

MINUTES

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 January 9, 2025 and 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. | • 1109 E. Marvin Ave. |
| • 900 Bryson St. | • 1101 E. Marvin Ave. |
| • 412 W. Marvin Ave. | • 323 E. Marvin Ave. |
| • 600 Sycamore St. | • 911 E. Marvin Ave. |
| • 1201 W. 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