



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, February 13, 2020** at **5:30 p.m.**

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

Planning & Zoning Commission Liaison: Bonney Ramsey

Heritage Preservation Officer: Anita Simpson

City Council Liaison: Mary Lou Shipley

Guests: Wayne & Tammy Strickland  
Aide Molina

**1. Call to Order**

Becky Kauffman called the meeting to order at 5:32 p.m.

**2. Public Comments**

None made

**3. Approve minutes of meeting held January 9, 2020**

Jeff Smith made a motion to approve the minutes of the meeting held on January 9, 2020. The motion was seconded by Peggy Crabtree. **All ayes.**

**4. Consider Certificate of Appropriateness for 210-212 N. College**

Wayne & Tammy Strickland explained their plans for the properties to the Commission. Replacing the awning that runs along the front of both buildings is the top priority as it is becoming a safety hazard. Restoring the transom windows in the 212 building, painting, and blending the buildings together will be phase 2 of the project. Wayne also asked the Commission to reconsider the denial of 212 N. College for the HT exemption. After much discussion the Commission voted to **approve the replacement of the existing awning as proposed with the exception that the supporting posts should remain metal and not be covered.** The Commission also gave *preliminary approval* to the restoration of the transom windows in the property located at 212 N. College. Final approval will be granted when information on size and type of windows is submitted. The Commission *tabled* the request to reconsider approval of the HT tax exemption for 212 N. College pending further investigation of that property. Peggy Crabtree made the motion to approve the above; Glinda Felty seconded the motion. **All ayes.**

**5. Consider Certificate of Appropriateness for 504 Sycamore**

Becky Kauffman noted that this is the only Dilbeck house in Waxahachie and that the materials proposed for the roof replacement have been approved and deemed acceptable by other preservation groups in the state. Glinda Felty made a motion to approve the COA for 504 Sycamore. Peggy Crabtree seconded the motion. **All ayes.**

**6. Consider Certificate of Appropriateness for 116 E. University**

Aide Molina addressed the Commission regarding what she wants to do to this property. There was discussion about how Mrs. Molina would like to rebuild the front columns. Becky said the COA stated plans to “restore to historic appearance”; Jeff Smith noted that since there is a historic photo of what they looked like that is what the Commission prefers. There was also discussion about the front door and moving it to center of the façade. After much discussion the Commission voted to *approve the plans to re-center the front door of the property and to restore the columns to their appearance in the 1985 Hardy-Heck-Moore survey photo.* Peggy Crabtree made a motion to approve the above; Shannon Simpson seconded the motion. **All ayes.**

**7. Review preliminary plans for new city hall annex**

Craig Melde and Alexis McKinney with ArchiTexas presented the plans for the new city hall annex and complex located on South Rogers Street to the Commission. The Commission asked a few questions then thanked them and gave preliminary approval to the design.

**8. Consider approval of renewal HT tax exemption applications**

The following properties were reviewed by the Commission:

418 N. College	508 N. College	209 S. College	323 Cynisca
309 Harbin	206 S. Hawkins	3203 Howard Road	417 W. Jefferson
1008 W. Main	1020 W. Main	1030 W. Main	309 E. Marvin
1105 E. Marvin	1115 W. Marvin	1203 W. Marvin	200 Oldham
304 Oldham	407 Oldham	615 N. Rogers	619 N. Rogers
104 Savannah	504 Sycamore	509 Sycamore	607 Sycamore
808 Sycamore	219 Virginia		

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

Two renewal applications—501 John Arden and 219 Monticello--were tabled pending receipt of further information. Jeff Smith made a motion to table the applications for these properties; Shannon Simpson seconded the motion. **All ayes.**

**9. Consider approval of new HT tax exemption applications**

The following properties were reviewed by the Commission:

201 N. Grand—property completely altered, no historical integrity; window configurations changed and front porch and chimney features obscured

1306 E. Marvin—no style evident; inappropriate porch posts, new door, metal windows

Peggy Crabtree made a motion to **deny** the above properties for the 2020 HT exemption. Whitney Spillman seconded the motion. **All ayes.**

204 La Vista—request photo of front door

1404 W. Main—request photo of front door

901 W. Marvin— inquire about whether windows are storm or metal

Curtiss Thompson made a motion to **table** the above properties pending receipt of information requested. Whitney Spillman seconded the motion. **All ayes.**

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

Becky brought forward a façade grant application for the property at 301 S. Rogers and Anita provided one from Webb Gallery. As both projects are repair and maintenance they do not require formal approval from the HPC. They will be forwarded to HWI for consideration. Peggy shared information from her attendance at the Real Places conference in January. She provided notes from speakers and sessions that Anita will send out to all the Commission members. Anita reported that she received notice that the HPC was awarded the CLG grant to help fund the residential design guidelines and they also received the grant for the travel stipend to send two member to FORUM in Tacoma, Washington this summer. Anita also shared the current issue of *Medallion* magazine which has an article about Waxahachie in it.

#### **11. Adjourn**

A motion to adjourn was made by Shannon Simpson and seconded by Curtiss Thompson. **All ayes.** Meeting adjourned at 7:56 pm.

*Respectfully submitted by Anita Simpson*