

## **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, January 11, 2024 at 5:30 p.m.**

Heritage Preservation Commission Members present: Peggy Crabtree  
Ronald Finch  
Kelly Savell  
Adam Graves  
Michelle Haye

Planning & Zoning Commission Liaison: Bonney Ramsey

City Council Liaison: Patrick Souter

Heritage Preservation Officer: Eleana Tuley (Maternity Leave)

Guests: Mayor David Hill, Mayor Pro tem Chris Wright, Deputy City Manager Albert Lawrence, Senior Director of Economic Development Warren Kettelman, Mr. Gundert and Mr. Aleman each had items on the agenda.

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

Chair Peggy Crabtree called the meeting to order at 5:31 p.m.

### **2. Public Comments**

No public comments.

### **3. Approve the Minutes of the regular meeting of December 14, 2023**

Michelle Haye made a motion to approve the minutes on December 14, 2023. Ron Finch seconded the motion with one correction noted. Minutes should read “Woman’s Building” not “Women’s”. **All ayes.**

### **4. Consider verification of inclusion of the Ellis County Woman’s Building, 407 W. Jefferson, in the proposed expansion of the Historic Overlay District**

Chair Crabtree opened the discussion. Mr. Kettelman informed the Commission that he had the recording of the previous meeting available for review if needed. Mr. Kettelman had previously provided the recording by email to the Commissioners to review prior to the meeting. Mr. Souter shared that he had spoken about this question at the City Council meeting in January and that this action by the Commission was to “put this issue to bed.” Commissioner Savell shared that she “has it in her notes” in regard to the Woman’s Building being included in the proposed expansion.

Chair Crabtree made a motion to approve the Woman’s Building’s inclusion in the expanded Historic Overlay District. Michelle Haye seconded the motion. **All ayes.**

### **5. Consider new business sign at 212 W. Jefferson Street, Suite 3**

Chair Crabtree introduced this item and opened discussion. Mr. Aleman was in attendance representing the ownership of the business. Ms. Crabtree asked that the anchors holding the sign be placed in the mortar and not the brick. Mr. Graves asked about the existing mounts and utilities for the sign. Mr. Aleman confirmed that the mounts and utilities were there and will be re-used.

Michelle Haye made a motion to approve the new sign. Kelly Savell seconded the motion. **All ayes.**

**6. Consider Certificate of Appropriateness for 515 N. College Street**

Chair Crabtree introduced this item and recognized the applicant, Ms. Lewis. Mr. Ketteman reminded the Commission of the information in the packet. Chair Crabtree reiterated that the Commission has no jurisdiction on the interior work being proposed. Commissioner Haye sought confirmation that the windows were “being restored and not replace.” Ms. Lewis confirmed that was the case. Chair Crabtree asked for a motion

Michelle Haye made a motion to approved the Certificate of Appropriateness. Commissioner Savell seconded the motion. **4 Ayes 1 Nay (Commissioner Graves). His concern was in regard to the “incompleteness of the application.” Clarification was made that any exterior repair would be done with wood.**

**7. Consider Certificate of Appropriateness for 124 Kaufman Street**

Chair Crabtree introduced this item and recognized Mr. Gundert. Commissioner Graves noted that the work has been completed and “looks great” but the application looks to be incomplete. Commissioner Finch noted that he hand-delivered this applicant on behalf of the applicant. Commissioner Haye confirmed that the railing work was only on the first floor. Commissioners asked for the other pictures of the property and the applicant and Mr. Ketteman both provided those. Commissioners reiterated their desire to have a “complete packet”. After some discussion, Chair Crabtree called for a motion.

Kelly Savell made a motion to approved the Certificate of Appropriateness for 124 Kaufman Street. Adam Graves seconded that motion. **All Ayes.**

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

Chair Crabtree opened the discussion and asked the Commissioners if they had time to view the submitted applications. Mr. Ketteman noted the two application that were tabled at the last meeting, two new applications and several re-applications. Commissioner Haye added some information in regard to 303 Matthews Street and the circa 1926 railcar which is used as part of the residence. Some discussion in regard to 115 E. University and rehab work. Chair Crabtree asked to consider the two that were tabled beginning with 411 Bird Lane. Discussion in regard to the windows not conforming to the age and style of the home. Chair Crabtree called for a motion.

Adam Graves made a motion to deny the exemption for 411 Bird Lane. Michelle Haye seconded the motion. **All Ayes.**

Chair Crabtree then asked for a motion on the next tabled property, 321 E. University.

Michelle Haye made a motion to approved the exemption for 321 E. University. Adam Graves seconded the motion. **All Ayes.**

Chair Crabtree asked for consideration of the group of renewal applications.

Michelle Haye made a motion to approve the group of renewal applications as presented. Kelly Savell seconded the motion. **All Ayes.**

Chair Crabtree introduced the new applicants at 405 Clark and 601 W. Jefferson. Discussion began with 405 Clark. Since it's a new application, Chair Crabtree asked about tabling. Others noted no issues. Chair Crabtree asked for a motion.

Adam Graves made a motion to approve the abatement for 405 Clark. Michelle Haye seconded the motion. **All Ayes.**

Chair Crabtree introduced the next new application, 601 W. Jefferson. Discussion centered on the windows on the front of the home and its style. More discussing in regard to tabling this item.

Michelle Haye made a motion to table this item for further research in regard to the windows and other historic photo evidence. Kelly Savell seconded the motion. **All Ayes.**

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

Mr. Kettelman shared that Eleana Tuley will be back in February. No other comments from the Commission.

#### **10. Adjourn**

Meeting adjourned at 6:05 pm.

*Respectfully submitted by Warren Kettelman*