

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

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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