

A G E N D A

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, to be held on ***Thursday, November 14, 2024 at 5:30 p.m.*** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members:	Peggy Crabtree, Chair
	Jacqueline Montejano, Vice Chair
	Ronald Finch
	Adam Graves
	Kelly Savell
	Mark Gundert
	Alex Lohmann

Planning & Zoning Commission Liaison:	Marlene Norcross
Heritage Preservation Manager:	Eleana Tuley
City Council Liaison:	Patrick Souter

1. Call to Order
2. ***Public Comments:*** Persons may address the Heritage Preservation Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
3. Recognize Michelle Haye and Curtiss Thompson for their service on the Heritage Preservation Commission
4. Approve the meeting minutes of the meeting held on October 3, 2024
5. Consider a Certificate of Appropriateness for 603 and 605 E. Marvin Avenue
6. Consider a Certificate of Appropriateness for 810 E. Marvin Avenue
7. Comments by Commission members and City staff
8. Adjourn

The Heritage Preservation Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4006 or (TDD) 1-800-RELAYTX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

MINUTES

(4)

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on Thursday, October 3, 2024, at 5:30 p.m. in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members Present: Peggy Crabtree, Chair
Ronald Finch
Adam Graves
Mark Gundert
Alex Lohmann

Heritage Preservation Commission Members Not Present: Jacqueline Montejano, Vice Chair
Kelly Savell

Planning & Zoning Commission Liaison: Marlene Norcross
Heritage Preservation Manager: Eleana Tuley
City Council Liaison: Patrick Souter (Absent)

Guests: Mayor Pro Tem Chris Wright

1. Call to Order

Peggy called the meeting to order at 5:30 pm.

2. Public Comments

Chris Wright, Mayor Pro Tem, took the time to express gratitude to all the commissioners for their dedication and contributions to the Heritage Preservation Commission.

3. Reorganize the Commission

Peggy Crabtree expressed her gratitude to the Commission for the opportunity to serve as the Commission's Chairman and encouraged the board to nominate another person for the position. She acknowledged that any commission member would be well suited for the role and encouraged them to express their interest in serving as the Chair.

Eleana Tuley informed the commission that someone would need to nominate a Chairman when they were ready.

Action:

Ronald Finch motioned to nominate Peggy Crabtree as Chairman. Alex Lohman seconded the motion. **All ayes.**

Action:

Ronald Finch motioned to nominate Jacqueline Montejano as Vice Chairman. Mark Gundert seconded the motion. **All ayes.**

4. Approve the minutes of the meeting held September 12, 2024

Action:

Adam Graves motioned to approve the September 12, 2024 meeting minutes. Ronald Finch seconded the motion. **All ayes.**

5. Consider a Certificate of Appropriateness for 207 S. Hawkins Street

Peggy Crabtree recused herself from voting on this request due to a conflict of interest.

Eleana Tuley presented the request. Peggy Crabtree, the applicant, stated that she wanted the Commission's approval before she purchased the building materials to restore the balustrade.

Action:

Alex Lohman motioned to approve the Certificate of Appropriateness for 207 S. Hawkins Street. Adam Graves seconded the motion. **All ayes.**

6. Consider a Sign Permit for 217 E. Main Street

Eleana Tuley presented the request.

Action:

Adam Graves motioned to approve the sign permit for 217 E. Main Street. Ronald Finch seconded the motion. **All ayes.**

7. Consider a Sign Permit for 301 N. College Street

Eleana Tuley presented the request.

Action:

Adam Graves motioned to approve the sign permit for 301 N. College Street. Alex Lohman seconded the motion. **All ayes.**

8. Comments by Commission members and City staff

Eleana Tuley thanked Adam Graves for his presentation at the Sim's Library on Preserving the Apollo Mission Control at NASA.

Eleana Tuley said she is still planning to schedule a workshop for November 7, 2024, at 1:00 p.m., per the Commission's request.

Eleana Tuley asked the new Commission members when they would be available for New Commissioner Training. They decided the best time was November 13, 2024, at 1:00 p.m.

Eleana Tuley told the Commission that she had created an online application for the historic tax exemption. She told Commission members they could test the application process at the next HPC meeting.

Adam Graves welcomed all the new members and asked them to discuss how each member fulfilled the board member's requirements. Adam Graves is a certified archaeologist and architectural historian who serves as the board's architectural design expert. Peggy Crabtree, Alex Lohman, and Mark Gundert have demonstrated an interest in the history of Waxahachie and currently own a historic home in the city. While enthusiastic about the city's history, Jackie Montejano, Kelly Savell, and Ron Finch own historic resources. Peggy Crabtree and Kelly Savell also have degrees in interior design. Kelly has a background in working with a construction company for many years.

9. Adjourn

The meeting adjourned at 6:28 pm.

Respectfully submitted by Eleana Tuley



(5)

Memorandum

To: Heritage Preservation Commission
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: November 14, 2024
Re: Consider a Certificate of Appropriateness for 603 and 605 E. Marvin Avenue

Applicant: Brad Yates, Colonial Restoration Group

Property Address: 603 and 605 E. Marvin Avenue

Request: The Applicant proposed to perform the following improvements:

- Replace the multi-panel glass door to match the half-lite door on the front façade;
- Replace and repair the exterior siding;
- Replace the water table and install new weatherboard siding underpinning;
- Replace porch boards with tongue and groove flooring; and
- Repaint the exterior of the home.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.

- The Applicant must notify the Heritage Preservation Commission when improvements are completed so that the Chair may verify that they were completed in accordance with HPC approval.

Attachments:

- COA Application
- Existing Photos
- 2019 Historic Resource Survey Information

**CITY OF WAXAHACHIE
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
FOR HISTORIC PROPERTY RESTORATIONS**

Case Number _____

Date Filed: _____

Date for Consideration by the Heritage Preservation Commission: _____

Property Owner Baker Revocable Trust and/or Agent Brad Yates

Mailing Address - Owner/Agent (circle one) P.O. Box 2868 Waxahachie, TX 75168

Phone number _____

Email address _____

Historic Structure Address 603 / 605 E. Marvin Ave.

Is this structure for residential or non-residential use? (circle one)

Has this structure been designated as a Historic Resource?

Yes _____ No X By whom _____

(If it has not been designated, the property owner must request designation as a historic resource from the Heritage Preservation Commission prior to applying for a Certificate of Appropriateness.)

Is this structure in the Historic Overlay District? Yes _____ No X

The Commission is appointed to assist you, but it also has the responsibility of protecting significant historic properties from inappropriate changes. **The Heritage Preservation**

Commission will not approve your project unless the Commission is shown to its satisfaction that the project is consistent with the historical character of the property.

Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision.

1. Description of Project: Repair to siding, new water table & underpinning
Replace porches w/ 1x4 T/G flooring, Replace ~~left~~ front door
to match left door, Repair

2. Reason(s) you feel the proposed exterior work is consistent with the historical character of the property (use additional space on the back of this form or by attaching additional sheets if necessary).

Taking it back to its original detail

CHECKLIST

The following items **must** be included with this application:

- Current photograph(s) of the existing structure
- Historic photographs (if available) upon which the proposed work is based
NOTE: Please research the history of your property before you begin planning your project. Sims Library and the Ellis County Museum are good places to start.
- Elevation drawing(s) of any part of structure that is visible from the public right-of-way with details drawn to scale for work to be done
- List of materials for all exterior surfaces and/or signs
- Dollar value of improvements to be made

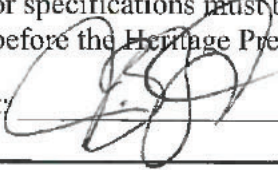
The following items may be requested:

- Location map of proposed buildings and structures
- Details of proposed lighting fixtures
- Sample(s) of material(s) to be used
- Any other reasonable information that the Commission may deem necessary in order to visualize the proposed work

If your property is located in the Historic Overlay District, you must consult the *Downtown Waxahachie Design Guidelines* before planning your project. You can obtain a copy of the guidelines from the Heritage Preservation Officer or on the City of Waxahachie website at www.waxahachie.com/images/City2/files/downtown_waxahachie_guidelines_08-19-2011.pdf.

If your property is not in the Historic Overlay District, please refer to the Secretary of the Interior's Standards for Rehabilitation as you plan your project. You may obtain a copy online at www.nps.gov/tps/standards/rehabilitation/rehab_stand.htm or by contacting the Heritage Preservation Officer.

NOTE: Ten (10) copies of plans and/or specifications must be on file with the Heritage Preservation Officer at least 20 days before the Heritage Preservation Commission meeting date.

Signature of Property Owner or Agent:  Date: 10/8/24

CERTIFICATE OF APPROPRIATENESS

Commission Action: Requires Signature of Chair of the Heritage Preservation Commission

Date: _____ Preliminary Approval YES ____ NO ____
& Signature

Date: _____ Final approval after work is YES ____ NO ____
& Signature inspected and completed

Scope of Work

Replace right front door with door similar to left front

Replace/Repair siding with like kind & design.

Replace all water table & install new weatherboard siding underpinning.

Replace 5/4 porch boards with 1x4 Tongue & groove flooring.

Repaint structure

Cost to cure \$ 47500.00





TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

PROJECT # 1675-Waxahachie Phase 2 Zone 1
 County Ellis
 Address 605 E Marvin Ave

HHM ID 92974
 City Waxahachie

SECTION 1

Basic Inventory

Current Name

Historic Name

Owner Information:

Name	BAKER THOMAS F	Status	PRIVATE
Address	3630 BLACKCHAMP RD	City	WAXAHACHIE
State	TX	Zip	76065

Geographic Location: Latitude: 32.389788299999999 Longitude: -96.837593699999999

Online map available by copying and pasting url below into web browser
<https://www.google.com/maps/place/32.389788299999999,-96.837593699999999>

Legal Description (Lot/Block): LOT 3R STRICKLAND REV 0.3387 AC

Appraisal District ID 175895 Year

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☐ Local ☐ Other

Architect: Unknown or N/A **Builder:** Unknown or N/A

Construction Date: 1900 (source: Marker)

Function

Current Use: Residential

Historic Use: Residential

Image Information

Recorded by: HHM & Associates, Inc., Austin, Texas

Date Recorded: Mon, 01 Apr 2019

Photo Data: ID# TX-EL-Waxahachie-Marvin-Ave-E-605-1 To: 3

Primary Image ID: TX-EL-Waxahachie-Marvin-Ave-E-605-1



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

PROJECT # 1675-Waxahachie Phase 2 Zone 1
 County Ellis
 Address 605 E Marvin Ave

HHM ID 92974
 City Waxahachie

SECTION 2

Architectural Description

General Architectural Description:

The building at 605 E Marvin Ave is a two-story single-family house built in 1900, according to the historical marker associated with the property. The property was originally built for residential purposes, and its use remains unchanged. The primary exterior material is wood. The house displays features that are associated with the Folk Victorian style, a domestic architectural expression that relied on the use of applied architectural ornamentation on more traditional house forms. The building's distinctive modified L-plan form includes an irregular building footprint with a hipped roof and projecting gable roofs on the front and side. The windows are double-hung with wood sashes. The single-door primary entrance has a wood doorway and frame. Porch feature(s) include the following: jigsawn trim, turned wood posts.

Alterations/modifications

Alterations: Possible me door opening Additions: Side addition

☐ Relocated, specify date, former location and information of interest:

Classification

Type	Plan	Stylistic Influence
Single-family house	Modified L-plan	Folk Victorian

Physical Characteristics

Roof

Form: Hipped with gables Materials: Asphalt shingles

Wall

Exterior material(s): Wood

Door(s) Primary

Single door(s) primary entrance, Wood door, Wood frame

Windows

Double-hung, Wood frame

Porches/Canopies

Partial width, Shed roof Porch feature(s): Jigsawn trim, Turned wood posts

Other exterior features

Ancillary Buildings

Landscape/Site Features

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

PROJECT # 1675-Waxahachie Phase 2 Zone 1
 County Ellis
 Address 605 E Marvin Ave

HHM ID 92974
 City Waxahachie

SECTION 3

Historical Information

Associated Historical Context: Planning/Development, Architecture

History Notes:

Applicable National Register (NR) Criteria: Criterion C

- A - Associated with events that have made a significant contribution to the broad pattern of our history
- B - Associated with the lives of persons significant in our past
 Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a
- C - master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D - Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance: Architecture, Community Planning and Development

Period(s) of Significance: 1900

Level of Significance: ☐ National ☐ State ☒ Local

Integrity: Association, Design, Feeling, Location, Materials, Setting, Workmanship

Integrity notes: Most alterations within period of significance

Individually Eligible? ☒ Yes ☐ No ☐ Undetermined

Within Potential NR District? ☒ Yes ☐ No ☐ Undetermined Name: East Marvin Avenue Historic District

Is Property Contributing? ☒ Yes ☐ No ☐ Undetermined

Priority:
 (see manual for definitions) ☒ High ☐ Medium ☐ Low Explain:

Other Information

Is prior documentation available for this resource? ☐ Yes ☐ No ☐ Unknown **Type:**
 Documentation details



(6)

Memorandum

To: Heritage Preservation Commission
From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: November 14, 2024
Re: Consider a Certificate of Appropriateness for 810 E. Marvin Avenue

Applicant: Brad Yates, Colonial Restoration Group

Property Address: 810 E. Marvin Avenue

Request: The Applicant proposes to make the following improvements:

- Repair the bevel siding;
- Replace the water table and weatherboard siding underpinning;
- Remove the concrete porch and replace it with tongue and groove flooring;
- Remove and reinstall footings for columns after the porch has been replaced (the aesthetics of the columns will not change);
- Repaint the exterior of the home; and
- Replace the front door with the proposed door provided in the attachments.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.

- The Applicant must notify the Heritage Preservation Commission when improvements are completed so that the Chair may verify that they were completed in accordance with HPC approval.

Attachments:

- COA Application
- Proposed Door
- Existing Home Photo
- 2019 Historic Resource Survey

**CITY OF WAXAHACHIE
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
FOR HISTORIC PROPERTY RESTORATIONS**

Case Number _____

Date Filed: _____

Date for Consideration by the Heritage Preservation Commission: _____

Property Owner Loren Gray Investments, LLC and/or Agent Brad Yates

Mailing Address - Owner/Agent (circle one) PO Box 2868 Waxahachie, TX 75168

Phone number [REDACTED]

Email address [REDACTED]

Historic Structure Address 810 E. Marvin Ave.

Is this structure for residential or non-residential use? (circle one)

Has this structure been designated as a Historic Resource?

Yes _____ No X By whom _____

(If it has not been designated, the property owner must request designation as a historic resource from the Heritage Preservation Commission prior to applying for a Certificate of Appropriateness.)

Is this structure in the Historic Overlay District? Yes _____ No X

The Commission is appointed to assist you, but it also has the responsibility of protecting significant historic properties from inappropriate changes. **The Heritage Preservation Commission will not approve your project unless the Commission is shown to its satisfaction that the project is consistent with the historical character of the property.**

Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision.

1. Description of Project: Complete remodel. Repair to siding. Remove concrete porch & replace with wood T/G. Remove & replace door with period door. Rebuild columns. Repaint

2. Reason(s) you feel the proposed exterior work is consistent with the historical character of the property (use additional space on the back of this form or by attaching additional sheets if necessary).

Home has been altered from original

CHECKLIST

The following items **must** be included with this application:

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NOTE: Please research the history of your property before you begin planning your project. Sims Library and the Ellis County Museum are good places to start.
- Elevation drawing(s) of any part of structure that is visible from the public right-of-way with details drawn to scale for work to be done
- List of materials for all exterior surfaces and/or signs
- Dollar value of improvements to be made

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- Location map of proposed buildings and structures
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NOTE: Ten (10) copies of plans and/or specifications must be on file with the Heritage Preservation Officer **at least** 20 days before the Heritage Preservation Commission meeting date.

Signature of Property Owner or Agent: _____

Date: 10/8/24

CERTIFICATE OF APPROPRIATENESS

Commission Action: Requires Signature of Chair of the Heritage Preservation Commission

Date: _____ Preliminary Approval YES ____ NO ____
& Signature

Date: _____ Final approval after work is YES ____ NO ____
& Signature inspected and completed

Scope of work

Complete gut & redo on interior

Repair to existing ~~##~~ Bevel siding on exterior

Replace water table & weatherboard siding underpinning

Remove concrete porch & replace with 1x4 tongue & groove flooring

Rework columns.

Repaint

Replace front door with period door



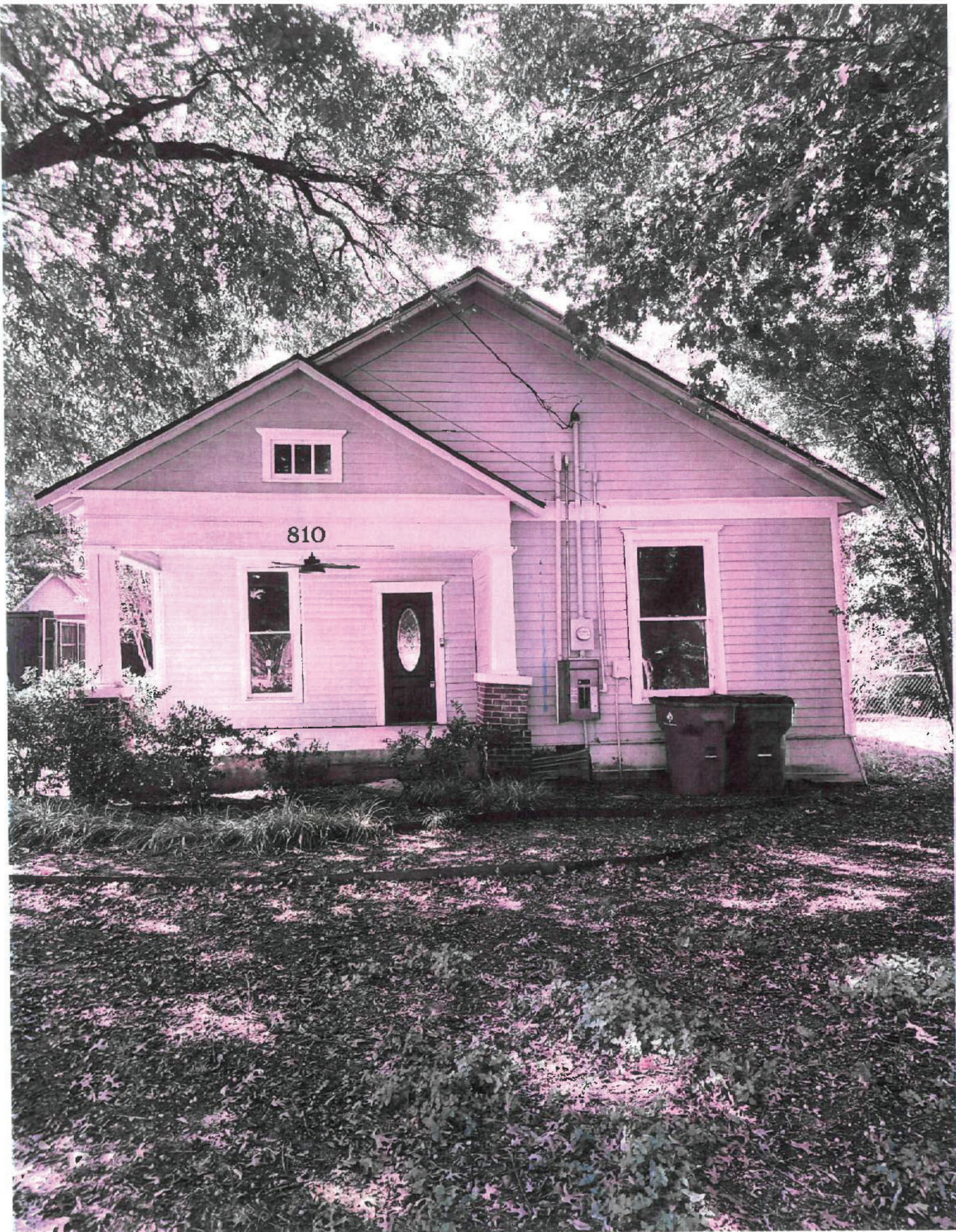


Image	HHM ID	Address	Use	Year Built	Type/Form	Stylistic Influence(s)	Prior Designation(s)	Priority	NRHP Recommendations	Potential NR District
	92900	802 E Marvin Ave	Religious	ca. 1950 Source: In field estimate	Church / Meeting hall	No stylistic influences visible		Low	Recommended non-contributing to a NRHP district	Noncontributing, East Marvin Avenue Historic District
	92877	805 E Marvin Ave	Residential	ca. 1905 Source: In field estimate	Single-family house / Modified L-plan	No stylistic influences visible		Low	Recommended non-contributing to a NRHP district	Noncontributing, East Marvin Avenue Historic District
	92892	806 E Marvin Ave	Residential	ca. 1895 Source: In field estimate	Single-family house / Cross plan	Queen Anne		Med	Recommended contributing to a NRHP district	Contributing, East Marvin Avenue Historic District
	92872	809 E Marvin Ave	Residential	ca. 1900 Source: In field estimate	Single-family house / Cross plan	Folk Victorian		Med	Recommended contributing to a NRHP district	Contributing, East Marvin Avenue Historic District
	92901	810 E Marvin Ave	Residential	ca. 1925 Source: In field estimate	Single-family house / Bungalow	Craftsman		Med	Recommended contributing to a NRHP district	Contributing, East Marvin Avenue Historic District
	92884	900 E Marvin Ave	Residential	ca. 1900 Source: In field estimate	Single-family house / Modified L-plan	National Folk		Med	Recommended contributing to a NRHP district	Contributing, East Marvin Avenue Historic District
	92855	901 E Marvin Ave	Residential	ca. 1905 Source: In field estimate	Single-family house / Modified L-plan	Folk Victorian		Med	Recommended contributing to a NRHP district	Contributing, East Marvin Avenue Historic District
	92873	902 E Marvin Ave	Residential	ca. 1920 Source: In field estimate	Single-family house / Bungalow	Craftsman		Med	Recommended contributing to a NRHP district	Contributing, East Marvin Avenue Historic District
	82984	904 E Marvin Ave	Residential	ca. 1910 Source: In field estimate	Single-family house / Square plan hipped-roof	No stylistic influences visible		Med	Recommended contributing to a NRHP district	Contributing, East Marvin Avenue Historic District
	92851	906 E Marvin Ave	Residential	ca. 1895 Source: In field estimate	Single-family house / L-plan	National Folk		Med	Recommended contributing to a NRHP district	Contributing, East Marvin Avenue Historic District