

A G E N D A

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, to be held on ***Thursday, January 22, 2026 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:	Jacqueline Montejano, Chair Ronald Finch, Vice Chair Peggy Crabtree, Secretary Mark Gundert Alex Lohmann Mark McReynolds Kelly Savell
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Planning & Zoning Commission Liaison:	Jimmy Poarch
Heritage Preservation Manager:	Sandy Rehkopf
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 meetings held on December 11, 2025 and January 7, 2026
4. Consider Certificate of Appropriateness for 815 Circle Street
5. Consider Certificate of Appropriateness for 608 N. Rogers Street
6. Consider Historic Tax Incentives for Previously Qualified Historic Resources
7. Consider Historic Tax Incentives for Historic Resources not Previously Qualified
8. Consider Additional Tax Credits Applications for Routine Maintenance or Restoration of Residential or Commercial Properties
9. Comments by Commission members and City staff
10. 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.

ACCESSIBILITY STATEMENT

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 ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

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.

Heritage Preservation Commission
December 11, 2025

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on Thursday, December 11, 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:	Jacqueline Montejano, Chair Peggy Crabtree, Secretary Mark Gundert Alex Lohmann Mark McReynolds Kelly Savell
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Heritage Preservation Commission Member Absent:	Ronald Finch, Vice Chair
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Planning & Zoning Commission Liaison:	Jimmy Poarch (Absent)
Heritage Preservation Manager:	Vacant
City Council Liaison:	Patrick Souter (Present)

1. Call to Order

Chair Jacqueline Montejano called the meeting to order.

2. Public Comments

None.

3. Approve the meeting minutes of the regular meeting held on November 13, 2025

Action:

Alex Lohmann moved to approve the November 13, 2025 meeting minutes. The motion was seconded by Mark McReynolds and carried unanimously (6-0).

4. Consider a Certificate of Appropriateness for 710 Sycamore Street

Gumaro Martinez, Executive Director of Parks and Leisure Services, presented the item. The request involved repairs of two chimneys on the property. There was brick repointing, new capstone, waterproofing, and new custom galvanized metal chimneys installed. Mr. Martinez noted the work was completed before approval of the Certificate of Appropriateness as water infiltration was occurring in the firebox and needed immediate action.

Action:

Alex Lohmann moved to approve the Certificate of Appropriateness for 710 Sycamore Street. The motion was seconded by Mark McReynolds and carried unanimously (6-0).

5. Consider Historic Tax Incentives for previously qualified Historic Resources

Mr. Martinez presented the item. He discussed streamlining the annual review process for re-applications where properties were approved in the prior tax year and no significant exterior

changes were identified, including the potential use of a consent agenda approach with the ability for Commissioners to request additional review/spot checks.

Board discussion was had regarding ability and process to review applications as deemed necessary by the Commission to ensure compliance.

Historic Tax Incentives Considered:

- 617 E. Marvin Ave.
- 1030 W Main St.
- 418 N College St.
- 201 Overhill Dr
- 200 Oldham St.
- 600 W Jefferson St.
- 710 Sycamore St.
- 239 Patrick St.
- 110 South Hawkins
- 205 Harbin Ave.
- 103 Greenbrier St.
- 509 Sycamore St.
- 201 East University Ave.
- 313 Harbin Ave.

Action:

Mark McReynolds moved to approve the list of fourteen previously qualified historic resources as submitted via Memo and recommended by staff for the 2026 year. The motion was seconded by Alex Lohmann and approved unanimously (6-0).

6. Consider Historic Tax Incentives for Historic Resources not previously qualified

Gumaro Martinez, Executive Director of Parks and Leisure Services, presented the item. He presented new applications for five properties to the Commission for consideration. After discussion of each property, the Commission considered the following:

Historic Tax Incentives Considered:

- 307 Monticello Dr.
- 114 East Main St.
- 604 Royal St.
- 401 Turner
- 108 S. Rogers

Action:

Jacqueline Montejano moved to approve historic tax incentives for 114 East Main Street and 108 South Rogers and further motioned to table 307 Monticello, 604 Royal, and 401 Turner for further

discussion and research. The motion was seconded by Alex Lohmann and carried unanimously (6-0).

7. Consider Additional Tax Credits for Routine Maintenance or Restoration of Residential and Commercial Properties

Mr. Martinez presented new applications for tax credit which included requests for additional tax credits associated with routine maintenance and/or restoration efforts for properties at 205 Oldham Street and 1112 W Jefferson Street.

Mr. Martinez then presented applications previously approved for tax credit in the prior year which included requests for additional tax credits associated with routine maintenance and/or restoration efforts for properties at 201 Oldham, 1301 E Marvin, 201 Richmond, 610 Kaufman, 601 Sycamore, 1101 E Marvin, and 813 W Jefferson.

Historic Tax Incentives Considered:

- 205 Oldham St.
- 1112 W Jefferson St.
- 201 Oldham St.
- 1301 E Marvin Ave.
- 201 Richmond Lane
- 610 Kaufman St.
- 601 Sycamore St.
- 1101 E Marvin Ave.
- 813 W Jefferson St.

Action:

Mark McReynolds moved to approve all properties as presented by staff for (1) the 2026 historic tax incentive and (2) the additional tax credits applied for. The motion was seconded by Alex Lohmann and approved unanimously (6-0).

8. Comments by Commission members and City staff

- Commissioners discussed preservation education/outreach ideas, including potential Preservation Month programming and hands-on workshops (e.g., window restoration/reglazing).
- Staff noted an accepted offer to fill a vacant position with an anticipated start in the first week of January, and that the Communications/Marketing Department was considering adding a multimedia content specialist to support outreach initiatives.
- Commissioners discussed attending the Texas Historical Commission “Real Places” conference and related travel/lodging considerations.

Heritage Preservation Commission

December 11, 2025

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- Commissioners shared a reminder that a Commissioner's home would be featured on the Historic Waxahachie 2025 tour (as announced during the meeting).

9. Adjourn

There being no further business, the meeting adjourned at 7:05 p.m.

Respectfully submitted,

Sandy Rehkopf and Gumaro Martinez with notes from Commissioner Peggy Crabtree

A special meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on Wednesday, January 7, 2026 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:	Jacqueline Montejano, Chair Ronald Finch, Vice Chair Peggy Crabtree, Secretary Alex Lohmann Mark McReynolds Kelly Savell
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Heritage Preservation Commission Members Absent:	Mark Gundert
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Planning & Zoning Commission Liaison:	Jimmy Poarch
Heritage Preservation Manager:	Sandy Rehkopf
City Council Liaison:	Patrick Souter (Absent)

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

1. Call to Order

Chair Jacqueline Montejano called the meeting to order at 5:30 p.m. Executive Director of Parks & Leisure Services Gumaro Martinez introduced Sandy Rehkopf as the new Downtown Redevelopment Historic Preservation Manager for the City of Waxahachie, replacing Eleana Tuley. Sandy Rehkopf expressed excitement to work with the Commission and learn more about historic preservation, noting past roles with the Chamber of Commerce and the school district. Mr. Martinez also mentioned Council Liaison, Patrick Souter, being absent due to a prior commitment. Chair Montejano noted the presence of Councilman Chris Wright.

2. Public Comments

None.

3. Consider Certificate of Appropriateness for 100 N. College St.

Mr. Martinez presented the item. The applicant and property owner Amanda Moreno-Lake and construction contractor Michael Salinas were present to discuss the work to be performed on the brick, mortar and chimney. There was discussion amongst the Commission regarding the project and approach of the preservation of the brick and mortar, repurposing the salvaged brick, and chimney height. The Commission recommended a partial demolition of the chimney, lowering it to a safer height and providing donor bricks for other repairs.

Conditions of Approval:

- *Preserve and reuse the original bricks that are in good condition whenever possible.*
- *Where brick replacement is necessary, select replacement bricks that closely match the original in size, color, and texture.*

- *Match the existing mortar in composition and strength rather than using a harder modern mix.*
- *Consider having the existing mortar analyzed to ensure proper compatibility.*
- *Portland cement if present in the original mortar, it is likely in very low quantities and should be replicated accordingly*
- *Duplicate the original width and profile of the existing tucking and pointing*
- *Keep chimney stack with some reduced height*

Action:

Peggy Crabtree moved to approve the Certificate of Appropriateness for 100 N. College Street with the conditions presented. The motion was seconded by Ronald Finch and carried unanimously (6-0).

4. Adjourn

There being no further business, the meeting adjourned at 6:02 p.m.

Respectfully submitted,

Gumaro Martinez

Executive Director of Parks and Leisure Services



Memorandum

To: Heritage Preservation Commission
From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: January 22, 2026
Re: Consider a Certificate of Appropriateness for 815 Circle

Applicant: Loren Gray Investments, LLC

Owner's Name: Loren Gray Investments, LLC

Property Address: 815 Circle

Request: The request involves removing walls where front porch was closed in and putting door back in the original location with window next to it.

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 Application
- Photos
- Drawing

(4)

Certificate of Appropriateness Application Form

Date Filed: _____

Property Owner's Name: Loren Gray Investments LLC and/or Agent: _____

Mailing Address: PO Box 2868

Phone number: 912 938 3383 Email address: ycolonia@group@yahoo.com

Historic Structure Address: 815 Circle

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 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: Remove walls where porch (front)
was closed in & put door back in
original hole & 1/1 window next to it

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): _____

This is the original porch that was
closed in.

General Checklist for Certificate of Appropriateness Application

(4)

(Applicable to All Project Types)

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

- ☐ Current photograph(s) of the existing structure
- ☐ Historic photograph(s) (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

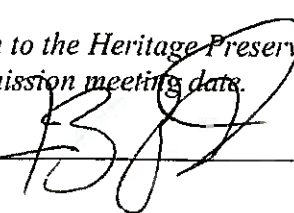
The following items may be requested:

- Site plan showing the location of existing and proposed structures on the subject property
- Sample(s) of material(s) or fixture(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 a Historic Overlay District, you must consult the *Downtown or Residential Design Guidelines* before planning your project. You can obtain a copy of the guidelines on the City of Waxahachie website at www.waxahachie.com under the Heritage Preservation Department webpage or by contacting the Downtown Redevelopment and Historic Preservation Manager.

If your property is not in the Historic Overlay District, we highly recommend you refer to the *Residential Design Guidelines* and the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as you plan your project. You can obtain a copy online at www.waxahachie.com under the Heritage Preservation Department webpage or by contacting the Heritage Preservation Officer (eleana.tuley@waxahachie.com).

NOTE: Plan to submit your application to the Heritage Preservation Officer **at least 20 days** before the Heritage Preservation Commission meeting date.

Signature of Property Owner or Agent:  Date: 12 / 10 / 25

CERTIFICATE OF APPROPRIATENESS AUTHORIZATION

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

Signature: _____ Date: _____ Preliminary Approval Yes _____ No _____

Signature: _____ Date: _____ Final Approval Yes _____ No _____

Checklist for Certificate of Appropriateness – Window Repair & Restoration

(4)

(Applicable to Projects Involving the Repair or Restoration of Existing Windows)

The Downtown and Residential Design Guidelines encourage restoring and stabilizing historic windows whenever feasible. Historic windows were designed to be easily repaired using methods such as reglazing, wood fillers, or selective replacement of damaged wood. **If replacement is proposed, applicants must demonstrate that repair is not feasible (more than 50% of the window is damaged or destroyed, excluding glass). Vinyl windows are not permitted.** Replacement windows should match the historic windows' sash, pane configuration, and material so as to make them indistinguishable from the original windows.

Please complete the checklist below and include all required supporting documentation with your COA application.

1. Project Scope

(Check All That Apply)

- ☐ Window Repair (minor or major)
- ☒ Window Replacement with Same Materials
- ☐ Window Replacement with Substitute Materials (e.g., engineered wood, composite)
- ☐ Enlargement of Existing Window Opening
- ☐ Addition of New Windows to Historic Structure
- ☐ Elimination or Removal of Existing Windows
- ☐ Alteration in the Number, Size, or Style of Windows (including trim)

2. Existing Window Status

(Check All That Apply)

- ☐ Windows are original to the structure
- ☒ Windows have already been replaced *on back & sides*
- ☐ I don't know

3. Existing Window Composition and Character

(Check All That Apply)

- ☒ Wood Frame
- ☐ Metal Frame
- ☒ Aluminum-Clad Wood
- ☐ Vinyl

(4)

- ☐ Arched Frame
- ☐ Unique Divided Light (Window Pane) Patterns
- ☐ Unique Mullion/Mutton Configurations
- ☐ Unique Window Groupings (e.g., bay windows)
- ☐ Stained or Leaded Glass
- ☐ Rounded Glass
- ☐ Etched Glass
- ☐ Carved Wood
- ☐ Other Historic Glass (e.g., wavy, bubble, textured): _____

4. Window Location

(Check All That Apply)

- ☒ **Front Elevation** – Primary façade (or entrance) facing the street
- ☐ **Side Elevation (Street Facing)** – Side of the building facing a street (e.g., corner lots with two street frontages)
- ☐ **Side Elevation (Non-Street Facing but Visible)** – Side of the building not facing a street but visible from the public right-of-way
- ☐ **Side Elevation (Non-Street Facing)** - Side of the building not visible from the public right-of-way
- ☐ **Rear Elevation** – Back of the building

5. Window Placement by Building Level

(Select One)

- ☒ **First Floor Only**
- ☐ **Second Floor Only**
- ☐ **Third or Higher Elevation**
- ☐ **Multiple Floors, including the following:** _____

(4)

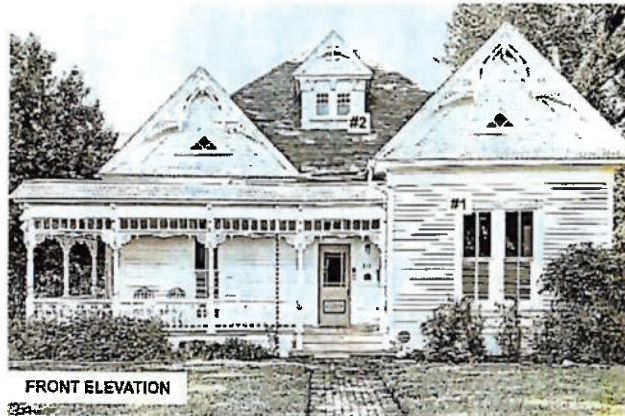
6. Required Documentation

(Check each box to confirm that you have included all required documentation with your application)

In addition to this form, please include the following:

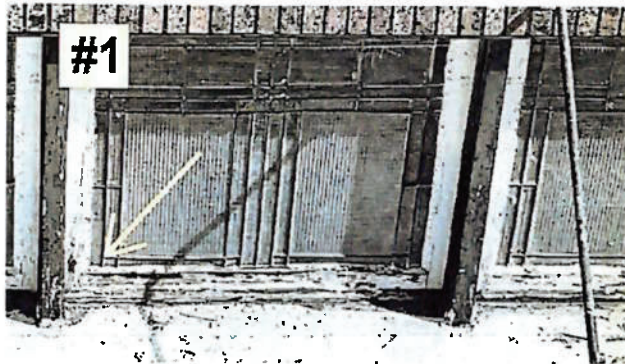
- ☐ Photo(s) of each elevation where windows are affected

- Clearly label each window (e.g., "Window 1," "Window 2," etc.)



- ☐ Photo(s) of existing conditions for each affected window

- Clearly label each window (e.g., "Window 1," "Window 2," etc.)
 - If windows are damaged, photos must clearly show the extent of deterioration



For window replacement projects, also include the following:

☒ Name and Manufacturer of proposed replacement windows: custom made

☐ Manufacturer's Brochure – Include specifications and product details.

☐ Sample of Replacement Material – Provide a digital photo or a physical sample for review.

☐ Diagram of Each Existing Window—Use the diagram provided on the next page to record the height, width, and recessed sill depth of each existing window. This information ensures that replacement windows match the size and proportions of the originals. You may also add dimensions for any additional window elements you believe are important for accurately representing the existing conditions.

(4)

Existing Window Diagram

(Make additional copies of this page as needed for multiple windows)

Window # 1

75" Window Height

32" Window Width

4 9/16 Window Sill Depth

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

Window # _____

_____ Window Height

_____ Window Width

_____ Window Sill Depth

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

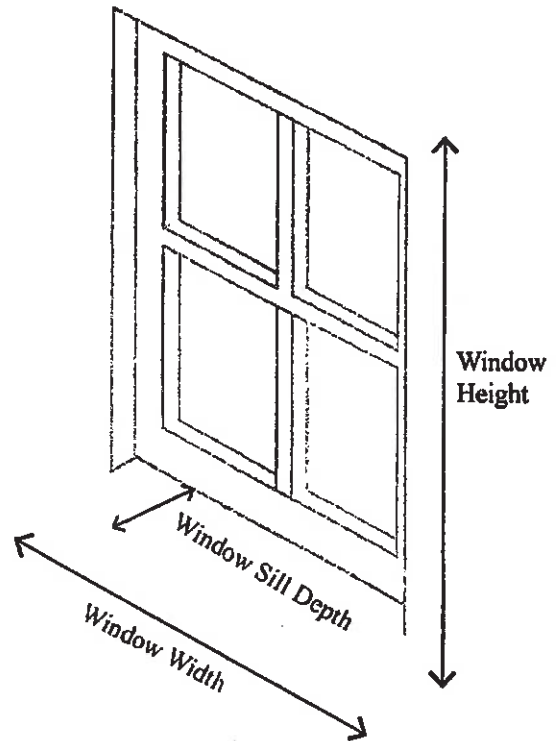
_____ Other Element: _____

_____ Other Element: _____

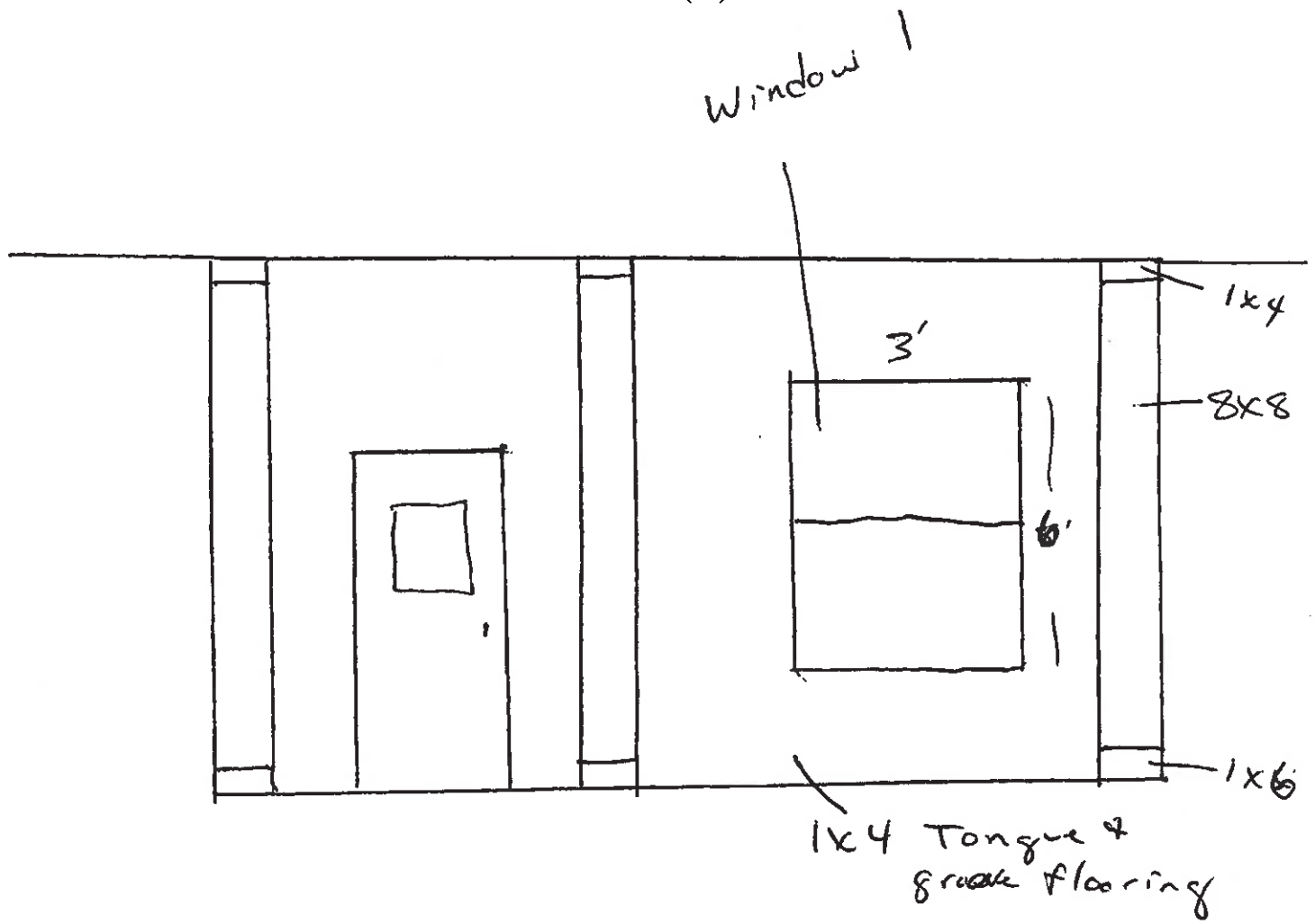
_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____



(4)



815 Circle

(4)





815 Circle

(4)



815 Circle

(4)



815 Circle

(4)



(5)

Memorandum

To: Heritage Preservation Commission
From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: January 22, 2026
Re: Consider a Certificate of Appropriateness for 608 N. Rogers

Applicant: Blairs Contracting Service

Owner's Name: Legends Real Estate Holdings

Property Address: 608 North Rogers

Request: The request involves repairing the left pillar on the front of the house using salvaged brick from the pillar and 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.
- 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 Application
- Photos
- Material List

(5)

Certificate of Appropriateness Application Form

Date Filed: 1-12-26

Property Owner's Name: Legends Real Estate Holdings and/or Agent: Blairs Contracting Service

Mailing Address: 2510 FM 1446 Waxahachie 75167

Phone number: 307 202 3242 Email address: blairscontractingservice@yahoo.com

Historic Structure Address: 608 North Rogers St Waxahachie 75165

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

Has this structure been designated as a Historic Resource?

Yes ☒ No ☐ By whom: Nation Register of Historic Places 1986
(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 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 the Left pillar on front of 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): We are reusing the bricks. Also have extra bricks from house.

General Checklist for Certificate of Appropriateness Application

(5)

(Applicable to All Project Types)

The following items must be included with this application:

- ☐ Current photograph(s) of the existing structure
- ☐ Historic photograph(s) (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

The following items may be requested:

- Site plan showing the location of existing and proposed structures on the subject property
- Sample(s) of material(s) or fixture(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 a Historic Overlay District, you must consult the *Downtown or Residential Design Guidelines* before planning your project. You can obtain a copy of the guidelines on the City of Waxahachie website at www.waxahachie.com under the Heritage Preservation Department webpage or by contacting the Downtown Redevelopment and Historic Preservation Manager.

If your property is not in the Historic Overlay District, we highly recommend you refer to the *Residential Design Guidelines* and the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as you plan your project. You can obtain a copy online at www.waxahachie.com under the Heritage Preservation Department webpage or by contacting the Heritage Preservation Officer (sandy.rehkopf@waxahachie.com).

NOTE: Plan to submit your application to the Heritage Preservation Officer at least 20 days before the Heritage Preservation Commission meeting date.

Signature of Property Owner or Agent: *Jason T Blair* Date: 1-12-26

CERTIFICATE OF APPROPRIATENESS AUTHORIZATION

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

Signature: _____ Date: _____ Preliminary Approval Yes _____ No _____

Signature: _____ Date: _____ Final Approval Yes _____ No _____

Checklist for Certificate of Appropriateness – Window Repair & Restoration

(5)

**Material List for
608 North Rogers Pillar repair**

Brick from the Pillar
Type S grade mortar mix

(5)



(5)





Memorandum

To: Heritage Preservation Commission
From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Mgr.
Thru: Ricky Boyd, City Manager
Date: January 22, 2026
Re: Consider Historic Tax Incentives for Previously Qualified Historic Resources

The City of Waxahachie offers tax incentives for historic residential and commercial properties to encourage property owners to maintain the historical integrity of our community's historic resources. The historic tax incentive is a 25 percent tax exemption of the city portion of the property taxes on the property's appraised value. Property owners must apply for the tax incentive annually with the City of Waxahachie. The Historic Preservation Officer starts accepting applications for the exemption in December, and the application deadline is March 15th every year. All historic tax incentives are approved by the Heritage Preservation Commission to ensure property owners have maintained the historical integrity of their property.

Qualifications for the Historic Tax Incentive Program:

Per Section 24-57 of the Code of Ordinances, Historic resources and property within a historic overlay district shall be eligible for the historic tax incentive program based on meeting all of the following criteria:

- All modifications or expansions are completed through an approved Certificate of Appropriateness;
- The historic resource or property within a historic overlay district is listed on the National Register of Historic Places, designated as a Recorded Texas Historic Landmark or State Archaeological Landmark by the Texas Historical

Commission, or has been designated by the City of Waxahachie as a historically significant;

- The historic resource or property within a historic overlay district must adhere to all city ordinances; and
- The property must apply by March 15th.

Disqualifications for the Historic Tax Incentive Program:

Per Section 24-56 of the Code of Ordinances, no owner of a historic resource or national register shall do any of the following without disqualification from participation in the tax incentive program.

- Implement any exterior alteration, restoration, reconstruction, new construction, or movement of a historic resource (excluding minor in-kind repairs and ordinary maintenance as described in sections 24-60) without first applying for and receiving a certificate of appropriateness from the Heritage Preservation Commission;
- Make any change in the appearance of the historic resource (i.e. light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from the public right-of-way, excluding minor in-kind repairs and ordinary maintenance as described in section 24-60 of the Code of Ordinances) which affect the appearance and cohesiveness of the historic resource, other historic resources, or a historic overlay district without first applying for and receiving a Certificate of Appropriateness from the Heritage Preservation Commission;
- Demolish an individual historic resource or remove it from its site; or
- Allow a historic resource to fall into a serious state of disrepair, such that deterioration of an exterior architectural feature would likely produce a detrimental effect upon the character of the historic resources, other historic resources in proximity, or a historic overlay district.

The following historic resources were qualified and approved during the previous year's review by the Heritage Preservation Commission and have reapplied for the current year's historic tax incentive offered by the city. There were no changes to the structures that would disqualify or affect the ability to qualify for the current year's historic tax incentive, as such the properties identified below are recommended for approval by staff.

Historic Tax Incentives for Previously Qualified Historic Resources

- 817 West Main
- 700 Water
- 700 South Rogers
- 626 Kaufman
- 626 Dunn
- 605 E Marvin Ave
- 600 Sycamore
- 521 E Ross
- 515 N College
- 512 N Grand Ave
- 501 Dunn Street
- 500 Madison
- 422 Dr Martin Luther King Jr
- 417 W Jefferson St
- 405 W Franklin
- 404 Perry Ave
- 401 E Marvin Ave
- 321 East University
- 3203 Howard Road
- 311 N Flat
- 300 Harbin Ave.
- 300 E Parks
- 243 Patrick St
- 2202 Howard Rd
- 218 University Ave
- 217 E Main
- 213 S College Street
- 209 W Jefferson
- 209 W Franklin
- 208 Wyatt
- 208 North Grand Ave
- 206 Lavista St
- 205 Overhill Dr
- 205 Lavista St
- 203 S College
- 203 Criddle
- 200 N Rogers
- 15 Yinger
- 1408 W Jefferson
- 120 University Ave.
- 117 W University
- 115 W University

- 105 Greenbrier
- 104 S Rogers St
- 104 Harbin Ave
- 104 Bateman
- 102 Griffin
- 1020 W. Main St.
- 101 S College
- 1015 Water
- 100 S Rogers St



Memorandum

To: Heritage Preservation Commission
From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Mgr.
Thru: Ricky Boyd, City Manager
Date: January 22, 2026
Re: Historic Tax Incentives for Historic Resources not Previously Qualified

The City of Waxahachie offers tax incentives for historic residential and commercial properties to encourage property owners to maintain the historical integrity of our community's historic resources. The historic tax incentive is a 25 percent tax exemption of the city portion of the property taxes on the property's appraised value. Property owners must apply for the tax incentive annually with the City of Waxahachie. The Historic Preservation Officer starts accepting applications for the exemption in December, and the application deadline is March 15th every year. All historic tax incentives are approved by the Heritage Preservation Commission to ensure property owners have maintained the historical integrity of their property.

Qualifications for the Historic Tax Incentive Program:

Per Section 24-57 of the Code of Ordinances, Historic resources and property within a historic overlay district shall be eligible for the historic tax incentive program based on meeting all of the following criteria:

- All modifications or expansions are completed through an approved Certificate of Appropriateness;
- The historic resource or property within a historic overlay district is listed on the National Register of Historic Places, designated as a Recorded Texas Historic Landmark or State Archaeological Landmark by the Texas Historical Commission, or has been designated by the City of Waxahachie as a historically significant;

- The historic resource or property within a historic overlay district must adhere to all city ordinances; and
- The property must apply by March 15th.

Disqualifications for the Historic Tax Incentive Program:

Per Section 24-56 of the Code of Ordinances, no owner of a historic resource or national register shall do any of the following without disqualification from participation in the tax incentive program.

- Implement any exterior alteration, restoration, reconstruction, new construction, or movement of a historic resource (excluding minor in-kind repairs and ordinary maintenance as described in sections 24-60) without first applying for and receiving a certificate of appropriateness from the Heritage Preservation Commission
- Make any change in the appearance of the historic resource (i.e. light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from the public right-of-way, excluding minor in-kind repairs and ordinary maintenance as described in section 24-60 of the Code of Ordinances) which affect the appearance and cohesiveness of the historic resource, other historic resources, or a historic overlay district without first applying for and receiving a Certificate of Appropriateness from the Heritage Preservation Commission;
- Demolish an individual historic resource or remove it from its site; or
- Allow a historic resource to fall into a serious state of disrepair, such that deterioration of an exterior architectural feature would likely produce a detrimental effect upon the character of the historic resources, other historic resources in proximity, or a historic overlay district.

The following historic resources are new properties seeking approval from the Heritage Preservation Commission for the current year's historic tax incentive offered by the city. The properties identified below are considered new applications and were not considered in the prior year.

Historic Tax Incentives for Historic Resources not Previously Qualified

- 307 Monticello* (tabled from 12/11/25)
- 401 Turner* (tabled from 12/11/25)
- 604 Royal* (tabled from 12/11/25)
- 1203 W Marvin
- 711 W Main
- 810 E Marvin
- 622 Dunn
- 612 W Parks Ave
- 608 W Parks Ave
- 500 Bryson
- 321 University

- 309 Highland
- 307 Highland
- 203 W University
- 115 Overhill
- 109 Savannah
- 107 Park Dr

(8)



Memorandum

To: Heritage Preservation Commission
From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Mgr.
Thru: Ricky Boyd, City Manager
Date: January 22, 2026
Re: Consider Additional Tax Credits Applications for Routine Maintenance or Restoration of Residential and Commercial Properties

As part of the Historic Tax Incentive Program, a property owner can apply for an additional tax credit for routine maintenance, restoration or commercial reinvestment.

Additional Tax Credit for Routine Maintenance

In addition to the Historic Tax Incentive, residential property owners can apply for an extra 25 percent tax exemption for routine maintenance projects that cost \$1,250 or more. Property owners must submit a copy of the invoice along with before and after photos to the Heritage Preservation Officer to qualify. This additional 25 percent tax credit for routine maintenance is only valid for one year. The maintenance work must be completed between March 15, 2025, and March 15, 2026, and approved by HPC by the March 15th deadline. The purpose of the additional tax credit is to encourage property owners to invest in annual routine maintenance on the exterior of their historic homes.

Residential property owners may apply for either the additional tax credit for routine maintenance or restoration but not both.

Additional Tax Credit for Restoration

In addition to the Historic Tax Incentive, residential property owners can apply for an extra 50 percent tax exemption for restoration projects that cost \$1,250 or more. To qualify, the property owner must submit a copy of the invoice along

with before-and-after photos to the Heritage Preservation Officer. This additional 50 percent tax credit will only be available for one year. The restoration work must be completed between March 15, 2025, and March 15, 2026, and must be approved by HPC by the March 15th deadline. The purpose of the additional tax credit is to encourage property owners to restore the original historical features on the exterior of their homes.

Residential property owners may apply for either the additional tax credit for routine maintenance or restoration but not both.

Additional Tax Credit for Commercial Reinvestment

In addition to the Historic Tax Incentive, the property owner of a nonresidential building may apply for an additional 50 percent tax exemption for reinvestment projects costing \$1,250 or more. Only nonresidential properties are eligible for this additional tax credit option. Investments eligible for this incentive shall be those made for:

- Structural repairs and improvements;
- Electrical repairs and improvements;
- Plumbing repairs and improvements;
- Mechanical repairs and improvements;
- Interior repairs and improvements; or
- Exterior restoration.

The property owner must provide the Heritage Preservation Officer with a copy of the invoice and a before-and-after photo. The additional 50 percent tax credit for restoration will apply for only one year. The reinvestment work must be completed between March 15, 2025, and March 15, 2026, and approved by HPC by the March 15th deadline.

The following properties are applying for the historic tax incentive as well as the additional tax credit offered for either routine maintenance, restoration, or commercial reinvestment. The Commission can approve the applications for the base historic incentive, and upon review of the qualifying expenditures can approve an additional tax credit as identified on the applicant's submittal.

Additional Tax Credits Applications for Routine Maintenance or Restoration of Residential and Commercial Properties:

New Application / Additional Tax Incentive Applied For

- 303 Kirven Ave

Previously Approved in PY / Additional Tax Incentive Applied For

- 203 Bryson

- 1500 W Main
- 105/107 Franklin