

MINUTES

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on **Thursday, January 16, 2025 at 5:30 p.m.** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

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

Heritage Preservation Commission Members Not Present: Adam Graves

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

1. Call to Order

Peggy Crabtree called the meeting to order at 5:31 pm.

2. Public Comments

No public comments.

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

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

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

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

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

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

6. Consider Historic Tax Incentive Applications

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

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

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

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

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

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

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

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

- 117 W. University Avenue—*The commission tabled the application to assess whether the original wood windows had been replaced, as they had been moved on the façade and the garage enclosed. The property owner should have submitted a Certificate of Appropriateness before substantially changing the home's exterior.*
- 14 Yinger Street—The commission tabled the application to verify whether the original wood windows had been removed and whether the door was appropriate for the home's era.
- 408 N. Gibson - *The commission tabled the application to verify whether the door had been replaced with a modern one, which would not be consistent with the home's historic character.*
- 15 Yinger Street—*The commission tabled the application to verify whether the door is consistent with the home's historic character.*
- 500 Kaufman - *The commission tabled the application to verify whether the original wood windows had been removed.*
- 219 N. Hawkins Street - *The commission tabled the application to verify whether the original wood windows had been removed.*
- 221 N. Hawkins Street - *The commission tabled the application to verify whether the original wood windows had been removed.*

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

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

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

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

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

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

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

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| • 208 N. Grand Avenue | • 105 N. Patrick Street |
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The Heritage Preservation Commission tabled the additional tax credit applications for the following properties because the historic tax incentive application was also tabled:

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

8. Comments by Commission members and City staff

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

9. Adjourn

The meeting adjourned at 7:34 pm.

Respectfully submitted by Eleana Tuley