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**Tarrant County Historic Resources Survey: Phase II**

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**Mansfield**

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**Principal Findings and Resource Characteristics**

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Historic Preservation Council For Tarrant County, Texas

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Page, Anderson & Turnbull, Inc.

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August 1983

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Cover photographs:

Upper left: McKnight Tenant Farm House (#31)  
Upper Right: F.W. & N.O. Railroad Bridge (#60)  
Lower Left: Buttrill House (#5)  
Lower Right: McKnight Building/Knights of Pythias Hall (#33)

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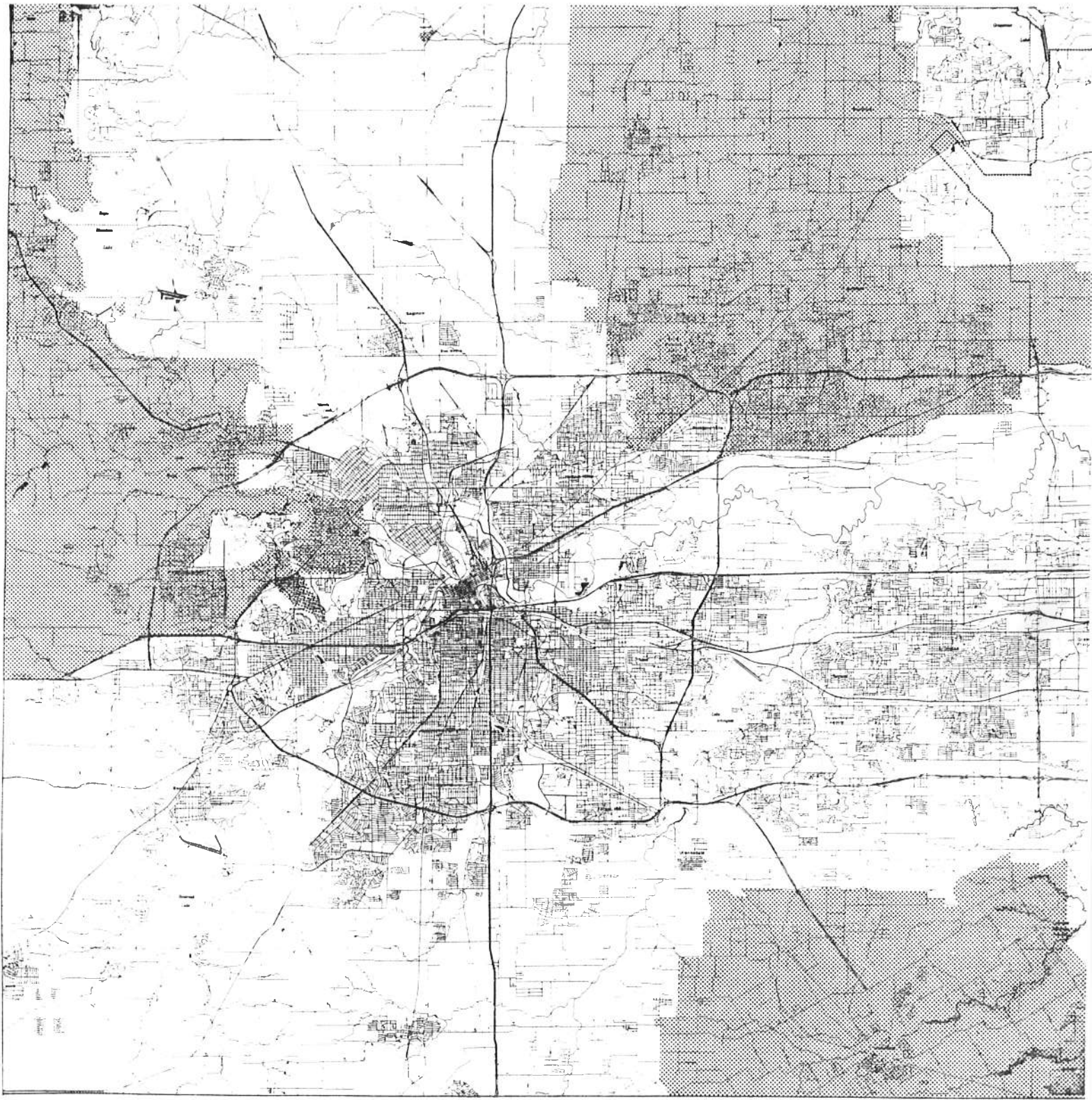
## BACKGROUND AND PURPOSE

The Historic Preservation Council for Tarrant County, Texas (HPCTC), is a coalition of thirty organizations whose central objective is preservation action in Tarrant County. Shortly after its formation in late 1979, the Council agreed to sponsor an historic resources survey of Tarrant County. Realizing that this was an undertaking of no small order, the Council determined to conduct the survey in several phases. The first phase consisted of the Central Business District of Fort Worth and the City of Grapevine, and was carried out in 1981-82. The second phase, comprised of portions of northeast and northwest Tarrant County and the Mansfield area in southeast Tarrant County, has been undertaken in 1982-83.

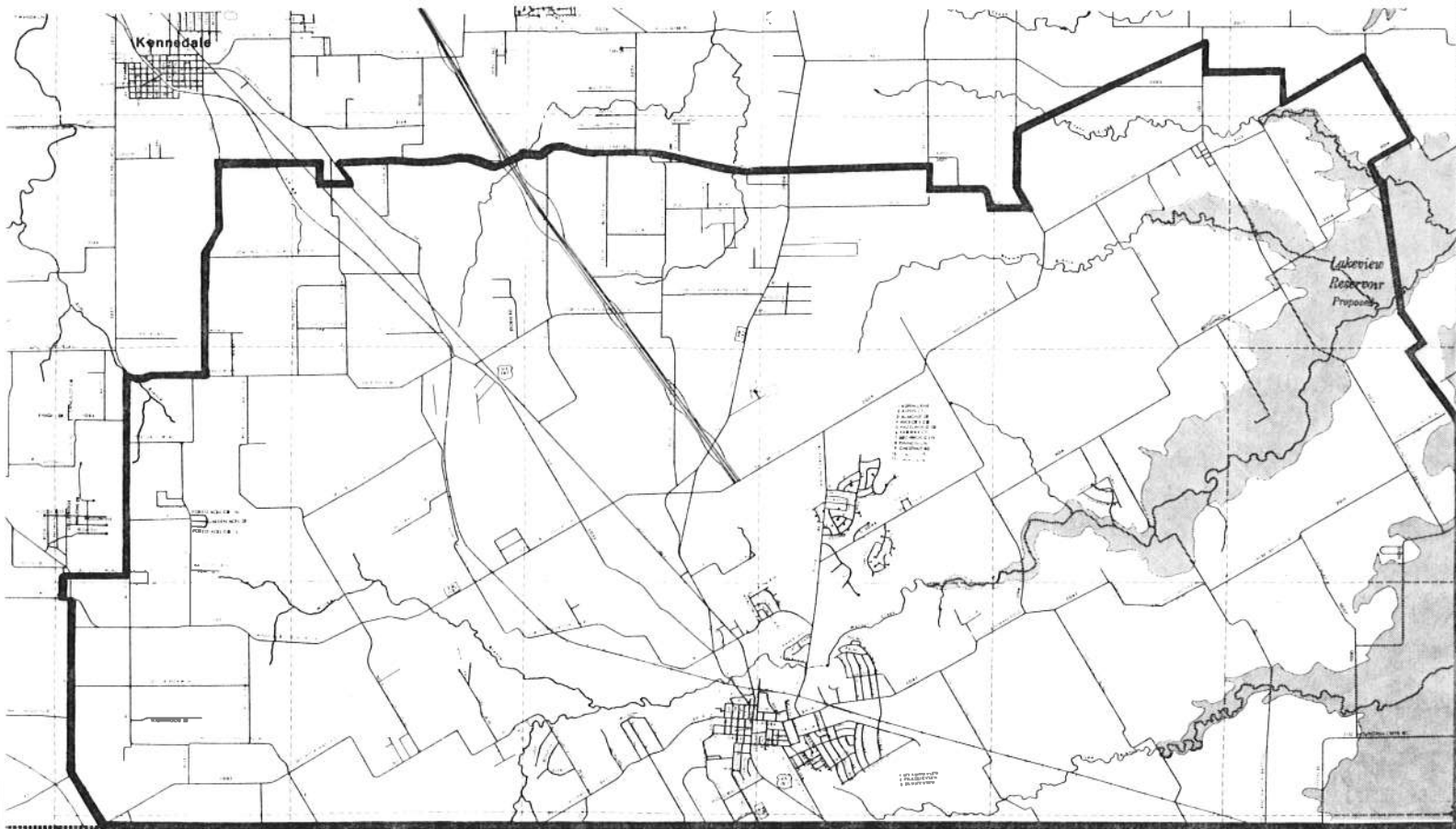
The Council retained the firm of Page, Anderson & Turnbull, Inc. of San Francisco to conduct the first two phases of the survey. Page, Anderson & Turnbull, Inc. is an architecture and planning firm which possesses considerable experience in conducting cultural resource assessments and surveys. The consultant's primary duties were to conduct the field survey -- including mapping, filling out of forms, and photographing resources -- and to evaluate and prepare a report on the findings. Historical research, which was carried out by the Council in the first phase, has been undertaken by the consultant and volunteers in the second phase. Members of the Council and the general public have provided large amounts of information and assistance. In particular, the consultant wishes to thank Beryl S. Gibson and other members of the Mansfield Historical Society for their superb research.

Historic preservation has changed in recent years from an emphasis on individual monuments to a focus on neighborhoods, districts, and communities. An historic resources survey attempts to identify the physical components of a community -- its buildings, objects, and places -- which possess significant architectural and historical value. Often these significant resources are not only the imposing structures of the wealthy and powerful, but also are the farms, houses, stores, halls, and churches in which typical men, women, and children have lived, worked, conducted their business and gathered together. Together these "built" resources form the patterns which embody the community's human history and historic meaning. The individual resources and historic districts documented in this survey provide definition and substance to the heritage of the Mansfield area.

The Historic Sites Inventory proposed herein will provide data for comprehensive planning and public awareness. The report as a whole is presented to the preservation and development communities, both in the public and private sectors, to encourage wise decisions that will enhance, rather than threaten, the historic fabric of the Mansfield area.



Phase II Survey Areas



**Survey Area**

## METHODOLOGY: PROCEDURE AND CRITERIA

The Mansfield area was surveyed in a five-step process (orientation, field survey, historical research, review, and evaluation), followed by the preparation of this report.

The survey was conducted within an area of southeast Tarrant County bound by the county line on the south and east; the city limits of Arlington and Kennedale, and Eden Road on the north; and Rendon, New Hope, and Kennedale-New Hope Roads on the west. The City of Mansfield is contained within the survey area. The general cutoff date for considering the inclusion of structures in the survey was 1945, though exceptions were made for buildings of high quality.

Prior to conducting the field survey, members of the project team met with representatives of the Mansfield Historical Society and the HPCTC, who provided a context within which to look at the resources of the area.

The initial field survey was carried out by two architectural historians in November, 1982. Streets within the boundaries of the survey area which existed as of 1945 were driven or walked. The team looked for buildings and other cultural resources which fall into two broad categories: first, those which are individually significant and appear to meet the criteria of the National Register of Historic Places or the Texas Historical Commission's guidelines for Recorded Texas Historic Landmarks, or which contribute in some way to a complete picture of the physical development of the Mansfield area; and second, those resources which do not stand out individually but which in groups contribute to the distinctive character of the area and might also be worthy of preservation. For all those resources which fell into the first category, field survey cards (those used by the Texas Historical Commission in preparing the Historic Sites Inventory) were filled out, and then photographs (both black-and-white and color) were taken. Resources in both the first and second categories were marked on maps with an estimated date of construction and a code indicating style or type.

Following the initial field survey, a preliminary list of cultural resources was made available to the HPCTC. As a result of this review, additional resources were suggested for possible inclusion in the Historic Sites Inventory. The consultant added some of these resources to the list following field observations in March, 1983.

The consultant and volunteers carried out historical research on all buildings and other historic cultural resources on which field survey cards had been filled out. County and school tax assessment records, old newspaper articles, interviews with present property owners and descendants of the original owners, and historical photographs all revealed vital information about such things as dates of construction, architects, builders, and significant owners.

Once the field survey, research, and review were complete, all historic resources tentatively identified as significant were

evaluated for their potential eligibility for listing on the National Register of Historic Places. The National Register of Historic Places lists resources generally fifty years or older that possess integrity of location, design, setting, materials, workmanship, feeling, and association; that are associated with significant historical events or persons; that embody the distinctive characteristics of a type, period, or method of construction, that represent the work of a master, or that possess high artistic values; or that have yielded, or may be likely to yield, information important in prehistory or history.

The Texas Historical Commission's guidelines for Recorded Texas Historic Landmarks utilize a set of criteria similar to those of the National Register, with a focus on the heritage of Texas. To be judged eligible for an Official Texas Historical Building Medallion, a resource, with certain exceptions, must have been in existence at least fifty years. A resource which possesses an Official Historical Medallion is a Recorded Texas Historic Landmark.

The list of primary resources which appears in this report is proposed as the Historic Sites Inventory for the Mansfield area. Resources potentially eligible for the National Register and for designation as Recorded Texas Historic Landmarks, as well as potential historic districts and thematic groups, have been identified as such. Since the criteria are similar, all resources judged to be eligible for the National Register also have been listed as potentially eligible for designation as Recorded Texas Historic Landmarks. It also should be noted that nomination of any resource to the Official Texas Historical Marker Program does not constitute a nomination to the National Register. Final determinations of eligibility to the Official Texas Historical Marker Program are made by the Texas Historical Commission. Nominations to the National Register are made by the Texas Historical Commission to the National Park Service, Department of the Interior, in Washington, D.C.

The findings of this survey should not be regarded as being exhaustive or completely accurate in all cases. In actuality, this survey represents a best effort by the HPCTC and the consultant, consistent with budgetary and time limitations: the availability of data and source materials at a given point of inquiry; and the use of volunteer assistance.



## HISTORICAL OVERVIEW

The first wave of settlers arrived in the rolling Cross Timber country of north central Texas in the 1840's. Primarily of Scotch-Irish origins, these pioneer farmers came for the most part from the southern states, following the frontier as it shifted west of the Mississippi. They entered an area where Indians had been living for thousands of years. The roving bands of Comanches posed a serious threat to the settlers, and in 1849, the U.S. Army established Fort Worth to protect the farms along the sparsely populated frontier.

The area southeast of the fort (and of the Trinity River) was well protected and presumably fairly well settled by the early 1850's. In one well-documented case, eight related families migrated to the area in 1853 from Illinois. Three of the four Gibson brothers in this group established homesteads about four miles northwest of present-day Mansfield. This settlement, which became known as the Gibson Community, included a school and a church building by 1860.

When R.S. Man and Julian Feild arrived around 1856 and built a grist mill at the crossroads that was to 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 saw mill already existed 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 1840's, which along with Johnson's Station south of Arlington, would make it one of the earliest in east Tarrant County. The Walnut Creek Congregation of the Cumberland Presbyterian Church had organized itself in 1854. Members had met in each other's homes, so there probably was a clustering of houses in the area.

Ralph Sandiford Man was born in 1825 in Charleston, South Carolina. He apprenticed as a cabinet-maker and an architect, and as a young man in his early twenties traveled west. In Harrison County, Texas (on the Louisiana border), he met and befriended Julian Feild, a native of Virginia one year younger than himself. The two men headed west and arrived in Fort Worth in the fall of 1853, shortly after the fort was de-activated. 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 as Fort Worth's first postmaster in 1856.

In 1856, Julian Feild purchased 540 acres in the Mansfield area. Man and Feild completed their three-story brick grist mill sometime between 1856 and 1859. (One source gives the date of construction as the winter of 1859-60.) The mill, which produced flour and meal, was the first built in north Texas to utilize steam power, and enjoyed patronage as far south as San Antonio and as far north as Oklahoma. The location of the mill in southeast Tarrant County, instead of in Fort Worth where Feild was already established, reflects perhaps the advanced state of wheat cultivation in the area and the ready availability of wood to feed the mill's steam boilers.

Feild opened a general merchandise store at the same time as the mill, located across Broad Street. He built a large log house for his family nearby, which also served as an inn for travellers and customers. By 1860, the nucleus of the future city existed. The first post office was established that year, with Julian Feild as postmaster.

In 1861, the volume of business of the Man and Feild mill already was so great that the two partners were exempt from serving in the Confederate States Army. During the Civil War they supplied meal and flour to the C.S.A., hauling it as far as Shreveport, Louisiana, and Jefferson, Missouri. As was common practice, they tithed ten percent of the mill's production to the Confederate government. The small community around the mill was unique in Tarrant County in that it prospered through the ordeal of Civil War. Julian Feild was able to buy one-third of a league of land (1,476 acres) in Tarrant and Ellis counties in 1862, including the future site of Mansfield.

The U.S. Army contracted with Man and Feild in 1867 to supply flour and meal to Fort Belknap and Fort Griffin, northwest of Tarrant County. The community's prosperity continued. "Feild's Freighters", assembled in ox-drawn wagon trains which went as far north as Fort Sill, Oklahoma, were a part of the Indian Wars which raged in the southern plains in the late 1860's and 1870's. On one trip in 1871, a wagon train from the mill was ambushed by Kiowa Indians near the border of Young County and Jack County, and the entire crew, with the exception of one survivor, was massacred.

The prospering community which had grown up around the Man and Feild mill took on the name of "Mansfeild", a combination of the names of the founders. (Repeated misspellings over the years resulted in the acceptance of the conventional spelling of "Mansfield".)

In 1867, while the rest of Tarrant County was struggling to reestablish the conditions of the prewar years, Dr. John Collier established the Mansfield Male and Female College. One of the earliest co-educational colleges in Texas, this was until its closing in 1889 the best-known educational institution in north central Texas. Mansfield was platted around 1870, reputedly because Collier insisted that the college should have a proper town for its home.

With its stable economic base, newly established fame as a seat of learning, and a land survey which facilitated the selling of parcels, Mansfield enjoyed steady growth, increasing to a population of 249 in 1880, and topping 400 by 1890. Many of the new families were fleeing Reconstruction in the South and attempting a new start in Texas. J.H. Wright, for example, arrived in 1873 from Missouri and played a central role in Mansfield's development for the next 70 years.

Major institutions were established, including the Masons in 1870 and the Odd Fellows in 1871. Houses were constructed in greater numbers, primarily along Broad Street, and a business district began to develop on both sides of Main Street (then called Water Street), extending one block north of the mill. Daily mail and passenger service was instituted in 1881 by J.H. Wright between Mansfield and Fort Worth.

The major event of the 1880's was the arrival of the railroad. Chartered in 1885, the first trains of the Fort Worth & New Orleans Railroad ran through Mansfield between Fort Worth and Waxahachie in 1886. The line soon was acquired by the Houston & Texas Central, later by the International-Great Northern, and today is part of the Southern Pacific system. A small group of Mansfield citizens raised \$5,000 and property owners contributed the rights of way as an inducement to the railroad. This action in a town of some 300 residents speaks eloquently of Mansfield's early prosperity and confidence, in a way that was analogous to the efforts of Fort Worth's citizens in the previous decade. Mansfield escaped the fate of Johnson's Station, which was supplanted by Arlington when the Texas and Pacific Railroad passed about three miles north of the town.

Mansfield was incorporated on August 23, 1890, with a population of 418. Growth continued steadily over the following decade. Between 1887 and 1894, five church buildings were erected. Substantial two-story brick buildings were constructed on Main Street. The first bank opened in 1895. Several cotton gins were in existence, and the old mill still operated.

By 1900, the population of Mansfield stabilized at about 700. Over the next 40 years the number of inhabitants would fluctuate around this figure, reaching a high of 774 in 1940. Major public improvements were undertaken and utilities installed for the first time beginning in 1904, when A.M. Fowler improved and expanded the water system. In 1905, the first telephone lines were installed by Joseph Edwards. About this time concrete and brick sidewalks were laid along Main Street. An electric light plant was built in 1917-18, and the first electric street lights were installed on Main Street. The next major public improvement occurred in 1926, when the City constructed a sewer system. That same year, Mansfield was supplied with natural gas.

Although Mansfield never regained its exalted position as a seat of higher education after the Mansfield Male and Female College closed in the late 1880's, the town remained a center of learning in southeast Tarrant County. Mansfield Academy opened in 1901 as a private school. The building was sold to the newly formed Mansfield Independent School District in 1909, finally replaced by a new high school which opened in 1924.

Nor did Mansfield again attain the economic prominence it enjoyed in its early years. The old Man and Feild mill closed around 1910, and Mansfield subsisted through the 1950's primarily as a marketing, service and transportation center for the farms of southeast Tarrant County. Since the mid 1960's, Mansfield has experienced progressively rapid 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. The City's population rose steadily from 1,375 in 1960, to 3,658 in 1970, to 8,080 in 1980. By 1981, Mansfield's population topped 10,000.

The adjacent rural areas surrounding Mansfield in southeast Tarrant County have continued in agricultural and livestock use since the initial settlement in the 1840's and 1850's. Patterns of in-migration occurred, similar to those in Mansfield. New waves of farmers arrived in the Reconstruction years and in the prosperous decades of the 1880's and 1890's. The proximity of the Man and Feild mill in Mansfield was certainly a major factor contributing to the

nineteenth-century prosperity of wheat and corn farms in the vicinity. The cotton gins in Mansfield, Retta and Webb lasted well into the present century, and indicate the economic vitality of that crop in southeast Tarrant County.

Nearby small communities formed around the intersections of major country roads. Rendon, about five miles west of Mansfield, was located at the crossing of F.M. 1187 (the route from Mansfield to Crowley) and Rendon Road (the route from Lillian to Everman). The community was first called Cross Timbers and had a church and school by 1900.

Webb was laid out in the 1880's by Daniel Zuefeldt (1859-1941), a native of Canada who came to Texas in 1877. It was situated at a point approximately 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.

The only community in southeast Tarrant County linked directly to the railroad was Britton, founded in 1885 on the line of the Fort Worth & New Orleans Railroad. Britton took its name from the foreman of the crew who laid the tracks. Britton had its own bank beginning in 1906, and by the 1930's five businesses, two cotton gins, two churches, and a school.

These small communities in rural southeast Tarrant County have diminished in importance since World War II, a reflection of both the waning of the cotton industry and the relative accessibility of nearby cities by automobile.

The trend of urbanization apparent around Mansfield probably will spread to rural areas as the Dallas-Fort Worth metropolis continues to expand. Joe Pool Lake, projected for completion in 1985, will probably bring about intensified growth in southeast Tarrant County, as has happened historically in other parts of the county.

## OBSERVATIONS

Mansfield developed around two major cross roads: one leading north to Fort Worth (Water, later Main, Street), the other leading east and west into farmland (Broad Street). The Man and Feild Mill was situated at the southeast corner of this intersection, the first store on the northeast corner, and the first fraternal lodge at the northwest corner. Houses and businesses spread out along the two axes. Water Street was named for a well in the middle of the street that served as the town's water supply.

Streets were laid out in a fairly regular grid when Mansfield was platted around 1870. The boundaries of the historic grid were, approximately, Dallas Street on the south, Waxahachie and Brown Streets to the east, Oak Street and Elm Street to the north, and Fourth Avenue on the west. Water (Main) Street and Broad Street, wider and older than the other streets, remained the major definers of the grid.

Unlike many other towns in Tarrant County, the arrival of the railroad in 1885 did little to affect the physical form of Mansfield. The railroad tracks skirted the grid to the north, and several irregular blocks extended the town to the tracks and the depot.

By the 1890's, Water (Main) Street was built up as a concentrated commercial district north of Broad Street. One- and two-story buildings, mostly constructed of brick by 1900, lined both sides of the street.

The major residential axis remained Broad Street, although important residences were situated on Main Street north and south of downtown. By 1900, houses dotted the other streets of the historic grid.

The Man and Feild Mill, the most important industry in Mansfield, was always located at the heart of the town. Other industries, primarily cotton gins, located along the southern and northern edges.

Mansfield's pattern of development changed little until after World War II. The city has grown beyond its original grid to the south, where new industry has located. New housing developments have been laid out east of Mansfield on both sides of new U.S. 287. Walnut Creek has acted as a barrier to growth immediately to the north, and a zone of depressed housing and relative remoteness from major highways have inhibited growth west of Mansfield.

Mansfield is situated within the forested belt of the Eastern Cross Timbers, and log construction was common through the 1860's. 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 1850's. The bricks for the mill were made in Mansfield by S.W.A. Hook. By the 1890's, the Mansfield Pressed Brick Company was in existence. Brick houses were built on E. Broad Street in the 1860's (see No. 11) and in 1880 (see No. 9), Ralph Man enlarged his log and wood-frame house with bricks prior to 1900 (No. 24), and J.H. Wright built a brick mansion on W. Broad Street in 1904 (No. 21). Two-story brick buildings were erected on Main Street in the 1890's. Mansfield Academy, an ornate two-story brick structure, was constructed in 1901. Stone construction was rare, appearing primarily only in a sandstone gymnasium (No. 16) built by the

Works Progress Administration (W.P.A.) in 1936-37, and as veneer on one house on the outskirts of central Mansfield (No. 25).

The first houses in Mansfield were of log construction. Julian Feild is known to have built a six-room double log house, along with several subsidiary log cabins, on the north side of Broad Street west of the mill. The house also served as the settlement's only inn. Ralph Man built a log house on W. Broad Street in 1866, which survives as part of a larger house (No.24). As late as 1897, the Peter G. Davis family lived in a log cabin on E. Broad Street near the center of town (see No. 13).

By 1870, wood-frame houses clad in horizontal wood siding were being erected in Mansfield. The two-story rectangular gabled house built for Dr. John C. Collier in 1869 or 1870 (and now completely altered) was representative of larger local residences in the late 19th century (See No. 28). A similar house, with portico, was constructed around 1886 by the Pyles family (No.9). The other important large house type of the period reflected current fashions in architecture. The house built for Dr. James H. Wallace in 1878 (No. 45) had a T-plan and interlocking gable roofs. The end walls of each wing were angled at the corners; decorative brackets at the cornice level extended the wall planes. Mansfield contractor William Bratton built a similar house for the Chorn family in 1886 (No. 17).

Typical houses in late 19th century Mansfield, however, tended to be modest in scale and fall into several categories. The simplest was a rectangular gabled structure with a full porch along one of the long sides. The Hayter-Witherspoon House (No. 8), of about 1879, is representative, as is the house at 106 S. Third Avenue (No. 2), from about 1900. Another common type was the gabled L-plan house with a front-facing porch in the angle of the two wings, such as the house built by Mansfield contractor Jay Grow around 1897 for J.H. Graves (No. 23). Related types were gabled T-plan and cruciform-plan houses with similarly placed porch or porches. An example of the former is the Fowler-Boyd House (No. 26), of about 1900; the latter is represented by the house (No. 12) built for John and Leona Chrisman Harrison around 1887. A T-plan or cruciform-plan house could start with an L-plan and grow. Continual additions to a small house by a growing family occurred often, as exemplified by the delightful Troy Hackler House (No. 14), which grew over a 20-year period. The Gaulden-Baskin House (No. 20), with its multiple subsidiary wings, is typical. A unique type was the gabled H-plan house (No. 54) built for Mansfield's first mayor, Joseph Nugent, in the early 1890's. The full front porch had delicate jig-sawn tracery. Wood ornament could appear, to varying degrees, on any given house type, according to the taste and budget of the owner.

By the early years of the 20th century the hip replaced the gable as the most widespread roof form. Plans tended to be rectangular, and porches tended to be full, either projecting from the structure or recessed beneath the hip, within the mass of the house. Plain Tuscan columns usually were used in the porches. The Gaulden House (No. 4) of about 1910 and the Chorn House (No. 6) of 1913, adjoining residences on E. Broad Street, had recessed porches, and the Kizziar-Hayes House (No. 19), of about 1906, had a gallery-like porch wrapping around a subsidiary front wing. A number of remodelings occurred in Mansfield during this period, when older houses were either reconstructed in the current mode, as with the Davis House (No. 13) of 1911, or embellished

with additions, as the Curry family did to their house around 1908 (No. 1). A striking example of embellishment was the addition of a two-story hipped wing with a full two-story gallery to the Back House (No. 53) around 1910.

Several of Mansfield's largest houses date from this period. The J.H. Wright House (No. 21) of 1904 was a two-story brick mansion with hip roof and full two-story colonnades on two sides. Only a remnant remains. The Buttrill House of about 1905 featured a two story Tuscan colonnade recessed beneath the hip roof of the structure, and survives intact today. The Harrison House (No. 11) of 1915, which was remarkable for its projecting arched entry, giant Palladian dormer and profuse ornament, has been largely altered.

The most common house type in Mansfield in the 1920's and 1930's was the gabled bungalow, that is, a gabled one-story house with rectangular or staggered plan and compact massing. In most cases, a full porch was either recessed beneath the end or the slope of the gable, or a small gabled porch projected forward from the mass of the house. Numerous examples were built in Mansfield.

Of the non-residential building types that were constructed in Mansfield in the 19th and early 20th century, only commercial structures survive. And of these historic commercial buildings, only brick ones remain. Two basic types of brick commercial structures were built on Main Street between 1890 and 1904. The most common was the one-story storefront with a high parapet that was often embellished with brick patterning, as in the C.A. Smith & Sons Building (No. 41) of about 1900, and occasionally embellished with galvanized metal, as in the State Bank of Mansfield Building (No. 38) of 1895. J.H. Wright's Big Daylight Store (No. 37) of 1901 was remarkable for the degree of elaborateness of its galvanized metal ornament.

The other type of commercial structure was two stories in height, with storefronts on the ground floor and offices, apartments, or meeting halls on the second floor. Of the five two-story buildings on Main Street, four were, or are, occupied by fraternal organizations on the second floor. As with one-story buildings, parapets were enriched with brick patterning or corbelled brick cornices. The McKnight Building (No. 33), of 1895, and the Masonic Lodge Building (no. 34), of 1900, situated opposite each other at Broad Street, were the best examples, each with embellished corners to reflect their important location at the historic heart of Mansfield.

Several builders operated in Mansfield in the late 19th and early 20th century. William Bratton (1843-1916) had a blacksmith shop in Mansfield prior to the Civil War, and worked as a carpenter. He built a two-story house for his sister Hannah Bratton Chorn in 1886 (No. 17). William L. Graves (1866-1944) moved to Mansfield around 1900, and built or altered several houses in the town (see No. 3 and No. 17). Byrd Hoover (1874-1937) moved to Mansfield from Britton and also built several houses, including the altered W.G. Ralston House (No. 27). The most prolific and talented of these builders was Jay Grow (1868-1952), a native of Nebraska who moved to Texas in 1894. With his father and brother, who were also builders, he worked on the construction of the Ellis County Courthouse in Waxahachie. He moved to Mansfield in 1897, built his family a house on E. Broad Street (now demolished) and established a lumber yard and carpenter shop across the street. Among works of Jay Grow in Mansfield were the houses he built for

J.H. Graves (No. 23) and David B. Buttrill (No. 5). The latter is the foremost residential landmark in the city.

The rural areas around Mansfield developed along patterns similar to those in other rural parts of the county. Settlers congregated in small communities, usually near a creek. A church, which often doubled as a school, was the center of the settlement. The Gibson Community was typical (See Nos. 65 and 81).

As southeast Tarrant County was settled, a second generation of communities grew at the intersections of major country roads. After the arrival of the railroad in 1885, some of them had cotton gins. All were strung loosely along roads or clustered at intersections, with two exceptions. Britton and Webb both had grids in which the small towns were contained.

Most of the people in rural southeast Tarrant County lived on farms and ranches of varying sizes, with rectilinear boundaries that reflected the section-line surveys. The typical farm had a modest farmhouse and one or more barns or cribs.

Southeast Tarrant County has changed little from these original patterns of development. Only on the semi-rural periphery of central Mansfield have subdivisions and shopping centers begun to appear.

As in Mansfield itself, the first buildings were built of log, followed by milled wood construction. Other materials were extremely rare. There was one extraordinarily early use of concrete block, in the Britton Citizens Bank (No. 74), of 1906, and one major instance of brick construction, Bludworth School (No. 72), of 1916.

Corrugated and sheet metal was used for a few barns and industrial buildings beginning in the 1930's. The Webb Co-op Cotton Gin (No. 79) of 1953 is an example.

The earliest non-residential building types constructed by the settlers were churches and schools, which often shared the same structure. One historic church and one historic school have survived in rural southeast Tarrant County. Webb Baptist Church (No. 77), of 1907, was a wood-frame cruciform plan structure with cross-gabled roofs and a belfry tower with steeple roof. Compared to rural churches of the same period in other parts of the county, it was compositionally elaborate. Bludworth School (no. 72), of 1916, was typical of the brick structures built by school districts in rural Tarrant County in that period, as older and smaller schools were consolidated.

The unique example of a commercial building of historic interest in the rural survey area was the Britton Citizens Bank (no. 74), a remarkable concrete-block structure with galvanized metal cornice and pediment, built in 1906. Webb Co-op Cotton Gin, though built in 1953, was noted for its ties with the traditional agricultural economy of the area.

The most widespread building type in rural southeast Tarrant County is the house. The earliest types were log houses, of which two were documented in



the survey. They are both contained within the structures of wood-frame additions (the Garrett Gibson House, No. C5, of 1855, and the Marion Loyd Homestead, No. 62, of 1859).

Two related types of wood-frame farmhouses appeared often in the late 19th and early 20th century. These were one-story gabled structures with either a T-plan or a cruciform plan, and with porches located variously in the angles of the wings or projecting from a side. Typical examples are the J.H. Bowlin House (No. 70) and the Noah-Watson House (No. 75).

Much rarer was the rectangular one and one-half story or two-story gabled farmhouse. An example of the former was the McKnight Tenant Farmhouse (No. 31) of about 1890; of the latter, the Silas Hooper House (No. 67) of 1885-91. A large two-story L-plan farmhouse, with ornamental detailing, built for Patrick Henry Day in 1893 (No. 63), was unique to the area.

As with houses of the same period in Mansfield, farmhouses in the area built between about 1905 and about 1915 featured hip roofs. The William E. Mathis House (No. 47), of 1915, exemplified the period: a gallery-like porch supported by Tuscan columns extended fully around two sides of the structure, recessed beneath a single hip roof. The Walker House (No. 66) - a cruciform plan farmhouse mixing gable and hip roofs, with Tuscan columned porches in the two front angles - was a 1909 remodeling of an 1890's structure.

Beginning around World War I, and lasting through the 1930's, the typical farmhouse was a bungalow, characterized by rectangular or staggered plans, gable roofs, compact massing and usually possessing full recessed porches. The farmhouse of James Clay Stone (No. 46), remodeled in 1916, and the 1934 farmhouse of L.V. Hamil, Sr. (No. 64), were typical examples.

Barns were first built of logs, and as late as the early 1930's, L.V. Hamil, Sr., built a log crib on his farm. Typical barns built in southeast Tarrant County in the late 19th and early 20th century were rectangular gabled structures with vertical wood siding and usually possessing shed-roofed extensions on the long sides. The large red-painted barn built in 1916 on the James Clay Stone Farm was an example, without side extensions.

Interestingly, large wooden gambrel-roofed barns did not occur in southeast Tarrant County. However, two fine metal-clad barns with shallow pitched gambrel roof and large openings along the side were erected on the Ragland Farm (No. 50) in the mid-1930's. A hipped all-metal barn with large shed extension along one long side was built in 1933 on the Patrick Henry Day Farm (No. 63).

Barns remain as the most enduring symbols of the rural traditions of southeast Tarrant County.

## HISTORIC DISTRICTS

This section presents preliminary findings concerning significant concentrations of resources in the City of Mansfield. Historic districts are groups of contiguous resources contained within clear boundaries. The two historic districts presented below appear to meet the criteria of the National Register. Detailed analysis is necessary to define comprehensively the contours of an historic district. A final determination of the content and boundaries of the Main Street National Register Historic District and the East Broad Street National Register Historic District will require additional study.

The Main Street National Register Historic District consists of the historic commercial center of Mansfield. It extends approximately 450 feet along both sides of Main Street north from Broad Street to a boundary 100 feet south of Oak Street, where the district is terminated by a gas station on the west side of Main Street and vacant parcels on the east side.

The district is a cohesive streetscape of seventeen one-story commercial buildings punctuated at regular intervals by five two-story structures. All buildings in the district are constructed of brick, some with cast iron sills and piers. As described in the "Observations" section of this report, the structures are characterized by consistent brick patterning and corbelling on the parapets, with two occurrences of galvanized metal friezes and cornices. Most storefronts have been altered. Some buildings are vacant, and most are under-used. The condition of the buildings is generally good.

Of the twenty-three properties within the district, twelve are primary contributors which have been listed on the Historic Sites Inventory (Nos. 33-44); seven are secondary contributors which have been altered but retain sufficient architectural integrity to contribute to the historic fabric; and four are intrusions, comprised of three greatly altered buildings and a vacant parcel which do not make a positive contribution to the district's character.

Following incorporation in 1890, five years after the arrival of the railroad, Mansfield enjoyed a period of prosperity and growth which lasted until about World War I. During this period, the commercial district developed solidly on one long block north from the town's historic heart at the intersection of Broad Street and Water (Main) Street. Between 1890 and 1895, four two-story buildings were erected, housing businesses on the ground floor, and meeting halls for fraternal organizations on the second story (See Nos. 33, 34, 39, 44). In 1895, Mansfield's first bank opened in a one-story building (No. 38), and a number of other one-story business buildings were built in the following ten years (See Nos. 35, 37, 41, 43). The town's second bank opened in a two-story building in 1904 (No. 40).

The twelve primary contributors, all cited above, were built between 1890 and 1904. Most retain a high degree of integrity. Four appear

to be eligible for the National Register: the McKnight Building (No. 33); the Masonic Lodge Building (No. 34); J.H. Wright's Big Daylight Store (no. 37); and the First National Bank Building (No. 40). Two are potentially eligible for the National Register following restoration: the State Bank of Mansfield Building (No. 38); and the Odd Fellows Building (No. 39). The Main Street Historic District appears to meet the criteria of the National Register as an architecturally cohesive ensemble that embodies Mansfield's prosperity in the years around the turn of the century.

The East Broad Street National Register Historic District consists of Mansfield's most concentrated collection of historic houses. It is comprised of frontages on both East Broad Street and East Elm Street. The most important axis of the district extends 1000 feet on both sides of East Broad Street between Brown Street and Pond Street, with a contiguous parallel axis to the north extending 400 feet on both sides of East Elm Street west from Depot Street and Sycamore Street. The district is terminated on the west by a store, church and houses of recent vintage, and on the east by modern houses and a school complex.

The district's contributors consist of twenty-three houses, of which eighteen are one-story structures. All are of wood-frame construction and sheathed in horizontal wood siding. All are occupied and generally in good condition.

Of the twenty-seven properties within the district, twelve are primary contributors which have been listed on the Historic Sites Inventory (Nos. 4-12, 14, 26, 27); eleven are secondary contributors which have been altered or are intrinsically less significant architecturally, but which nevertheless contribute to the historic fabric; and three are intrusions, comprised of two post-1945 houses and a modern church which do not make a positive contribution to the district. The church, situated conspicuously on a corner lot at the middle of the East Broad Street axis, is the most serious intrusion. The Davis House (No. 13) was demolished in June, 1983. How this important corner site is developed will have a significant impact on the proposed district.

Broad Street was one of the two historic roads through Mansfield, and along it were built most of the community's most important structures. The Man and Feild Mill and the first store were built at the intersection of Broad Street and Water (Main) Street. The Mansfield Male and Female Academy was situated on a large parcel fronting on East Broad Street. The residences of the town's most important citizens were erected along the street, including the houses of Julian Feild, Ralph Man and J.H. Wright. The section of Broad Street within the district boundaries contains examples of every major house type (except one) discussed in the "Observations" section of the report, including the most impressive surviving residence in Mansfield, the Buttrill House (No. 5). East Elm Street, while relatively unimportant in Mansfield's development, nevertheless contains a representative cross-section of historic house types.

The twelve primary contributors in the district, built between the late 1870's and 1915, possess a moderate degree of integrity. One appears to meet the criteria of the National Register: the Buttrill House (No. 5), at 302 East Broad Street. Two are potentially eligible for the National Register following further documentation and restoration: the Pyles-Hubbard House (No. 9), at 309 East Broad Street; and the Harrison House (No. 11), at 404 East Broad Street. The East Broad Street Historic District appears to meet the criteria of the National Register as an architecturally cohesive ensemble of houses exemplifying the residential building traditions of Mansfield.

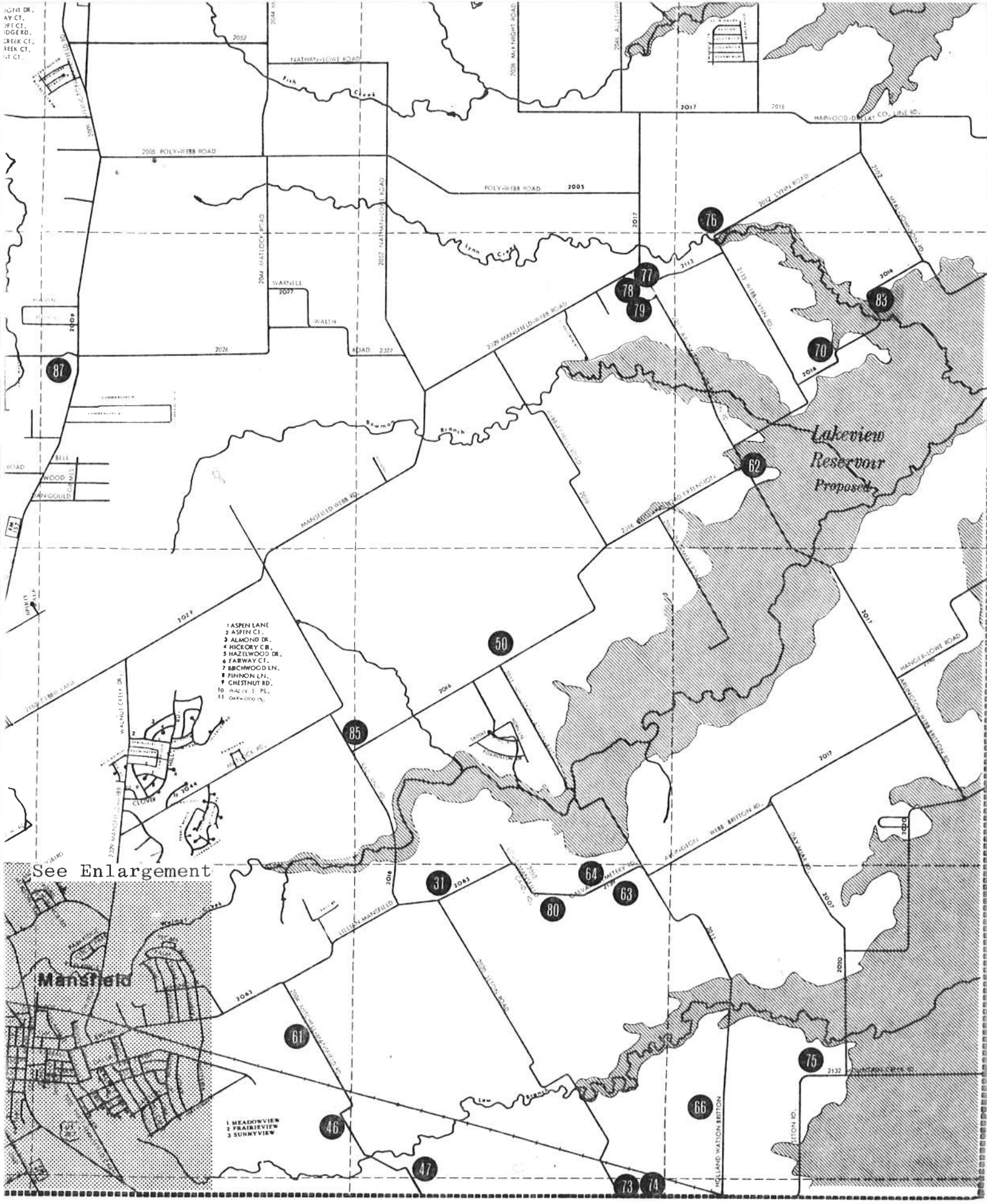
## RECOMMENDATIONS

Distribution of this survey report is intended to inform interested individuals, organizations and public bodies of significant historic and architectural resources in the Mansfield area. The implementation recommendations of this report imply varying degrees of cost and required staff support. Such recommendations are offered to the Historic Preservation Council for Tarrant County, to initiate and sustain a program of historic preservation in the Mansfield area.

1. Of the eighty-seven resources proposed for listing in the historic Sites Inventory for the Mansfield area, eighteen appear to be eligible for the National Register. Another nine may be eligible for the National Register following restoration and/or documentation, or the attainment of fifty years of age. To date, no resources in the Mansfield area have been listed on the National Register. The individual properties within these categories are identified in the next and concluding section of this report, and should be afforded the highest degree of protection. The HPCTC should establish priorities for nomination based on individual merit, degree of endangerment, need for recognition, and degree of public support. The Council should encourage the documentation and restoration of those resources which do not appear to be eligible for the National Register because of incomplete documentation or alterations.
2. Of the eighteen resources in the Mansfield area which appear to meet the criteria of the National Register, each resource should be reviewed also for possible designation as a Recorded Texas Historic Landmark. Decisions regarding such designation will be made by the Texas Historical Commission. To date, no buildings in the Mansfield area have been designated as Recorded Texas Historic Landmarks.
3. The two proposed historic districts appear to meet the criteria of the National Register. National Register Historic District nomination forms should be prepared and submitted to the Texas Historical Commission.
4. The remaining resources on the Historic Sites Inventory list which are not located in historic districts or which do not appear to be eligible for the National Register, nevertheless should receive careful attention for some degree of local protection. Inappropriate remodelings of these historic sites should be discouraged, perhaps through review of permit applications for any exterior modifications. Threatened demolition could be treated similarly.

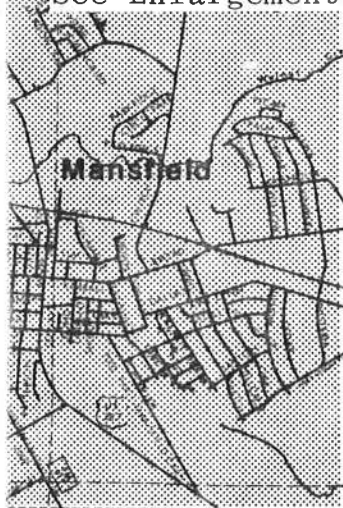
5. Survey work and archival research should be continued in order to add to, supplement, and otherwise refine existing survey findings and results. Buildings, objects, and places presently not included in the Historic Sites Inventory should be reviewed by the HPCTC for inclusion at a future date. Restoration of a building now considered excessively altered could result in a dramatic reassessment of its architectural quality. Research might reveal the historical significance of some resource not now apparent. In this regard, resources already included in the Historic Sites Inventory which did not appear to be eligible for the National Register may appear to be so at a later date.





- 1 ASPEN LANE
- 2 ASPEN CT.
- 3 ALMOND DR.
- 4 HICKORY CR.
- 5 HAZELWOOD DR.
- 6 FARWAY CT.
- 7 BIRCHWOOD LN.
- 8 PINNACON LN.
- 9 CHESTNUT RD.
- 10 WALNUT PL.
- 11 OAKWOOD LN.

See Enlargement



Mansfield





Mansfield

HISTORIC SITES INVENTORY LIST

Key to Symbols:

- NR            Appears to be eligible for the National Register and also may be eligible for designation as a Recorded Texas Historic Landmark
- NR\*          Potentially eligible for the National Register following restoration and/or documentation, or the attainment of fifty years of age
- EBHD(NR)    East Broad Street National Register Historic District
- MSHD(NR)    Main Street National Register Historic District

ADDRESS OR LOCATION	NAME OR TYPE	DATE
---------------------	--------------	------

CITY OF MANSFIELD

Buildings

- |                        |                    |                     |
|------------------------|--------------------|---------------------|
| 1. 302 S. First Avenue | Curry-Allmon House | c. 1900;<br>c. 1908 |
|------------------------|--------------------|---------------------|

A gabled house was moved to this site around 1908, at which time the hipped additions and unusual porch were added. The first owners of the enlarged house were the Curry family. The three Curry brothers - William Nathan, George and Isaac - came to southeast Tarrant County from Tennessee in 1887, and engaged in farming east of Mansfield. William Nathan "Preacher" Curry went on to become a Methodist minister; George and Isaac established a grocery business on Water (Main) Street. Dr. J.W. Allmon, a veterinarian, bought the house about 1928 and lived there until 1960. The house is one of the most architecturally interesting in its immediate neighborhood.

- |                        |       |         |
|------------------------|-------|---------|
| 2. 106 S. Third Avenue | House | c. 1900 |
|------------------------|-------|---------|

This is a representative example of an important local house type- the rectangular gabled house with full front porch- altered only by the addition of a rear wing. The house was built around 1900 and has had a number of owners. It appears to be eligible for the National Register on the basis of its architectural qualities.

- |                         |                    |                  |
|-------------------------|--------------------|------------------|
| 3. 115 N. Fourth Avenue | Botts-Fowler House | c. 1885;<br>1900 |
|-------------------------|--------------------|------------------|

A. J. Botts, who moved from Kentucky to Texas and ran a grocery store on Main Street, built a small wood frame house on this site around 1885. The house was enlarged and altered by contractor W.L. Graves in 1900. The very fine porch with delicate lathed railing and spindlework dates from this time. Subsequent owners









17. 608 E. Broad Street                      Chorn-Guest House                      1886; 1919  
NR\*

A two-story rectangular house with central dog trot was constructed here in 1886 by Mansfield contractor William Bratton for Ebenezer and Hannah Bratton Chorn. It was sold in 1919 to Anna Patterson Guest, at which time the house was remodeled, including the addition of the front porches. Mrs. Guest owned a large farm southeast of Mansfield, and maintained this residence as a town house. Descendents of the Guests lived in the house until 1955. The front wing of the house appears to have been added in the 1890's. With more complete documentation, this resource may be eligible for the National Register.

18. 1025 E. Broad Street                      Log cabin                                      c. 1864  
(rear)

Discovered within the structure of a house that was being demolished in the Kennedale area, this log cabin was moved to the back yard of the present owner in 1964 and reconstructed. Reputedly, the cabin was built in 1864 by a Mr. Ray, an early attorney in southeast Tarrant County.

19. 204 W. Broad Street                      Kizziar-Hayes House                      c. 1906

This was the wedding cottage built for Alonzo and Bobbie Kizziar, who moved in shortly after their marriage in 1906. Alonzo Kizziar owned a dry goods store in Mansfield. He died soon after the house was completed; his wife sold the property in 1916 to the Hayes family, who lived there until 1955. The cottage is interesting for its picturesque grouping of flaring hip roofs and wrap-around porch. The roof cresting and a small front dormer have been removed, and the original round columns have been replaced.

20. 301 W. Broad Street                      Gaulden-Baskin House                      c. 1900

R.A. Gaulden bought this parcel in 1891 and constructed the house around 1900. J.N. Baskins, a farmer who moved to Mansfield from Webb, bought the property in 1917 and lived there until his death in 1939. The house may have been added to, and in its simple gabled forms is typical of the period.

21. 302 W. Broad Street                      J.H. Wright House                              1904; 1966

This is the remnant of an impressive two-story residence built for John Howard Wright in 1904. The original house, designed by Fort Worth architects S.H. Smith and L.G. Schenk, had two-story colonnades on the front and east facades. It was reconstructed following a fire in 1966. J.H. Wright moved to Mansfield in 1873 from Missouri, and was a major force in the town's development until his death in 1942. He established Mansfield's first bank, owned the largest mercantile business, and was crucial in bringing the railroad through Mansfield. When he built his mansion in







31. E. Lillian Mansfield- McKnight Tenant Farm c. 1890  
 Britton Road (E. Broad House  
 St.; north side, 0.2  
 Mile east of Seeton Road)  
 NR

A significant house type in 19th century rural Tarrant County, this two-story gabled farmhouse is located on farmland east of central Mansfield which has been in the same family since the 1800's. As an unaltered example of its type, the house appears to be eligible for the National Register.

32. W. Lillian-Mansfield Rd. Manning House c. 1895;  
 (south side, 0.1 mile 1945  
 east of Sayers Rd.)

This tenant farmhouse was moved to the present site in 1945 from the Mack A. Grimmet farm near Britton. Mr. Grimmet was deeded the property by his father in 1897 and it is believed that the house was on the site at the time. Robert and Pearl Manning, tenant farmers who lived in the house, eventually bought it and moved it to its present site west of central Mansfield. The board and batten construction is uncommon locally.

33. 100-104 N. Main Street McKnight Building/ 1895  
 NR/MSHD(NR) Knights of Pythias Hall

This large two-story brick structure was built for Dr. William B. McKnight in 1895. The Knights of Pythias Lodge was deeded the second floor in 1899. Dr. McKnight maintained an office at the rear of the first floor. A drug store occupied the front commercial space until 1938. Two years later, James S. McKnight purchased the second floor from the Lodge and converted it to an apartment. The McKnight Building, along with the Masonic Lodge across the street, are the two most impressive remnants of Mansfield's historic downtown and function as gateway structures to a potential Main Street historic district. It appears to be eligible for the National Register.

34. 101 N. Main Street Masonic Lodge Building 1900;  
 NR/MSHD(NR) (Mansfield Lodge No. 331) 1910

Mansfield's Masonic Lodge has met at this site since 1870. The first building was dedicated in 1875, and a second in 1879. The present two-story building was constructed in 1900 by Midlothian contractor W.H. Price, and enlarged slightly at the rear in 1910 by Jay Grow. It is largely intact and displays skillful brickwork. With the McKnight Building across Main Street, it serves as an impressive anchor building to a potential commercial historic district on Main Street, and appears to be individually eligible for the National Register.

35. 105 N. Main Street McKnight Building c. 1900  
MSHD(NR)

This small brick commercial building displays brick corbelling at the cornice and cast-iron columns framing the storefront. It was built about 1900. The earliest known occupant was J.H. Page Dry Goods Store. Restaurants have been in the building since at least the 1930's. It is a contributor to a potential commercial historic district on Main Street.

36. 111 N. Main Street A.J. Dukes Building 1904  
MSHD(NR)

A.J. Dukes, a Civil War veteran and long-time Mansfield resident, had this building constructed in 1904. The first known tenant was the Davis and Curry (later S.W. Davis) Dry Goods Store. Numerous retail businesses have occupied the building. Though altered, it still retains original brick detailing, and is a contributor to the potential Main Street historic commercial district.

37. 112-114 N. Main Street J.H. Wright's Big 1901  
NR/MSHD(NR) Daylight Store

This commercial building was constructed for J.H. Wright in 1901 to house the general merchandise business he had established in 1884. Operating under the new name of "The Big Daylight Store," it was Mansfield's leading retail business in the years prior to World War II. J.H. Wright played a central role in Mansfield's development in the 19th and 20th centuries, until his death in 1942. His building is distinguished by its pressed metal front with stacked bands of simulated stone, floral frieze and garlanded cornice. In spite of a storefront remodeling, the building is one of the key contributors to the potential Main Street Historic District, and appears to be individually eligible for the National Register.

38. 116 N. Main Street State Bank of 1895  
NR\*/MSHD(NR) Mansfield Building

This one-story building was built in 1895 as Mansfield's first bank. J.H. Wright (1857-1942) organized the State Bank of Mansfield and was its president until his death. In 1960, when a new bank building was constructed, the old building was sold; since 1978, law offices have occupied the premises. Though altered, the original cornice is intact, and the building is a major contributor to the potential Main Street historic district by virtue of its architectural qualities, important role in Mansfield's development, and its association with an important local citizen. With restoration, the building may be eligible for the National Register on an individual basis.

39. 118-122 N. Main Street      Odd Fellows Building      1892  
NR\*/MSHD(NR)      (Mansfield Lodge No. 138)

Mansfield Lodge No. 138 of the International Order of Odd Fellows was instituted on August 29, 1871. The existing lodge building was completed in the summer of 1892. The ground floor commercial space was occupied by J.H. Wright's general merchandise store until the completion of The Big Daylight Store in 1901. Lodge No. 138 of the I.O.O.F. still meets in the upper hall. This two-story building, the oldest documented structure on main Street, is a major contributor to the potential Main Street Historic District. It is a prime candidate for restoration, as the imposing brick facade has been covered in stucco and the tall second story windows enclosed. If the stucco is removed and if the meeting hall is intact, the building may be eligible for the National Register.

40. 119-121 N. Main Street      First National      1904  
NR/MSHD(NR)      Bank Building

Following a fire on July 4, 1901, which destroyed several commercial buildings on the west side of Main Street, including one on this site, Troy Hackler built this two-story brick structure to house a bank and doctor's offices. The First National Bank closed in 1932 and its assets were assumed by the State Bank of Mansfield. The building has been used for various purposes since then, including, for a short period, the public library. It is a strong contributor to the potential historic commercial district on Main Street, and appears to be eligible for the national Register as an unaltered representative commercial structure of its period.

41. 124 N. Main Street      C.A. Smith & Sons      c. 1900  
MSHD(NR)      Building

This small brick commercial building was purchased by C.A. Smith and Sons in the early 1900's and remained in the Smith estate until 1968. Charles Smith and his five sons conducted all their business as one, with one account managed by the oldest son. The building is best remembered as the Curry Bros. Grocery, which operated here from c. 1908 to 1925. Since 1925, it has been rented to a variety of businesses. The building exhibits patterned and corbelled brickwork and is a contributor to the potential Main Street Historic District. The storefront has been remodeled.

42. 125-129 N. Main Street      McKnight Building      c. 1900  
MSHD(NR)

Dr. William B. McKnight purchased this commercial building in 1904. It remained in the McKnight estate until 1982, and has long been known as the McKnight Building. Originally one large grocery store, it has been divided into three storefronts. A variety of

businesses have been housed here, including the publishing office of the Mansfield Mirror. The building, which has brick corbelling and cast iron construction, is a contributor to the potential historic district on Main Street.

43. 126 N. Main Street                      A.J. Hunt Building/  
MSHD(NR)                                      Board Bros. Pharmacy                      1895

This commercial building was built for A.J. Hunt in 1895 and operated as a saloon until forced to close in 1898, when a local prohibition ordinance was enacted. The building was purchased by Charles A. Smith & Sons in 1910 and remains in the family. A series of drug stores occupied the building for over 60 years, with doctors' offices at the rear. It is best remembered as Board Bros. Pharmacy, which was here from 1898 until 1919. The storefront was remodeled in the 1950's, but original brick patterning survives on the upper portion of the facade. The building is a contributor to the potential historic district on Main Street.

44. 130 N. Main Street                      Old Post Office Building                      c. 1894  
MSHD(NR)

This two-story brick building, probably constructed in 1894, housed Mansfield's second post office until 1956. In 1929, the second story hall was purchased by the Woodmen of the World Life Insurance Society, Walnut Creek Lodge No. 273; presumably the Society rented the space in the years before the purchase. Chartered in Mansfield on April 8, 1897, the Lodge merged with Lodge No. 4 of Cleburne in 1964. The ground floor of the building is now used as a pool hall. Although in poor condition and altered, the structure anchors the northern edge of the potential Main Street Historic District and possesses historical significance for its use as a post office.

45. 210 S. Main Street                      Dr. James H. Wallace                      1878  
NR\*    House

Dr. James H. Wallace, one of the first doctors in Mansfield, built this two-story house in 1878. It was designed in the latest East Coast Stick style, unusually early for Texas. Dr. Wallace's widow married John P. Casstevens; she lived in the house until her death in 1939, and five years later it was sold to the Hall family. The house remains in excellent condition, and occupies a large wooded site on a major street. Following precise documentation of the house's construction history, it may be eligible for the national Register.

46. 1010 Mitchell-Mansfield                      James Clay Stone Farm                      1892; 1898  
Road       1916;  
NR       c. 1955

James Clay Stone accompanied his family to Texas from Tennessee in 1870, and by 1873 was hauling flour between Fort Worth and Dallas.

That year he moved to Mansfield, eventually buying farmland from pioneer L.H. Stephens. The main farmhouse was begun in 1892, enlarged in 1898, and completely altered in 1916 to achieve its present high-gabled appearance. A one-story north wing was added around 1955. The second smaller house was also built in 1916. A small barn was built in 1898 and altered in 1916, at which time the large gabled red barn was built. Today the farm is an intact historic ensemble, highly visible from the road. As such, it appears to be eligible for the National Register.

47. 1301 Mitchell-Mansfield Road William E. Mathis Farm c. 1885; 1915-1916

A 160-acre farm lying both in Tarrant and Johnson counties was first developed here in the 1880's. William Mathis moved to Texas from Georgia and bought 150 acres of the farm in 1908. The handsome farmhouse with its gallery-like porch on the south and west walls was built in 1915, and a small barn was completed the following year. Both are in excellent condition. The 1880's farmhouse and barn survive, the former used as a garage. Originally a cotton farm, now corn, maize and wheat are produced.

48. 206 W. Oak Street Muncy House 1890

In 1890, Mrs. Lucinda Muncy, a widow, bought this lot and constructed the existing house, which remained in the family until 1919. The paired front gables are unusual.

49. Old Cardinal Road (west side, 0.1 mile south of Rendon-Bludworth Rd.; P.O. Box 863) William Lay House c. 1880; c. 1900; c. 1976

This small house, moved to its present site around 1976, was used for many years as a combination shop and residence in the community of Cedar Hill in Dallas County. William Lay resided and operated a barber shop in the house from the 1920's through the 1960's. Heritage Savings Association built a duplicate of the house when it opened a new branch office in Cedar Hill in 1970.

50. Ragland Road (north side, east of Holland-Britton Rd.) Ragland Farm c. 1935

T.J. Ragland surveyed and purchased the original 320 acres of this farm. His son, Joseph H. Ragland, acquired approximately 400 additional acres by the 1880's to create the existing farm. Six generations of Raglands have lived at this site. The present appearance of the farm buildings dates largely from the 1930's, when a barn was struck by lightning and burned. New barns and silos were built, at which time all buildings on the farm were painted in a distinctive red-and-white color scheme. The farm is a prominent visual landmark on the eastern edge of Mansfield.

51. Remington Road (east side, 0.4 mile north of Retta-Mansfield Rd.) House c. 1910

This simple wood-frame house gains dignity from a recessed pedimented porch. This is one of a number of houses moved to west Mansfield from Fort Worth by a developer in the late 1960's and early 1970's.

52. Rendon-Bludworth Road (south side, 0.1 mile west of Old Cardinal Road) House c. 1900

An offset gabled bay projects from the hipped central mass of this wood-frame residence. The full recessed porch is a variation on an otherwise common local house type. The building was moved here in 1979 from Burleson, Texas.

53. 305 Smith Street NR Jacob M. Back House c. 1890;  
c. 1900;  
c. 1910

A prominent landmark on the north edge of central Mansfield, this was the residence of Jacob and Alida Muncy Back and their descendants from about 1894 until the mid 1950's. Jacob Back was born in Tarrant County in 1861, the son of a pioneer who moved to Texas from Kentucky in the late 1840's and homesteaded on a 320-acre farm east of Mansfield. He was a dealer in cattle and hogs, and had several barns, pens, and wells on the 5-1/2 acre property. The Backs enlarged the original one-room house around 1900 and again around 1910. It was located near the railroad depot (now demolished) to facilitate the shipping of livestock. As an excellent example of the typical process by which folk houses grow over time, the Back House appears to be eligible for the National Register.

54. 312 S. Waxahachie Street NR Nugent-Hart House c. 1892-93

Joseph Nugent, a teacher and the first mayor of Mansfield, built this double-pen H-plan house for himself in the early 1890's. The house was sold by his widow several years after his death in 1903. It went through a succession of owners until bought by Jonathan and Sally Hart in 1920, and is still owned and resided in by members of the Hart family. The house has received many additions and modifications over its 90-year history, but its character remains that of a Victorian residence. The front porch, with turned post and delicate jig-sawn tracery, is particularly fine. The house appears to be eligible for the National Register on the basis of its architectural quality and historical associations. It received an Official Texas Historical Marker in 1983.

Objects and Places

55. 100 E. Broad St. World War I Monument 1920  
NR

This polished gray granite monument was erected in 1920 to honor those Mansfield citizens "...who served their country in war 1917-1918". On both sides of the obelisk-shaped slab are engraved the names of 125 veterans, including a separate listing for "Colored Soldiers". Memorial Hall, a public meeting hall constructed in 1919, stood at this corner, and the monument stood on its grounds. This was the site of the Man and Feild mill. The monument appears to be eligible for the National Register for its artistic quality and importance to Mansfield's history.

56. Cemetery Road Cumberland Presbyterian c. 1868 -  
(west side) Church Cemetery/ present  
Mansfield Cemetery

Mansfield Cemetery is the major burial ground of Mansfield. The western 2.75 acres, historically called the Cumberland Presbyterian Church Cemetery, is the oldest section, deeded by Ralph Man on June 19th, 1874 to the "... Mansfield Congregation of the Cumberland Presbyterian Church ... to be used solely as a place of burial..." The earliest legible marker of the 819 gravestones is that of Julia Alice Man (1843-1868), the first wife of Ralph S. Man and sister-in-law of Julian Feild. Ralph Man (1825-1906) was interred here, as were many of Mansfield's prominent citizens, including a large number of veterans of the Civil War. It received an Official Texas Historical Marker in 1982.

57. Cemetery Road Mansfield Black Cemetery c. 1874 -  
(west side) present

Adjoining the north side of the old Cumberland Presbyterian Church Cemetery is this 1.32 acre unfenced cemetery. Only blacks have been buried here. Fifteen of the 83 marked graves have been identified as probable descendants of Nathan Moody, a slave of Captain Thomas O. Moody (who is buried in the adjoining fenced cemetery). The earliest marked grave is that of Milton Wyatt (1862-1874).

58. Debbie Lane Grimsley Cemetery c. 1880-  
(0.25 mile west of present  
Hawkins Rd.)

This small, well maintained cemetery is used by the Grimsley and Dalton families, and is located across the road from the J.W. Dalton house site. The first marked grave is that of Joseph Grimsley (Feb. 8, 1870 - Oct. 6, 1880).



59. Mansfield-Cardinal Road Highway Bridge 1922  
(as it crosses Walnut  
Creek)

This reinforced concrete bridge, spanning Walnut Creek on old State Highway 34, replaced an iron truss bridge that was washed away by flood waters in 1922. It was designed by the Tarrant County Engineering Department.

60. Crossing Walnut Creek, F.W. & N.O. 1885; 1906  
(west of Mansfield - Railroad Bridge  
Cardinal Road)  
NR

In 1885, a group of Mansfield businessmen which included J.H. Wright, P.M. House, and A.J. Dukes helped raise \$5,000 to induce the Fort Worth & New Orleans Railway to route its tracks through Mansfield. This iron truss railroad bridge was built in that year and renovated in 1906. It is Mansfield's most important link with its 19th and early 20th century railroad history, and is one of the earliest surviving railroad bridges in Tarrant County. As such, it appears to be eligible for the National Register.

61. Mitchell-Mansfield Road Stephens Family Cemetery 1866-71;  
(west side, 0.25 mile south 1882  
of E. Broad St.)

A single small marble tombstone marks the graves of three of the children of Lemuel and Caroline Stephens who died as infants in 1866, 1870, and 1871. A simple inscription reads "In memory of the Infant Children of L.H. and S.C. Stephens - Erected August 1882". The original ornamental iron fence is gone, and the marker is broken. The Stephens, who owned a 320-acre farm here, were a prominent family in the area. Their oldest son, John H. Stephens, was an attorney who served in the Texas Senate from 1886 to 1888, and as a representative from Texas to the U.S. Congress from 1897 to 1917.

#### ADJACENT UNINCORPORATED AREAS

##### Buildings

62. Arlington-Webb Road Marion and James 1859;  
(east side, at Loyd Homestead c. 1900  
intersection with  
Ragland Extension Rd.)

One of the oldest surviving homesteads in southeast Tarrant County, the log core of this house was constructed in 1859 by Marion and James Loyd. Descendants of the Loyd family lived here continuously until 1982, when they were forced to sell and give possession to the the U.S. Army Corps of Engineers for a planned reservoir in the area. The house, now surrounded by a chain-link

and barbed wire fence, appears very much as it did when the clapboard siding was added around 1900. Stone chimneys on each of the end walls have been removed. Of the original 78 acres, 25 acres remain in the present plot. The entire site is to be used as a park that will border on the projected lake. It received an Official Texas Historical Marker in 1979.

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|-----|----------------------------------|----------------------------------|---------------|
| 63. | 2500 Calvary Cemetery Road<br>NR | Patrick Henry Day House and Barn | 1893;<br>1933 |
|-----|----------------------------------|----------------------------------|---------------|

An impressive two-story Victorian farmhouse on a commanding hill-top site, this was the home of the P.H. Day family. Patrick Henry Day came to southeast Tarrant County from Illinois around 1890, and had the house built in 1893. A successful farmer, he was also instrumental in establishing the first Catholic church in Mansfield in 1898. A handsome metal barn east of the house was built in 1933. The house and barn together are visual landmarks in the vicinity, and appear to be eligible for the National Register.

- |     |  |                     |            |
|-----|--|---------------------|------------|
| 64. | Calvary Cemetery Road<br>(0.25 mile west of Seeton Road) | L.V. Hamil Sr. Farm | c. 1931-34 |
|-----|--|---------------------|------------|

Lewis V. Hamil, Sr. built himself the log corn cribs and barns on this farm in the early 1930's. The bungalow-style farm house was constructed in 1934 by contractor Joe Pyles. Hamil was a son-in-law of Patrick Day, who purchased a 130-acre tract from the Jacob B. Back survey in 1885, and whose house still stands a short distance to the east at 2500 Calvary Cemetery Road.

- |     |  |                                    |                     |
|-----|--|------------------------------------|---------------------|
| 65. | Grimsley-Gibson Road<br>(0.25 mile west of Newt-Patterson Road)<br>NR* | Garrett Gibson House-<br>Log Cabin | c. 1855;<br>c. 1900 |
|-----|--|------------------------------------|---------------------|

Garrett Gibson, one of four brothers who came to southeast Tarrant County from Illinois in 1853, homesteaded a 160-acre tract and built a three-room log house here around 1855. Descendants of the family continued to live in the house until about 1945. The hand-hewn logs of the house have been covered with clapboard and are visible only in small areas on each end wall. Although the integrity of the log structure has been compromised, the house as it exists, with its sheathing of horizontal wood siding and additions, is representative of a widespread practice in Texas involving the modification and continued use of pioneer buildings. Following restoration of the log house, the structure may be eligible for the National Register.

66. Holland-Britton Road Walker House c. 1895;  
 (west side, 0.3 miles north of Seeton Rd.) 1909  
 NR

The A.S. Walker family occupied this house as early as 1898 until the mid 1950's. The Walkers were prominent farmers in the Britton area. The original house was enlarged in 1909 by Fort Worth builder Jim Walker. This is an excellent example of a cruciform house with sophisticated formal vocabulary. An isolated house surrounded by level fields, its harmonious hip roofs form a conspicuous silhouette on the landscape. For its architectural qualities, the Walker House appears to be eligible for the National Register.

67. Hooper Road (south side, Silas Hooper Farm 1885-91  
 east of Rendon-New Hope Rd.)  
 NR\*

Silas Hooper was one of the early settlers in the vicinity of Rendon (first known as Cross-Timbers). He was a successful farmer who also owned a cotton gin in Rendon which he moved to Retta with the coming of the railroad. The family lived in a log cabin on their farm until Hooper built the existing two-story wood-frame house between 1885 and 1891. Beautifully sited in a stand of large oak trees, the house is complemented by barns, various outbuildings and cross-picket fences, all painted white. The oldest graves at the Walnut Creek Cemetery are those of the Hooper family. The property may be eligible for the National Register following some restoration of the house.

68. Hudson Cemetery Road Dingnum-Adams House 1936; 1950  
 (south side, east of Eden Rd.)  
 NR\*

The unique example of a streamlined Pueblo Revival house in southeast Tarrant County, designed and built in 1936 by the original owner, Albert Dingnum, and enlarged in a harmonious style by the second owner, Dorsey Adams. Careful detailing includes rounded corners, receding cornices and paired vigas. The house may be eligible for the National Register once it reaches 50 years of age.

69. Hudson Village Road Philopheus K. Ferney c. 1900;  
 (north side, west of House 1921-23;  
 Eden Road) 1929;  
 1959

Philopheus K. Ferney, a dealer in rare books and art objects who also raised registered cattle and horses, was born in Turkey, of Greek parents. He bought this property in 1920. To an existing rectangular wood-frame house he added a large transverse front library and living wing (1921-23) and in 1929 he rocked the house

and constructed a rock wall along the front of the property. The present owner bought the property in 1959 and added a second story to the rear wing.

70. Ragland Extension Road      J.H. Bowlin Farm      c. 1890;  
(north side, 0.1 mile      c. 1905  
from road closure at  
county line)

J.H. Bowlin came to southern Tarrant County from Virginia in 1881. In the 1890's he bought an 84-acre tract of land on which stood a two-room house. He added the south wing around 1905 to give the house its present cruciform plan. As such, it is a representative example of how folk houses evolve. In 1979 the property was condemned by the U.S. Army Corps of Engineers for the planned Lakeview Reservoir, recently renamed Joe Pool Lake.

71. Rendon Road (west      Earl F. Jones House      1945  
side, due north of  
Oak Grove-Rendon Rd.)

This is a sleek horizontal house with telescoping linear plan, rendered beautifully in limestone with carefully crafted wood detailing. Earl Jones bought an existing wooden house in 1945, converted it into four bedrooms, and built additional rooms and a garage to the north. The house is a fine example of early post-war residential design, slightly Moderne in massing and detailing.

72. Rendon-Bludworth Road      Bludworth School      1916  
(NW corner of Mansfield  
-Cardinal Rd.)

Wyatt's Chapel, Gibson and Bisbee (Pool) Schools consolidated to become Bludworth School when the new building opened in 1916. It was designed by the architectural firm of Mueller, Van Slyke & Woodruff and built by Payne Brothers. The school was named for school superintendant J.J. Bludworth. It has been converted to use as a church and largely altered.

73. Seeton Road      Allmon House      c. 1895  
(north side, 0.3 mile west  
of Holland-Britton Road)

John Allmon, a veterinarian, lived in this house prior to 1910. His brother, R.L. Allmon, was a farmer who lived here for a number of years afterwards. The house is presently vacant and in poor condition. Its gabled forms and T plan are typical of rural dwellings in Tarrant County.

74. Seeton Road (north side), Britton NR Britton Citizens Bank 1906

This dignified miniature banking temple on Britton's Main Street was built in 1906. It is of concrete block construction with galvanized tin entry entablature, cornice and pediment. The blocks were manufactured locally by F.S. Windle and D.T. Wilson in a grain elevator basement. A cast concrete lion's head over the entry has been removed. Britton Citizens Bank became the Britton State bank in 1919, which in turn merged with the First National Bank of Mansfield during the Depression. The Works Progress Administration operated a canning factory and a mattress factory in the building during the 1930's, and the U.S. Agriculture Department converted it to a plant for sterilizing cotton seed in an effort to eliminate the boll weevil. Since World War II, the building has housed a corn mill and grocery store, and now is used for tool storage. It appears to be eligible for the National Register on the basis of its architectural design, method of construction, and historical associations.

75. 1451 Seeton Road NR Noah-Watson House c. 1885

Thomas J. Watson (1854-1924) bought the farm on which this house is situated around 1890 from the Noah family. The farm is still owned by descendants of T.J. Watson, but has been leased for a number of years. The house, with T plan, gable roofs and full front porch, is an unaltered example of a widespread local residential type, and may be eligible for the National Register.

76. Webb-Lynn Road (north of Ragland Extension Rd.) NR House c. 1905

This house was built as a railroad section house in Handley, and moved to the present site in 1960. It is a representative example of a common local house type, and is presently vacant.

77. Zuefeldt Street, Webb NR Webb Baptist Church 1907

The community of Webb dates back to the 1880's, when lots were laid out next to a cotton gin and general merchandise store. The town had its own post office, school and businesses, but no church. The Webb Baptist Church was organized on September 9, 1906. Land was purchased and the building completed by the following summer. It appears today much as it did then, with cruciform plan and slender belfry, on a large parcel at the center of Webb. Additions and new buildings, at a scale that complement the original building, extend to the south and west. For its central role in the history of Webb and for its architectural quality, Webb Baptist Church appears to be eligible for the National Register.

78. Zuefeldt Street, Webb      Zuefeldt House      1897;  
c. 1935

This board-and-batten house was built in 1897 and moved from its original site one block to the east around 1922. Daniel Zuefeldt, the founder of the town of Webb, was the earliest known owner of the structure. Two married daughters of Zuefeldt lived in the house successively after it was moved. It is a fine example of a T-plan wood frame vernacular residence, compromised only by the addition of shed-roofed rooms in each angle of the T. The building gains added significance for its association with Daniel Zuefeldt.

79. Zuefeldt Street, Webb      Webb Co-op Cotton Gin      1953

Due to urbanization and depressed prices, cotton is a dying industry in Central Texas. When the Webb Co-op Cotton gin closed on December 1, 1981, it was the last cotton gin operating in Tarrant County. This is the third cotton gin to exist on this site. The first burned in 1925 and was rebuilt in 1926. The second gin burned in 1952.

Objects and Places

80. Calvary Cemetery Road      Calvary Cemetery      c. 1900 -  
present

This cemetery was surveyed and fenced in 1911 or 1912 by John Day, the son of Patrick H. Day, owner of the large farm on which the plot is situated (see No. 63). Used initially as a family cemetery, it was deeded by P.H. Day to the Diocese of Dallas in 1922. The earliest grave (Katy Reitz, 19 Jan. - 3 Mar., 1885) was moved here from Cope Cemetery.

81. Grimsley-Gibson Road      Gibson Cemetery      c. 1855 -  
present

In 1853, a small colony of eight related families migrated to southeast Tarrant County from Illinois, including four Gibson brothers - Garrett, James, McNary, and Arthur. The three older brothers and Garrett Gibson's son-in-law, David Smith, established homesteads of 160 acres each approximately four miles northwest of what is now Mansfield. The settlement became known as the Gibson Community, and had its own school and church. In about 1855, one acre each was set aside by Garrett and James Gibson for the cemetery site. Of the 73 marked graves, the earliest is that of James Truitt (January 2, 1866 - July 12, 1866), the son of A.J. and Elizabeth Gibson Truitt. It received an Official Texas Historical Marker in 1983.

82. Hudson Cemetery Road                      Hudson Cemetery                      c. 1878 -  
present

Located on the old Hudson farm, the earliest known burials were the four-year-old twin daughters of J.D. Hudson in 1878. The Hudson family later donated the land to be used as a cemetery for the New Hope community.

83. Lynn Road                                      Wilson Family Cemetery                      c. 1870-72  
(at county line)

This is a small reconstructed cemetery on land condemned by the U.S. Army Corps of Engineers as part of the Lakeview Reservoir Project. It is said that in 1872 Charles and Ophelia Wilson were members of a wagon train, that Mrs. Wilson gave birth to a daughter and that both mother and child died in childbirth. Charles Wilson buried his wife and child, and several years later another daughter returned with two headstones and a wrought iron fence. The small graveyard recently was vandalized and the fence stolen. The Corps has installed three concrete markers, surrounded by a new wrought iron fence and cyclone fence.

84. Oak Grove-Rendon Road                      Rendon Cemetery                      c. 1876 -  
(SW intersection of                                      present  
Rendon-Crowley Rd.)

The land for the Rendon Cemetery was donated by W.L. Norwood. The earliest legible marker is that of Edward A. Kinard (Mar. 20 - Apr. 25, 1876). Three cedar trees at the south part of the cemetery were planted in 1937 to mark the graves of three members of the Blizzard family.

85. Ragland Extension Road                      Perry Cemetery                      c. 1855  
(NE corner Ragland Rd.)

Of the estimated six to eight original grave markers of this reconstructed graveyard only one has been recovered, that of Sarah J. Perry (Jan. 16, 1828 - Oct. 2, 1855), the first wife of Napoleon Bonaparte Perry. Perry, a veteran of the Confederate Army, was an early settler in the Mansfield-Webb area. The original wrought iron fence is gone.

86. Rendon-Bludworth Road                      Walnut Creek Cemetery                      c. 1881-  
(opposite Teague Road)                                      c. 1973

A secluded unfenced cemetery situated in a grove of trees, the earliest known grave markers are those of the Hooper family, the oldest being that of M.A. Hooper (May 4, 1847 - June 17, 1881), wife of Silas Hooper. The cemetery was sold to Tarrant County in 1904.

87. T.O. Harris Road  
(south side, west of  
Hwy. 157)

Rehobeth Cemetery

c. 1871 -  
present

Located next to Rehobeth Baptist Church, this large cemetery was established formally on land donated by J.R. and Pauline Daniel in 1891 in the old Sublett Community. The earliest known grave marker is that of Mary Miller (Aug. 12, 1869 - Aug. 9, 1871). An ornamental wire fence surrounds the cemetery.



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