A G E N D A

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, to be held on ***Thursday, February 13, 2025 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. Approve the meeting minutes of January 9, 2025 and January 16, 2025

4. Consider a Certificate of Appropriateness for 1109 E. Marvin Avenue

5. Consider a Certificate of Appropriateness and Downtown Building Improvement Program Grant for 315 S. Rogers Street

6. Consider Historic Tax Incentive Applications

7. Consider Additional Tax Credit Applications for Routine Maintenance or Restoration

8. Comments by Commission members and City staff

9. 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.

A regular meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas to be held on Thursday, January 9, 2025 at 5:30 p.m. in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

The meeting was cancelled due to inclement weather.

Respectfully submitted,

Amber Villarreal
City Secretary

MINUTES (3)

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, to be held on ***Thursday, January 9, 2025 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 Jacqueline Montejano, Vice Chair Ronald Finch Kelly Savell Mark Gundert Alex Lohmann
Heritage Preservation Commission Members Not Present:	Adam Graves
Planning & Zoning Commission Liaison:	Marlene Norcross (Absent)
Heritage Preservation Manager:	Eleana Tuley
City Council Liaison:	Patrick Souter (Absent)

1. **Call to Order**

   Peggy Crabtree called the meeting to order at 8:31 am.

2. **Public Comments**

   No public comments.

3. **Approve the meeting minutes of the meeting held on December 12, 2024**

   Alex Lohman motioned to approve the December 12, 2024 meeting minutes. Ron Finch seconded the motion. **All ayes**.

4. **Consider a Sign Permit for 301 S. Rogers Street, Suite 205**

   Eleana Tuley presented the request to the commission. Jackie Montejano motioned to approve the sign permit, Kelly Savell seconded the motion. **All ayes**.

5. **Consider a Sign Permit for 114 E. Main Street**

   Eleana Tuley presented the request to the commission. Alex Lohman motioned to approve the sign permit, Mark Gundert seconded the motion. **All ayes.**

6. **Consider Historic Tax Incentive Applications**

   The Heritage Preservation Commission approved the historic tax incentive application for the following properties:

   - 208 N. Grand Avenue
   - 607 W. Marvin Avenue
   - 607 W. Jefferson Street
   - 209 S. Hawkins Street
   - 201 Richmond Lane
   - 417 W. Jefferson Street

- 205 LaVista Street
- 600 W. Jefferson Street
- 205 Harbin Avenue
- 321 E. University Drive
- 209 W. Franklin Street
- 202 Overhill Drive
- 601 Sycamore Street
- 239 Patrick Street
- 1005 W. Main Street
- 105 N. Patrick Street
- 622 Kaufman Street
- 626 Kaufman Street
- 422 Dr. Martin Luther King Jr. Blvd.
- 515 N. College Street
- 310 Harbin Avenue
- 700 Water Street
- 212 Virginia Avenue
- 404 Perry Avenue
- 300 E. Parks Avenue
- 311 N. Flat Street
- 504 Sycamore Street
- 300 Harbin Avenue
- 408 Oldham Street
- 700 W. Main Street
- 2202 Howard Road – *The application has been approved on the condition that the applicant paints the four columns on the front of the house white to match the trim. Additionally, the applicant must submit a photo of the painted columns to the historic preservation officer, as requested by the commission.*

The Heritage Preservation Commission denied the historic tax incentive application for the following properties:

- 605 N. Grand Avenue – *The application was denied due to the removal of the original wood windows.*
- 316 Cynisca Street—*The application was denied due to significant alterations made to the front façade without obtaining a Certificate of Appropriateness and changes that undermined the home's original historic character.*
- 1211 Martha Street - *The application was denied due to significant alterations made to the front façade without obtaining a Certificate of Appropriateness and changes that undermined the home's original historic character.*
- 203 W. University - *The application was denied due to the removal of the original wood windows.*

The Heritage Preservation Commission tabled the historic tax incentive application for the following properties:

- 911 E. Marvin Avenue – *The commission tabled the application to verify whether the original wood windows had been removed.*
- 1015 Water Street—*The commission tabled the application to verify whether the door had been replaced with a modern one, which would not be consistent with the home's historic character.*
- 115 W. University Avenue – *The commission tabled the application to request a historic photo from the Applicant. Based on the street view photos from prior years, the*

door on the façade was altered and relocated, and the modern railing was recently added, inconsistent with the home's era.

- 117 W. University Avenue—*The commission tabled the application to assess whether the original wood windows had been replaced, as they had been moved on the façade and the garage enclosed. The property owner should have submitted a Certificate of Appropriateness before substantially changing the home's exterior.*

- 14 Yinger Street—The commission tabled the application to verify whether the original wood windows had been removed and whether the door was appropriate for the home's era.

- 408 N. Gibson - *The commission tabled the application to verify whether the door had been replaced with a modern one, which would not be consistent with the home's historic character.*

- 15 Yinger Street—*The commission tabled the application to verify whether the door is consistent with the home's historic character.*

- 500 Kaufman - *The commission tabled the application to verify whether the original wood windows had been removed.*

- 219 N. Hawkins Street - *The commission tabled the application to verify whether the original wood windows had been removed.*

- 221 N. Hawkins Street - *The commission tabled the application to verify whether the original wood windows had been removed.*

Peggy Crabtree recused herself from reviewing the historic tax incentive application for 607 W. Jefferson Street and 209 S. Hawkins Street.

Ron Finch recused himself from reviewing the historic tax incentive application for 504 Sycamore Street.

Jackie motioned to approve, deny, and table all the historic tax incentives as noted above and as requested by the commission. Ron Finch seconded the motion—**all ayes**.

7. Consider Additional Tax Credit Applications for Routine Maintenance or Restoration

The Heritage Preservation Commission approved the additional tax credit for routine maintenance for the following properties:

- 601 Sycamore Street
- 622 Kaufman Street
- 626 Kaufman Street
- 422 Dr. Martin Luther King Jr. Blvd.
- 2202 Howard Road
- 515 N. College Street
- 700 Water Street
- 212 Virginia Avenue

The Heritage Preservation Commission approved the additional tax credit for restoration for the following properties:

- 208 N. Grand Avenue
- 105 N. Patrick Street

The Heritage Preservation Commission tabled the additional tax credit applications for the following properties because the historic tax incentive application was also tabled:

- 911 E. Marvin Avenue
- 115 W. University Avenue

8. Comments by Commission members and City staff

Eleana Tuley invited the Heritage Preservation Commission to the Main Street Regional Design Workshop on January 30th at the Ellis County Courthouse. She also mentioned that the State and Federal Tax Credit Workshop on January 30th from 1:30 to 2:30 pm is open to the public, so they are welcome to invite other members of the community to the tax credit workshop.

9. Adjourn

The meeting adjourned at 7:34 pm.

Respectfully submitted by Eleana Tuley

(4)

Memorandum

To: Heritage Preservation Commission

From: Eleana Tuley, AICP, Downtown Redevelopment & Historic Preservation Manager

Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services

Date: February 13, 2025

Re: Consider a Certificate of Appropriateness for 1109 E. Marvin Avenue

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Applicant: David Kitsmiller, Property Owner

Property Address: 1109 E. Marvin Avenue

Request: The Applicant would like to reconstruct the original railing on the porch at 1109 E. Marvin Avenue as depicted in the photo from the 1985 Historic Resource Survey. The specifications of the railing are on Exhibit A. Additionally, the property owner would like to add a screen door to the front door.

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.
- The Applicant shall not change the scope of work after a Certificate of Appropriateness is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

(4)

- COA Application
- Historic Photo
- Current Photo
- Exhibit A

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 David Kitsmiller and/or Agent _____

Mailing Address –Owner/Agent (circle one) 1109 E. Marvin Ave, Waxahachie TX

Phone number [redacted]

Email address [redacted]

Historic Structure Address 1109 E. Marvin Ave Waxahachie TX 75165

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: put back railing of similar style to original on the porch in photo from survey picture from 1985 Survey; 3 sections of railing are currently missing and would also like to put screen door back on front.

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).

picture take in 1985 Survey (Hardy Heck Moore) see attached picture which shows the porch railing and the screen door.

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: _____

CERTIFICATE OF APPROPRIATENESS

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

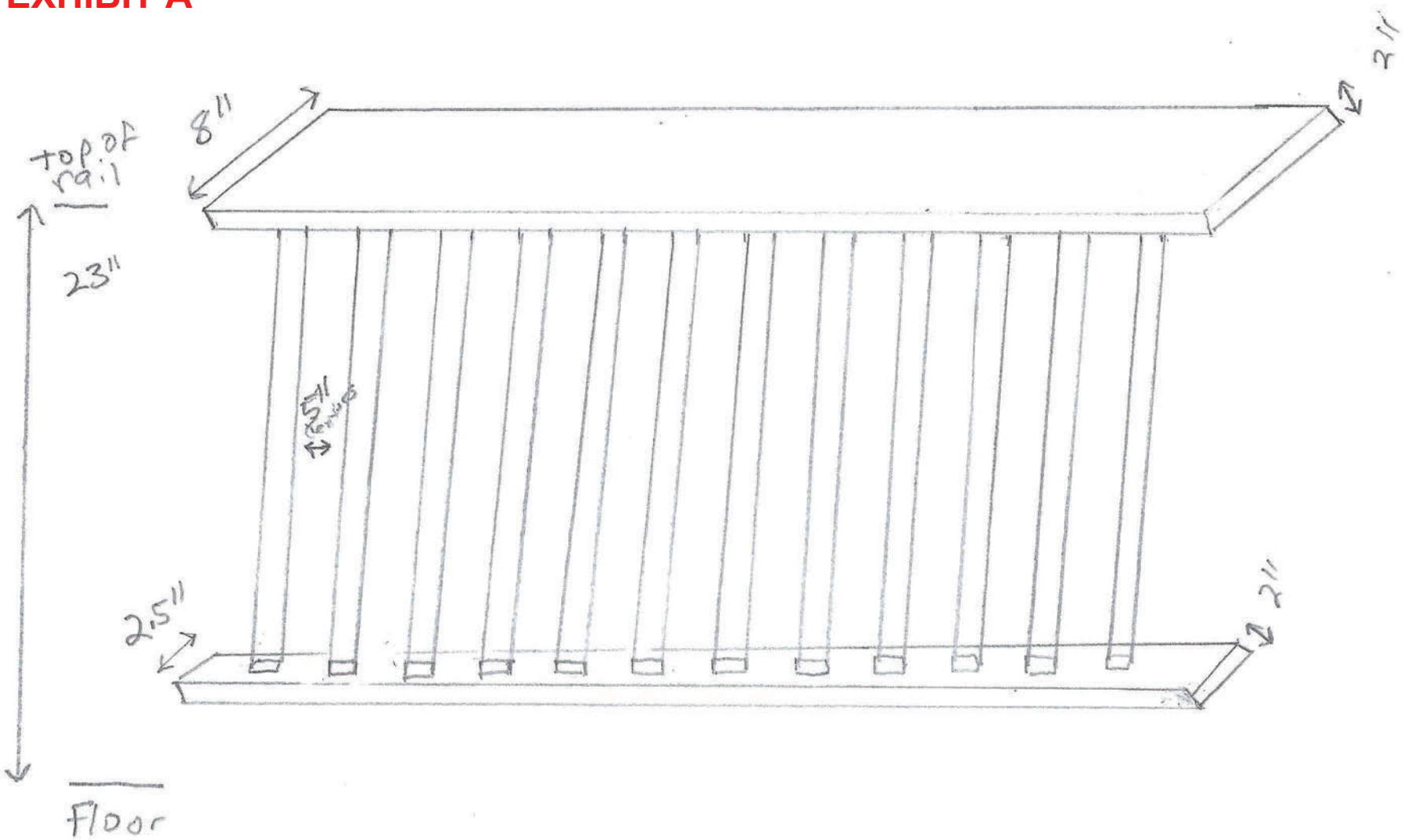
Date: _____ Preliminary Approval YES ____ NO ____
& Signature

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


1985 Historic Resource Survey


proposed location for railing

EXHIBIT A



(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: February 13, 2025

Re: Consider a Certificate of Appropriateness and Downtown Building Improvement Program Grant for 315 S. Rogers Street

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Property Owner: Bird Nest Real Estate, LLC

Applicant: Shelia Hood, Property Owner

Property Address: 315 S. Rogers Street

Request: The Applicant proposes to replace the front awning at 315 S. Rogers Street as depicted in Exhibit A. The awning will be the same size as it currently exists, which is 11-feet deep by 50-feet wide.

Additionally, the Applicant is applying for both the Downtown Building Improvement Program (DBIP) Grant and the façade grant from Historic Waxahachie Inc. (HWI).

Conditions of Approval:

- The Applicant must obtain approval from HWI for the façade grant prior to initiating construction on the project. In the event that the Applicant decides not to pursue the HWI façade grant for any reason, approval from the Tax Increment Reinvestment Zone (TIRZ) Board will be required for the DBIP Grant.

- 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.

- The Applicant shall not change the scope of work after a Certificate of Appropriateness is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- COA Application
- Proposed Awning Rendering (Exhibit A)
- Historic Photo
- Current Photos
- DBIP Grant Application
- HWI Façade Grant Application

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 Bird Nest Real Estate LLC and/or Agent Shelia Hood

Mailing Address –Owner/Agent (circle one) [redacted]

Phone number [redacted]

Email address [redacted]

Historic Structure Address 315 S Rogers, Waxahachie Tx 75165

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

Has this structure been designated as a Historic Resource?
Yes X No _____ By whom National Register of Historical Places
(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 X No _____

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: Replace Awning

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).

Visually will be the same look, the current structure is rotting and falling down.

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~~: Sheila Hood Date: 1/23/25

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


EXHIBIT A


FIRE
BEGINS
THURSDAY
AUG. 20th
SPALDING & CO.
-FURNITURE-

(5)
315
Jordan E's
Gifts
Popcorn
Candy



(5)


Popcorn
Soda
315
Have a little
Faith
this too
shall pass
#HachioHeart
Jordan E's

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: Bird Nest Real Estate LLC Date: February 7, 2025
Tenant (if applicable): Jordan E's Popcorn & Candy Co
Mailing Address: [redacted]
Building Address: 315 S Rogers, Waxahachie TX 75165
Contact Name(s): Shelia Hood
Contact Phone Number: [redacted] Email: [redacted]

BUILDING INFORMATION:

Physical Address: 315 S Rogers, Waxahachie TX 75165
Property Legal Description:
Year of Construction: 1893 Number of Stories: 2
Building Space Type (check one):
X Commercial X Retail ___ Restaurant ___ Office ___ Other

Details of planned improvements: (attach additional pages if necessary)
Replace Front Awning

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals)
- (1) Contractor name: FMB Construction Inc
  Cost Estimate: $26,615.00
  (2) Contractor name: Cross Restoration & Construction
  Cost Estimate: $36,671.00
  (3) Contractor name: Moffett Construction Ent. Inc.
  Cost Estimate: $41,496.56

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: $ 26,615.00

Total Grant Amount Requested: $ 13,307.50

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, Shelia Hood, trustee Bird Nest Real Estate LLC, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

a) The information submitted herein is true and accurate to the best of my knowledge.

b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.

c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.

d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.

e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

Bird Nest Real Estate LLC
Business/Organization Name

Shelia Hood 2/6/25
Property Owner/Applicant's Signature Date

CITY OF WAXAHACHIE
DOWNTOWN BUILDING IMPROVEMENT PROGRAM

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and Bird Nest Real Estate LLC , (hereinafter referred to as "Grant Recipient"), property owner of 315 S Rogers, Waxahachie(property address) located in the Waxahachie Downtown Historic Overlay (WDHO).

As part of the City's Downtown Building Improvement Program, both parties agree that this program makes Downtown more attractive and accessible, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Waxahachie's architectural and cultural history.

The Grant Recipient agrees and accepts funding as part of this Downtown Building Improvement Program. The Grant Recipient shall complete all work in the scope approved by the grant selection committee. The Grant Recipient shall complete all extra work in connection therewith. All work and materials shall be in strict conformity with the specifications submitted by the Grant Recipient to the City. The substantial completion of the work shall not excuse the Grant Recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the project in accordance with the grant program guidelines and scope of work. Grant Recipient shall perform all work required for final completion of the planned improvement prior to obtaining the Grant, to the satisfaction of the City.

Signature: _____

Printed name: Shelia Hood

Title: Trustee, Bird Nest Real Estate LLC

Date: 2/6/25

Cross Restoration and Construction, LLC.

407 W Main St
Waxahachie TX 75165

2025-02-03-0850

Storefront Awning

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Caution tape with cones at the perimeters	100.00 LF	0.00	4.00	40.30	120.00	560.30
2. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	455.87	0.00	45.93	136.76	638.56
3. Boom or spider lift - 30'-45' reach (per day)	3.00 DA	0.00	444.47	134.34	400.02	1,867.77
4. Permits & Fees (Paid Bill)	1.00 EA	0.00	500.00	50.38	150.00	700.38
5. R&R 2" x 8" lumber (1.33 BF per LF)	500.00 LF	1.01	4.75	290.16	864.00	4,034.16
6. R&R Framing hanger - 2" x 10" or 2" x 12"	30.00 EA	6.13	17.98	72.87	217.00	1,013.17
7. R&R Rim joist - engineered LVL - 1-5/16" x 9-1/2"	140.00 LF	0.66	7.80	119.33	355.32	1,659.05
8. R&R Light fixture - High grade	1.00 EA	10.20	113.24	12.44	37.04	172.92
9. R&R Exterior light fixture - Premium grade	3.00 EA	15.36	193.01	62.97	187.52	875.60
10. R&R Drip edge - PVC/TPO clad metal (ROOF)	60.00 LF	0.40	7.29	46.49	138.42	646.31
11. R&R Insulation - ISO board, 1" (ROOF)	4.00 SQ	63.43	224.80	116.16	345.88	1,614.96
12. R&R Single-ply membrane - Mechanically attached - 60 mil (ROOF)	4.50 SQ	88.74	425.70	233.24	694.50	3,242.72
13. R&R Sheathing - OSB - 5/8" (ROOF DECKING)	600.00 SF	0.69	2.67	203.13	604.80	2,823.93
14. R&R Siding - tongue & groove - pine or equal (SOFFIT)	600.00 SF	0.57	7.44	484.21	1,441.80	6,732.01
15. Stain and finish exterior soffit - wood	600.00 SF	0.00	8.72	527.12	1,569.60	7,328.72
16. Steel Components for Anchor Points if Needed	**1.00 EA**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
ANCHOR POINTS WILL BW REUSED, IF REPLACEMENT OR REINFORCEMENT OF THE 6 ANCHOR POINTS IN THE MASONRY WALL ARE NOT INCLUDED IN THIS ESTIMATE. TO DETERMINE IF THE EXISTING ANCHOR POINTS ARE SECURE OR IN NEED OF REPAIR AN ENGINEER'S INSPECTION AND RECOMMENDATIONS WILL BE REQUIRED IN WRITING PRIOR TO PRICING.						
17. Engineering fees (Estimated Cost)	1.00 EA	0.00	1,200.00	120.90	360.00	1,680.90
18. R&R Flush bolts (set of 2)	3.00 EA	9.19	63.32	21.92	65.26	304.71
19. R&R Steel Rod - 3/4" diameter with turnbuckle	55.00 LF	0.74	2.91	20.22	60.24	281.21
Totals: Storefront Awning				2,602.11	7,748.16	36,177.38

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL

Cross Restoration and Construction, LLC.

407 W Main St
Waxahachie TX 75165

CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
20. Structural steel labor minimum	1.00 EA	0.00	104.38	10.52	31.32	146.22
21. Finish hardware labor minimum	1.00 EA	0.00	45.13	4.55	13.54	63.22
22. Temporary repair services labor minimum	1.00 EA	0.00	203.48	20.50	61.04	285.02
Totals: Labor Minimums Applied				35.57	105.90	494.46
Line Item Totals: 2025-02-03-0850				**2,637.68**	**7,854.06**	**36,671.84**

Cross Restoration and Construction, LLC.

407 W Main St
Waxahachie TX 75165

Summary

Line Item Total	26,180.10
Overhead	3,927.03
Profit	3,927.03
Comm. Rpr/Remdl Tax	2,637.68
Replacement Cost Value	**$36,671.84**
Net Claim	**$36,671.84**

Mark Connell

Cross Restoration and Construction, LLC.

407 W Main St
Waxahachie TX 75165

Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (15%)	Comm. Rpr/Remdl Tax (7.75%)	Manuf. Home Tax (5%)
Line Items	3,927.03	3,927.03	2,637.68	0.00
Total	**3,927.03**	**3,927.03**	**2,637.68**	**0.00**

Cross Restoration and Construction, LLC.

407 W Main St
Waxahachie TX 75165

Recap by Room

Estimate: 2025-02-03-0850		
Storefront Awning	**25,827.11**	**98.65%**
Labor Minimums Applied	**352.99**	**1.35%**
Subtotal of Areas	**26,180.10**	**100.00%**
Total	**26,180.10**	**100.00%**

Cross Restoration and Construction, LLC.

407 W Main St
Waxahachie TX 75165

Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	2,794.77	7.62%
HEAVY EQUIPMENT	1,333.41	3.64%
PERMITS AND FEES	1,700.00	4.64%
FINISH HARDWARE	235.09	0.64%
FRAMING & ROUGH CARPENTRY	4,006.40	10.93%
LIGHT FIXTURES	692.27	1.89%
PAINTING	5,232.00	14.27%
ROOFING	4,854.25	13.24%
SIDING	4,464.00	12.17%
STEEL COMPONENTS	264.43	0.72%
TEMPORARY REPAIRS	603.48	1.65%
O&P Items Subtotal	26,180.10	71.39%
Overhead	3,927.03	10.71%
Profit	3,927.03	10.71%
Comm. Rpr/Remdl Tax	2,637.68	7.19%
Total	36,671.84	100.00%

FBM Construction, Inc.

2103 S. Kaufman St.
Ennis, TX 75119
Phone # 972-865-6732
Fax # 972-808-7287

ACCREDITED BUSINESS BBB A+

Estimate-315 Updated-2

Name:	Jordan E Popcorn			**Date:**	2/4/2025
Address:	315 S Rogers St			**Work Order #:**	
City:	Waxahachie	**State:**	Tx **Zip:** 75165	**Invoice #:**	
Phone:	[redacted]	**Fax:**		**FBM Rep:**	Austin Estes

Description	Units	Total
Scope: New Awning		
Demo Take down and Haul off Old Awning	Material/Labor	$1,000.00
Awning Build New Awning out of metal 11x50	Material/Labor	$10,850.00
Electrical LED Can Lights under Sofit	Material/Labor	$2,600.00
Sofit Tongue and Grove Sofit	Material Labor	$2,200.00 $3,300.00
Stain Stain Sofit to customer choice	Material Labor	$265.00 $1,000.00
Anchor Points We will reuse Anchor Points. If Anchor Points are not secure. Each Anchor point will be	$500.00	
City Permit Fee **Historical District Paperwork and Process**	Fee Fee	$250.00 Customer did
Rendering Custom Rendering of Front of building	Fee	$250.00
Fuel Surcharge **FBM Project Manger** **FBM Overhead and Profit**	Fee Fee Fee	$500.00 $2,000.00 $2,400.00

Suggestions:

Extra charge will be add if we have to work on Nights Or Weekends.

Subtotal	**$26,615.00**
Tax	**$0.00**
Total	**$26,615.00**

Moffett Construction Enterprises Inc.
www.moffettconstruction.com
1535 American Way
Cedar Hill, TX 76001
Tel 972-504-2274

(5)

Date: 8-12-24

FRP Install

To: Shelia Hood

Re: New Awning
315 S Rogers Street
Waxahachie, TX

Subject to approval of the following terms and conditions set out herein, (Moffett Construction Enterprises Inc.) purposes to furnish the products and services for the purchase price (hereinafter "Price") and as described in the attached proposal prepared by Moffett Construction (hereinafter "Proposal").

Scope of Work Budget

	Labor and Materials		PRICE
Demo Awning	Demo existing awning and haul off		$6,765.63
New Awning	Build new awning 50'x 8' out of metal. 11 GA		$20,008.99
Electrical	LED Can Lights under sofit		$4,912.44
Sofit	Tonge and Grove sofit		$5,196.00
Stain	Stain Sofit to customer choice		$4,113.50
Anchors	We will reuse Anchor points. If anchor points are not secure we will secure		$500.00
	Total for above work		
		Total	**$41,496.56**

NOTE: Excludes: Taxes, Permits for plans and work not describe.

AUTORIZED: Moffett Construction Enterprises Inc.
Rcky Moffett President
Cell: 972-768-7610

AUTHORIZED BUYER AGENT: Ricky Moffett
(Please Print Name Above)

SIGNATURE OF AGENT: Ricky Moffett **DATE:** 8-12-2024

HISTORIC WAXAHACHIE, INC.
FAÇADE RESTORATION GRANT PROGRAM
APPLICATION

Name (Owner of Building): Bird Nest Real Estate LLC

Building Address: 315 S Rogers, Waxahachie TX 75165

Mailing Address: [redacted]

Describe the buildings important historical characteristics and designations. Include old and new photos that show the façade, if possible.

Built in 1893. In 1975 became a National Registered Property with the "National Register of Historical Places"

Description of proposed work to be done: Replace Awning

Total Cost of Project: $26,615.00 Grant Request: $5000.00

Expected Start Date: ASAP Expected Completion Date: 3-5 days after start

Attachments: (Discuss with HWI Representative if there is any difficulty providing these attachments.)

- Provide copies of 2 bids for the work.
- Include a copy of the description of work as presented to the City of Waxahachie Heritage Preservation Commission (HPC).
- Construction must be completed within twelve (12) months of HWI pre-approval.

Mail Application to: HWI Façade Grant Committee P.O. Box 22 Waxahachie TX 75168
or
Email Application to: historicwaxahachieinc@gmail.com

I have met with the Historic Waxahachie Inc. (HWI) representative and the City of Waxahachie Heritage Preservation Commission (HPC). I fully understand the procedures established by the HPC for the work I am undertaking on my historic building. I understand that if I am awarded the HWI Façade Grant, any deviation from this agreement will result in the withdrawal of the grant.

Applicant Signature: [signature] Date: 2/6/25

HISTORIC WAXAHACHIE, INC.
FAÇADE RESTORATION GRANT PROGRAM
APPLICATION APPOVAL SIGNATURE PAGE

Pre-Approval of Work Signatures

The signatures below by the Heritage Preservation Officer (HPO) and the Heritage Preservation Commission (HPC) Chair confirms that the proposed work in the attached application will be done as defined by the plans submitted.

HPO: _____ Date: _____

HPC Chair: _____ Date: _____

Pre-Approval of Grant Funding Signature

The signature below by the HWI Board President confirms that the grant amount of $_____ has been approved by the HWI Board of Trustees for the work defined in the attached application. The grant amount will only be provided if HPC final approval is granted.

HWI Board President: _____ Date: _____

Final Approval of Work Signatures

The signatures below by the Heritage Preservation Officer (HPO) and the Heritage Preservation Commission (HPC) Chair confirms that the work in the attached application has been completed as defined in the attached application and the work meets all conditions of the HPC Downtown Guidelines Standards.

HPO: _____ Date: _____

HPC Chair: _____ Date: _____

Final Grant Funding Signature

The signature below by the HWI Board President confirms that HPC has approved all final work as stated in the attached application per HPC standards and guidelines and the grant amount of $_____ can be released.

HWI Board President: _____ Date: _____