

MINUTES

A meeting of the **Heritage Preservation Commission** of the City of Waxahachie, Texas was held in the City Council Chambers/Conference Room at City Hall, 401 S. Rogers on **Thursday, December 12, 2019** at **5:30 p.m.**

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

Planning & Zoning Commission Liaison: Bonney Ramsey

Heritage Preservation Officer: Anita Simpson

Guests: Dusty Autrey, Hugo Monsanto

1. Call to Order

Becky Kauffman called the meeting to order at 5:33 p.m.

2. Public Comments

None made

3. Approve minutes of meeting held November 14, 2019

Peggy Crabtree made a motion to approve the minutes of the meeting held on November 14, 2019. The motion was seconded by Glinda Felty. **All ayes.**

4. Consider plans for 421 S. College Street

Becky stated that the freight depot is a contributing member of the Ellis County Courthouse National Register District so it is eligible to receive the tax credits if Mr. Autrey wants to pursue them. The combined credits amount to 45% of the total cost of the project. Jeff Smith noted that rehabilitating the freight depot is a tremendous undertaking and Dusty agreed. Jeff then questioned Dusty and Mr. Monsanto about the dimensions of the opening for the doors and whether they would be changed. There was much discussion about the proposed doors and how they would be configured. Peggy Crabtree offered that a better solution if it was possible would be to insert the proposed door sections but change the existing sliding doors from inset to outset and use them to cover the new doors when the building is not in use. Mr. Monsanto said that was doable and everyone agreed that would be a good alternative for the doors on both sides of the building. Dusty said his intent is to leave everything salvageable there and to replace non-salvageable elements in kind. There was discussion of the ramps, decks, and stairs and their placement for clarification purposes. Jeff Smith asked about a discrepancy in the two detail drawings of the rails. Mr. Monsanto clarified that the proper dimensions are those in A1.1; the Commission agreed that is the more appropriate version. Jeff Smith asked if a canvas awning could be used on the south elevation; Becky Kauffman suggested starting the roof extension east of the first set of windows on the south side. There was some discussion of the west elevation and the door that is there. Mr. Monsanto said there was a barn door like the other two sides behind the sheet metal door shown in the photo. On the east elevation the Commission encouraged Dusty and Mr. Monsanto to be consistent

with the direction of the skirting/underpinning and suggested that the horizontal orientation would be most appropriate. Anita was instructed to write up notes regarding the recommendations and send them with marked up elevation plans to Dusty and Mr. Monsanto for revision. Plans will be resubmitted after they are revised and the Commission will reconsider them at that time.

5. Consider approval of renewal HT tax exemption applications

The following properties were reviewed by the Commission:

900 Bryson	210 N. College	420 W. Franklin	512 N. Grand
101 Greenbrier	104 Harbin	212 W. Jefferson	409 W. Jefferson
1112 W. Jefferson	209 Kaufman	616 Kaufman	622 Kaufman
626 Kaufman	422 MLK Blvd	817 W. Main	1109 W. Main
1307 W. Main	1101 E. Marvin	1301 E. Marvin	303 Matthews
205 Oldham	408 Oldham	205 Overhill	239 Patrick
509 N. Rogers	301 S. Rogers	600 Sycamore	307 Virginia
113 Williams			

Glinda Felty made a motion to **approve** the above properties for the 2020 HT exemption with the exception of **219 Virginia** which will be **tabled** pending further research by Commission. Shannon Simpson seconded the motion. **All ayes.**

6. Consider approval of new HT tax exemption applications

The following properties were reviewed by the Commission:

324 Harbin 309 Oldham

Peggy Crabtree made a motion to **approve** the above properties for the 2020 HT exemption. Curtiss Thompson seconded the motion. **All ayes.**

213 Monticello—request photo of front door
711 Sycamore—request historic photo, date built

Glinda Felty made a motion to **table** the above properties pending receipt of requested information. Jeff Smith seconded the motion. **All ayes.**

300 Briggs—porch and roofline extended, inappropriate windows and door
400 N. Rogers—doors, shutters, porch railings, window
402 N. Rogers—doors, shutters, porch railings
114 Williams—windows

Jeff Smith made a motion to **deny** the above properties for the 2020 HT exemption. Shannon Simpson seconded the motion. **All ayes.**

7. Comments by Commission members and Heritage Preservation Officer

Anita showed the Commission a sample of signage that Webb Gallery wants to put on their doors. Anita was given permission to give administrative approval to the sign request when a permit is applied for.

The fire station on Main/Water streets was discussed and it was agreed that it is not historic or significant and can be replaced.

8. Adjourn

A motion to adjourn was made by Peggy Crabtree and seconded by Curtiss Thompson. **All ayes.**
Meeting adjourned at 7:12 pm.

Respectfully submitted by Anita Simpson