

MINUTES

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on **Thursday, May 9, 2024 at 5:30 p.m.** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members Present:

Peggy Crabtree, Chair
Jacqueline Montejano, Vice Chair
Curtiss Thompson
Michelle Haye
Ronald Finch
Adam Graves
Kelly Savell

Planning & Zoning Commission Liaison:
Heritage Preservation Manager:
City Council Liaison:

Bonney Ramsey
Eleana Tuley
Patrick Souter

Guests: Architexas Consultant Michael Karnowski, City Manager Michael Scott, Deputy City Manager Albert Lawrence, Executive Director of Parks & Leisure Services Gumaro Martinez, Sr. Economic Development Director Warren Ketteman, and resident Alex Lohman

1. Call to Order

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

2. Public Comments

There were no public comments.

3. Consent Agenda

- a. Minutes of the regular meeting of April 11, 2024
- b. Minutes of the special meeting of April 26, 2024

Action:

Jackie Montejano motioned to approve the minutes of April 11, 2024, and April 26, 2024. Adam Graves seconded the motion. **All ayes.**

4. Consider a Demolition Permit and Certificate of Appropriateness for 401 S. Rogers Street

The project architect and consultant with Architexas, Michael Karnowski, presented the condition of City Hall, remediation alternatives and associated costs, and how the new addition would comply with the Downtown Design Guidelines and honor City Hall, which will remain on site.

Peggy Crabtree suggested evaluating how the nighttime lighting through the glass curtain wall system would affect birds and instructed the consultant to minimize bird-glass collisions as much as possible. Michelle Haye recommended adding more plantings at the entrance of the new addition to enhance its aesthetic appeal.

Action:

Michelle Haye motioned to approve the Demolition Permit and the Certificate of Appropriateness for 401 S. Rogers Street. Adam Graves seconded the motion. **All ayes.**

5. Consider a Certificate of Appropriateness for 103 University Avenue

Eleana Tuley presented the request to the commission, and property owner Karen Snow requested approval.

Action:

Michelle Haye motioned to approve the Certificate of Appropriateness with the condition that the Applicant choose a solid panel door for the front door. Kelly Savell seconded the motion. **All ayes.**

6. Consider a Certificate of Appropriateness for 501 John Arden Drive

Eleana Tuley presented the request to the commission, and property owner Luke Troyer requested approval. Mr. Troyer stated that this was not his primary residence and was an investment/rental property for which he had recently made improvements.

The commission noted that the cedar columns were not original to the home, which disqualified the property from qualifying for the historic tax exemption. The commission recommended replacing them with another wood material and painting them white to match the home's original aesthetics.

Action:

Michelle Haye motioned to approve the Certificate of Appropriateness with the condition that the Applicant replace the cedar post with another wood material that the Applicant can paint white to match the house's white trim. Jackie Montejano seconded the motion. **All ayes.**

7. Consider a Certificate of Appropriateness for 513 W. Second Street

Eleana Tuley presented the request to the commission, and the property owner, Rebecca Vera requested approval.

The commission recommended the Applicant use a moisture meter when power washing the exterior of the home, and replacing the windows with wood framed windows.

Action:

Michelle Haye motioned to approve the Certificate of Appropriateness. Kelly Savell seconded the motion. **All ayes.**

8. Consider recommendation for amendments to the Historic Overlay District Section 3.24(e) Demolition or Relocation of Historic Resources of the Zoning Ordinance

Eleana Tuley presented to the commission an example of a Demolition Delay ordinance from the Cities of Fort Worth, Mineola, and Paris and the City's current ordinance.

Michelle Haye recommended extending the City's 60-Demolition Delay to 180 days. The commission also discussed requiring a supermajority vote from the City Council when an applicant appealed the decision of HPC of a Demolition Permit to the City Council.

Action:

Jackie Montejano motioned to amend Section 3.24(e) to extend the demolition delay to 180 days and to require a supermajority vote from City Council if the decision of HPC for a Demolition Permit is appealed to the City Council. Michelle Haye seconded the motion. **All ayes.**

9. Comments by Commission members and City staff

Alex Lohman, a Waxahachie resident, introduced himself to the commission and expressed his interest in participating in some of the city's boards and commissions, specifically the Cemetery Board and the Heritage Preservation Commission. He attended the meeting that evening to become familiar with the board members and the meeting.

Eleana Tuley stated that another special meeting was needed to discuss the expansion of the Historic Overlay. This was because one property in the expansion was still considered as two properties instead of being consolidated into one property as communicated to the staff by the property owner. This consolidation was necessary to meet the minimum 30 percent support required to proceed with the request to the Planning and Zoning Commission and City Council. Although staff had support from 41 percent of the property owners after the fact, staff recommended restarting the process at HPC so that the process began with the 41 percent support at the beginning of the process before proceeding to the Planning and Zoning Commission and City Council. The commission agreed to host a special meeting on Friday, May 17th.

10. Adjourn

Meeting adjourned at 7:10 pm.

Submitted Respectfully by Eleana Tuley