

Heritage Preservation Commission
February 12, 2026

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on Thursday, February 12, 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
Kelly Savell
Mark Gundert
Alex Lohmann
Mark McReynolds

Planning & Zoning Commission Liaison: Jimmy Poarch (Present)
Heritage Preservation Manager: Sandy Rehkopf (Present)
Executive Director of Parks & Leisure Services: Gumaro Martinez (Present)
City Council Liaison: Patrick Souter (Present)

1. Call to Order

Chair Jacqueline Montejano called the meeting to order at 5:30 p.m.

2. Public Comments

None.

3. Approve the meeting minutes of the regular meeting held on January 22, 2026

Action:

Peggy Crabtree moved to approve the January 22, 2026 meeting minutes as presented. The motion was seconded by Kelly Savell and carried unanimously (7-0).

4. Consider a Certificate of Appropriateness for 218 University

Mrs. Rehkopf presented the item and owner, Mark McReynolds, was present. The request involved replacing the current (not original) front door with one that is more appropriate with the era of the home as well as exterior paint. The Commission discussed the need vs no need for a COA on each item. It was determined that COA was not required for the routine maintenance (paint) but that COA is required for the new door (restoration).

Action:

Alex Lohmann moved to approve the Certificate of Appropriateness for 218 University. The motion was seconded by Kelly Savell and carried unanimously (7-0).

5. Consider a Certificate of Appropriateness for 216 W Franklin

Sandy Rehkopf, Heritage Preservation Manager, presented the item and the property owner was present. The request involved an interior remodel to add more offices that would affect the west side of the building that is street facing. Owner proposes to remove existing double exterior door

and replace it with a single exterior door. In addition, owner will add a new window that matches existing windows.

Action:

Mark McReynolds moved to approve the Certificate of Appropriateness for 216 W Franklin. The motion was seconded by Peggy Crabtree and carried 6-1, with Alex Lohmann voting in opposition.

6. Consider Historic Tax Incentives for Historic Resources previously qualified

Mrs. Rehkopf presented the item. She reminded the Commissioners of the new annual review process for re-applications where properties were approved in the prior tax year and no significant exterior changes were identified and use of a consent agenda approach to approve in bulk.

Mrs. Rehkopf presented twenty-six (26) properties and provided the Commissioners with the opportunity to request discussion on any property. No requests were received.

Historic Tax Incentives Considered:

- 1005 W Main
- 101 Greenbrier
- 1025 W Main
- 107 Chapman Circle
- 1105 E Marvin
- 1109 E Marvin
- 123 E University
- 202 Overhill
- 206 E Marvin
- 209 Brown
- 210 E University
- 233 Patrick
- 300 University
- 303 E Marvin
- 304 Harbin
- 316 Virginia
- 407 Brown
- 521 N Grande
- 527 W Jefferson
- 608 W Marvin
- 611 W Marvin
- 622 Kaufman
- 808 W Main
- 809 W Main
- 900 Bryson
- 910 W Main

Action:

Alex Lohmann moved to approve the list of fifty-one (51) previously qualified historic resources as submitted via Memo and recommended by staff for the 2026 year. The motion was seconded by Ronald Finch and carried unanimously (7-0).

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

Mrs. Rehkopf presented eight (8) new applications to the Commission for consideration. The Commission reviewed and discussed each property thoroughly.

Historic Tax Incentives Considered:

- 109 Savannah (Tabled 1/22/26)
- 401 Turner (Tabled 12/11/25 & 1/22/26)
- 500 Bryson (Tabled 1/22/26)
- 406 Brown
- 609 Ferris
- 705 Water
- 900 E Marvin
- 607 N Rogers

Action:

Alex Lohmann motioned to:

Table the application for 900 E Marvin to request more historic photos of the property.

Deny the application for three properties:

- *401 Turner for historic items not maintained*
- *609 Ferris for vinyl siding*
- *705 Water for inappropriate shutters and port hole window*

Approve the remaining two properties:

- *109 Savannah*
- *500 Bryson*

The motion was seconded by Ronald Finch and carried unanimously (7-0).

8. Consider additional tax credits for routine maintenance or restoration of residential and commercial properties

Mrs. Rehkopf presented two (2) new application for historic tax incentive which included a request for additional tax credit associated with routine maintenance and/or restoration efforts for the property:

- 406 Brown
- 607 N Rogers

Mrs. Rehkopf then presented four (4) applications for properties that were previously approved for tax credit in the prior year which also included requests for additional tax credits associated with routine maintenance and/or restoration efforts for properties:

- 417 W Jefferson
- 316 Virginia
- 300 University
- 900 Bryson

The Commission reviewed each property and discussed each at length.

Action:

Mark Gundert motioned to:

Deny the additional tax credit for 900 Bryson – the additional request was for artificial turf which does not qualify

Approve the additional tax incentives for the remaining five (5) properties:

- *406 Brown*
- *607 N Rogers*
- *417 W Jefferson*
- *316 Virginia*
- *300 University*

The motion was seconded by Peggy Crabtree and carried unanimously (7-0).

9. Comments by Commission members and City staff

Commissioner Alex Lohmann posed a question to Commission and Staff if there was anything we could do for property owners who are denied for tax incentive in order to entice them to make the necessary repairs. Gumaro Martinez, Executive Director of Parks and Leisure Services, mentioned the nonprofit, History Waxahachie Inc, and wondered if they might consider incentivizing residential property owners. Kelly Savell said she would speak with HWI at their next meeting.

Kelly Savell reminded the group about a previous discussion they had regarding garage doors and the appropriate look for various eras. She brought reference guides and educated the group on period specific styling in the ca 1940 – 1950.

10. Adjourn

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Sandy Rehkopf
Historic Preservation Manager