A G E N D A

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, to be held on ***Thursday, March 27, 2025 at 3:00 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 the meeting held on February 13, 2025

4. Consider a Sign Permit for 115 W. Franklin Street

5. Consider a Sign Permit for 302 N. College Street

6. Consider a Certificate of Appropriateness for 607 N. Rogers Street

7. Consider a Certificate of Appropriateness for 206 E. Marvin Avenue

8. Consider Historic Tax Incentive Applications

9. Consider Additional Tax Credit Applications for Routine Maintenance, Restoration and Commercial Reinvestment

10. Comments by Commission members and City staff

11. 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 (3)

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was 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 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 (Not Present)
Heritage Preservation Manager:	Eleana Tuley
City Council Liaison:	Patrick Souter

Guests: Chris Wright, City Council Member

1. **Call to Order**

   Peggy Crabtree called the meeting to order at 5:33 pm.

2. **Public Comments**

   No public comments.

3. **Approve the meeting minutes of the meeting held on January 16, 2025**

   Eleana Tuley presented the request.

   Action:
   Jackie Montejano motioned to approve the meeting minutes with the condition that the meeting start time change from 8:31 am to 5:31 pm. Alex Lohman seconded the motion. ***All ayes.***

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

   Eleana Tuley presented the request.

   The Commission discussed the Residential Design Guidelines (section 4.22), which recommends screen doors match the period and style of the building. Wood screen doors are appropriate, while metal screen doors or storm doors should look like painted wood and not unfinished metal. The Commission recommended the property owner remove the metal ornamentation, which would not be appropriate for the era or style of the home. The property owner confirmed that the metal ornamentation was added to the door and can be removed. The metal feature is not a permanent feature of the door. The Commission offered their assistance if any issues arose with removing the metal ornamentation. The Commission suggested the property owner add wood bracing to stabilize the door if necessary.

Action:
Jackie Montejano motioned to approve the Certificate of Appropriateness with the condition that the metal ornamentation on the screen door be removed, which is inappropriate for the home's era. Kelly Savell seconded the motion. ***All ayes.***

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

Eleana Tuley presented the request.

Action:
Jackie Montejano motioned to approve the request, and Alex Lohman seconded the motion.

6. Consider Historic Tax Incentive Applications

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

- 102 Griffin St.
- 208 Wyatt St.
- 104 Bateman St.
- 317 Virginia Ave.
- 512 N. Grand Ave.
- 1109 W. Main St.
- 501 Dunn St.
- 107 Chapman Cir
- 902 E. Marvin Ave.
- 1500 W. Main St.
- 104 Harbin Ave.
- 209 Brown St.
- 101 Greenbrier St.
- 608 W. Marvin Ave.
- 616 Kaufman St.
- 911 E. Marvin Ave.
- 103 Greenbrier St.
- 115 W. University Ave.
- 117 W. University Ave.
- 523 Highland Ave.
- 605 E. Marvin Ave.
- 15 Yinger St.
- 704 W. Main St.
- 200 Oldham St.
- 1301 E. Marvin Ave.
- 3203 Howard Rd
- 304 Oldham St.
- 710 Sycamore St.
- 900 Bryson St.
- 405 Williams St.
- 326 W. University Ave.
- 615 N. Rogers St.
- 619 N. Rogers St.
- 310 S. College St.

- 412 W. Marvin Ave.
- 600 Sycamore St.
- 201 Overhill Dr.
- 213 S. College St.
- 203 S. College St.
- 210 W. Franklin St.
- 209 W. Jefferson St.
- 104 S. Rogers St.
- 1030 W. Main St.
- 409 W. Jefferson St.
- 311 E. Marvin Ave.
- 111 N. College St.
- 1201 W. Marvin Ave.
- 312 Kaufman St.
- 1109 E. Marvin Ave.
- 1101 E. Marvin Ave.
- 205 Overhill Dr.
- 611 W. Marvin Ave.
- 1105 E. Marvin Ave.
- 808 W. Main St.
- 1004 W. Marvin Ave.
- 323 E. Marvin Ave.
- 105 Greenbrier St.
- 1307 W. Main St.
- 201 E. University Dr.
- 123 E. University Ave.
- 601 W. Jefferson St.
- 407 Brown St.
- 610 Kaufman St.
- 910 W. Main St.
- 906 W. Main St.
- 501 Sycamore St.
- 1009 W. Main St.
- 801 W. Main St.
- 206 E. Marvin Ave.
- 217 E. Main St.
- 500 Madison St.
- 104 Savannah St.
- 407 Oldham St.
- 1104 E. Marvin Ave.
- 2202 Howard Rd. - *Since the home's front façade does not face a public street, the Commission exempted the applicant from painting the four columns white to match the trim.*

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

- 1414 W. Ross St. – *The request was tabled for the Commission to verify whether the home had the original wood windows and whether alterations were made to the porch.*
- 203 E. Criddle St.– *The request was tabled for the Commission to verify whether the home had the original wood windows.*

- 521 E. Ross St.– *The request was tabled for the Commission to verify whether the front door had been altered or replaced.*

- 601 E. Ross St.– *The request was tabled for the Commission to verify whether the front door and windows had been replaced and if the front porch supports had been modified.*

- 202 Rousseau St.– *The request was tabled for the Commission to verify whether the front door, windows, and railing had been modified.*

- 203 Bryson St.– *The request was tabled for Staff to get a daylight photo of the home.*

- 1015 Water St.– *The request was tabled for the Commission to verify whether the door was replaced with a door that is not period-appropriate for the home.*

- 500 Kauffman St.– *The request was tabled for the Commission to verify whether the original windows were removed.*

- 303 Patterson St.– *The request was tabled for Staff to get a historic photo of the home.*

- 208 N. Jackson St.– *The request was tabled for the Commission to verify when the structure was moved to the subject property.*

- 407 Franklin St.– *The request was tabled for the Commission to verify the year the structure was built and to get a historic photo.*

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

- 714 Kaufman St. - *The historic tax incentive application was denied because the original columns, windows, and door were removed. Additionally, modifications were made without securing a certificate of appropriateness.*

- 604 Wyatt St. - *The historic tax incentive application was denied due to significant alterations to the front façade that undermined the home's original historic character. Additionally, modifications were made without securing a certificate of appropriateness.*

- 109 Park Dr. - *The historic tax incentive application was denied due to significant alterations to the front façade that undermined the home's original historic character. Additionally, modifications were made without securing a certificate of appropriateness.*

- 408 N. Gibson St. - *The historic tax incentive application was denied because the original door was removed and a replacement door installed that does not match the home's architectural styling or era. Additionally, modifications were made without securing a certificate of appropriateness.*

- 14 Yinger St. – *The historic tax incentive application was denied because the original wood windows were replaced with vinyl windows, and a new railing was installed that does not align with the home's historical character. Additionally, modifications were made without securing a certificate of appropriateness.*

- 219 N. Hawkins St. – *The historic tax incentive application was denied because the original door was removed and a replacement door installed that does not match the home's architectural styling or era. Additionally, modifications were made without securing a certificate of appropriateness.*

- 221 N. Hawkins St. - *The historic tax incentive application was denied because the original door was removed and a replacement door installed that does not match the home's architectural styling or era. Additionally, modifications were made without securing a certificate of appropriateness.*

- 405 W. Franklin St. – *The historic tax incentive application was denied because the property lacked historical significance. Furthermore, significant alterations to the front façade undermined the home's original historic character. Modifications were completed without securing a Certificate of Appropriateness.*

- 501 W. Jefferson St. – *The historic tax incentive application was denied due to significant alterations to the front façade that undermined the home's original historic character. Additionally, modifications were made without securing a certificate of appropriateness.*

- 811 W. Marvin Ave. – The historic tax incentive application was denied because *the applicant enclosed the original wraparound porch, which compromised the home's historical integrity. Additionally, modifications were made without securing a certificate of appropriateness.*

Alex Lohman recused himself from reviewing the historic tax incentive application for 801 W. Main Street

Kelly Savell recused herself from reviewing the historic tax incentive application for 710 Sycamore Street

Jackie Montejano recused herself from reviewing the historic tax incentive application for 412 W. Main Street.

Action:
Alex Lohman motioned to approve, table, and deny all the historic tax incentive applications as listed above. Kelly Savell 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:

- 321 E. University Dr.
- 900 Bryson St.
- 412 W. Marvin Ave.
- 600 Sycamore St.
- 1201 W. Marvin Ave.
- 1109 E. Marvin Ave.
- 1101 E. Marvin Ave.
- 323 E. Marvin Ave.
- 911 E. Marvin Ave.
- 906 W. Main St.

- 115 W. University Ave.
- 501 Dunn St.
- 605 E. Marvin Ave.

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

- 407 Brown St.

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

- 1500 W. Main St.
- 217 E. Main St.
- 500 Madison St.

Action:
Kelly Savell motioned to approve the additional tax credit for routine maintenance, restoration and commercial reinvestment as listed above. Alex Lohman seconded the motion. ***All ayes.***

8. Comments by Commission members and City staff

No comments.

9. Adjourn

The meeting adjourned the meeting at 9:31 pm.

Respectfully Submitted by Eleana Tuley

Memorandum

To: Heritage Preservation Commission

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

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

Date: March 27, 2025

Re: Consider a Sign Permit for 115 W. Franklin Street

Applicant: Chris Reeves, Quickway Signs

Owner's Name: Mutual Pursuits, LLC

Property Address: 115 W. Franklin Street

Request: The proposed sign is for the restaurant Butter & Grace, which is moving into the former location of Texas Art & Pour. The sign will hang beneath the awning with a minimum clearance of 8 feet and have the following dimensions: 2 feet tall by 8 feet wide. The sign meets the city's minimum sign requirements.

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 shall not change the scope of work after the sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- Sign Rendering
- Street View Image

CUSTOMER INFO	JOB DESCRIPTION
Contact: - Heidi Dubose Company: -Butter & Grace Phone #: - Email: -	(4)

Date: February 4th, 2025 | **JS** | PRICE

*****PLEASE READ THIS FIRST*****

AFTER APPROVAL, QUICKWAY SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR ERRORS ON PROOF.
PLEASE CHECK THIS PROOF THOROUGHLY, CHECKING FOR CORRECT SIZE, COLOR ETC

Mounting Brackets



(1) 24" X 96" DF MDO

- ☐ I have verified the artwork.
- ☐ I have verified the colors.
- ☐ I have verified the text and spelling.
- ☐ I have verified the layout.
- ☐ I have read and agree to all disclaimers.

- ☐ Approved. No Changes Required
- ☐ Please make the noted changes

Quickway SIGNS
306 W. Main St.
Waxahachie, TX 75165
972-937-7446

115 W. Franklin



Sign to be Mounted With Existing hardware!

Memorandum

To: Heritage Preservation Commission

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

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

Date: March 27, 2025

Re: Consider a Sign Permit for 302 N. College Street

Applicant: Chris Reeves, Quickway Signs

Owner's Name: Hachie Properties LLC

Property Address: 302 N. College Street

Request: The proposed sign is for the Interurban Storage Facility at 302 N. College Street. The proposed sign will hang from the existing pole on private property adjacent to the sidewalk parallel to North College Street. According to the City's records, the pole sign has existed on-site since 2008 and may have been installed earlier.

The sign will be 2 feet tall by 6 feet wide. The light will be internally illuminated, so the side profile will be 4 inches wide. The sign will be double-sided.

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 shall not change the scope of work after the sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- Sign Rendering
- Street View Image

CUSTOMER INFO		JOB DESCRIPTION
Contact: -Brett Hess Company: - Interurban Phone #: - Email: -	(5)	1- DF 24" x 72" Light Box/Pole Sign

Date: February 6th, 2024	JS	PRICE

*****PLEASE READ THIS FIRST*****

AFTER APPROVAL, QUICKWAY SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR ERRORS ON PROOF. PLEASE CHECK THIS PROOF THOROUGHLY, CHECKING FOR CORRECT SIZE, COLOR ETC.

72.03 in

24.05 in



(1) 24" x 72" Lighted Sign box installed on existing pole using brackets

- ☐ I have verified the artwork.
- ☐ I have verified the colors.
- ☐ I have verified the text and spelling.
- ☐ I have verified the layout.
- ☐ I have read and agree to all disclaimers.

- ☐ Approved. No Changes Required
- ☐ Please make the noted changes

Signature _____ Date _____

Quickway SIGNS
306 W. Main St.
Waxahachie, TX 75165
972-937-7446
info@quickwaysignstx.com

302 N College



2'x 6' lighted sign box to be mounted on existing pole.

Customer to bring electric to sign.

(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: March 27, 2025

Re: Consider a Certificate of Appropriateness for 607 N. Rogers Street

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Applicant: Lisa O'Brien

Owner's Name: Lisa & Ross O'Brien

Property Address: 607 N. Rogers Street

Request: The applicant proposes to replace the following:

- The front porch posts on upper and lower levels with posts accommodating 24-inch spindles. The customer proposes to use the posts depicted in Exhibit A.
- The front porch railings on the upper and lower levels with sloped handrails, beaded sub rails, and sloped-top bottom rails to prevent water damage. The railings will sit 2 to 3 inches above the porch floor and include center support blocks at intervals, as depicted in Exhibit B.
- The existing spindles with new 24-inch spindles, as depicted in Exhibit A, for the upper and lower levels railings.

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:

- Certificate of Appropriateness
- Current Photo
- Historic Photo
- Porch Posts (Exhibit A)
- Handrails & Sub Rails (Exhibit B)
- Turned Balusters (Exhibit C)

CERTIFICATE OF APPROPRIATENESS
APPLICATION AND PROCESS INFORMATION

Waxahachie is full of wonderful, historic buildings which have served our community as both commercial and residential properties for decades. Protecting and honoring the architectural integrity of these properties is of great importance to both our authenticity and our economy.

The City Council of Waxahachie has adopted ordinances that address the proper handling of these historic resources and that also provide tax incentives and exemptions to owners of these properties. All information on these ordinances and benefits can be obtained on the city of Waxahachie website at www.waxahachie.com.

To receive the Historic Property Tax Exemption a Certificate of Appropriateness must be submitted to the Heritage Preservation Commission. There are three parts to the process:

1. Submission of application
2. Submission of documentation required from checklist
3. Hearing at a regularly scheduled meeting of the Heritage Preservation Commission

It is imperative that research be done ***before*** the project is submitted to the Commission. Historic Waxahachie, Inc. has created a brochure called *Researching Your Historic Property* that can aid in your research. You can find this at http://www.historicwaxahachie.com/preservation-tools/. You can also contact Elena Tuley Heritage Preservation Officer at 469-309-4111 for a copy of the brochure.

Pre-hearing planning information can be obtained at a regularly scheduled meeting of the Heritage Preservation Commission or by appointment with the Heritage Preservation Officer. This meeting might be necessary depending on the size and complexity of the project. The Heritage Preservation Commission or City staff may require other information and data for certain projects.

If your property is in the Historic Overlay District (which encompasses downtown) no building permits for work on the exterior of the property can be issued without approval from the Heritage Preservation Commission. A map of the Overlay District is available on the city website.

If you have any questions, please contact:

Eleana Tuley
eleana.tuley@waxahachie.com
469-309-4111

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 W. Ross + A. Lisa O'Brien and/or Agent _____

Mailing Address – Owner/Agent (circle one) 607 N. Rogers street, Waxahachie, TX 75165

Phone number [redacted]

Email address [redacted]

Historic Structure Address 607 N. Rogers Street, Waxahachie, TX 75165

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

Has this structure been designated as a Historic Resource? (see attached photo of door frame plaque)

Yes ____ No ____ By whom Waxahachie Heritage Preservation Commission

(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: see attached

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).

see attached

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.**
- o 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:

- o Location map of proposed buildings and structures
- o Details of proposed lighting fixtures
- o Sample(s) of material(s) to be used
- o 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: Lisa O'Brien Date: 2/27/25

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

City of Waxahachie
Application for Certificate of Appropriateness
for Historic Property Restorations

Description of Project:

1. Replace front porch posts on upper and lower levels with posts that accommodate 24-inch spindles. Install base blocks/base mounting plates under them to prevent water damage.

2. Replace front porch railings on upper and lower levels with sloped handrails, beaded subrails and sloped-top bottom rails to prevent water damage. Install the railings 2-3 inches above the porch floor and include center support blocks at intervals.

3. We plan to order new 24" spindles.

4. We will reuse our current brackets.

5. Lighting fixtures will not change unless necessary.

6. See attached list of proposed materials and prices from Vintage Woodworks. This is a draft list. Materials might be changed slightly depending on number or size needed.

7. See attached historic photos for reference. This is what we're going for.

8. A former owner of our house did extensive research at the library and the Ellis County Museum. We have those documents. Also, Becky Kauffman told us much about the house's history and some of its features (see attached).

Reasons we feel the proposed exterior work is consistent with the historical character of the property.

This work will return the house to the way it looked in the earliest photos and descriptions we have and make it consistent with other homes of its age in Waxahachie. We want to restore its original features, as shown in the attached photos and in the attached Texas Historic Sites Inventory Form from the Texas Historical Commission:

Turned wood posts, turned balusters (spindles), paired posts

(6)

Current photo





607 N. Rogers 1985 HHM



1985 Survey



1995 survey



1985 Survey

Turned Porch Posts

Porch Posts must have sufficient flat, unturned portions at their tops to accommodate your chosen Gingerbread. Ideally, the *bottom* of your upper decorative trim should fall slightly *above* the Post turning. And typically, several inches of the square portion of your Post are exposed *above* the Handrail. While exact vertical apportionment is not critical, the chosen Gingerbread and Handrailing *must* fall entirely within the *unturned* portions of each Post.

It is often necessary to cut Porch Posts to final length prior to installation. And it is very important, of course, that this trimming be done with the above considerations in mind. Our installation manual (free for the asking when you order items for a porch or balcony) provides a work sheet that may prove helpful in determining the correct amounts to trim from top and/or bottom of each Post. And, of course, you are welcome to call us if you need help.

Exterior Post bottoms must be protected from water damage. Start by completely painting Post bottoms. Then use Base Mounting Blocks (for *wooden* porches and decks) or Aluminum Base Mounting Plates (for *masonry* porches and decks) to provide professional protection. These Blocks and Plates do *not*, however, provide adequate stability for Newel Posts. For Newel Mounting Kits, please see page 113.

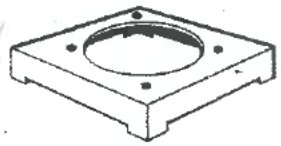


Base Mounting Blocks
(for *wooden* porches & decks)
1 1/2" thick Cypress.
Rounded top edges
extend 1/4" beyond Posts.

5208j500 for 3 1/4" Post
5209j500 for 4 1/4" Post
5210j500 for 5 1/4" Post
$5.99 any size

Also

Half Blocks
for use with Half Post
5230j500 for 3 1/4" Post
5231j500 for 4 1/4" Post
5232j500 for 5 1/4" Post
$3.99 any size



Aluminum Base Mounting Plates
(for *masonry* porches & decks)
1" tall heavy-duty cast aluminum. Installs flush with sides of Posts.

5216 for 3 1/4" Post
5217 for 4 1/4" Post
5218 for 5 1/4" Post
$5.99 any size

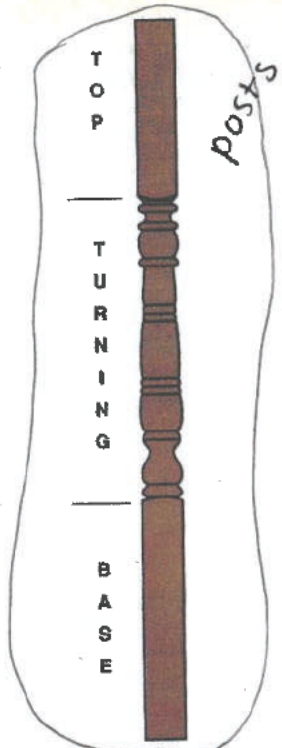
Also

Half Plates
for use with Half Post
5224 for 3 1/4" Post
5225 for 4 1/4" Post
5226 for 5 1/4" Post
$3.99 any size

We stock multiple sizes and lengths. We also offer several top and base lengths because we want to properly accommodate your gingerbread at the top and balustrade at the base.

4" size = 3 1/4" actual
5" size = 4 1/4" actual
6" size = 5 1/4" actual

- Turned from clear, kiln-dried Western softwoods.
- Finger-jointed and edge-glued with hollow centers on 5" and 6" sizes to compensate for natural expansion and contraction.
- Generally, the 5" and 6" size Posts are best suited for homes, as the 4" appears too light.



Traditional



New Orleans

Size	Base	Top	Stock Number		Price
			Traditional	New Orleans	
4" x 96"	30"	26"	121-008	121-088	$49.99
4" x 96"	32"	24"	121-010	121-089	49.99
4" x 96"	36"	20"	121-015	121-090	49.99
4" x 96"	42"	14"	121-020	121-091	49.99
4" x 108"	42"	26"	121-024	121-092	52.99
5" x 96"	30"	26"	121-034	121-096	79.99
5" x 96"	32"	24"	121-035	121-098	79.99
5" x 96"	36"	20"	121-040	121-100	79.99
5" x 96"	42"	14"	121-045	121-105	79.99
5" x 108"	42"	26"	121-048	121-108	84.99
5" x 120"	48"	32"	121-030	121-095	94.99
6" x 96"	30"	26"	121-058	121-109	99.99
6" x 96"	32"	24"	121-065	121-111	99.99
6" x 96"	36"	20"	121-060	121-110	99.99
6" x 96"	42"	14"	121-062	121-112	99.99
6" x 108"	42"	26"	121-069	121-113	109.99
6" x 120"	48"	32"	121-055	121-115	119.99

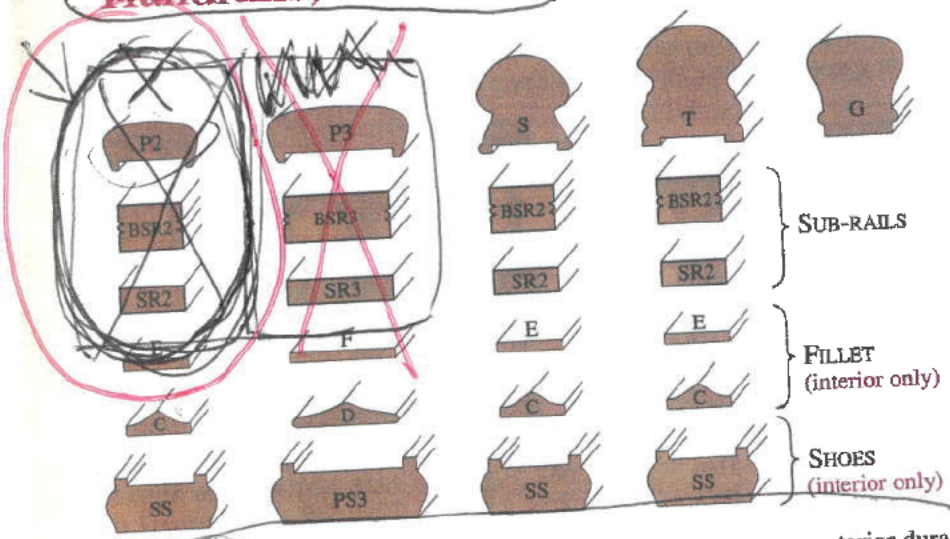
old prices

All Posts have 40" long Turnings. Half Posts (Split) are 60% of listed price.

Motor freight charge may be required on small Porch Post orders. We will advise.

EXHIBIT A

Handrails, Sub-rails, Fillet, and Shoes



P-2, P-3, and Sub-rails are priced in solid Poplar. For even more exterior durability, please consider upgrading to Cypress (p.10). The other items on this page are priced in Western Softwoods and may have finger-jointed laminations.

Sub-rail permits our easy 'hidden hardware' system (see p.114). *Balusters need not be as wide as Sub-rail, but Sub-rail must fit Handrail channel width.*

Fillet - For a more finished look, cut Fillet to fit between Balusters in the bottom channel of Shoe. Sold in random lengths. **Not for *exterior* use.**

***Exterior* Bottom Rail** – Please see next page.

old prices

Style	Stock No.	Item Width	Channel Width	Height	Price per Foot
P2 Rail	201-135j400	2 1/2"	1 5/8"	1 1/4"	$2.99
P3 Rail	201-070j400	3 1/4"	2 1/2"	1 5/16"	3.99
S Rail	201-005	2 1/4"	1 5/8"	2 3/8"	5.99
T Rail	201-195	2 5/8"	1 5/8"	3"	6.99
G Rail	201-165	2 1/4"	—	2 3/8"	5.99
BSR2 Sub-rail	5612j400	1 5/8"	—	1 1/4"	1.99
BSR3 Sub-rail	5614j400	2 1/2"	—	1 1/4"	2.39
SR2 Sub-rail	56-010j400	1 5/8"	—	3/4"	.79
SR3 Sub-rail	56-020j400	2 1/2"	—	3/4"	.89
C Fillet	201-067	1 5/8"	—	7/16"	1.19
D Fillet	201-131	2 1/2"	—	7/16"	1.39
E Fillet	201-065	1 5/8"	—	1/4"	.69
F Fillet	201-130	2 1/2"	—	1/4"	.99
SS Shoe	201-035	2 1/4"	1 5/8"	1 1/8"	2.59
PS3 Shoe	201-100	3 1/4"	2 1/2"	1 1/4"	2.79

Available by the foot in 1' through 16' lengths.

can ship more economically. Motor freight charge may
engths. We will advise before finalizing your order.

EXHIBIT B

Sloped-top Bottom Rail

Traditional • Professional • A Must for Exterior Use!

• For *exterior* use, the Bottom Rail design is critical. Normal flat-topped Bottom Railing (shoe) will *not* shed water properly. Worse, rails with a channel (to receive Balusters) actually trap water! Neither will last long if used outside. Further, interior shoe styles appear lightweight when used outside.

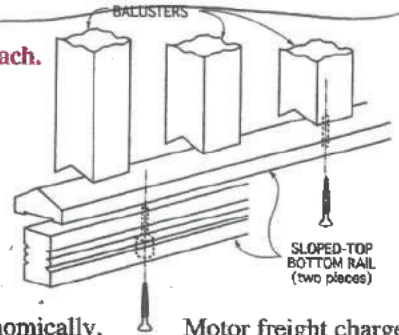
• Vintage Woodworks **Sloped-top Bottom Rail** will provide proper water drainage, simple installation, and traditional styling. The final result is substantial, effective, and authentic, while avoiding premature water damage!

• Provided in two pieces for easy installation *and* hidden hardware! First, screw top piece of Railing into *bottom* of notched Balusters. Then, using our pre-drilled holes (in bottom piece only), screw bottom piece into place, as shown below.

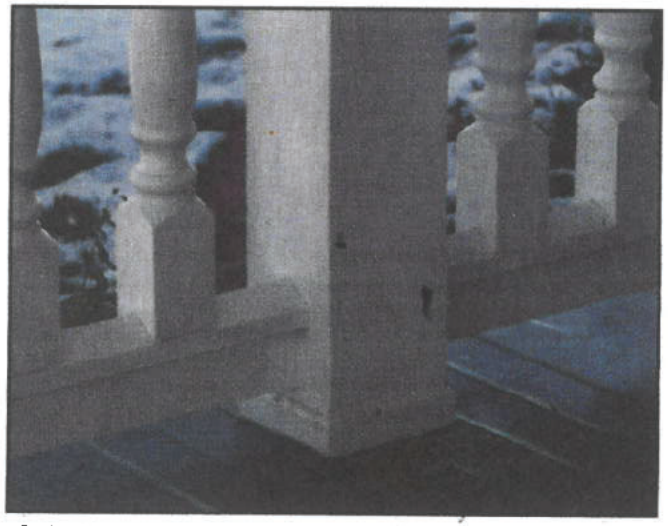
• Fits 3/4" to 2 1/2" (net width) Balusters.

• **Baluster notching is available for 69¢ each.**

Sloped-top Bottom Rail
5606j400 $5.99/ft
-Two pieces, as shown.
3 3/4" high overall.
Priced in Poplar and sold by the foot from 1' through 16'.



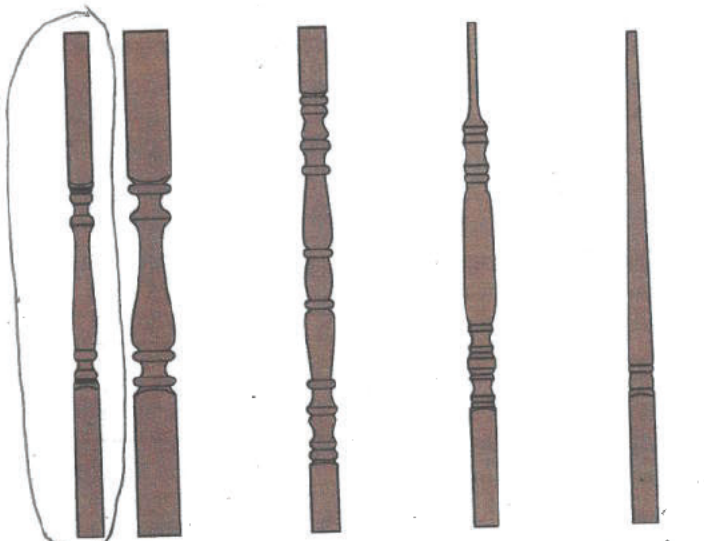
Lengths 8' and shorter can ship more economically. Motor freight charge may be required for longer lengths. We will advise before finalizing order.



*Not only is water drainage greatly enhanced, but the extra height of our **Sloped-top Bottom Railing** provides a much more substantial appearance.*

Turned Balusters

Produced from the finest quality, clear, solid, kiln-dried Western softwoods. Our Turned Balusters have square top and bottom sections, except **Tapertop & Georgian,** which have round top sections for installation into drilled holes. You can remove some of the top and/or bottom section of any of these Turned Balusters if your installation requires a shorter length.



Traditional
2" x 36"
3" x 36"

Heritage
2" x 36"

Tapertop
2" x 36"

Georgian
2" x 36"

Size	Stock Number				Each
	Trad.	Heritage	Tapertop	Georgian	
2" x 7½"	161-005	—	—	—	$2.49
2" x 9"	161-010	—	—	—	2.99
2" x 12"	161-012	—	—	—	3.19
2" x 18"	161-015	—	—	—	3.99
2" x 24"	161-020	—	—	—	4.99
2" x 28"	161-025	—	—	—	5.99
2" x 32"	161-030	161-060	161-105	161-080	6.99
2" x 36"	161-035	161-065	161-110	161-085	7.99
3" x 18"	161-040	—	—	—	7.49
3" x 24"	161-045	—	—	—	8.99
3" x 28"	161-050	—	—	—	12.99
3" x 32"	161-055	161-070	—	—	14.99
3" x 36"	161-057	161-075	—	—	15.99

spindles will be 24" on both top and bottom railings (per applicant)

2" size actually measures 1⅝". 3" size measures 2½".
For exterior use, please use with our *Sloped-Top Bottom Rail*, p.119.
We can notch our Balusters to fit this exterior Rail for 69¢ each.

EXHIBIT C

(7)

Memorandum

To: Heritage Preservation Commission

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

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

Date: March 27, 2025

Re: Consider a Certificate of Appropriateness for 206 E. Marvin Avenue

---

Applicant: Ron Tosch

Owner's Name: Ronald & Norma Tosch

Property Address: 206 E. Marvin Avenue

Request: The Applicant proposes to add an 1800s screen door to the front door. The subject property is on the National Register of Historic Places (NRHP) for its architectural significance. However, it is also known as the W.B. Reinmiller House. Reinmiller operated a paint store in Waxahachie and owned the house until the 1940s. The Reinmiller house is one of the city's best-unaltered examples of the L-plan house type, which was built locally in significant numbers and variety from the 1880s to about 1910.

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: (7)

- Certificate of Appropriateness Application
- Current Photo
- Historic Photo (1985 Survey)
- Proposed Screen Door
- NRHP Nomination File

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 Ronald & Norma Tosch and/or Agent _____

Mailing Address (Owner) Agent (circle one) 206 East Marvin Ave

Phone number [redacted]

Email address [redacted]

Historic Structure Address 206 East Marvin Ave

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 the City of Waxahachie
(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 _____

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: Add screen door to front of the house.

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).

Door is made of wood and design is of late 1800's

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: Ruth H Lich Date: 3-14-25

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






(7)

NPS Form 10-900-a
(3-82)

OMB NO. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received 8/11/86
date entered SEP 24 1986

Continuation sheet **Item number** all **Page** 37

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County Ellis — ELL / WX
City/Rural Waxahachie
2. Name W. B. Reinmiller House
Address 206 E MARVIN
3. Owner James F. Moshinskie
Address Same, 75165
4. Block/Lot Town Addn/Blk 9/Lot 25B
5. USGS Quad No. 3296-234 Site No. 218
UTM Sector 703-3585 PHOTO NO. 35
6. Date: Factual 1897 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type L-plan
9. Original Use residential
Present Use residential
10. Description L-plan one-story frame dwelling w/ weatherboard siding; gable roof w/ composition shingles; wood sash double-hung windows w/ 2/2 lights; single-door primary entrance w/ transom; three-bay porch w/ shed roof across N. elev. w/ turned wood posts, squared wood balusters, jig-sawn brackets. Traditional
11. Present Condition good; rear additions
12. Significance ARCHITECTURE: The Reinmiller House is one of Waxahachie's best unaltered examples of the L-plan house type, which was built locally in significant numbers and variety from the 1880s to about 1910. It was built for
13. Relationship to Site: Moved Date _____ or Original Site (describe) in a mostly residential area N. of the CBd
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant Jim Moshinskie
16. Recorder Hardy-Heck-Moore/MEH Date July, 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name _____
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 5
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		2	20	to		
		88	20	to	88	23
		93	31	to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County Ellis — ELL / WX
City/Rural Waxahachie
2. Name W. B. Reinmiller House
5. USGS Quad No. 3296-234 Site No. 218
UTM Pt. 14/702980/3585660
Acreage Less than one acre

Description, continued: L-plan house type embellished w/ jig-sawn bargeboards and porch trim.

Significance, continued: W. B. Reinmiller (also spelled Reymuller) who operated a paint store in Waxahachie. The Reinmiller's owned the house until the 1940s.

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received AUG 11 1986
date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

Name Waxahachie Multiple Resource Area
State Ellis County, TEXAS

Nomination/Type of Review			Date/Signature
51. Odom, Frank, House	Substantive Review	Keeper	Patrick Andrus 9/24/86
		Attest	Beth L. Savage 9/24/86
52. Paillet House	Entered in the National Register	Keeper	Helen Byers 9/24/86
		Attest	
53. Patrick, Marshall T., House	Substantive Review	Keeper	Patrick Andrus 9/24/86
		Attest	Beth L. Savage 9/24/86
54. Payne, M.S., House	Entered in the National Register	Keeper	Helen Byers 9/24/86
		Attest	
55. Phillips, E.F., House	Substantive Review	Keeper	Patrick Andrus 9/24/86
		Attest	Beth L. Savage 9/24/86
56. Plumhoff House	Entered in the National Register	Keeper	Helen Byers 9/24/86
		Attest	
57. Ralston, Mary, House	Substantive Review	Keeper	Patrick Andrus 9/24/86
		Attest	Beth L. Savage 9/24/86
58. Ray, M.B., House	Entered in the National Register	Keeper	Helen Byers 9/24/86
		Attest	
59. Reinmiller, W.B., House	Substantive Review	Keeper	Patrick Andrus 9/24/86
		Attest	Beth L. Savage 9/24/86
60. Rockett, Paris Q., House	Entered in the National Register	Keeper	Helen Byers 9/24/86
		Attest	

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

(7)

86002444

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Reinmiller, W. B., House (Waxahachie MRA)
Ellis County
TEXAS

AUG 11 1986

Working No. _____
Fed. Reg. Date: 2/2/88
Date Due: 9/11/86 – 9/25/86
Action: ✓ ACCEPT 9-24-86
____ RETURN _____
____ REJECT _____
Federal Agency: _____

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Locally significant architecturally as one of city best unaltered examples of L-plan vernacular type, once prolific type.

Recom./Criteria Accept C
Reviewer Jaroz
Discipline Architectural History
Date 9/24/86
____ see continuation sheet

Nomination returned for: ____ technical corrections cited below
____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance *(in one paragraph)*

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

GPO 918-450

Comments for any item may be continued on an attached sheet



"Historic Resources of Waxahachie, Texas"
Multiple-Resource Nomination;
Waxahachie, Ellis County, Texas
Photo: Hardy-Heck-Moore, Inc., 1985-86
Negative filed at the Texas Historical
Commission, Austin, Texas
Subject: Reinmiller House - Site No. 218
206 E. Marvin
Camera looking: south
Photo 35 of 104

(7)

Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64000856