

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

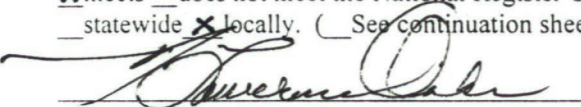
HISTORIC NAME: Andrew "Cap" and Emma Doughty Bratton House
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 310 East Broad Street
CITY/TOWN: Mansfield VICINITY: N/A NOT FOR PUBLICATION: N/A
STATE: Texas CODE: TX COUNTY: Tarrant CODE: 439 ZIP CODE: 76063

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
__ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets __ does not meet the National Register Criteria. I recommend this property be considered significant __ nationally
__ statewide ☒ locally. (__ See continuation sheet for additional comments.)


Signature of certifying official

21 MAR 2003
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property __ meets __ does not meet the National Register criteria.
(__ See continuation sheet for additional comments.)


Signature of commenting or other official

Date

State or Federal agency and bureau

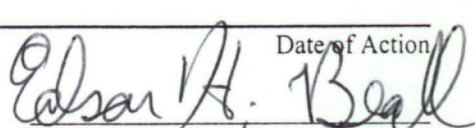
4. NATIONAL PARK SERVICE CERTIFICATION

I, hereby certify that this property is:


Signature of Keeper

Date of Action

- ☒ entered in the National Register
__ See continuation sheet.
__ determined eligible for the National Register
__ See continuation sheet.
__ determined not eligible for the National Register
__ removed from the National Register
__ other (explain):


5/22/03

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private**CATEGORY OF PROPERTY:** Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING	
	1	2	BUILDINGS
	0	0	STRUCTURES
	0	0	SITES
	0	0	OBJECTS
	1	2	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0**NAME OF RELATED MULTIPLE PROPERTY LISTING:** Historic and Architectural Resources of Mansfield, Texas:
Community Development in Mansfield, Texas, 1850-1960.

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/ single dwelling; Commercial/retail**CURRENT FUNCTIONS:** DOMESTIC/single dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late Victorian: Queen Anne/Late 19th and Early 20th Century
American Movements: Bungalow/Craftsman

MATERIALS:	FOUNDATION	Brick
	WALLS	Wood
	ROOF	Composition
	OTHER	Concrete, Glass, Stone, Metal

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-8).

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Andrew "Cap" and Emma Doughty Bratton House
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DESCRIPTION

Built in 1895 and enlarged about 1910, the Andrew "Cap" and Emma Doughty Bratton House is a good local example of a one-story L-plan dwelling with Queen Anne and Craftsman style detailing. Located at mid-block on the south side of East Broad Street in Block 10 of the original town of Mansfield, the house was likely built by Andrew "Cap" Bratton, a local furniture maker and undertaker, for himself and his second wife Emma Doughty Bratton. The one-story wood dwelling faces north onto East Broad Street, and is about three blocks southeast of the historic commercial district of Mansfield. Originally a three room L-plan dwelling, the house was modified about 1910 with a Craftsman style porch and a compatible, one-story, gable roof rear addition containing an additional three rooms. About 1950 a sleeping porch was enclosed and enlarged to create additional living space on the southeast corner (rear/side) of the house. The asymmetrical primary facade features a Queen Anne cutaway bay window with decorative pendants and a partial width attached Craftsman style porch with front gabled roof, brick piers and square columns. At the rear of the property are a small metal shed and a carport/garage building. The Bratton House is one of four late 19th and early 20th century dwellings on the south side of Broad Street between Pond and South Waxahachie streets, three of which retain their integrity. The craftsmanship of the dwelling attests to the carpentry skill of its builder and to the middle-class socio-economic position of the Bratton family. The house remained in the family until 1956 when it was sold by Emma Bratton's heirs. The Andrew "Cap" and Emma Doughty Bratton House retains a high degree of exterior integrity. The ca. 1910 porch modifications and rear addition were conducted within the period of significance, are compatible with the original design and materials and reflect evolving architectural and technological trends. About 1950 a sleeping porch at the rear of the house on the east side was enclosed and expanded. This addition reflects the evolving architectural tastes of the 1950s and is compatible with the original house. Its visibility from the front of the house is partially screened by shrubs and it does not detract from the dwelling's integrity. Additional small additions and modifications to the back porch and windows on the rear facade also have been made since the end of the period of significance. These are not visible from the front of the house. Original interior spatial relationships remain largely intact although most original interior finishes and detailing have been removed. The Andrew "Cap" and Emma Doughty Bratton House represents one of several domestic property types defined in greater detail in the Historic and Architectural Resources of Mansfield, Texas Multiple-Property National Register nomination. The Andrew "Cap" and Emma Doughty Bratton House is preserved in good condition, retaining its exterior architectural and historic integrity to a high degree.

GEOGRAPHICAL SETTING

Mansfield, historically a small agriculture-based trade center at the crossroads of regional trails and roads, is in southeast Tarrant County about 15 miles southeast of Fort Worth. Now a rapidly growing suburban community within the Dallas-Fort Worth Metroplex (**Map 1**), in 1998 the incorporated City of Mansfield encompassed about 40 square miles of territory in Tarrant, Ellis and Johnson counties (**Map 2**).

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The surrounding topography consists of flat to rolling terrain where the Cross Timbers and Blackland Prairie meet in north central Texas. Soils are deep sandy loams and rich clayey and loamey types that support blackjack oaks and post oaks, and grasslands, respectively. Intermittent creeks, including flood-prone Walnut Creek at the north edge of the original town, water the area. Joe Pool Lake, a man-made reservoir southeast of Mansfield also drains parts of the city. Within the current corporate limits are the historic town of Mansfield as well as former farmland and rural communities. With a 2000 population of more than 25,000 people and widespread development of farmland and alterations to historic era buildings within the original town, evidence of Mansfield's 19th and 20th century agriculture-based economy is fading from view. Intact historic resources are becoming rare. Although affected by loss of integrity, historic Mansfield remains visually discrete within the larger community. Its historic buildings are the foundation of the community and the means to differentiate Mansfield from many of its neighbor cities to the north. The Andrew "Cap" and Emma Doughty Bratton House is in the central portion of the original town of Mansfield about three blocks southeast of the historic commercial district (**Map 3**). Sited on a rectangular shaped parcel mid-block between Pond and South Waxahachie streets and facing north onto East Broad Street (**Photo 1**), the dwelling's Queen Anne/Craftsman influenced detailing stands out on this residential street that has been modified by demolition, incompatible alterations and incompatible commercial, residential and institutional infill construction. Historic period residential development stretches in all directions from the Bratton House with the largest concentration west and south. While many residences 50 years old and older survive, only a few retain their integrity, including the dwellings at 302, 303, and 306 East Broad. Of these, 303 and 306 are currently being nominated to the National Register. No historic district survives in Mansfield due to the widespread incompatible alteration of historic-era residences and commercial buildings, although scattered residences appear individually eligible for National Register listing. With appropriate rehabilitation, surviving altered historic properties in the 300 block of East Broad may become eligible in the future for National Register district listing. The Andrew "Cap" and Emma Doughty Bratton House is a good, local example of the L-plan type embellished with Queen Anne detailing and modified by a compatible, historic-era remodeling reflecting early 20th century design trends. It is one of a few of its type in Mansfield to retain its integrity.

THE ANDREW "CAP" AND EMMA DOUGHTY BRATTON HOUSE

The Andrew "Cap" and Emma Doughty Bratton House faces north onto East Broad Street and was built in 1895 (Tarrant County Tax Records) by Andrew Bratton for himself and his wife Emma Doughty Bratton. Topped with a cross gable composition shingle roof, the original three-room, L-plan dwelling was modified about 1910 with a Craftsman style porch and a compatible, one-story, gable roof rear addition containing an additional three rooms. About 1950 a sleeping porch on the southeast elevation was enclosed and enlarged to create additional living space, resulting in a small, flat roof addition at the southeast (rear) corner of the house. All other exterior changes occur on the rear elevation, where enclosure of a rear porch and installation of an aluminum window have occurred. The house retains its original L-plan massing, modified by the ca. 1910 and ca. 1950 additions. Decorative detailing associated

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with Queen Anne style architecture includes the primary facade cutaway bay window with decorative pendants, shiplap siding and boxed eaves. Craftsman elements associated with the ca. 1910 remodeling include the flat board window and door surrounds, and a gabled roof porch with red brick piers supporting square wood posts.

Occupying a rectangular 100 x 150 foot lot mid-block between Pond and South Waxahachie streets in Block 10, the house sits on a brick pier and wood beam foundation and is constructed of wood framing with shiplap and clapboard siding. The house's original three-room L-plan design was modified about 1910 when a three room gable roof addition was added at the rear of the house and the original porch was modified with Craftsman influenced brick piers and square posts supporting an attached front gabled porch. The ca. 1910 alterations retained the original asymmetry of the primary facade (**Photo 1**) while the rear of the house expanded with a gable roof addition compatible with the original dwelling design. Lower in height than the original L-plan section of the house, the roof line of the ca. 1910 addition is stepped back behind the original portion of the west elevation (**Photo 3**), making it invisible from the front of the house. The south elevation is the rear of the house. It has been modified through the enclosure of the rear porch and the construction of a small entry at the southwest corner. While these changes are incompatible with the house's historic design features, they are in scale with the house, not visible from the street and are reversible. The east elevation (**Photo 2**) contains the sleeping porch enclosure and expansion thought to have been built about 1950. Partially screened from street view by shrubs, this addition is small and located near the rear of the house. The addition reflects the changing technology and design trends of the 1950s and thus is part of the evolution of the dwelling. Although no information has been located regarding the exact date of the east elevation sleeping porch modification, based on window design, siding and roof treatment, it is likely that this work was undertaken about 1950, after Emma Bratton left her home to live in an assisted care facility and the house was used as a rental. Windows throughout the original portion of the house and ca. 1910 addition are 1/1 double hung wood sash types, typical for late 19th and early 20th century residential construction. The ca. 1950 addition has 6/6 double hung wood sash types, a common window form used from the late 1930s through the early 1950s. Window and door surrounds are flatboard types. Built in 1895, the house melds the design features of a one-story L-plan dwelling with a compatible addition made about 1910 and 1950 that reflects the changing architectural tastes and technology of those periods. While small, rear additions are aesthetically incompatible with the dwelling, they are not visible from the street and are reversible. The house is maintained in good condition. No historic photograph of the house was located.

The dwelling is placed near the front center of the rectangular shaped lot on which it sits. The flat lot also contains a small metal shed and a metal carport/garage building. Both were placed by the current owners between 1996 and 2001 and are designed to be removable from the property. These features are considered Noncontributing elements. A circular concrete driveway in the front yard was installed in the 1980s or 1990s. In 1999 it was removed, the front yard graded to a slightly lower elevation and the driveway reinstalled over a smaller area as part of a City initiated street widening and drainage improvement project. The driveway assists in exit and entry from East Broad Street, a major

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thoroughfare. Landscaping includes lawn, shrubs, and mature trees. A site plan is shown in **Figure 1**.

Inside, the house retains its original room arrangement (**Figure 2**) expanded on the south with an additional three rooms about 1910. The ca. 1950 sleeping porch modification expanded the den and kitchen eastward. Original interior materials include baseboards and pine flooring. Two fireplaces, originally present in the living room and front bedroom, were removed prior to the purchase of the house by the current owner. The space occupied by the front bedroom fireplace was converted to a closet, which remains. Sometime in the 1980s the house was converted to retail and office use resulting in the removal of the kitchen and bath. The current owners are rebuilding the kitchen and have reinstalled a full bathroom.

SUMMARY OF PHYSICAL CONDITION AND INTEGRITY

Built in 1895, the Andrew "Cap" and Emma Doughty Bratton House is a good local example of a one-story vernacular L-plan dwelling with Queen Anne detailing, a Craftsman style porch and a compatible, one-story, gable roof rear addition containing an additional three rooms. Exterior changes are limited to the compatible ca. 1910 and ca. 1950 additions and porch and window modifications at the back of the house made after the end of the period of significance. Changes resulting from the ca. 1910 and ca. 1950 additions reflect evolving technology and design trends and are compatible with the original design of the house. Changes to the rear facade are not compatible with the house's historic character, but these are reversible and not visible from the street. The house retains a high degree of exterior integrity and reflects the melding of original design with the ca. 1910 and ca. 1950 additions. The house is recognizable to its period of significance and conforms to the registration requirements set forth in the property types section of the historic context: *Community Development in Mansfield, Texas 1850-1960*. Built by owner occupant Andrew "Cap" Bratton for himself and his second wife Emma Doughty Bratton, the dwelling is in good condition and is a good example of an L-plan house in Mansfield, and one of the few such dwellings in the city to retain its integrity. The house's exterior and interior character-defining elements—plan form, stylistic detailing, siding, roof form, windows and fenestration patterns—remain, joined by compatible additions made within the period of significance. Installation of the circular concrete driveway and lowering of the front yard have altered the setting of the house somewhat, but it retains a high level of integrity of location, materials, workmanship, design, feeling and association within the period of significance.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- ☒ **X_A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☐ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS (EXCEPTIONS): N/A**AREAS OF SIGNIFICANCE:** Community Planning and Development; Architecture**PERIOD(S) OF SIGNIFICANCE:** ca. 1895-1950**SIGNIFICANT DATES:** 1895; ca. 1910; ca. 1950**SIGNIFICANT PERSON(S):** N/A**CULTURAL AFFILIATION:** N/A**ARCHITECT/BUILDER:** BUILDER/OWNER: Bratton, Andrew "Cap".**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-9 through 8-22).

9. MAJOR BIBLIOGRAPHICAL REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-23 through 9-29).**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☐ State historic preservation office
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other--Specify Repository: Diane E. Williams, P. O. Box 49921, Austin, TX 78765

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STATEMENT OF SIGNIFICANCE

Constructed in 1895 by owner Andrew "Cap" Bratton, a local furniture maker and undertaker, as a residence for himself and his wife Emma Doughty Bratton, this one-story Queen Anne influenced L-plan dwelling with a ca. 1910 Craftsman influenced porch and rear wing is a rare surviving example of middle class turn-of-the-20th-century housing in Mansfield. The dwelling is a good example of the L-plan form embellished with Queen Anne and Craftsman influenced detailing and modestly interprets a domestic type widely built throughout Texas. Rear additions made about 1910 and again about 1950 enlarged this small residence and are compatible with the massing, materials and scale of the original house. The house reflects the population and economic growth of Mansfield created by the expanded business and agricultural opportunities associated with the arrival of railroad service in 1885. Located about three blocks southeast of Mansfield's commercial district, the Andrew and Emma Bratton House is within the original Town of Mansfield plat on its primary residential street. Part of an eclectic neighborhood of one- and two-story dwellings that developed between ca. 1870 and the 1950s, the area is now eroded by demolition, alterations and incompatible mid-to-late 20th century infill construction. The house is named for its builder and first owners, who occupied the dwelling for 55 years. The dwelling has retained its exterior integrity and reflects the changing architectural tastes of the early-to-mid-20th century. Related to the historic context *Community Development in Mansfield, Tarrant, Johnson and Ellis Counties, Texas 1850-1960*, the dwelling is categorized as a domestic resource, which is defined in more detail in section 7 of this nomination and in the Historic and Architectural Resources of Mansfield, Texas Multiple Property National Register nomination. The Andrew and Emma Bratton House is in good condition and retains a high degree of exterior integrity. It derives its primary significance from its associations with Mansfield's growth and development during a period of economic growth and community development. For these reasons, the Andrew and Emma Bratton House is eligible for listing in the National Register of Historic Places at the local level under Criterion A in the area of significance of community development within a period of significance extending from 1895 to 1950.

COMMUNITY DEVELOPMENT IN MANSFIELD

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 (**Map 2**), with the majority of its territory, including the historic town of Mansfield located in Tarrant County. Within the current corporate limits are areas originally outside of the historic city limits. From its founding in the 1850s until the early 1960s, agriculture shaped community development. Mansfield was an important local trade center for surrounding farms and ranches in southeast Tarrant County and benefited from the interaction of farmers, merchants, and the railroad. Early growth was slow and was based on grain crops, livestock, produce, fruit and cotton and the processing and overland shipment of these products. After the Civil War, the economy and population

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grew more rapidly, at first because of the presence the Man and Feild Mill and the Mansfield Male and Female College. Then, in the 1880s, Mansfield's importance as an agricultural processing and distribution center increased with the arrival of the Fort Worth and New Orleans railroad in 1885 (now part of the Southern Pacific system). Tradesmen flourished and the town boasted five cotton gins. Mansfield incorporated in 1890 as a town, and then in 1909 became a city. Through the first 40 years of the 20th century the interaction of farmers, merchants and city government ensured Mansfield's continuing importance as a local trade center with cotton dominating farm production. 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 and related businesses began to decline as more and more young people took manufacturing jobs in Fort Worth and Dallas and 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 of vacated farmland 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.

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 from the a number of southern states in the mid-19th century. A small number of African American slaves were also present in the antebellum period. After emancipation many freedmen and their families established farms in what is now the western portion of Mansfield. 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 entrepreneur Julian Feild bought land and with partner Ralph Man constructed the Man and Feild Mill between 1856 and 1859. The mill produced flour and meal and reportedly 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. The earliest local residential development consisted of homesteads along Walnut Creek, and around the brick Man and Feild Mill. Within a few years a small commercial district containing one

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and two story wood buildings appeared just north of the mill. As the community grew, residential neighborhoods consisting of farms and dwellings on lots of various sizes encircled the mill and business district. 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. In 1862, Julian Feild purchased an additional one-third of a league of land (1,476 acres) in Tarrant and Ellis counties including much of the land that would become Mansfield. In 1865 Feild sold a portion of this property to his partner Ralph Man, who built his homestead there. During the Civil War the mill supplied meal and flour to the Confederacy, and mill employees hauled it as far as Shreveport, Louisiana and Jefferson, Missouri. 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. New homes, businesses and churches also were built including the ca. 1865 Ralph and Julia Man House at 604 West Broad Street, the ca. 1871 Buchanan-Hayter-Witherspoon House at 306 East Broad Street and the ca. 1878 James and Mary Ann Wallace House at 210 South Main Street, all currently being nominated to the National Register of Historic Places. Feild sold the mill in 1874 and declared bankruptcy, probably because of declining revenues caused by the national economic downturn of 1873 (Texas Historical Commission a). The mill re-opened in 1886 under a corporation headed by directors Ralph S. Man, Joseph Nugent, A. B. Pyles, J. T. Nichols and D. Van West. This was an impressive collection of local leadership. Man was Feild's original partner and the town's co-founder, Nugent became Mansfield's second Mayor, and Pyles was a leading merchant. The board sold the mill and land to A.P., W.G. and T. J. Branson in 1894, and this partnership continued operations, first grinding flour, and later as a whiskey distillery. The mill probably closed by 1910.

Mansfield continued to prosper into the 1880s and 1890s, and the arrival of rail service in 1885 boosted commerce and development. The railroad brought new settlers who established homesteads in the surrounding area and provided increased support for local business. Emancipated African American residents primarily settled west and southwest of Mansfield on scattered farms and they also contributed to the local economy. Today, several families retain land cultivated by their ancestors. 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 few continue to engage in agricultural pursuits. 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 1).

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Table 1: 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

While oats and wheat remained important area crops, cotton had become king, and the production of non-farm products such as brick, sand and lumber added to local prosperity. 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. By 1886 a newspaper was published in Mansfield, and in time it assumed several names under several publishers. Mansfield was one of the first communities in Tarrant County to publish a paper, and a 1949 article in *the Mansfield News* 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

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community, joined by two additional banks in the early 20th century (Mansfield Historical Society a). Other businesses included druggists, grocers, dry goods, physicians, 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, some of which still stand. In addition to business development, this era saw new residential construction throughout the small community. One of the most intact examples of residential construction is the 1895 Andrew and Emma Bratton House at 310 East Broad Street. This dwelling is currently being nominated to the National Register of Historic Places. During the same period, many older homes were enlarged or updated with then-fashionable architectural treatments. One of these is the ca. 1871 Buchanan-Hayter-Witherspoon House at 306 East Broad Street, which was enlarged and modified with stylish Queen Anne porch trim about 1898.

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 did not organize until the 1960s however (City of Mansfield e:1906). 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 noted 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 a). 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.

Local prosperity and construction of homes and business buildings continued through the 1910s and 1920s as the population fluctuated slightly. One new home built in this period is the 1913 Lester and Mabel Chorn House at 303 East Broad Street. About 1910, the Bratton family modified their 1895 house at 310 East Broad Street with a stylish Craftsman-style porch. The business district saw improvement in

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this period when gas lights were placed along Water Street in 1909. After electrification in 1918, electric lights were installed. In 1915 residents approved a bond for an improved city water works and a sewage system, but the sanitation system was not completed until 1927 (City of Mansfield e 1917). Natural gas service was first provided in 1926. Business and population growth in Mansfield stabilized in the early 20th century, then fluctuated through the 1920s and 1930s. Cotton continued to be the primary crop in this period and in the 1920s, more than 4,000 bales of cotton were shipped annually from Mansfield (Fort Worth Public Library d). 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). As early as the 1910s migrant labor became an important part of the local economy. Railroad work and labor-intensive cotton crops first brought migrant Mexican Americans and Mexican nationals to the Mansfield area between 1910 and 1920. Residences for these workers was 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 and engage in diverse professions.

With the onset of the Great Depression in 1929 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. 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 league formed, and was a precursor of an official Chamber of Commerce. 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 d). However, 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, mechanization increased 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. 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 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.

Agriculture in Mansfield and the surrounding area in Tarrant, Dallas and portions of Ellis and Johnson counties were further supported in the 1940s and 1950s by the soil conservation programs of the Dalworth Soil and Water Conservation District 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

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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. Local farmers and ranchers also were assisted by 1930s programs such as the Tarrant County Home Demonstration Agent who advised district residents and farmers in growing flowers, shrubs and vegetables and 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).

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. 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). The general prosperity, good farm prices and the availability of surplus implements and conservation programs of the immediate post-World War II era continued to support farm production in the Mansfield area, but in the 1950s and 1960s agriculture was affected by complex factors that forever changed agriculture. Locally these factors, including severe drought in the mid-1950s, alternating years of drought and flood, the spread of cotton root rot, the manufacture of synthetic fabrics, introduction of improved hybrid grain seeds that made grain crops more profitable than cotton, increasing farm mechanization and a return to ranching, depopulated area farms. Construction of Joe Pool Lake, near the community of Britton, flooded some of the best farm land in the Mansfield area and further decreased local farming at the same time manufacturing, service and office work drew more local residents to area cities. The eventual decline of family farms and other family based agricultural activities was the result. However, the economy of the Fort Worth-Dallas region was booming by the early 1950s and Mansfield was attracting new housing and residents that would increase the population and begin the community's march from farm trade center to metropolitan bedroom community. 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. Many older homes were demolished, incompatibly altered or enlarged. Among those enlarged is the 1895 Andrew and

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Emma Bratton House at 310 East Broad, which was expanded about 1950 with the compatible enclosure of a sleeping porch. Another example is the ca. 1878 James and Mary Ann Wallace House at 210 South Main Street. An existing screened rear porch was enclosed about 1950 to include a family room, bath and service porch area.

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. Since the early 1980s Mansfield area farms have been increasingly subdivided for suburban housing tracts. Suburbanization continues, as farmland is redeveloped for housing and commercial enterprises. Beyond Mansfield's original boundaries other small communities developed at the intersections of major country roads or along those roads. Settlers congregated in small groups, usually near a creek. A church, which often doubled as a school, was the center of the settlement. Several of these communities, including Britton, St. Paul, and Bisbee are now within the city boundaries of Mansfield. St. Paul and Bisbee are largely demolished.

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. 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 2** below. The Andrew and Emma Bratton House is in the original Town of Mansfield, in the William C. Price Survey.

Table 2: Early Land Divisions in Mansfield	
Abstract Name	Abstract Number
W. C. Price	A-1240
Thomas J. Hanks	A-644
Margaret Rockefeller	A-1267
F. B. Waddell	A-1658

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Table 2: Early Land Divisions in Mansfield	
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 (**Map 3**), 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. South of the business district and the mill Main Street developed with residential buildings and scattered farms. Among these is the ca. 1878 James and Mary Ann Wallace House at 210 South Main. This house is currently being nominated to the National Register of Historic Places. 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. More modest dwellings on Broad Street include the ca. 1871 Buchanan-Hayter-Witherspoon House at 306 East Broad Street, the 1913 Lester and Mabel Chorn House at 303 East Broad Street and the ca. 1865 Ralph and Julia Man House at 604 West Broad Street, all of which are also

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currently being nominated to the National Register of Historic Places. Until the 1950s, land divisions in Mansfield 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 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.

The vast majority of Mansfield's extant historic properties were built between 1870 and 1950. Most of Mansfield's most imposing 19th century dwellings have been demolished as have virtually all of its settlement-era buildings. Wood construction predominates among residential construction, 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.

Summary

Between 1850 and 1960 community development in Mansfield was driven by agriculture and the

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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 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 the ca. 1865 Ralph and Julia Man House, the ca. 1871 Buchanan-Hayter-Witherspoon House and the ca. 1878 James and Mary Ann Wallace House. A larger number of properties date from the late 19th century including the ca. 1895 Andrew and Emma Bratton House, while the majority of surviving historic properties date from the 20th century and include the ca. Lester and Mabel Chorn House. 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 Associated Property Types section of the accompanying historic context.

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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.

THE ANDREW "CAP" AND EMMA DOUGHTY BRATTON HOUSE

Located within the original Town of Mansfield plat filed in 1890 (**Map 3**), the Andrew and Emma Bratton House is part of the eclectic development patterns that characterize the historic community of Mansfield (Tarrant County Plat Records), where residences were built on acreage and lots of varying sizes at widely separated times and the original parcels were subdivided over time to permit additional infill development as the community grew and families capitalized on sales opportunities. The Andrew and Emma Bratton House originally occupied the east half of block 10 in the City of Mansfield (Tarrant County Tax Records) within the William C. Price Survey and now sits on a smaller parcel measuring 100 feet wide by 150 feet deep, the remaining land having been sold off in the early 20th century by the Brattons. Once part of Julian Feild's extensive land holdings, Block 10, the land on which the house is located, passed from Feild to Thomas N. Buchanan in 1871 for a cost of \$200. Buchanan constructed a dwelling on the western half of the property (now 306 East Broad Street) and remained owner and resident of the entire block until 1879, when he sold his homestead to Joseph Robertson for \$800. The eastern portion of Block 10, including the property where the Andrew and Emma Bratton House was undeveloped until the house was erected in 1895. In 1883 the Reverend Andrew Shannon Hayter and his wife Maria L. Hayter purchased Block 10 living in the house at 306 East Broad until 1890 when they sold to J.G. Cunningham and W. A. Upchurch. In 1893 Cunningham and Upchurch sold to Charles P. Witherspoon, who held the property until March 1895 when he sold to J. D. Bratton. In July 1895 J. D. Bratton split Block 10 into two parcels, selling the east half of the block, which measured 100 feet by 300 feet, to Andrew Bratton for \$375. J. D. Bratton retained the west half of the block until November 1895 when he sold the west half of Block 10 back to Charles P. Witherspoon for \$1,000 (Tarrant County Deed Records). Witherspoon had recently married May Doughty (Tarrant County Marriage Records), sister of Emma Doughty Bratton and wife of Andrew Bratton who was building the three room, Queen Anne influenced L-plan dwelling now at 310 East Broad Street.

Andrew Bratton (1853-1938) and Emma Doughty Bratton (1859-1955) were married October 21, 1880 in Tarrant County. They were members of large, established Mansfield families. Andrew's parents were Richard and Frances Brashier (Brasnier) Bratton, who were natives of England. The Brattons settled in Mansfield in 1852 after first living for a time in Illinois. Andrew was the seventh child of 12 and the first born in Texas. Emma's parents were Preston and Ann B. Doughty, both natives of Kentucky who came to Mansfield in 1875 with their five children by way of Missouri (U.S. Census 1880; Mansfield Historical Society e, f). Andrew first married Sarah Lowe of another established Mansfield family in October 1876, but Sarah died soon after their marriage. He then remarried in 1880

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taking the beautiful Emma Catherine Doughty as his wife. In an interview conducted with Emma Bratton in 1945 she related that Andrew's family considered her so frail that they did not expect her to live two years beyond her marriage. She noted at age 86 how odd it seemed that despite her ill health she had outlived the entire Bratton family (Mansfield Historical Society e,f) and most of her friends. Andrew and Emma enjoyed a happy marriage and Andrew was successful in his furniture business. In addition, he made coffins and provided space in the rear of his store on Main Street for funerals. He also kept a team and hearse for rental.

About 1910, the Brattons took advantage of continuing local prosperity and updated and enlarged their home. They compatibly modified the front porch to its present Craftsman influenced design, removing Queen Anne fretwork and adding brick piers, tapered posts and a front gabled roof modeled on the then-popular Craftsman style. At the rear of the house they added a dining room and kitchen area, and likely constructed or reconstructed a bathroom. A rear porch adjacent to the kitchen and dining room and a sleeping porch on the southeast side of the dwelling also were added. This ca. 1910 expansion remains part of the house, although the rear facade was incompatibly modified after 1955. The sleeping porch was compatibly enclosed about 1950.

After 58 years of marriage Andrew "Cap" Bratton died in 1938 at the age of 85. Emma continued to live in the house until 1950 when she moved to a retirement facility. In 1942 at age 83, having no children and probably thinking she would not live too many more years, Emma deeded the house and land at 310 East Broad Street to her sister May Doughty Witherspoon. May was 11 years younger and Emma likely thought May would outlive her. However, May died in 1950 at the age of 80, while Emma lived until 1955 when she died at the age of 96 ½. After May's death, Emma's property was managed by May's son James Preston Witherspoon and about that same time Emma moved from the house. It is thought that the sleeping porch was enclosed shortly thereafter to provide more space for renters and make the house seem more modern and up-to-date within the context of the early 1950s. In April 1956, May's children sold the house and land to Billie and S.A. Rowlett (Tarrant County Deed Records). Mr. Rowlett was a local Baptist minister. The Rowletts occupied the house for several years and still retained ownership of it in the 1980s when it was used as a residence for Salvadoran refugees sponsored by Rowlett's congregation (O'Neil interview). After the Rowletts sold the property sometime in the late 1980s, the house passed through many owners. The city rezoned this portion of East Broad Street in the 1980s permitting commercial uses, and the house was used as a beauty shop, florist, frame shop and real estate office (O'Neil interview). During this period the house is thought to have lost most of its original interior finishes and materials as well as its kitchen. In 1996 the area was rezoned residential and Michael and Susan O'Neil purchased it as their residence, undertaking an interior rehabilitation that continues.

The Andrew and Emma Bratton House characterizes a distinct dwelling type built during the late 19th and very early 20th centuries throughout Texas. One of the only remaining intact L-plan dwellings in Mansfield, the house is a good local example of the plan form embellished with modest Queen Anne and Craftsman detailing. Built and enlarged by the Brattons during a period of economic prosperity the house

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interprets local social and development patterns among middle class white Mansfield residents and remains an important local landmark.

JUSTIFICATION OF SIGNIFICANCE

The Andrew and Emma Bratton House is a rare surviving example of an important vernacular house type in Mansfield. Built by furniture and coffin maker Andrew "Cap" Bratton for himself and his wife Emma, the house was occupied by the couple until 1938 when Andrew Bratton died, and remained the residence of Emma Bratton until 1950. Thereafter the house served as a residence for several families. In the 1980s it was converted to commercial use and the interior was stripped of its original finishes and fixtures. Additional incompatible changes to the south (rear) facade were made sometime after 1955. At the rear of the property are a small metal shed and a metal carport, both non-permanent buildings placed since 1995. These features are considered Noncontributing elements. The house is significant for its association with community development patterns in Mansfield during a period of sustained growth and development supported by farming and the processing and distribution of agricultural products. The house retains high levels of integrity of location, materials, design, workmanship, feeling and association within the period of significance and is maintained in good condition. The neighborhood has been affected by demolition and alteration of residences and by incompatible infill construction, and the dwelling's site has been modified by City conducted public works street widening and flood control projects. Listing under Criterion C is precluded due to site changes and the incompatible rear facade changes made after the end of the period of significance. However, the house is recognizable to its period of significance and retains its original primary facade fenestration patterns, the majority of its original windows, its original siding, and its ca. 1910 porch and rear wing. The compatible rear additions made about 1910 and 1950 respect the materials, design, massing, height and scale of the original portion of the dwelling and reflect changing architectural tastes and construction methods. Incompatible changes to the rear facade are not visible from the street. Associated with community development during a period of economic and population expansion, the house conveys understanding of middle-class residential design and life style in late-19th and early 20th century Mansfield. For these reasons the Andrew and Emma Bratton House is eligible for listing in the National Register of Historic Places under Criterion A at the local level of significance. The house is worthy of preservation as a local landmark that through its residential function and long association with the Bratton family documents development patterns in Mansfield and provides interpretation of local social and architectural trends between 1895 and 1950.

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- a) Subdivision maps 1950s.
- b) Heydrick's S.E. Tarrant County. Heydrick Map Service, San Antonio, n.d.
- c) Page, Anderson & Turnbull, Inc. *Tarrant County Historic Resources Survey: Mansfield*, 1983.
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Andrew "Cap" and Emma Doughty Bratton House
Mansfield, Tarrant County, Texas

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Mansfield, Tarrant County, Texas

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Andrew "Cap" and Emma Doughty Bratton House
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CONTINUATION SHEET

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Andrew "Cap" and Emma Doughty Bratton House
Mansfield, Tarrant County, Texas

Tarrant County Appraisal District (TAD)

- a) Deed files
- b) Parcel maps

Tarrant County Clerk, Ft. Worth, Texas.

- Tarrant County Death Records
- Tarrant County Deed Records.
- Tarrant County Marriage Records
- Tarrant County Probate Records
- Tarrant County Subdivision Maps

Tarrant County Tax Assessor's Office

- Tax Abstract file

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- a) Marker files, Tarrant, Ellis and Johnson counties.
- b) National Register files.
- c) Survey Cards, Mansfield, Texas, 1983.
- d) Williams, Diane E. *Historic and Architectural Resources of Tyler, Smith County, Texas*, 2000.
- e) Williams, Diane E. *Historic Resources Survey Update: Mansfield, Texas*, 1998.
- f) Williams, Diane E. *Mansfield Historic Preservation Plan*, 1999.

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- a) Tarrant County Tax Rolls, various dates.
- b) Ellis County Tax Rolls, various dates.
- c) Johnson County Tax Rolls, various dates.
- d) Texas Planning Board Records
- e) Texas Highway Maps
- f) Mansfield Telephone Directories, 1924, 1927
- g) Map: "Classification of Land Uses in Texas, by Counties," 1935.

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National Park Service

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CONTINUATION SHEET

Section number 9 Page 28

Andrew "Cap" and Emma Doughty Bratton House
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- Population Schedule of the Twelfth Census, 1900.*
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- Population Schedule of the Fourteenth Census, 1920.*
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- a) Sanborn Fire Insurance Maps, Mansfield, Texas, 1921, revised 1833 and 1946.
- b) W.P.A. Records, Tarrant County, Index to Surveys.
- c) W.P.A. Records, Ellis County, Index to Surveys.
- d) Tarrant County Maps.

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Andrew "Cap" and Emma Doughty Bratton House
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Wong, Felix.	Telephone interview with Diane Williams, August 2000.

VISUAL DOCUMENTATION

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Maps and Subdivision Records

Mansfield Historical Society, Mansfield, Texas
Maps
Photographs

Tarrant County Clerk, Ft. Worth, Texas.
Maps and Subdivision Records

Williams, Diane E, Austin, Texas.
Photographs

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: Less than one acre (.3443 acre)

UTM REFERENCES:

<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
14	674760	3604160

VERBAL BOUNDARY DESCRIPTION: E 10', W 100', N 150', E 100' of Block 10, Town of Mansfield, in the City of Mansfield, Texas.

BOUNDARY JUSTIFICATION: The nominated property encompasses all the property currently associated with the dwelling, the original acreage having been subdivided and sold prior to the end of the period of significance.

11. FORM PREPARED BY

NAME/TITLE:	Diane Elizabeth Williams (Architectural Historian)	DATE: September 19, 2002
ORGANIZATION:	for the City of Mansfield and Michael and Susan O'Neil	TELEPHONE: 512 458-2367
STREET & NUMBER:	P. O. Box 49921	ZIP CODE: 78765
CITY OR TOWN:	Austin	STATE: TX

ADDITIONAL DOCUMENTATION

MAPS (see continuation sheet Map-30 through Map-32).

FIGURES (see continuation sheet Figure-33 through Figure-34).

PHOTOGRAPHS (see continuation sheet Photo-35).

PROPERTY OWNER

NAME:	Michael M. and Susan F. O'Neil	TELEPHONE: 817 453-9649
STREET & NUMBER:	310 East Broad Street	
CITY OR TOWN:	Mansfield	STATE: TX
		ZIP CODE: 76063

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

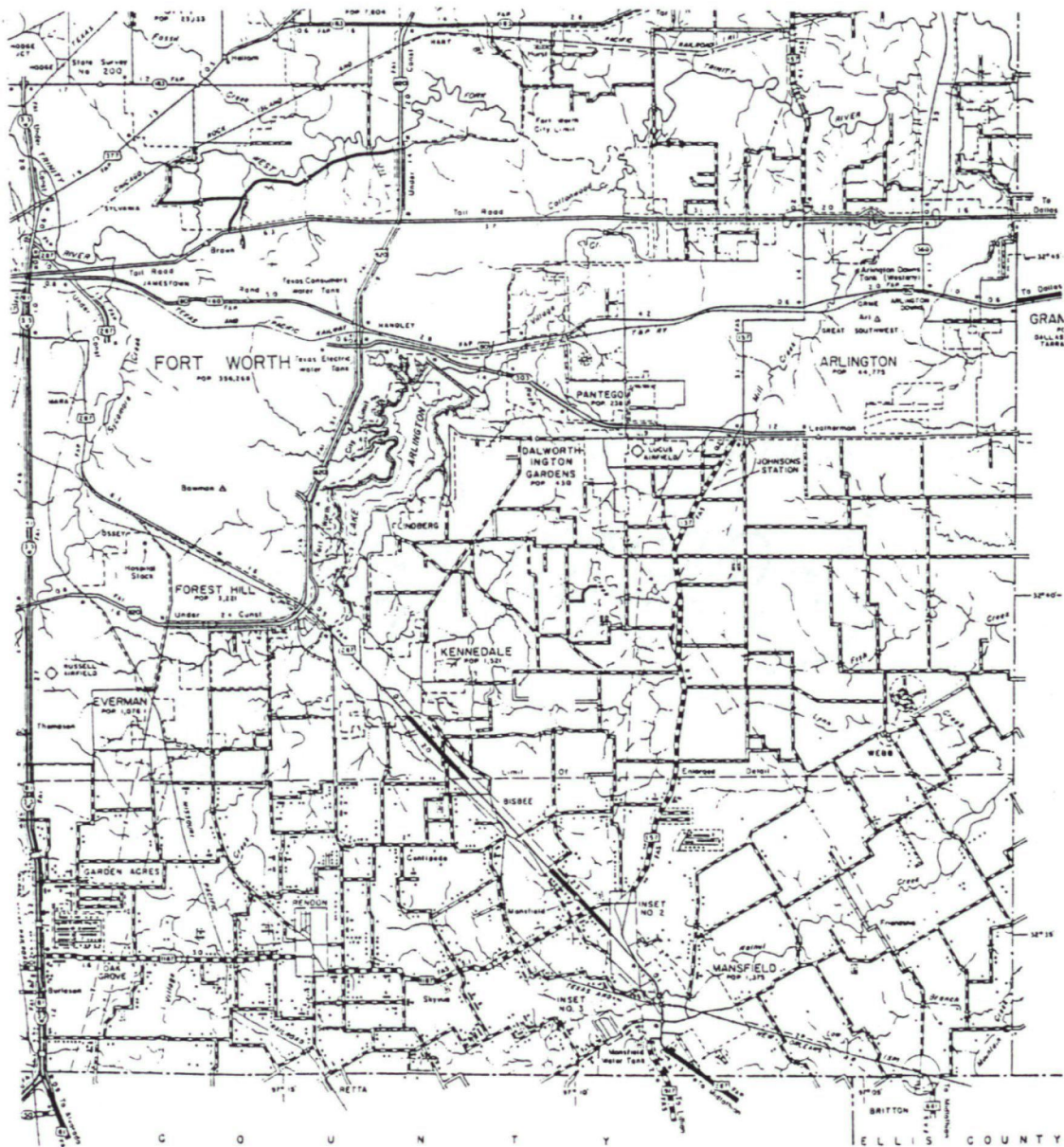
Section number MAP

Page 30

Andrew "Cap" and Emma Doughty Bratton House
Mansfield, Tarrant County, Texas

Map 1: Regional location of Mansfield, Texas.

Source: Texas State Archives



North ▲

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

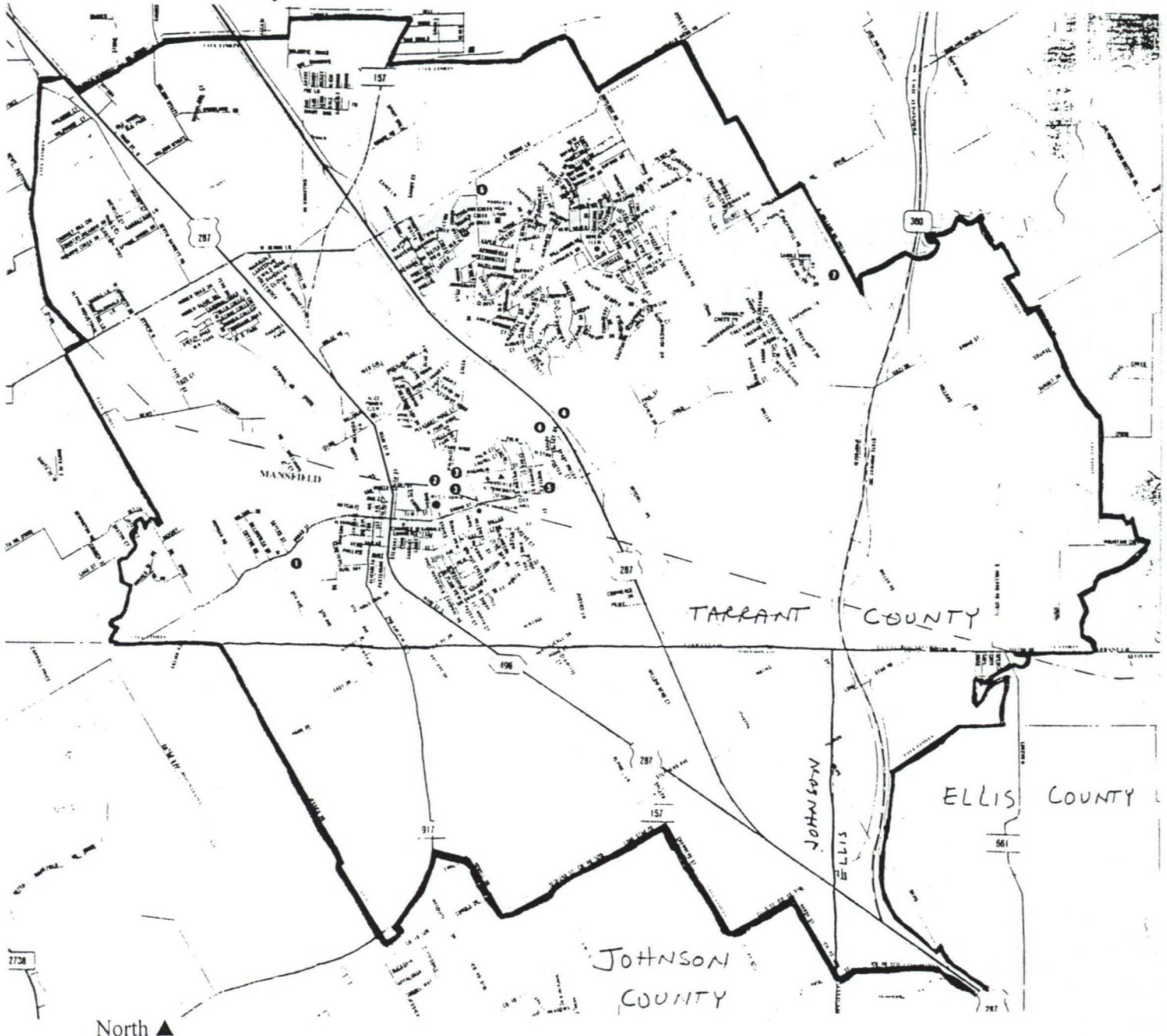
Section number MAP

Page 31

Andrew "Cap" and Emma Doughty Bratton House
Mansfield, Tarrant County, Texas

Map 2: Mansfield, Texas showing Tarrant, Ellis and Johnson county lines, 1998.

Source: City of Mansfield

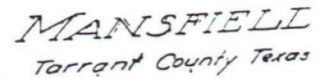


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Andrew "Cap" and Emma Doughty Bratton House
Mansfield, Tarrant County, Texas

Map 3: Plat, Mansfield, Texas, 1890.

Source: Mansfield Historical Society



Computed from original plate an-
swers by actual measurement

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Scale: 200' = 1 inch.

Note: Scale of this map reduced to 1/2

North ▲

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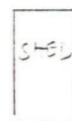
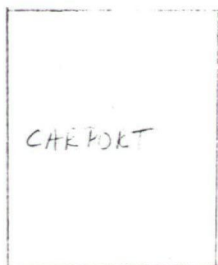
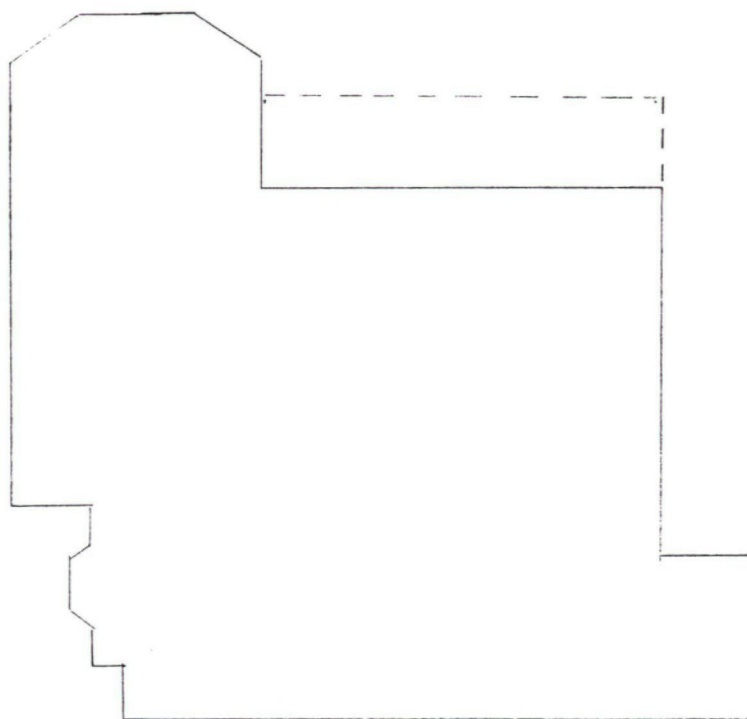
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Section number FIGURE Page 33

Andrew "Cap" and Emma Doughty Bratton House
Mansfield, Tarrant County, Texas

Figure 1: Site Plan, Andrew and Emma Bratton House

Source: Diane E. Williams



North ▲

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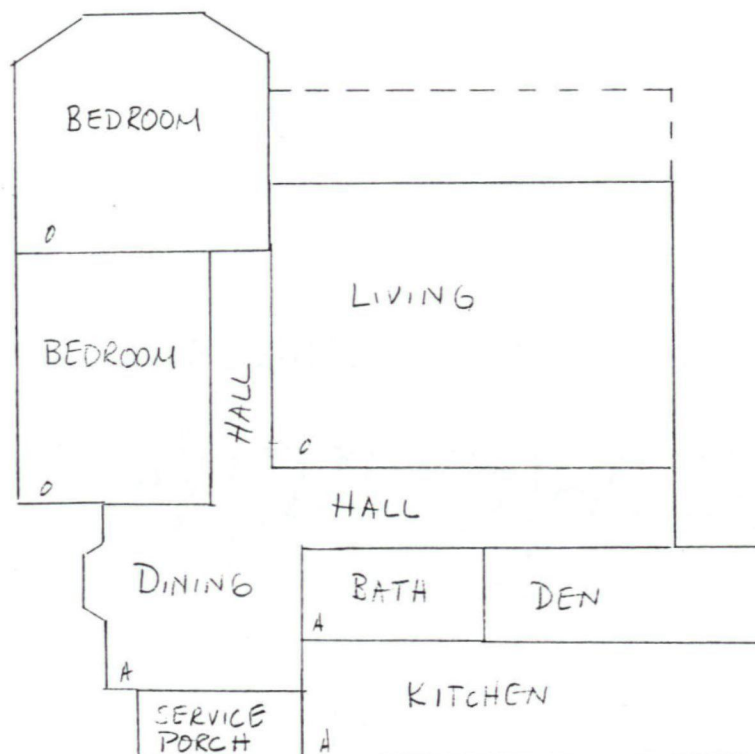
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Section number FIGURE Page 34

Andrew "Cap" and Emma Doughty Bratton House
Mansfield, Tarrant County, Texas

Figure 2: Floor Plan, Andrew and Emma Bratton House

Source: Diane E. Williams



O = original portion of house

A = 1910 Addition

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTO Page 35

Andrew "Cap" and Emma Doughty Bratton House
Mansfield, Tarrant County, Texas

PHOTO INVENTORY

ANDREW "CAP" AND EMMA DOUGHTY BRATTON HOUSE
310 EAST BROAD STREET
MANSFIELD, TARRANT COUNTY, TEXAS
DIANE ELIZABETH WILLIAMS, PHOTOGRAPHER
DECEMBER 2001
ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION

PHOTO 1- VIEW OF 310 EAST BROAD STREET, North (front) elevation looking south southwest

PHOTO 2- VIEW OF 310 EAST BROAD STREET, North and east elevations looking southwest

PHOTO 3- VIEW OF 310 EAST BROAD STREET, West elevation looking southeast

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Bratton, Andrew "Cap" and Emma Dougherty, House
NAME:

MULTIPLE Mansfield, Texas MPS
NAME:

STATE & COUNTY: TEXAS, Tarrant

DATE RECEIVED: 4/09/03
DATE OF 16TH DAY: 5/18/03
DATE OF WEEKLY LIST:

DATE OF PENDING LIST: 5/02/03
DATE OF 45TH DAY: 5/24/03

REFERENCE NUMBER: 03000432

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Andrew "Cap" & Emma Doughty Bratton House

310 E. Broad Street

Mansfield, Tarrant Co, Texas

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Andrew "Cap" & Emma Doughty Bratter
House

310 E. Broad Street

Wrensfield, Tarrant Co., Texas



Andrew "Cap" & Emma Dougherty Beaton
House

310 E. Broad Street

Wmansfield, Tarrant Co., Texas

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