

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

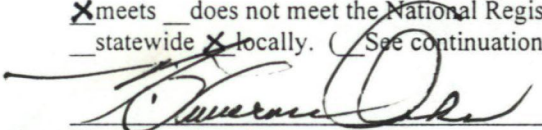
HISTORIC NAME: Ralph Sandiford and Julia Boisseau Man House
OTHER NAME/SITE NUMBER: Ralph Sandiford Mann Homestead

2. LOCATION

STREET & NUMBER: 604 West 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CITY/TOWN: Mansfield VICINITY: N/A NOT FOR PUBLICATION: N/A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.)

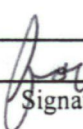
Signature of commenting or other official

Date

State or Federal agency and bureau

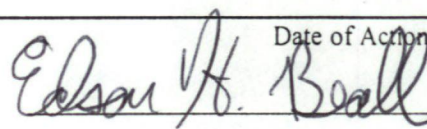
4. NATIONAL PARK SERVICE CERTIFICATION

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):


Date of Action

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING	
	2	1	BUILDINGS
	1	0	STRUCTURES
	0	0	SITES
	0	1	OBJECTS
	3	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; Domestic Auxiliary/ well; Agriculture/ barn

CURRENT FUNCTIONS: DOMESTIC/single dwelling; Domestic Auxiliary/ well; Agriculture/ barn

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Mixed Styles: Greek Revival, Colonial Revival, Queen Anne

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

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-10).

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Ralph Sandiford and Julia Boisseau Man House
Mansfield, Tarrant County, Texas

DESCRIPTION

Built between ca. 1865 and ca. 1868, the Ralph Sandiford and Julia Boisseau Man House incorporates a one-room log house into its present 1½ story wood and brick form. The house is a good local example of an early dwelling enlarged and remodeled from a frontier cabin into a comfortable upper middle-class residence. Located at the west end of the original town of Mansfield, just outside the original town plat, the house is Mansfield's oldest known surviving building and was constructed by Ralph Sandiford Man, one of Mansfield's founders, for himself, his wife Julia and their two children; subsequent interior remodeling and expansion were made between 1870 and the 1930s. The 1½ story wood and brick dwelling faces south onto West Broad Street and is about six blocks west of the historic commercial district of Mansfield. The house incorporates a symmetrical facade with a cross gabled roof pierced by dormer windows on the front facade. A centrally placed entry sheltered by a flat roof porch features a glass and wood door, set within a Greek Revival influenced surround with fixed pane side lights and transom. At the northwest corner (rear) is a ca. 1930 one-story shed roof section containing the service porch and bathroom. A four space garage/carport added in 1974 is at the northeast (rear) of the house; neither of the rear additions are visible from the street. Enclosing the area around the house is a wire fence. Just outside that fence facing Broad Street, but sited well back from it, is a Recorded Texas Historic Landmark plaque, placed in 1977. Two barns, one dating from ca. 1865 and the other from ca. 1946 also are on the property. The Man house was originally located on 368 acres that over time were partitioned and sold. The size and complex massing of the dwelling attest to its evolution from frontier cabin to substantial house with Colonial Revival, Greek Revival and Queen Anne influenced detailing. Nestled among mature trees at a distance from West Broad Street, a major east-west street, the house remained in the Man family until 1946, when it was sold. The Ralph Sandiford and Julia Boisseau Man House retains a high degree of exterior integrity with exterior changes largely minor and reversible. All but three alterations are on the rear or side facades and are not visible from the street. Changes to two windows on the primary facade were made within the original openings and the exterior walls of the brick wing, added about ca. 1868, have been painted. These are reversible and not visible from the street. The rotted porch floor was replaced with concrete ca. 1970, and wood lattice added to the porch. These changes are also reversible and not visible from the street. Original interior spatial relationships remain intact and original moldings, doors, oak flooring, fireplaces and wood staircase are present as are the original wood siding and original and historic-era wood frame double hung sash windows. The Ralph Sandiford and Julia Boisseau Man 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 Ralph Sandiford and Julia Boisseau Man House is preserved in good condition, retaining its integrity to a high degree.

GEOGRAPHICAL SETTING

Mansfield, historically a small agriculture-based trade center at the crossroads of regional trails

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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**). 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 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 neighbors to the north. The Ralph Sandiford and Julia Boisseau Man House is at the west central edge of the original town of Mansfield about six blocks west of the historic commercial district (**Map 3**). Sited on three irregular parcels between West Broad Street and Walnut Creek and facing south onto West Broad Street (**Photo 1**), the dwelling is Mansfield's oldest known building and an important local landmark on a busy street largely developed with scattered, modest, mid to late 20th century residences. Most development in the immediate vicinity is semi-rural with houses set back a considerable distance from the street. The western edge of Mansfield's largest late 19th and early 20th century residential neighborhood begins about one block east of the Man house. That area contained a number of large, stylistically developed dwellings. While many of these residences and others 50 years old and older survive, few retain their integrity. 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. The Ralph Sandiford and Julia Boisseau Man House is the city's oldest known surviving residence, the only one to display Greek Revival influenced detailing, and one of the few 19th century dwellings in the city to retain its integrity.

THE RALPH SANDIFORD AND JULIA BOISSEAU MAN HOUSE

The Ralph Sandiford and Julia Boisseau Man House faces south onto West Broad Street and is thought to have been built between ca. 1865 and ca. 1868 (Tarrant County Deed Records) by Ralph Sandiford Man for himself, his wife Julia and their two children. The dwelling originally was a single room log house 17 feet square fashioned from axe hewn beams and planks fastened with square nails (Texas Historical Commission a) that the Man family occupied. Tradition has it that the house was enlarged prior to Julia Man's death in 1868, with construction of a central hall and two-room brick wing,

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which changed the plan of the house from a square to an irregular plan (Tarrant County Deed Records)¹. A cross gabled roof covered with wood shakes was placed above the enlarged house and the log portion of the dwelling was sided with clapboard planks fastened with square nails (Texas Historical Commission a). It appears when Man enlarged the house ca. 1868, he replaced the tall, narrow original wood windows in the cabin portion of the house with shorter wider 9/9, pegged, wood types placed within the original openings so that they would match those in the new section of the house. The upper portion of the cabin window openings are masked with wood on the exterior and bead board on the interior of the house. In 1868 Julia Man died, and in 1870 Man married Sarah Stephens and began a second family. At an unknown time, but likely between 1870 and 1880 due to the presence of five children, the attic area within the front portion of the house was converted to three bedrooms. A carved walnut staircase accesses the attic rooms at the rear of the entry hall. In 1910, Ralph Man's daughter and heir, Norma Man Prichard, undertook interior redecoration. About 1930 the house was plumbed, wired for electricity and redecorated again, and the porch on the northwest corner of the house was likely converted to a bathroom at that time.

The primary (south) facade (**Photo 1**) is distinguished by its symmetrical massing, with the clapboard covered cabin portion of the dwelling west of the central entry and the brick wing to the east. A Greek Revival influenced entry with a three panel glass and wood door set in a surround of fixed pane sidelights and transom is accessed via the flat roofed projecting porch supported by thin, square posts topped with simple pierced brackets that show vague Queen Anne style design references. Atop the porch rises a centrally placed gable and flanking it gabled roof dormers with 6/6 wood frame double hung sash windows. The two dormers and the centrally placed gable end reference modest Colonial Revival styling, which suggests their incorporation into the house in the late 1870s, after the Colonial Revival style became popular. The east elevation (**Photo 2**) features 2/2 and 6/6 wood frame double hung sash windows, a door that has been modified on the interior to look like a window, and the brick construction of the ca. 1868 wing. The sloping shed roof is pierced by a brick chimney. The 1974 garage carport addition stretches north from the rear of house on the east side. The north elevation is the rear of the dwelling (**Photo 3**) and it features the rear wing housing the staircase as well as the rear of the garage addition to the east and the ca. 1930 bathroom addition on the west. Windows are 6/6 and 9/9 double hung wood sash types. The west elevation (**Photo 4**) incorporates the rear of the bathroom addition and the original one-room portion of the house. Windows are 9/9 double hung wood sash types. A fieldstone chimney original to the one-room cabin fell prior to 1968 and the opening was sided with wood similar to the adjacent clapboard retaining the chimney outline. No historic photograph of the house was located, but a undated photo probably taken in the late 1950s or early 1960s shows the primary facade (**Figure 1**). Also on the property are two barns, one built ca. 1865 and the other ca. 1946. The remains of the original well is at the southwest corner of the fenced front yard. A site plan is shown in **Figure 2**.

¹ Construction dates for the house are based on a quit claim deed filed in 1902 by Man's children and an affidavit filed by his daughter Norma Man Prichard in 1946.

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Inside, the house retains the room relationships established with the ca. 1868 enlargement. The original cabin portion of the house, which now contains the kitchen, is separated from the brick wing by a wood frame and clapboard sided entry hall. The two rooms on the first floor of the brick wing are heated by a fireplace with original mantels and surrounds located in the common wall between the rooms. Beadboard covers the walls of the log portion of the house while interior brick walls are plastered. Because of the need to conserve heat, the front entry hall has 1970s panel board and a door separating it from the rear stair hall that leads to the second floor (**Figure 3**). A carved walnut staircase leads to the three upstairs bedrooms (**Figure 4**). To the west of the stair hall is the ca. 1930 bathroom and service porch, which is accessed through an original door opening in what is now the kitchen. The original fireplace (served by the no longer standing end wall chimney on the west wall) in the kitchen retains its wood surround. Original wood flooring, and painted window and door surrounds remain throughout the house.

The dwelling is placed near the front of the large parcel on which it sits, but is sited well back from the street. The flat area around the house lot slopes downhill toward Walnut Creek, which is at the north (rear) edge of the property. Adjacent to and north of the house are two barns. These are sited on one of two additional parcels associated with the house. One barn is a 1½ story wood frame wood sided type constructed with pegs (Chism interview). It likely dates to the construction of the one-room cabin about 1865. The second barn is a more modern type with wood framing sheathed in corrugated metal. It appears to date from the late 1940s and may have been erected about 1946, shortly after the Man family sold the property. A well with a concrete windmill pad is at the southwest corner of the front garden. No longer used, it dates from the original occupancy of the site. A small, wooden kitchen was located east of the brick portion of the house. Accessed through a door in the east wall of the house, the kitchen was "original" to the house and connected to it by a covered passageway. In deteriorated condition, it was demolished in 1968. Other outbuildings that may have been present have long since disappeared and no records have been found to determine their nature.

Inside, the house retains its original room arrangement and much of its historic fabric, including original oak flooring, baseboards, flat board window and door surrounds, interior wood doors, and wood staircase with newel post, two landings and a decorative pendant. A central hall containing the entry and staircase divides the parlor and dining room on the north from a bedroom on the south. The three upstairs bedrooms occupy the front portion of the attic story.

No exterior alterations, except the painting of the exterior brick walls, reroofing with a metal standing seam roof, installation of small amounts of stained glass in the front door and pouring of a concrete porch deck, were made to the house after the bathroom addition in the 1930s. Repairs appear to have been limited. Changes to the house made prior to 1968 are compatible with its original design and reflect the evolution of the house from frontier cabin to upper middle class dwelling. Each addition documents changing architectural taste, advancements in technology such as indoor plumbing and electricity, and the availability of mass produced building materials and need for more living space. When the current owners purchased the house in 1968, they conducted exterior and interior repairs to stabilize

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and protect the dwelling using existing materials whenever possible. All exterior changes, except the garage/carport and use of stained glass in the entry surround, were made with a view toward protection or conservation. All are reversible. Within the first few years of ownership, the Chisms removed the collapsed chimney at the base of the west wall and sided the opening with clapboard similar to that used on the adjacent walls; the opening outline remains so that the chimney could be reconstructed. They re-roofed the house with a metal standing seam roof. They replaced one window in the central portion of the upstairs front facade with a wood 2/2 type after unsuccessful attempts to repair the original 6/6 window. They removed the deteriorated wood frame kitchen, located east of the brick wing that was accessed from the house via the door in the east wall of the house. They covered a portion of this door on the interior with wood to give it the appearance of a window but retained the original opening and finishes on the exterior and interior. A window in the upstairs rear of the house was replaced with an aluminum 2/2 type within the original opening, and a small portion of the rear exterior wall damaged by time and the elements was covered with a stucco treated masonite panel. The rotted front porch floor was replaced with a concrete floor and the remainder of the porch retained intact. The clear glass in the entry door surround was replaced with stained glass. In 1974 the Chisms added a two-car garage and a two-space carport at the rear of the northeast corner of the house. Although these changes made by the Chisms to the exterior of the dwelling are incompatible with the original house and its materials, all are reversible, most are on the rear of the house and none are visible from the street. Thus their impact is limited and does not significantly detract from the historic character of the dwelling. These changes were made on a limited budget and reflect the owners desire to retain as much of the original house as possible. Inside, changes are limited to the partition between the front and rear portions of the entry/stair hall, and placement of linoleum and carpet over the wood floors, all of which are reversible. In 1977 the State of Texas placed a historic marker about 50 feet in front of the house. The house is maintained in good interior condition and fair exterior condition.

SUMMARY OF PHYSICAL CONDITION AND INTEGRITY

Built between ca. 1865 and ca. 1868, the Ralph Sandiford and Julia Boisseau Man House is an excellent example of an early dwelling enlarged and remodeled from a frontier cabin into a comfortable upper middle-class residence that reflects not only the growth of a family but changing architectural tastes and technological advances. Built as a one-room cabin ca. 1865, by ca. 1868 it had largely attained its current form with a 1½ story brick wing, a formal entry and stair hall and rear porch. In the 1930s the rear porch was converted to a bathroom. These modifications were done with care and attention to detail and they are compatible with the original and expanded form of the dwelling. Alterations and repairs made in the 1970s are limited, minor, not visible from the street and reversible. The house retains sufficient integrity to be 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*. Likely built by Ralph Man, a trained cabinetmaker, for himself, his wife Julia and their children, the dwelling was enlarged with attic bedrooms after Man's marriage to Sarah Stephens Man in

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1870. The house is Mansfield's oldest known surviving building and the only identified dwelling to display influences of Greek Revival, Colonial Revival and Queen Anne detailing. The house's exterior and interior character-defining elements—plan form, stylistic detailing, siding, roof form, fenestration patterns and the majority of the original window materials—are maintained in fair condition and retain a high level of integrity of location, setting, materials, design, workmanship, feeling and association within the period of significance.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- ☒ **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**PERIOD(S) OF SIGNIFICANCE:** ca. 1865-1906**SIGNIFICANT DATES:** ca. 1865-ca.1868; ca. 1880**SIGNIFICANT PERSON(S):** Ralph Sandiford Man**CULTURAL AFFILIATION:** N/A**ARCHITECT/BUILDER:** BUILDER/OWNER: Man, Ralph Sandiford.**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-11 through 8-26).

9. MAJOR BIBLIOGRAPHICAL REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-27 through 9-33).**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 between ca. 1865 and ca. 1868 by owner Ralph Sandiford Man, as a residence for himself and his wife Julia Boisseau Man, this 1½-story dwelling is a rare surviving example of a frontier cabin enlarged and expanded into a late 19th century upper-middle class dwelling in Mansfield. Embellished with modest Greek Revival, Colonial Revival, and Queen Anne detailing, the center hall plan house interprets ways in which modest frontier era dwellings in Texas were enlarged and modified into middle class homes. A brick wing built about 1868 enlarged the original 17 foot square cabin, and conversion of attic space into bedrooms between 1870 and 1880 and a rear porch enclosure about 1930 are compatible with the materials, design, massing and scale of the ca. 1865-ca. 1868 house. Built during economic expansion in the immediate post-Civil War era that was based on farming and the processing of agricultural products supported by the Man and Feild Mill, the house is located about six blocks west of Mansfield's commercial district, just outside the original Town of Mansfield plat in the Thomas J. Hanks Survey at the west end of Mansfield's primary residential street. An incompatible garage/carport addition erected on the rear of the house in the early 1970s is not visible from the street and is reversible, as are minor modifications to the front porch and a few windows and wall surfaces on the house. 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 his first wife. The dwelling has retained its exterior integrity and reflects the changing architectural tastes and technological advances of the late 19th and early 20th centuries. 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 Ralph and Julia Man House is in good condition and retains a high degree of exterior integrity. It derives its primary significance from its associations with Mansfield's development over a 41 year period of economic growth and its associations with town co-founder and mill owner Ralph Man. It is the only surviving historic resource associated with Man and was occupied by him from 1865 until his death in 1906. For these reasons, the Ralph and Julia Man 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 and Criterion B for its associations with Ralph Man within a period of significance extending from ca. 1865 to 1906.

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

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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 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

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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 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

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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).

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.

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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 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.

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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 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.

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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 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

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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 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 Ralph and Julia Man House property is in Thomas J. Hanks Survey, the portion containing the house just west of the original town plat and the portion with the barns within the original Town of Mansfield.

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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
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

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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 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

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dwelling 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 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

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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.

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 RALPH SANDIFORD AND JULIA BOISSEAU MAN HOUSE

Located on three large parcels at the west edge of the original Town of Mansfield plat filed in 1890 (**Map 3**), the Ralph and Julia Man House and its associated 9.734 acres occupies Tract 15G of the Thomas J. Hanks Survey, while the barns and undeveloped land are located in Blocks 40 and 41 of original town plat. The Ralph and Julia Man 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 house was originally associated with 368 acres of land that Ralph Man purchased from Julian Feild September 27, 1865 (Tarrant County Deed Records). At Man's death in 1906 that acreage had been reduced through sales and gifts to an unknown size. When Norman Man Prichard, Ralph's daughter by his second wife, sold the property in 1946, 79.75 acres remained. Today the house is surrounded by 9.734 acres. From its construction ca. 1865 until 1946, the house, outbuildings including a barn, privy, sheds and a separate kitchen and attendant acreage remained in the Man family. In May 1946 Norma Man Prichard sold the property to Horace C. and Edna G. Williams for \$4,500. The Williams occupied the property until 1968, when they sold it to present owners Barbara and Henry D. Chism, Jr.

Ralph Sandiford Man (1825-1906) (**Figure 5**) and Julia Alice Boisseau (1843-1868) were married in Harrison County, Texas in December 1863. Ralph was a native of Charleston, South Carolina and Julia was born in Fayette County, Tennessee. As a young man Ralph Man traveled in Georgia and Louisiana, coming to Harrison County, Texas about 1850. There, it is thought met Julian Feild, and Feild's in-laws, the Boisseaus. Man and Feild traveled west and by 1853 Man is known to have established a mill west of Fort Worth. When that operation failed due to a water shortage, Man and Feild located in Fort Worth and erected the first mill there. Again, with a water shortage, the mill failed. In

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1854 Feild purchased more than 500 acres in the Mansfield area and between 1856 and 1859, Man and Feild established a mill in what is now Mansfield, using timber from the surrounding Cross Timbers to fire a steam-powered mill, reportedly the first in north Texas. It ground wheat and corn. In operation by 1860, the three story mill was constructed from brick made by local pioneer brickmaker Samuel W. A. Hook and was on the southeast corner of Main and Broad streets (**Figure 6**). With the mill in operation, the surrounding area attracted more settlers, and Feild built a house and store. Soon a post office was established and more settlers arrived. The mill was patronized by farmers from as far away as San Antonio and areas to the north of Mansfield. In 1861 the mill's success appears to have exempted Ralph Man from service in the Confederate Army. Julian Feild, however, was appointed a captain in the Quartermaster Corps and served from 1862 to 1865. During the war the mill supplied the Confederacy with flour and meal, which was distributed as far away as Shreveport, Louisiana and Jefferson, Missouri. Between 1862 and 1865 the mill was under the direction of Ralph Man. For this service he was considered a war veteran. The community around the mill prospered through the war, a situation unique in Tarrant County. Eventually, the community took the name "Manfeild," but repeated misspellings resulted in the acceptance of the conventional spelling "Mansfield." In December 1863 Ralph Man returned to Harrison County, Texas and married Julia Alice Boisseau, younger sister of Julian Feild's wife Henrietta Boisseau Feild. Julia was just 20 years old at her marriage, and Ralph Man was 38. Julia and Ralph returned to Mansfield, although it is not clear where they lived.

After the end of the Civil War good economic times continued, primarily because of the success of the mill. In 1864 Ralph's and Julia's first child, Walter Boisseau Man, was born. On September 27, 1865, Feild sold Man 368 acres (Tarrant County Deed Records) and on the property Man built a log house 17 feet square. Much speculation has been made about the date land was purchased and the house constructed because no original deed has been located. The original deed, signed in 1870, was filed prior to the Tarrant County Courthouse fire in 1876 and was apparently lost in the fire. A deed was refiled with only a legal description in 1876 and over the years the signature date of 1870 was confused with the sale date, and a clarified document was never filed. However, in 1902 Ralph's surviving children Norma Man and her brothers Walter and Edwin filed a quit claim deed conveying any rights of ownership inherited from their deceased mothers (Julia and Sarah) to Ralph Man in order to establish the house and land as his separate property. In that instrument they state the date (September 27, 1865), book (J) and page number (473) of the original deed from Julian Feild to Ralph Man. An affidavit made by Norma Man Prichard in 1946 states that the house and outbuildings were constructed shortly after the land was purchased and that she was born in the house in 1873 (Tarrant County Deed Records). She was not more specific than that regarding the house.

In April 1867 a daughter, Julia Alice Man was born to Ralph and Julia, and by 1868 it is likely had Man enlarged the log house with a brick and wood addition to accommodate his growing family. The original house formed the west wing of a central hall plan created when an entry was built between the original portion of the house and the two new brick rooms Man constructed to the east (**Figure 3**). A Greek Revival inspired porch was added to the front of the house, the log portion of the house was sided

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Ralph Sandiford and Julia Boisseau Man House
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with milled lumber and fitted with glazed wood frame windows. A steeply pitched roof was placed above the entire dwelling. The original, freestanding kitchen remained at the east end of the new dwelling. However, with the new construction just finished or underway, Ralph's wife Julia died in August 1868 at the age of 25, leaving him with a 4-year-old son and a 17-month-old daughter. Julia Boisseau Man was buried on the family's land, in an area of three acres Ralph Man donated in 1874 to the Cumberland Presbyterian congregations of Mansfield for exclusive use as a cemetery (Mansfield Historical Society h). In time this three-acre parcel and adjacent land became the Mansfield Cemetery.

In February 1870, Man married 19-year-old Sarah Jane Stephens (1851-1880), daughter of Lemuel and Sarah C. Stephens and sister of Dr. James T. Stephens (Mansfield Historical Society g). Dr. Stephens lived on the land adjacent to Man's homestead. Sarah Stephens Man was 26 years younger than her husband, and he outlived her by another 26 years. During their 10 years of marriage Sarah nursed and buried Ralph's daughter Julia Alice, who died in 1872 at the age of 6 years, bore four of her own children, Norma Lillian (1873-1950), John (1875-1876), Edwin Norton (Ned) (1876-1938), and Roy Stephens (1880-1882), and buried one of them. Sarah Stephens Man died in November 1880 at the age of 29, her 21-month-old son Roy followed her in 1882. Both are buried in the Cumberland Presbyterian section of the Mansfield Cemetery. Between 1870 and 1880, it is thought that Man finished the half-story attic converting the space to three bedrooms (**Figure 4**) for his five children. A walnut staircase, said to be made from trees on the property, was installed to provide access from the area at the back of the entry hall.

After the death of Sarah Man, Ralph remained in the house with his three surviving three children (Walter from his marriage to Julia, and Norma and Edwin from his marriage to Sarah). He continued to be involved with mill operations but had separated himself from his former partner Julian Feild prior to Feild's sale of the mill and bankruptcy in 1874. The mill operated informally until 1886 when Man and four partners formed a corporation to manage operations. Man continued to participate in its operations until 1894 when the partnership sold the mill. Man apparently retired about this time, concerning himself with managing his real estate. When his daughter Norma was 9 years old she was sent to live with her maternal grandparents in Fort Worth, and was educated in Mansfield and Fort Worth. In time she moved with her grandparents to a ranch near Palo Duro Canyon, but returned to Mansfield in 1898 to manage her father's home and care for him during the last eight years of his life. He died in 1906 at the age of 81 and is buried in the Cumberland Presbyterian section of the Mansfield Cemetery. Man was a member of the Cumberland Presbyterian Church serving as clerk of the Session from 1872 until 1881. He also was one of the signers of the 1890 plat made when the City of Mansfield incorporated. He is considered the "father" of Mansfield because of the mill he co-built and his continued residence in Mansfield until his death (Feild relocated to Fort Worth) (Mansfield Historical Society h). After Man's death, the house was occupied by various members of the Man family, including at different times, Norma and Ned, and Ned's daughter. The interior was redecorated about 1910 and about 1930 the rear porch was enclosed to create a bathroom and utility area. In 1912 Norma Man married Charles L. Prichard, but he died in 1918. In an interview with her conducted when she was a mature woman, she recalled that she studied music because her father was musical and her mother wanted her to teach music. She, however, wanted to study

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medicine. Instead Norma became a teacher and administrator in Indian schools in Oklahoma and North Dakota, returning to Decatur, Texas in 1941. She died in Decatur in 1950. Walter Man married and settled in Decatur, Texas operating a drug store there until his death in 1942. Edwin (Ned) Man became an optometrist and had a watch repair shop in Mansfield and died in 1938.

As the sole surviving child of Ralph Man, Norma Man Prichard sold the property in 1946, four years before her own death. Few changes have been made to the house by the two subsequent owners. These include repair of the west wall where a stone chimney collapsed prior to 1968, construction of an incompatible garage/carport addition at the rear of the house, replacement of the rotted porch floor with concrete, installation of small stained glass panels in the front door, replacement of two rotted wood frame windows with metal types installed in the original openings and sheathing of portion of one rear wall with a synthetic product. The roof is now covered with metal standing seam material. All of these modifications are reversible and due to the siting of the house at a distance from the street among mature trees and shrubs, none of these changes are visible from the street. The house received a Recorded Texas Historic Landmark designation in 1977.

The Ralph and Julia Man House characterizes a distinct dwelling type built during the late 19th century throughout Texas. One of the only remaining intact central hall plan dwellings in Mansfield, the house is a good local example how a pioneer cabin was transformed into a middle class dwelling as family size and wealth and community prosperity increased. Built by Ralph Man for his wife Julia and their two children during a period of growth and development in the immediate post-Civil War era, with attic space converted to living area between 1870 and 1880 during his second marriage, the house interprets local social and development patterns among middle class white Mansfield residents and is the only surviving property associated with town and mill co-founder Ralph Man. As such it is an important local landmark.

JUSTIFICATION OF SIGNIFICANCE

The Ralph and Julia Man House is an unusual example of a vernacular central hall plan house type in Mansfield. Built by entrepreneur and furniture maker Ralph Sandiford Man for himself and his first wife Julia and their family, the house was occupied by the couple until 1868 when Julia Man died. Ralph Man remarried in 1870 and continued to occupy the house until his death in 1906. Thereafter the house served as a residence for a number of Man family members and was finally sold in 1946 by Norma Man Prichard, Ralph's heir and daughter by his second wife Sarah Stephens Man. In 1968 the house was sold to the present owners who stabilized the deteriorating dwelling, built an incompatible rear garage/carport addition and made minor changes to the front porch, deteriorated windows and areas of deteriorated or missing wall surfaces. At the rear of the property are a ca. 1865 wood barn and a compatible ca. 1946 wood and metal barn. In the southwest corner of the front yard is the remnant of the original well. The ca. 1865 barn and the well are Contributing features, while the ca. 1946 barn is considered Noncontributing because it was erected after the end of the period of significance. The Recorded Texas Historic Landmark plaque is also considered Noncontributing. The house is significant for its association with community development patterns in Mansfield during a period of sustained growth and

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development supported by farming and the processing and distribution of agricultural products and for its associations with Ralph Man, Mansfield's co-founder and mill owner. The house retains high levels of integrity of location, materials, design, workmanship, feeling and association within the period of significance and is maintained in fair condition. The neighborhood has been affected by demolition and alteration of residences and by incompatible infill construction. Listing under Criterion C is precluded due to erection of the incompatible garage/carport addition, changes to the front porch and modifications to a few windows and areas of siding, all made after the end of the period of significance. However, the house is recognizable to its period of significance and retains its appearance and materials from its ca. 1868 remodeling and enlargement. The compatible ca. 1930 rear porch enclosure respects the materials, design, massing, height and scale of the historic portion of the dwelling and is not visible from the street. Incompatible changes to the rear facade are not visible from the street and are reversible. Associated with community development during a period of economic and population expansion, the house conveys understanding of how Mansfield changed from a frontier settlement to a prosperous farm service community and how the needs of a growing family fostered conversion of a one-room cabin into a substantial middle-class residence. The house also relates the life style and relative wealth and social standing of Ralph Man, co-founder of Mansfield and owner of the economically vital Man and Feild Mill, and is the only surviving resource associated with Man. For these reasons the Ralph and Julia Man House is eligible for listing in the National Register of Historic Places under Criteria A and B 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 Man family documents development patterns in Mansfield and provides interpretation of local social and architectural trends between ca. 1865 and 1906.

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VISUAL DOCUMENTATION

Chism, Barbara and Henry
Photograph

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Maps and Subdivision Records

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Photographs

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Maps and Subdivision Records

Williams, Diane E, Austin, Texas.
Photographs

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 9.734 acres

UTM REFERENCES:

Zone	Easting	Northing
14	673880	3604300

VERBAL BOUNDARY DESCRIPTION: Tract 15G, Thomas J. Hanks Survey, Abstract 644; Block 40, Tract 40A Town of Mansfield; Block 41, Tract 41A Town of Mansfield, all in the City of Mansfield, Texas.

BOUNDARY JUSTIFICATION: The nominated property encompasses all the property currently associated with the dwelling and barns, the original acreage having been subdivided and sold over many years.

11. FORM PREPARED BY

NAME/TITLE:	Diane Elizabeth Williams (Architectural Historian)	DATE: September 23, 2002
ORGANIZATION:	for the City of Mansfield and Barbara and Henry D. Chism, Jr.	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-34 through Map-36).

FIGURES (see continuation sheet Figure-37 through Figure-42).

PHOTOGRAPHS (see continuation sheet Photo-43).

PROPERTY OWNER

NAME:	Barbara and Henry D. Chism, Jr.	TELEPHONE: 817 473-4804
STREET & NUMBER:	604 West Broad Street	
CITY OR TOWN:	Mansfield	STATE: TX
		ZIP CODE: 76063

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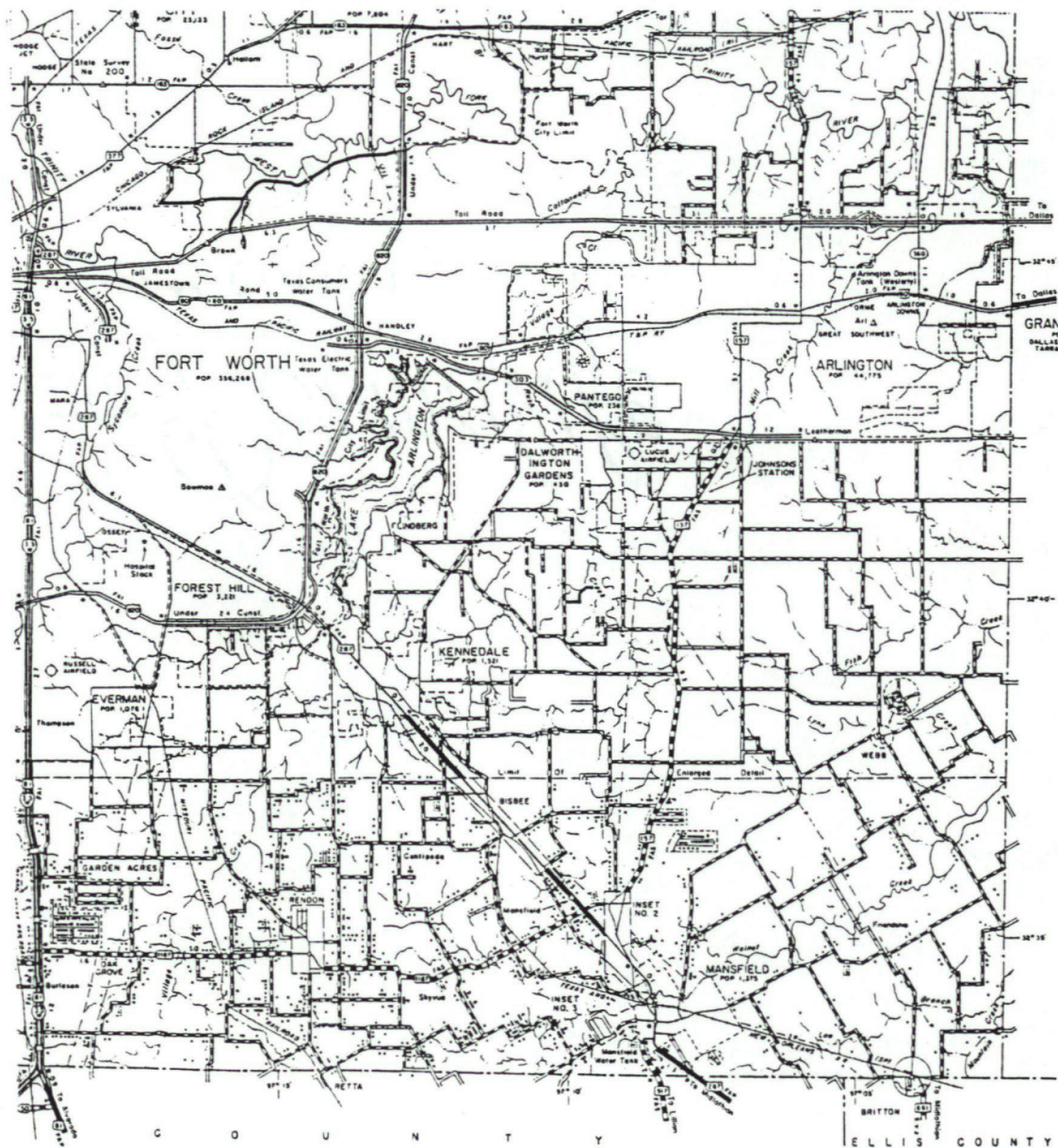
Section number MAP

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Ralph Sandiford and Julia Boisseau Man House
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Map 1: Regional location of Mansfield, Texas.

Source: Texas State Archives



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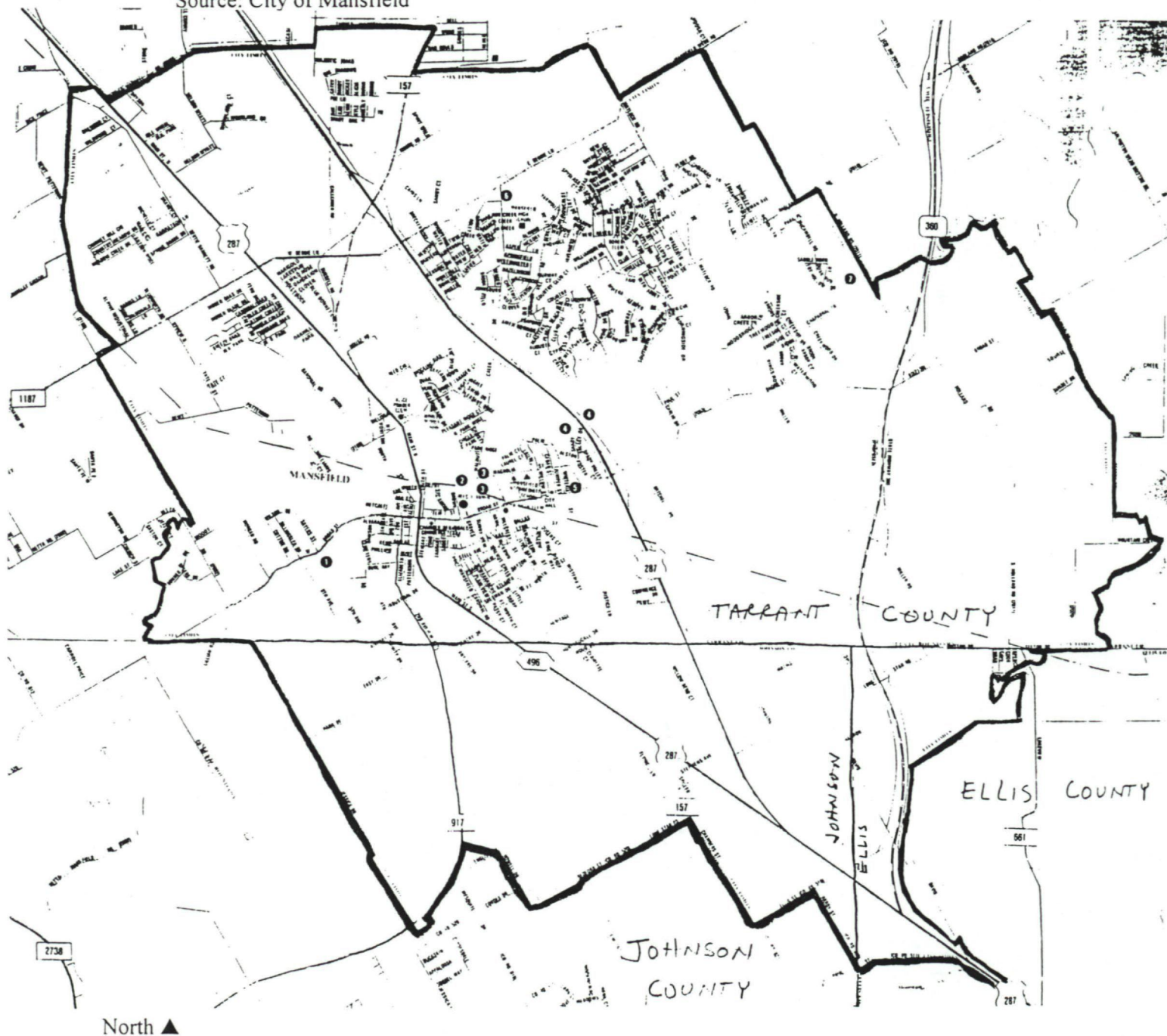
Section number MAP

Page 35

Ralph Sandiford and Julia Boisseau Man 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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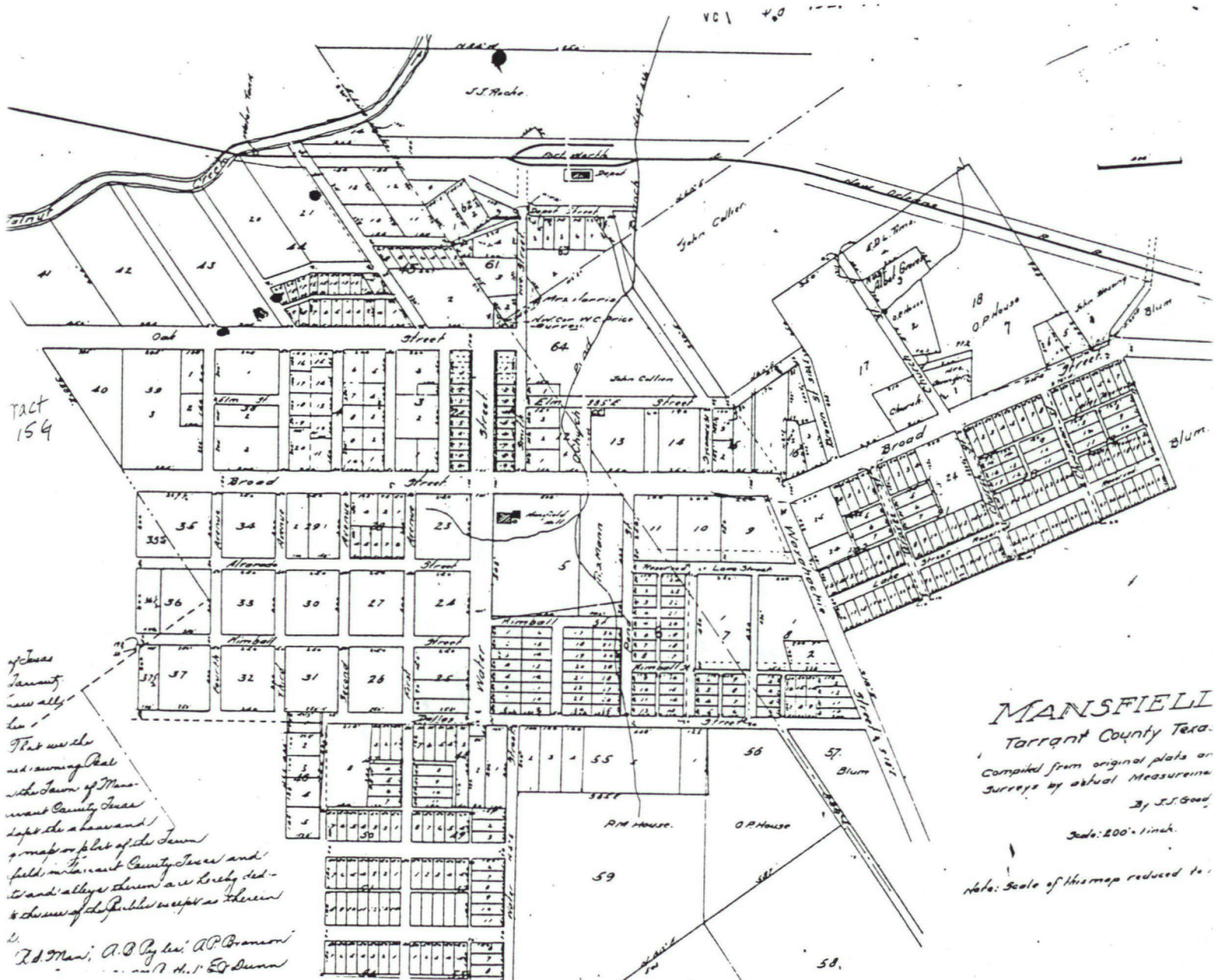
Section number MAP

Page 36

Ralph Sandiford and Julia Boisseau Man House
Mansfield, Tarrant County, Texas

Map 3: Plat, Mansfield, Texas, 1890.

Source: Mansfield Historical Society



MANSFIELD
Tarrant County Tex.

Compiled from original plates or
surveys by actual measurement
By J. S. Good

Scale: 200' = 1 inch.

Note: Scale of this map reduced to:

North ▲

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Ralph Sandiford and Julia Boisseau Man House
Mansfield, Tarrant County, Texas

Figure 1: Ralph and Julia Man House, ca. 1968.
Source: Barbara and Henry Chism



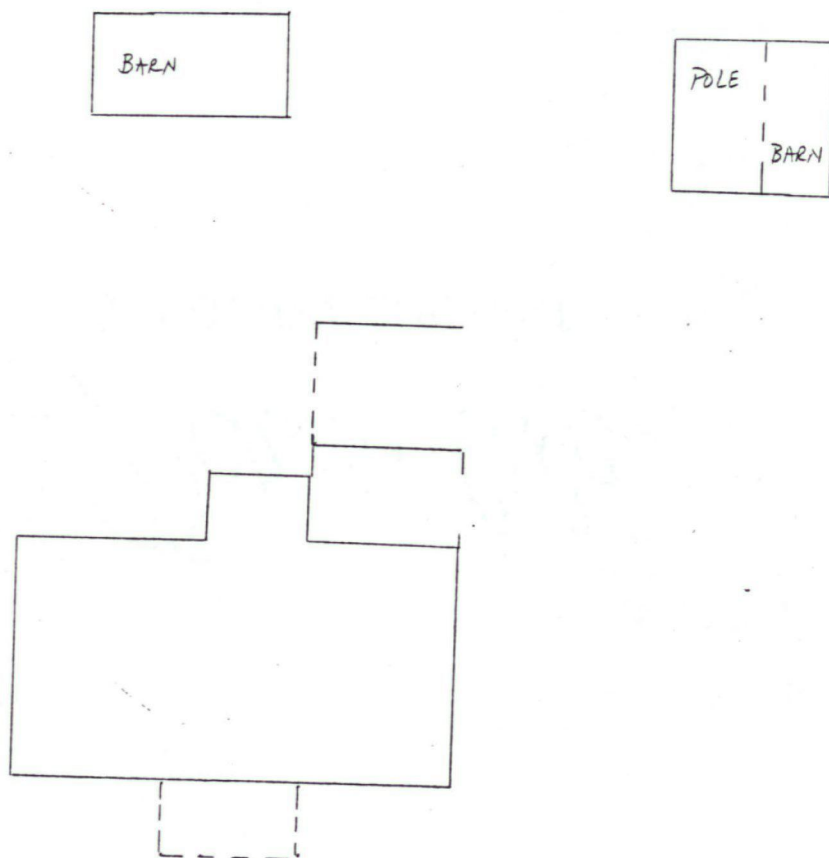
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Ralph Sandiford and Julia Boisseau Man House
Mansfield, Tarrant County, Texas

Figure 2: Site Plan, Ralph and Julia Man House.
Source: Diane E. Williams



○
WELL

○
RTHL MARKER

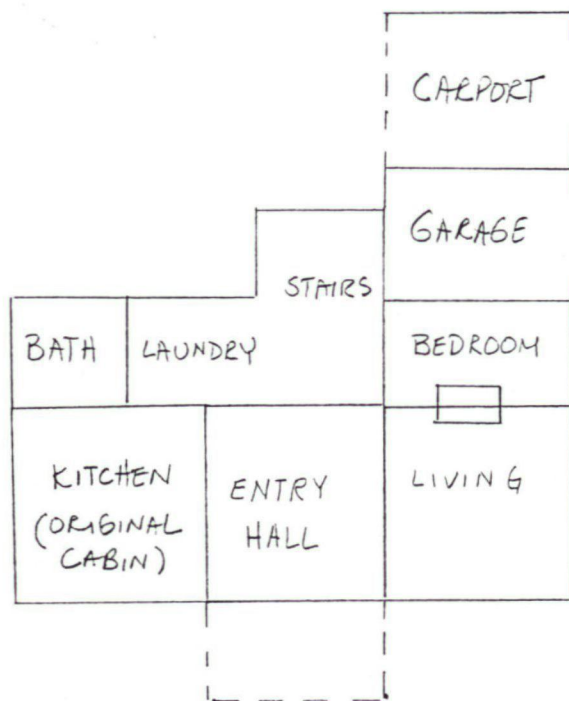
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Ralph Sandiford and Julia Boisseau Man House
Mansfield, Tarrant County, Texas

Figure 3: First Floor Plan, Ralph and Julia Man House.
Source: Diane E. Williams



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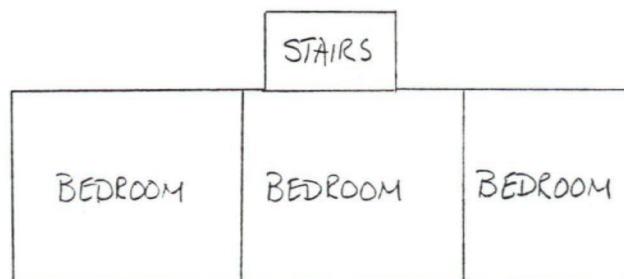
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Ralph Sandiford and Julia Boisseau Man House
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Figure 4: Second Floor Plan, Ralph and Julia Man House.

Source: Diane E. Williams



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Ralph Sandiford and Julia Boisseau Man House
Mansfield, Tarrant County, Texas

Figure 5: Ralph Sandiford Man, n.d.
Source: Mansfield Historical Society



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CONTINUATION SHEET**

Section number FIGURE Page 42

Ralph Sandiford and Julia Boisseau Man House
Mansfield, Tarrant County, Texas

Figure 6: Man and Feild Mill, ca. 1890.
Source: Mansfield Historical Society



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTO

Page 43

Ralph Sandiford and Julia Boisseau Man House
Mansfield, Tarrant County, Texas

PHOTO INVENTORY

**RALPH SANDIFORD AND JULIA BOISSEAU MAN HOUSE
604 WEST 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 604 WEST BROAD STREET, South (front) elevation looking north northeast

PHOTO 2-VIEW OF 604 WEST BROAD STREET, East elevation looking northwest

PHOTO 3- VIEW OF 604 WEST BROAD STREET, South and west elevations looking southeast

PHOTO 4- VIEW OF 604 WEST 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 NAME: Man, Ralph Sandiford and Julia Boisseau, House

MULTIPLE NAME: Mansfield, Texas MPS

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: 03000435

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 5/22/03 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Ralph S. & Julia B. Man House
604 W. Broad Street
Mansfield, Tarrant Co., Texas
1974



Ralph S. & Julia B. Inan House
604 W. Broad Street
Mansfield, Tarrant Co., Texas
2 of 4

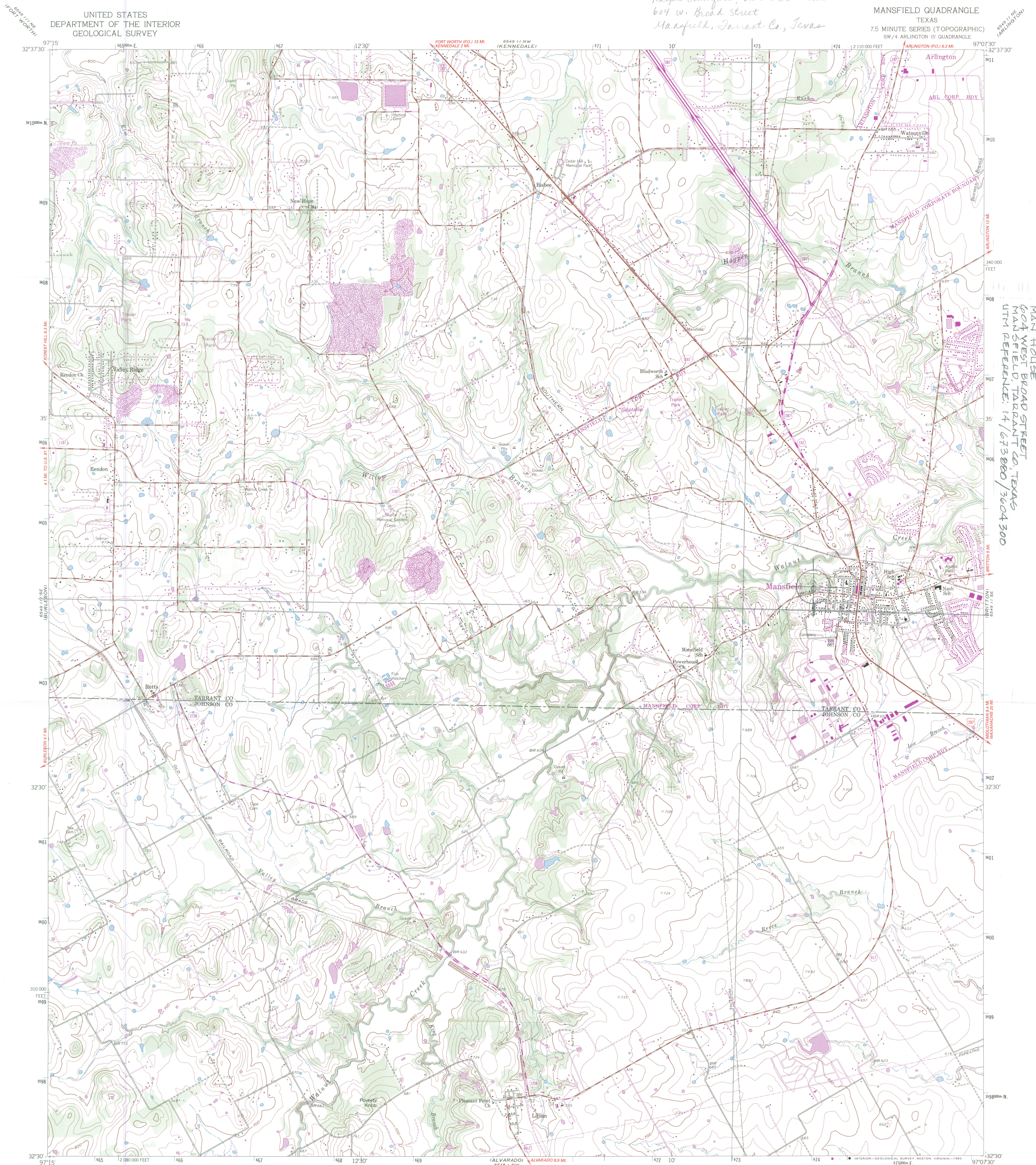


Ralph S. & Julia B. Man House
604 W. Broad Street
Mansfield, Tarrant Co., Texas

374



Ralph S. & Julia S. Man House,
604 W. Broad Street
Mansfield, Tarrant Co., Texas
494



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MANSFIELD QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW 1/4 ARLINGTON 15 QUADRANGLE

604 WEST BROAD STREET
MANSFIELD, TARRANT CO., TEXAS
UTM REFERENCE: 14/673880/3604300

MAN HOUSE
604 WEST BROAD STREET
MANSFIELD, TARRANT CO., TEXAS
UTM REFERENCE: 14/673880/3604300

Maped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1956. Field checked 1959
Polyconic projection. 10,000-foot grid ticks based on Texas coordinate system,
north central zone. 1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983 move the projection
lines 11 meters south and 27 meters east as shown by dashed corner ticks
Revisions shown in purple and woodland compiled from
aerial photographs taken 1979 and other sources. This
information not field checked. Map edited 1981.

UTM GRID AND 1981 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———

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MANSFIELD, TEX.
SW 1/4 ARLINGTON 15 QUADRANGLE
N3230—W9707.5/7.5
1959
PHOTOREVISED 1981
DMA 6549 11 SW—SERIES V882