

## **MINUTES**

A meeting of the **Heritage Preservation Commission** of the City of Waxahachie, Texas was held in the City Council Chambers at City Hall, 401 S. Rogers on **Thursday, June 9, 2022 at 5:30 p.m.**

Heritage Preservation Commission Members present: Peggy Crabtree  
Glinda Felty  
Becky Kauffman  
Shannon Simpson  
Curtiss Thompson  
Michelle Haye

Planning & Zoning Commission Liaison: Bonney Ramsey

Heritage Preservation Officer: Anita Simpson

City Council Liaison: Billie Wallace

Guests: James Hearon, Brad Yates, Mark Patrick,  
Andrew Branca, Chris Wright

### **1. Call to Order**

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

### **2. Public Comments**

None made

### **3. Approve minutes of meeting held May 12, 2022**

Shannon Simpson made a motion to approve the minutes of the meeting held on May 12, 2022. The motion was seconded by Becky Kauffman. **All ayes.**

### **4. Reconsider Certificate of Appropriateness for 211 S. College**

James Hearon distributed copies of the new façade elevation to the Commission. He informed the board that the old windows and doors were completely rotted and could not be re-used. He has already purchased a replacement door that is shown in the plans. The Commission requested single pane glass be used in the door and the dividers shown removed. Michelle Haye asked if any of the windows, even partial portions, could be salvaged and used and others created from their pattern. Mr. Hearon indicated that some could be repaired; Michelle confirmed that even partial remaining historic material was better than none. Becky Kauffman asked if the window would be set in as before or flush with façade. Mr. Hearon stated that it would be set in as noted on the plans. There was discussion about various elements of the façade and Mr. Hearon told the board the awning would stay in place. Becky Kauffman made a motion to approve the new façade elevation with single pane glass in the doors. Shannon Simpson seconded the motion. **All ayes.**

## **5. Consider concept plan for 105-111 S. College**

Brad Yates told the Commission that this project is still in the infant stage and a lot of things still need to be worked out before it becomes a reality. He noted that the version of the façade with the balconies for the 2<sup>nd</sup> floor residents was the one he prefers but he submitted the alternate version in case the Commission did not approve of them. Becky Kauffman and Michelle Haye both stated that there is no precedent for balconies on the façade of buildings around the square and they would not be appropriate for this development. Brad inquired about balconies on the back of the building and on the side where the pocket park is and the Commission said that would be allowed. Peggy Crabtree noted that the windows on the front elevation need to have same size upper and lower sashes. Brad said that would be corrected. Becky Kauffman stated that the limestone footing depicted in the plans was not appropriate for that type of building and Peggy added that it needed to fit with the historic character of the district. There was discussion about the third-floor setback materials and Brad said weight was a consideration and the actual structure would not be visible from the street. Brad said some things may change as the project progresses and new issues arise but this is what they are going for. Michelle Haye made a motion to approve the concept for the lots with a more appropriate material at the bottom of the structure and second floor window sashes with equal partitions/distances. Glinda Felty seconded the motion. **All ayes.**

## **6. Comments by Commission members and Heritage Preservation Officer**

Anita talked to the board about the information she obtained at the Main Street NOW conference she attended. Paris, Texas has integrated their historic property information into a GIS map available on their city website. Anita would like to work on getting that implemented here.

## **7. Adjourn**

Meeting adjourned at 5:57 pm.

*Respectfully submitted by Anita Simpson*