

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, July 13, 2023 at 5:30 p.m.**

Heritage Preservation Commission Members present: Peggy Crabtree
Glinda Felty
Shannon Simpson
Michelle Haye
Jacqueline Montejano

Planning & Zoning Commission Liaison: Bonney Ramsey

City Council Liaison: Patrick Souter

Heritage Preservation Officer: Anita Simpson

Guests: Charity Fitch, Chris Wright, Travis Smith,
Becky Kauffman, Brad Yates, John &
Mary Wedel, Gloria Mata, Michael Scott,
Albert Lawrence, Mary Lou Shipley

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 June 8, 2023

Jacqueline Montejano made a motion to approve the minutes of the June 8, 2023 meeting. Shannon Simpson seconded the motion. **All ayes.**

4. Hear presentation from Councilman Travis Smith on proposed expansion of the Downtown Historic Overlay District and take any necessary action

Councilman Smith told the Commission that the purpose of the Overlay expansion is to ensure preservation of the downtown and the entrances into it. He provided some background and insight into why he is proposing the expansion. Bonney Ramsey asked what the advantage of the expansion is and Mr. Smith answered that it would require any new construction to go before the HPC. There was some discussion on the proposed boundaries and properties inside them. Becky Kauffman addressed the Commission and stated that of the approximately 75 properties in the proposed expansion only 33 are considered historic and those are home in the West End National Register District. Jacqueline Montejano thanked Councilman Smith for bringing the proposal forward and noted that the Commission reserves the right to alter the boundaries. Michelle Haye made a motion to set a date for a workshop to explore information on the proposed Historic Overlay District expansion. Jacqueline Montejano seconded the motion. **All ayes.**

5. Consider approval of Certificate of Appropriateness for 215 E. Main

Becky Kauffman said that the building at 215 E. Main is part of the Ellis County Courthouse National Register District and is still pretty much intact. The rehabilitation will restore the original look and the stakeholders have located a contractor that is well versed in preservation. Peggy Crabtree made a motion to approve the Certificate of Appropriateness for 215 E. Main. Shannon Simpson seconded the motion. **All ayes.**

6. Consider approval of Certificate of Appropriateness for 209 S. College

Gloria Mata told the Commission that the awning and the trim on the front windows need repair. Jackie Montejano noted that none of the other buildings on that block have awnings so this one has been interesting. Michelle Haye asked if the request was to choose Option A or B. Ms. Mata said yes. There was some discussion and the Commission said they prefer the metal roof option and a neutral color is preferred. They also encouraged Ms. Mata to do preventative and restorative measures instead of replacement with regards to the window trim. Michelle Haye made a motion to approve Option B without replacing wood unless necessary. Jacqueline Montejano seconded the motion. **All ayes.**

7. Consider approval of Certificate of Appropriateness for 115 E. University

Brad Yates informed the Commission that he purchased this property to redo. It has been gutted to the studs on the interior and on the exterior he plans to put back the wood porch. He requested permission to use wood columns on the front façade instead of the existing wrought iron. Michelle Haye stated that the columns at 212 Virginia would be appropriate for this property and noted the door would need to be changed also. There was discussion about the enclosed portion of the front porch. Mr. Yates stated that he would like the option of opening up the porch depending on consultation with his client and loss of square footage in the living area. Shannon Simpson made a motion to approve the Certificate of Appropriateness for 115 E. University with the option of opening up the front porch. Michelle Haye seconded the motion. **All ayes.**

8. Consider approval of Certificate of Appropriateness for 212 Virginia

Brad Yates presented the project to the Commission as noted on the COA. Michelle Haye said she loves the porch and Mr. Yates responded that he will do concrete steps with brick overlay in the rehabilitation. Michelle Haye made a motion to approve the Certificate of Appropriateness for 212 Virginia. Shannon Simpson seconded the motion. **All ayes.**

9. Comments by Commission members and Heritage Preservation Officer

None made

10. Adjourn

Meeting adjourned at 6:13 pm.

Respectfully submitted by Anita Simpson