

## MINUTES

A meeting of the **Heritage Preservation Commission** of the City of Waxahachie, Texas was held in the Hatchet Conference Room, Beatty Municipal Services Building, 408 S. Rogers on **Thursday, February 8, 2024 at 5:30 p.m.**

Heritage Preservation Commission Members present: Peggy Crabtree  
Ronald Finch  
Curtiss Thompson (Not Present)  
Jacqueline Montejano  
Kelly Savell (Not Present)  
Adam Graves (Late)  
Michelle Haye

Planning & Zoning Commission Liaison: Bonney Ramsey (Not Present)

City Council Liaison: Patrick Souter (Not Present)

Heritage Preservation Officer: Eleana Tuley

Guests: Mayor Pro Tem Chris Wright, Senior Director of Economic Development Warren Kettelman and Charity Fitch, Waxahachie Sun

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

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

### **2. Public Comments**

Warren Kettelman mentioned that Eleana Tuley is back from maternity leave.

### **3. Approve the minutes of the regular meeting of January 11, 2024**

Ronald Finch made a motion to approve the minutes on January 11, 2024. Michelle Haye seconded the motion. **All ayes.**

### **4. Consider Certificate of Appropriateness for 707 Sycamore Street in regard to application for the Residential Tax Incentive for routine maintenance**

Warren Kettelman presented the item. The property is repainting his home and is applying for the additional tax credit for routine maintenance. Mr. Kettelman wanted to know if HPC needed to approve it. Peggy Crabtree said that she is more concerned with people painting brick rather than siding. Homeowners should not paint the original brick on a residential structure. Eleana Tuley asked the commission if they wanted to see applications for routine maintenance and restoration moving forward. Michelle Haye said it would be wise to bring forward those applications to the commission for the commission to verify that they are not making exterior changes to the residential structure. Eleana Tuley said she will start bringing applications for the additional tax credit for routine maintenance and restoration moving forward. Ron Finch mentioned an instance where a property owner used monochromatic colors on a craftsman, he asked the commission if that would be an issue. Peggy Crabtree said the commission has received a lot of pushback on paint color in the past, therefore the commission chose to remove paint color from the items the commission reviews. Mrs. Crabtree said the commission could begin reviewing colors for properties in the historic overlay if the general public wanted the Commission to review paint colors.

Adam Graves clarified that this is not a certificate of appropriateness but a request for the additional tax incentive for routine maintenance. Mr. Kettelman also mentioned that the property owner is applying for the tax exemption in item number six. Mrs. Haye mentioned that property owners should come before the commission with their improvements before they complete them.

Mr. Graves made a motion to approve the request for the additional tax incentive for routine maintenance. Mrs. Haye, seconded the motion. **All ayes.**

**5. Consider Certificate of Appropriateness for 300 Virginia Avenue in regard to application for Residential Tax Incentive for restoration**

Mr. Kettelman presented the property owner, Mrs. Sanchez. Eleana Tuley presented the commission with a current photo and a historical photo of the home. The home was designated as a historical resource in April 2020. The property owner mentioned that she used John Jarvis for the restoration. She repaired the porch because the previous improvements were constructed improperly. The property owner coordinated with Anita last year and completed the work soon after. The contractor repaired the porch in conformance with the historical photo and made it more structurally sound. The property is currently testing paint colors and repainting the home to its original sage green color. Eleana looked at previous street view images of the home on Google Maps for the commission to see the original sage green color. Mr. Kettelman mentioned that typically, the applicant would come before the commission before the work is completed; however, in this instance, the work has been completed.

Jacqueline Montejano made a motion to approve the request for the additional tax incentive for restoration. Mrs. Haye seconded the motion. **All ayes.**

**6. Consider Applications for Historic Property Tax Exemption**

Mrs. Tuley provided the commission with a spreadsheet with all the properties being considered for the historic tax exemption. Mrs. Tuley created a presentation for all the tax exemption requests. The commission reviewed a total of 63 tax exemption applications, approving 59, denying 1, and tabling 3.

The tax exemption for 106 Savannah Avenue was denied because the original garage doors were replaced with modern garage doors. The original porch columns were also removed and replaced with wooden posts.

The commission tabled the tax exemption request for 409 Bird Lane. The commission noted that the brick was painted, which would not have been original to the house. The commission tabled the request to give the property owner an opportunity to answer the commission's questions regarding the paint on the exterior of the residential structure.

The commission tabled the tax exemption request for 206 Lavista Street. The commission noted that the windows were not original to the house and that their age was not appropriate for the time period the home was constructed. The commission tabled the request to give the property owner an opportunity to answer the commission's questions regarding the windows.

The commission tabled the tax exemption request for 205 Harbin Avenue. The commission noted that the sun room looked like a new addition to the home that would not be consistent with the time period of the home. The commission tabled the request to give the property owner an opportunity to answer the commission's questions regarding the sunroom.

Mrs. Haye made a motion to table 409 Bird Lane, 206 Lavista Street, 205 Harbin Avenue, seconded by Mrs. Montejano. **All ayes.**

Mr. Graves made a motion to deny 106 Savannah Avenue, seconded by Mrs. Montejano. **All ayes.**

Mrs. Montejano made a motion to approve the remaining tax exemption applications, seconded by Mr. Graves. **All ayes.**

#### **7. Comments by Commission members and City staff**

Mrs. Montejano observed that the Kick Rocks Boutique had drilled holes in the building for the installation of the recently approved sign. She is concerned about the number of holes made in historical structures during sign installations and would like to find ways to prevent or minimize this. Mr. Montejano asked to staff whether there was any recourse on sign installations that were not installed appropriately. Mrs. Tuley said she would look into that. Additionally, Mrs. Tuley mentioned that she is on all the sign reviews and could ensure these comments or conditions of approval are documented on the sign permit.

Mr. Warren, confirmed which commissioners were registered for the Real Places Conference in Austin, and asked whether anybody needed accommodations. Everybody was good to go. Eleana would check in with Kelly Savell since she was not present at the meeting.

Mr. Graves said he was looking at the awnings downtown and noticed that many were shingle awnings, which were probably not the original awnings. Additionally, several were deteriorating and leaking and in need of repair. Mr. Kettelman mentioned that people could use the Downtown Building Improvement Program.

Mrs. Haye asked for an update on the Historic Overlay. Mr. Kettelman said he had approval from five property owners, four of which are city properties. Mrs. Haye asked whether the approval process was similar for Oldham Historic Overlay. Mrs. Montejano mentioned that the  $\frac{3}{4}$  majority is required when a property owner is in opposition. Mr. Kettelman said staff would keep the commission posted.

#### **8. Adjourn**

Meeting adjourned at 6:41 pm.

*Respectfully submitted by Eleana Tuley*