise a property's integrity include the replacement of wood sash windows with metal sash types, changes in facade configuration and installation of large plate glass windows in place of smaller original windows, or where no windows were originally present, the application of synthetic or aluminum siding over original wood, brick or stone sheathing or the application of stucco to original siding, the painting of exterior masonry walls and the construction of roof alterations, or large additions that do not harmonize with the original size, scale, massing or materials of the resource. Resources nominated individually under Criterion must retain their original roof form, primary facade configuration and either their original windows or their original siding, or those from a historic-era remodeling associated with significant events. They should retain five of the Seven Aspects of Integrity discussed above including integrity of materials and workmanship. Resources eligible under Criterion D as individual properties or as part of a district should be 19th or early 20th century properties that retain integrity of location and setting and are on ground not disturbed by excavation, construction or other changes that could impair understanding of the archeological record found in and around the resource.

To be eligible for listing in the National Register under Criterion A, a historic district must be a well defined area containing a significant concentration of historic resources (at least 50 years of age) that retain their architectural integrity to a high degree. Few non-historic resources should be present in the district, and the district should contain few vacant parcels representing demolition of historic properties. Historic districts must have logically determined boundaries that can be defended on historical or aesthetic grounds. Gerrymandering to bypass Noncontributing resources is not permitted. Boundaries should follow block lines, property lines or other historically associated lines of demarcation. Approximately 50 percent of all resources in the district should be classified as Contributing, a designation that requires a property to retain enough of its original fabric to be recognizable to the district's period of significance, or to its date of

construction within the district's period of significance. A Contributing property does not have to be unaltered but should retain most of its character defining historic architectural details and materials. A Contributing property can also be a property that does not necessarily relate to the historic significance of the district as a whole, but may be eligible for the National Register on an individual basis for its architecture or historical associations, or already be listed under Criteria A, B, C or D. Historic districts nominated under Criterion C must meet the same minimum requirements as for listing under Criterion A, but a higher level of exterior integrity is required.

Industrial properties classified as Contributing to a historic district under Criterion A should display original construction methods and materials, or those from a later, cohesive historic era remodeling. Contributing resources should have exterior modifications in no more than three of the following categories: 1) windows and doors, 2) siding, 3) primary facade configuration, 4) roof form, and 5) additions. Industrial resources subjected to a comprehensive remodeling during the historic period that resulted in either a cohesive new appearance or modifications that are compatible in terms of scale, materials, design and massing with the original design are considered to have sufficient integrity to render them Contributing elements within a district. Contributing resources also should retain at least four of the Seven Aspects of Integrity (see discussion above). Paint applied to exterior brick walls will not disqualify a property from attaining Contributing status under Criterion A if the exterior was painted within the period of significance and if the color is compatible with the style and construction type of the building. However application of stucco to original siding will likely render the resource ineligible for listing.

Industrial properties considered Contributing to a historic district under Criterion C should retain the original roof form, primary facade configuration, and either the original siding materials or the majority of the original windows, or have aesthetically and materially similar replacements installed within the original openings, which should retain the original exterior moldings and surrounds. Addition should use compatible materials or those associated with historically significant events and not detract from the historic character of the property. In other words, a building considered Contributing to a district nominated under Criterion C must display most of its original exterior materials, or those associated with cohesive, architecturally sensitive, historic era remodeling. Industrial properties considered Contributing to a historic district nominated under Criterion C should retain at least five of the Seven Aspects of Integrity including materials and workmanship.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This group includes historic buildings and their ancillaries that lost their integrity through alterations, demolition of portions of an integrated complex, were damaged through deferred maintenance or the passage of time, or were relocated within the last 50 years. Properties less than 50 years of age comprise the other major category of Noncontributing resources. Most of these will display physical characteristics unrelated to the defining historic character of the district.

GEOGRAPHICAL DATA

The corporate limits of the City of Mansfield, in Tarrant, Ellis and Johnson counties, Texas, 2000.

RESEARCH DESIGN, AND SURVEY AND EVALUATION METHODS

Introduction

This multiple property listing of historic and architectural resources of Mansfield, in Tarrant, Ellis and Johnson counties, Texas, is based upon a 1998 comprehensive inventory of non-archeological historic resources within the corporate limits of the city, a 1983 selective survey of Mansfield and the surrounding area, a 1999 historic preservation plan, and one individual National Register nomination (1999). Other important materials include Texas historic marker files, research materials in the collections of the Mansfield Historical Society and the *History of Mansfield, Texas, mid-1800 to 1965*. Preparation of this multiple property submission was conducted by architectural historian and principal investigator Diane E. Williams under the sponsorship of the City of Mansfield, Texas, a Certified Local Government, and the Texas Historical Commission's Certified Local Government Program. The Mansfield Historical Society, a non-profit group, provided access to and assistance with archival materials. The 1998 inventory identified 615 properties at 563 sites, two potential historic districts (provided sufficient rehabilitation is conducted) and a number of potentially eligible individual properties and farmsteads. Within a year of completing the survey update, the existence of an unmarked cemetery came to light; it was added to the inventory. The Community Development theme presented in the historic context was selected since it provides a broad investigation of local history, and presents information on a variety of sub-themes pertinent to the development patterns and construction of architectural and historic resources in the city. Because of budget limitations, the multiple property submission is divided into two parts: Part I focuses on preparing the historic context, property types and multiple property form, and Part II will result in up to five individual nominations for residences, farmsteads or other eligible resources. Residential and farm properties in Mansfield are the most significant surviving resources. Residential properties document the life of citizens and farm properties make accessible information on agriculture and its premier role in Mansfield's economic life. In addition, the historic context and associated property types will serve as a resource document for future multiple property nominations for other eligible Mansfield properties as well as for local and state landmark applications and the preparation of educational and heritage tourism materials.

Summary of On-Going Work Program

Since 1998, Diane E. Williams, as principal of Diane E. Williams & Associates, has undertaken a two-phase work program of survey, preservation planning and National Register projects. In Phase I (1998-1999) she conducted a two-part project: Part one focused on a comprehensive reconnaissance level historic resources survey of Mansfield to update the 1983 selective survey and discover potential National Register eligible properties; part two involved the preparation of a historic preservation plan. During Phase II (2000), she prepared a historic context, property types and multiple property submission form. In Phase III, which is pending pursuant to funding (2001-2002) will result in the preparation of up to five National Register nominations for individually eligible residences, farmsteads or other significant properties. The nominations will be attached to the context and property types to make a complete

multiple property submission. Future work programs are likely to include additional nominations and the preparation of educational or tourism materials.

Research Design and Methodology for the Multiple Property Listing

The principal investigator prepared a research design to guide archival research and the preparation of a historic context statement, associated property types and multiple property form. Upon completion of review by Texas Historical Commission staff, the architectural historian commenced a literature and archives search as the basis for preparing a historic context within which to analyze the built environment of Mansfield, Texas, from its earliest settlement in the mid 1850s to 1960. Existing material found in the *History of Mansfield, Texas Mid-1800 to 1965*, the 1982-83 Tarrant County Survey (which includes selected Mansfield properties) and the Mansfield Historic Preservation Plan supplement original research with census, tax records, subdivision maps, deed records, oral interviews, newspapers and other archival materials. The small geographic size and population of Mansfield in the historic period limits the availability of standard resource materials such as city directories, telephone books with addresses, and primary historical records on early development. Further, Sanborn maps were prepared only for 1921 and revised in 1933 and 1946. Mansfield's community development story is presented chronologically through a discussion of the relationship of pertinent contextual factors to the development of the historic city center, a rural community now part of the city, and a representative farmstead. Mansfield's historic core, which until the early 1980s represented the bulk of development within the corporate limits, was selected because of its social and economic importance to community history. The rural community of Britton, divided by the Tarrant County/Ellis County boundary is now within the city limits of Mansfield. It was selected for discussion because it represents the many small agricultural communities in the vicinity that interacted with the larger trade and shipping center of Mansfield. The 1898 James Clay and Nora Stone farmstead was selected to tell the story of the farming life and agriculture in the Mansfield area. Originally about 2½ miles southeast of Mansfield, this farmstead is now within the city. Throughout it history as a working farm, it was closely linked to Mansfield and represents the experience of farmers throughout the immediate area. The chosen areas illustrate specific development eras, trends and patterns, and are in different parts of the community. Plats, photographs and maps assist in presenting the information. The context and property types information provides data for analysis and evaluation of resources within the city as a whole, and may be useful in evaluating similar properties built before 1960 that become part of Mansfield as annexation continues.

Research undertaken by the principal investigator involved examination of materials in collections at local, state and regional libraries, and local historical societies, museums, government offices and archival repositories including the Mansfield Historical Society, the Mansfield Public Library, the City of Mansfield, the Tarrant County Courthouse, and the Ellis County Courthouse, the Center for American History at the University of Texas at Austin, and other libraries at the University of Texas at Austin, the General Land Office and the Texas State Library in Austin. Oral interviews were conducted with nine informants knowledgeable about specific aspects of the development of Mansfield.

First, the principal investigator reviewed early land division and survey documents and surviving maps to determine the extent of development in given periods. Next, a thorough literature and archival records search was undertaken to identify primary and secondary sources germane to Mansfield's development. County and community histories, publications specific to railroad transportation, agriculture, lumber, manufacturing, and commerce and trade, as were vertical files and biographical information on community leaders, and residents. Next, land transaction records for selected abstracts held by the Mansfield Historical Society were reviewed to identify development patterns within the historic core of the city. Public records such as deeds, mechanics liens, probate records, plat maps, Sanborn maps, tax records, census materials, and agricultural schedules were reviewed as were collections dealing with 1930s Federal relief programs in Texas, Tarrant County and Mansfield. Mansfield newspapers for the years 1945-51 and 1960 also were consulted, along with selected Fort Worth and Dallas papers for the early to mid 20th century. Mansfield's newspaper records are limited to the years listed above, and no photocopying is possible. A larger archive dating to 1928 or 1929, but not accessible to the public or credentialed experts, exists at the newspaper offices. No issues for the years 1886, when Mansfield's first paper was printed, through 1928 were located. Other sources for this period are scant. Despite the principal investigator's extensive efforts to locate additional copies in state, university and regional archives none were found. However, fragments of issues from the early 20th century relating to topics such as early settlers, church history and agriculture were preserved by local residents and are now part of the Mansfield Historical Society archives. This fragmentary record provided important data on selected topics. In addition, historic photographs, drawings and maps were reviewed and selections made to provide visual documentation. A number of secondary sources also were used, including books and articles; a thesis prepared by a graduate student provided important information. Existing photographs taken as part of the 1998 survey project and the 1999 preservation plan were augmented by additional contemporary photographs to provide further graphic illustration of historic resources in Mansfield. This information provided the foundation for preparing the historic narrative.

The associated property types are organized chronologically by style and function, and utilized the survey database materials sorted by resource type, property type, sub-type, stylistic influence and plan type, materials and date. Architectural forms identified by the survey are: vernacular, popular and high style domestic resources, as well as commercial, institutional (educational, funerary, religious, governmental, recreation, landscape), public monuments and art, infrastructure and industrial resources representing mid-19th century, late Victorian, late 19th and 20th century revivals, late 19th and early 20th century American movements, modern movement, and mixed styles, along with a variety of plan types. A thorough discussion of significance, registration requirements and aspects of integrity for individual properties and historic districts is included. Although the survey and property types deal only with resources within the boundaries of the 1998 City of Mansfield, the character of construction in this area spans virtually the entire historic era in the Mansfield region and is an appropriate and effective model for evaluating historic resources that may become part of the city through future annexations. Finally, future nominations for Mansfield resources will be prepared and the entire multiple property package assembled.

Survey Research Methods

Before beginning the field work, the principal investigator reviewed the 1982-83 survey products and related survey cards held in the files of the Texas Historical Commission (THC). Also reviewed were state historic marker applications and National Register files. City records also were consulted. This step identified known historic properties and revealed the level of documentation recorded for those resources. Limited historical research was conducted on properties identified in the 1998 survey as HIGH or SELECTED MEDIUM priorities that were not previously researched as part of the 1982-83 survey. Research on 19 properties was conducted in the form of telephone calls to current residents (when known and available), consultation of Mansfield telephone books for the years 1924, 1927 and 1931. These efforts focused on identifying the original owner of individual who constructed the extant historic resource and the date of that construction. Additional property, family and contextual research was conducted using the *New Handbook of Texas* (1996), and *The History of Mansfield, Texas: mid-1800-1965* (1996). Both books provided valuable information on the survey area. Books on the history of Tarrant, Ellis and Johnson counties also were consulted for biographical data and information on farm communities now within the city. This information helped verify visual information on the age of historic resources. Intensive research on properties in potential historic districts and areas not the subject of limited research will be conducted if and when those areas or properties are considered for National Register listing.

Survey Areas

Recognizing the large geographical area of present day Mansfield (40 square miles), its lengthy history, and the limited resources available to document them, the comprehensive survey, preservation plan and multiple property listing process was conceived as a multi-year, multi-phase work program. The comprehensive 1998 reconnaissance survey included many properties not recorded during the 1982-83 effort, reassessed integrity of previously surveyed properties and identified properties demolished or otherwise lost since 1983. While the bulk of Mansfield's historic resources are within the city's historic core that, until the early 1980s, was also the primary geographic portion of the city, Mansfield now includes a much larger area of farmland, farmsteads and remnants of farm communities. This rural character is rapidly disappearing as land is subdivided for housing tracts. Within the historic city center, alterations to many resources have resulted in a loss of integrity. Development pressure is evident throughout the community and the survey, preservation plan and multiple property submission were undertaken specifically to record history, improve public awareness, provide preservation incentives and mitigation and honor eligible properties with national, state and local designations. With awareness increased, and incentives and mitigation in place, appropriate remodeling and appreciation for historic resources is gaining ground.

Field Investigations

Field investigations all were conducted by principal investigator Diane E. Williams. Using

county tax assessor abstract maps provided by the City of Mansfield, Ms. Williams conducted a comprehensive reconnaissance level survey of all buildings, structures, sites and objects built prior to 1956. By extending the investigated time frame to properties that will reach 50 years of age in the next five years, the available data and the life of the survey products are expanded. A systematic street-by-street and road by road investigation of resources was conducted. In rare instances access limitations prevented investigations of properties located away from the road and accessible only via long private driveways.

The principal investigator evaluated the individual properties' architectural form, plan type, materials and condition, recording on the field survey form the map number, unique site number, address, date of construction, date of alteration (if any), resource type, property type, property subtype (if any), number of stories, exterior materials, stylistic influence (if any), condition, and the preliminary preservation priority evaluation (HIGH, SELECTED MEDIUM, MEDIUM, SELECTED LOW, and LOW) recording this data on field survey forms. This data was encoded into a master data base inventory, which was then summarized and printed in abbreviated form and included in each survey report as Appendix A; the full data base was transferred to a diskette for use by the City of Mansfield. Dates assigned inventoried resources were estimated in increments of five years. Sanborn Fire Insurance Maps were available for only the city center and only for the years 1921, revised 1933 and 1946. State highway maps for 1936, 1955 and 1959 were used to determine the presence of buildings or structures on farmsteads. These maps helped verify visual information on the age of many historic properties. After the principal investigator recorded data on each individual resource, she then plotted the location of each resource on the appropriate tax map, (which bears an identification number) indicating each property with its site number. When two or more related features were found on one site, the resources were designated with a unique number followed by a letter to differentiate each identified element. Thus, a property with a main dwelling, a barn and a garage apartment was designated, for example, 1a, 1b and 1c. In some cases individual addresses were not visible. When this happened, the hundred block was utilized in place of a formal address; occasionally an address followed by a ? was used when an address was partially visible or the numbering system pattern on the given street suggested a potential address. A 0 appears where the block number is not discernible.

Once all of the properties were surveyed, the principal investigator documented each HIGH and SELECTED MEDIUM priority resource with 35 mm black and white and 35 mm color slide film. A loose leaf three ring binder accompanies the survey report. It contains the results of the photo documentation of the surveyed resources.: black and white contact sheets, black and white negatives and color slides placed in archivally stable protector sheets. Each 35 mm black and white contact sheet, with up to 35 images per sheet, is identified by roll number on an accompanying photo index sheet. Color slides have individual labels.

Preservation Priority Evaluation

Preservation priority evaluation is a systematic method of assessing preservation potential based

on integrity, known historical associations and available knowledge regarding the rarity or abundance of a particular property type. The principal investigator used the five-tiered system discussed below.

Preservation Priority Classifications	
Classification	Description
High Priority	High priority resources are considered the most significant in a survey area, retain a high degree of architectural and physical integrity, have few alterations, and possess strong associations with the historic context. They are most likely to meet one or more of the eligibility criteria for listing in the National Register of Historic Places. They may be individually eligible for National Register listing. If included within the boundaries of a National Register historic district, they are almost always considered Contributing resources to the district.
Selected Medium Priority	Selected Medium priority resources have less architectural and physical integrity and possibly less historic significance than properties in the High classification, but they are unusual property types or architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns. While they may meet one or more National Register eligibility criteria, they are less often individually eligible for the National Register because of alterations that have removed or obscured important character-defining design features. If included in a National Register historic district, they are almost always considered Contributing resources to the district.
Medium Priority	Medium priority resources usually have less architectural and physical integrity than High priority or Selected Medium priority properties. They are almost always characterized by alterations or deterioration of materials that removed, changed or obscured original design features, or by less significant associations with the historic context. If included in a National Register historic district, they are almost always considered Contributing resources to the district.

Preservation Priority Classifications	
Selected Low Priority	Selected Low priority resources are those that are not yet 50 years of age and do not meet the National Register criteria considerations for exceptional properties. They are, however, unusual property types, display unusual or significant architectural styles, employ unusual or significant methods of construction, or for some other reason indicate a relationship to development patterns that will become significant as time passes. These properties often posses a high degree of architectural integrity and display well-defined characteristics associated with Modernism or another architectural or engineering development, which, while not currently exceptional, will be increasingly important as resources built in the 1950s and thereafter become 50 years old. Selected Low properties also may be resources that are 50 years old or older that have been significantly altered but which may be important for their historical associations. Although they are unlikely to be eligible for National Register listing they may reveal useful information about the development of a community, a neighborhood or a facility. In rare cases, they may be eligible for listing on the National Register for the information they can provide about building technology or for archeological reasons. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.
Low Priority	Low priority resources have less significance than those in the other categories. They may be properties built at the very end of the historic period which have lost most of their original character defining architectural elements through modifications, or they may represent types still highly common and widely found. They do not generally meet National Register criteria. If located within a National Register historic district, they are usually considered Noncontributing resources to the district.

Analysis of Data and Report Preparation

Upon completion of the field documentation and basic research, the principal investigator conducted limited individual property research on resources with a HIGH or SELECTED MEDIUM priority that were not included in the 1982-83 survey. She then finalized the preservation priority classifications assigned to the individual resources during field documentation. The rankings are based upon visible architectural integrity, consultation with available Sanborn Fire Insurance Maps and known historical associations. They are reflections of the surveyor's analysis at the time of documentation, modified by information from the Sanborn maps and research. These priority classifications are guidelines for on-going preservation efforts, which may include future, intensive research in preparation for seeking a historic designation at the Federal, state or local level, or in designing zoning modifications for neighborhood conservation. As conditions change with each and restoration, rehabilitation, or incompatible alterations take place, these rankings are intended to be changed to accurately represent each property's relative status.

The final steps of the survey work program focused on the preparation of the report and compilation of supporting survey and research materials. Once the preservation priority rankings were finalized, the consultant submitted the field record forms to a data entry specialist for encoding into a

computerized data base. Microsoft FoxPro for Windows 2.6 was used to create the data base, which was proofread by the principal investigator and the data entry specialist, and finalized. The data base was then copied to a diskette. The principal investigator prepared photo index sheets and slide labels for the photographs, which were then compiled into presentation notebooks for each survey area. The principal investigator prepared a survey report, which includes a synopsis of all survey work, findings and recommendations. Four copies of the report were delivered to the City of Mansfield, along with one copy the photographic documentation (black and white contact sheets, black and white negatives, and color slides), and one copy of the data base diskette. Two copies of the survey report, and one copy of the black and white contact prints and index sheets were delivered to Texas Historical Commission Certified Local Government staff.

Further Work

The survey investigated the entire City of Mansfield as it was in 1998, a community of some 22,000 people, as a means of identifying Mansfield's historic resources and facilitating the preparation of a preservation plan and designation of significant properties at the local, state and national level. Because of funding limitations, nominations will be prepared during part two of the current work program. Properties to be listed in the future will be chosen because they are exceptional examples of important types, styles and development patterns within the city and are evocative of periods in history significant to Mansfield's growth. This multiple property listing with individual nominations can be expanded through amendments with the nomination of additional properties. Since 1998, one property in the city has been listed in the National Register. This residential resource is the first in the community to receive such listing. In addition, state subject marker applications also have been filed, and the Mansfield Historical Society is continuing on-going efforts to obtain a Recorded Texas Historic Landmark designation for the McKnight/Knights of Pythias Building in downtown Mansfield in conjunction with their restoration of the property. Additional work recommended in the 1998 survey report includes National Register nominations, local designations, as well as undertaking a survey in Mansfield's Extra Territorial Jurisdiction (ETJ). Finally, the survey and context should be updated and expanded within 10 years to extend documentation of post-1960 resources. Narrative and property types discussions should also be expanded in the future to examine community development patterns in the post-1960 era. Archeological investigations should be considered for areas within the city where archeological deposits are likely to be found.

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