

## 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, January 10, 2019** at **5:30 p.m.**

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

Planning & Zoning Liaison: Bonney Ramsey  
Heritage Preservation Officer: Anita Brown  
City Council Liaison: Mary Lou Shipley  
Guests: Ross O'Brien  
Chris Acker  
Dalton Bradbury  
Melissa Olson

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

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

### **2. Approve minutes of meeting held December 13, 2018**

Shannon Simpson noted a correction in the "Comments" section. Anita will correct the mistake and resend minutes to board. Glinda Felty made a motion to approve the minutes of the meeting held on December 13, 2018 with corrections. The motion was seconded by Shannon Simpson. **All ayes.**

### **3. Consider Certificate of Appropriateness and plans for Kaufman Township East**

Chris Acker told the Commission that this project will be similar to the Franklin Townhomes with the exception that there will be 5 units and the brick will be a different color. It also has a different orientation and set back. There was some discussion about the reconfiguration of Kaufman Street to connect to Clift. Other lots in this area will be future development. There will be a few parallel parking spaces in the front of the building and the roof divisions that are not shown on these plans will be in place once built. Shannon Simpson asked if the doors under the transom windows are set back and Chris said yes they are 5 ½ feet deep. Peggy Crabtree made a motion to approve the plans for Kaufman Township East. Jeff Smith seconded the motion. **All ayes.**

### **4. Consult with owner of 607 N. Rogers on requirements for historic designation**

Ross O'Brien addressed the Commission with a brief history of his efforts to obtain the HT exemption for his property. Before going further he would like the Commission's guidance on what all needs to be restored to make his property eligible. The board noted the differences in the current appearance and the 1985 HHM survey photo and stated that those aspects needed to be corrected. There was some discussion

of the columns but it was decided that did not need to be addressed. Lowering the railing on the 2<sup>nd</sup> floor balcony, installing a thicker bottom board and obtaining the proper size spindles with proper spacing should make the property eligible. Becky noted that there is a company in Quinlan that makes proper scale spindles and offered to meet with Mr. O'Brien at his home for consultation. Mr. O'Brien will contact Anita when he is ready to move forward.

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

The following properties were reviewed by the Commission:

- 516 N. College—new dormer; inappropriate posts and railings on porch
- 110 Dunn—new door; inappropriate posts and railings on porch
- 1120 W. Marvin—new door; inconclusive age of siding
- 1300 W. Marvin—enclosed carport; siding; new door

Peggy Crabtree made a motion to **deny** the applications for the above properties. Curtiss Thompson seconded the motion. **All ayes.**

- 203 Virginia—check Sanborn maps; Becky will research front façade
- 823 Williams—Jalousie windows are unique; porch appears enclosed; check Sanborn maps

Jeff Smith made a motion to **table** the above properties pending further research and information. Peggy Crabtree seconded the motion. **All ayes.**

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

The following properties were reviewed by the Commission:

- |                  |                   |                  |                  |
|------------------|-------------------|------------------|------------------|
| 210 N. College   | 508 N. College    | 203 S. College   | 204 S. College   |
| 1015 Ferris      | 209 W. Franklin   | 104 Harbin       | 200 S. Hawkins   |
| 106 S. Jackson   | 105 W. Jefferson  | 409 W. Jefferson | 417 W. Jefferson |
| 600 W. Jefferson | 1108 W. Jefferson | 110 E. Main      | 818 W. Main      |
| 1025 W. Main     | 311 E. Marvin     | 323 E. Marvin    | 1201 E. Marvin   |
| 405 W. Marvin    | 1115 W. Marvin    | 401 N. Monroe    | 308 Oldham       |
| 401 Oldham       | 205 Overhill      | 200 N. Rogers    | 217 S. Rogers    |
| 206 Virginia     | 219 Virginia      | 317 Virginia     |                  |

Louis Brown made a motion to approve the above properties for the 2019 HT exemption. Curtiss Thompson seconded the motion. **All ayes.**

- 307 Brown Street—columns and railings drastically altered from 1916 historic photo; turret is suspect

Jeff Smith made a motion to **deny** the HT application for 307 Brown Street. Shannon Simpson seconded the motion. **All ayes.**

**7. Citizens Petitions & Requests--none**

**8. Comments by Commission members and Heritage Preservation Officer**

Becky told the group about an author/photographer that had contacted Melissa Olson and then her regarding some slides of historic properties and street scenes she took of Waxahachie in the 1980's. The

woman is supposed to be sending Becky the slides. Becky and Peggy will be representing the HPC at the Real Places conference in Austin next week. Anita obtained a copy of the letter ECAD sent with their notices and they DID put information about the city's deadline in their letter.

**9. Adjourn**

A motion to adjourn was made by Peggy Crabtree and seconded by Louis Brown. **All ayes.**  
Meeting adjourned at 6:51 pm.

*Respectfully submitted by Anita Brown*