

Heritage Preservation Commission
March 21, 2024

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on **Thursday, March 21, 2024 at 5:30 p.m.** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members:	Peggy Crabtree, Chair Jacqueline Montejano, Vice Chair Curtiss Thompson (Absent) Michelle Haye Ronald Finch Adam Graves Kelly Savell (Absent)
Planning & Zoning Commission Liaison:	Bonney Ramsey (Absent)
Heritage Preservation Manager:	Eleana Tuley
City Council Liaison:	Patrick Souter (Absent)

1. Call to Order

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

- 2. Public Comments:** Persons may address the Heritage Preservation Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

There were no public comments.

3. Approve the minutes of the regular meeting of February 8, 2024

Jackie Montejano made a motion to approve the minutes of the February 8, 2024, HPC meeting. Michelle Haye seconded the motion. **All ayes.**

4. Consider a Certificate of Appropriateness for 201 E Main Street

Eleana Tuley presented the item. Bill Bell, the property owner and applicant, presented the techniques he had considered for removing the paint on the exterior brick. Peggy Crabtree recommended that the applicant (Bill Bell) use different techniques in small areas of the building to find the best process to remove the paint. Ronald Finch recommended repointing the brick and resealing the mortar if necessary. The commissioners recommended the contractor use the appropriate mortar when repointing the brick. Jackie Montejano recommended the Applicant review the National Park Service Preservation Brief for repointing brick for historic buildings.

Jackie Montejano made a motion to approve the certificate of appropriateness for 201 E Main Street, Adam Graves seconded the motion. **All ayes.**

5. Consider a Certificate of Appropriateness for 407 Brown Street

Eleana Tuley presented the item. Susan Ruebman, the property owner and applicant, presented restoration techniques and materials for the proposed improvements (railing, shutters, siding, etc.). Michelle Haye made a motion to approve the certificate of appropriateness for 407 Brown Street, and Ronald Finch seconded the motion. **All ayes.**

6. Consider a Certificate of Appropriateness for 210 E University Avenue

Eleana Tuley presented the item. Susan Ruebman, the property owner and applicant, presented restoration techniques and materials for the proposed improvements. Michelle Haye made a motion to approve the certificate of appropriateness for 210 E University Avenue, Ronald Finch seconded the motion. **All ayes.**

7. Consider a Certificate of Appropriateness for 115 N College Street

Eleana Tuley presented the item. Tom Smalley, the property owner and applicant, presented details of his project and requested approval. Adam Graves made a motion to approve the certificate of appropriateness for 115 N College Street, Jackie Montejano seconded the motion. **All ayes.**

8. Consider a Certificate of Appropriateness for 207 S Hawkins Street

Eleana Tuley presented the item. Peggy Crabtree recused herself from this item. Michelle Haye made a motion to approve the certificate of appropriateness for 207 S Hawkins Street, Ronald Finch seconded the motion. **All ayes.**

9. Consider Applications for the Historic Property Tax Exemption

The commission reviewed 130 tax exemption applications. Out of these, the commission approved 126 applications and denied 4 applications. The properties for which tax exemptions were denied are as follows: 501 John Arden Drive, 605 W Main Street, 802 W Jefferson Street, and 205 Virginia Avenue.

Adam Graves made a motion to approve all tax exemptions except for 501 John Arden Drive, 605 W Main Street, 802 W Jefferson Street, and 205 Virginia Avenue, Jackie Montejano seconded the motion. **All ayes.**

10. Consider Applications for the Additional Tax Incentive for routine maintenance

Eleana Tuley presented the requests for the additional tax incentives for routine maintenance for the following properties: 305 University Avenue, 307 S Rogers Street, 208 Oldham Avenue, 209 S College Street, 514 W Marvin Avenue, 205 Virginia Avenue, and 104 Savannah Street.

Michelle Haye made a motion to approve all the applications for the additional tax incentive for routine maintenance, except for 208 Oldham Avenue and 205 Virginia Avenue, Jackie Montejano seconded the motion. **All ayes.**

11. Consider Applications for the Additional Tax Incentive for restoration

Eleana Tuley presented the requests for additional tax incentives for restoration for the following properties: 201 E University Avenue, 607 Sycamore Street, 1009 W Main Street, and 212 W Jefferson Street.

Adam Graves made a motion to approve all the applications for the additional tax incentive for restoration, Michelle Haye seconded the motion. **All ayes.**

12. Consider a Sign Application for 109 W Franklin Street, Suite 115 (Texas Art & Pour)

Eleana Tuley presented the sign request. Michelle Haye made a motion to approve the sign application for 109 W Franklin Street, Suite 115, Adam Graves seconded the motion. **All ayes.**

13. Comments by Commission members and City staff

14. Adjourn

Meeting adjourned at 7:33 pm.

Submitted Respectfully by Eleana Tuley.