

ORDINANCE NO. 2997

AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING SECTIONS 24.51 THROUGH 24.60 OF THE CITY'S CODE OF ORDINANCES, AND MATTERS RELATING TO THE HERITAGE PRESERVATION COMMISSION; AND THE HISTORIC OVERLAY DISTRICTS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 211.001 et. seq. of the Texas Local Government Code authorizes the City Council of the City of Waxahachie to:

Protect and preserve places and areas of historical and cultural importance and significance and to designate places and areas of historic and cultural importance, and to regulate and restrict the construction, alteration, reconstruction, or razing of buildings and other structures to maintain heritage property values; and

WHEREAS, the City contemplates amending Sections 24.51 through 24.60 of the Code of Ordinances to establish a Historic Overlay District, provide criteria and provide procedures for development within the District; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

That all of the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety and that Sections 24.51 through 24.60 of the Code of Ordinances of the City of Waxahachie, Texas, hereby is amended to read as follows:

Section 24.51. Purpose.

The City Council of the City of Waxahachie does hereby declare that as a matter of public policy the protection, enhancement, and perpetuation of areas and landmarks of historical and cultural importance and significance is necessary to promote the economic, cultural, educational and general welfare of the public. It is recognized that the Historic Resources of the City of Waxahachie represent the unique confluence of time and place that has shaped the identity of generations of citizens, collectively and individually, and these resources constitute the heritage of the citizens of Waxahachie.

This ordinance is intended to:

- (1) Perpetuate, protect, enhance, and preserve the Historic Resources and Historic Areas, which represent distinctive elements of Waxahachie's historic, architectural, social, economic, ethnic, and political heritage and to develop appropriate settings for such places by allowing property owners a vehicle for protecting their property by participation in this ordinance;
- (2) Safeguard the city's historic and cultural heritage, as embodied and reflected in Historic Resources, by application of appropriate resources;
- (3) Stabilize and improve property values in such locations;

- (4) Provide property owners with an opportunity to voluntarily participate in the Historic Resource designation process and to receive all the benefits accrued by such participation.
- (5) Foster civic pride in the beauty and accomplishments of the past, and to promote the use of historic landmarks for the culture, prosperity, education, and general welfare of the people of the City of Waxahachie;
- (6) Strengthen the economy of the city and to protect and enhance the city's attractions to tourists and visitors, as well as provide support and stimulus to business and industry;
- (7) Provide information to property owners and tenants as well as civic organizations concerned with historical preservation.

Section 24.52. Definitions.

All terminology used throughout this Heritage Preservation Ordinance is defined in Appendix A, located at the end of this ordinance.

Section 24.53. Heritage Preservation Commission.

This ordinance hereby creates a commission to be known as the Heritage Preservation Commission of the City of Waxahachie.

- (1) The Heritage Preservation Commission shall consist of ten (10) citizens of the City of Waxahachie to be appointed and confirmed by the City Council of the City of Waxahachie as follows:
 - a. One (1) member shall be from the architecture or design area of expertise.
 - b. Three (3) members shall have demonstrated an interest in the history of Waxahachie.
 - c. Three (3) members shall be owners of individual Historic Resources or property within one or more of the Historic Overlay Districts.
 - d. Ex-officio board members (non-voting members) shall include:
 1. One (1) representative from the Planning and Zoning Commission.
 2. One (1) representative from the City Manager's staff, such as the Heritage Preservation Officer.
 3. One (1) representative from the City Building Inspection staff.
- (2) All Heritage Preservation Commission members, regardless of background, shall have a known and demonstrated interest, competence, or knowledge of historic preservation within the City of Waxahachie.
- (3) Heritage Preservation Commission members shall serve for a term of two (2) years, with the exception that for the inaugural Commission, the City Council shall appoint four of the voting members to a term of three years and three of the voting members

to a term of two years. The ex-officio members may be appointed for either annual or non-rotating terms at the discretion of the City Council.

- (a) The chairman and vice-chairman of the Heritage Preservation Commission shall be elected by and from the members of the Heritage Preservation Commission.
- (b) The functions of the Heritage Preservation Commission will include, but not be limited to, the following:
 - a. Prepare rules and procedures as necessary to carry out the business of the Heritage Preservation Commission.
 - b. Adopt criteria for the identification of Historic Resources and the delineation of Historic Overlay Districts.
 - c. Develop and maintain a Historic Resource Preservation Plan that will be utilized by the Heritage Preservation Commission, Planning and Zoning Commission, the City Council of Waxahachie, and the City of Waxahachie.
 - d. Conduct surveys as necessary, maintaining and updating an inventory of significant historic, architectural, archaeological, and cultural landmarks constituting Historic Resources within the City of Waxahachie.
 - e. Designate Historic Resources and Historic Overlay Districts.
 - f. Approve requests for historical designation of resources voluntarily brought forward by property owners of historical landmarks or properties.
 - g. Create committees from among its membership, as necessary to conduct the work of the Commission.
 - h. Maintain written minutes that record all actions taken by the Heritage Preservation Commission and the reasons for taking such actions. Minutes will be filed with the City Secretary.
 - i. Recommend conferral of recognition upon owners of Historic Resources or properties within Historic Overlay Districts by means of certificates, plaques, or markers.
 - j. Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
 - k. Make recommendations to the City Council concerning the utilization of governmental or private funds to promote the preservation of Historic Resources or Historic Overlay Districts within the City of Waxahachie.
 - l. Approve or disapprove applications for Certificates of Appropriateness in accordance with this ordinance.
 - m. Recommend financial incentive programs (i.e. tax incentives, loan programs) for the preservation or rehabilitation of Historic Resources and Historic Overlay Districts.
 - n. Prepare specific guidelines for the review of Historic Resources and Historic Overlay Districts.
 - o. Informally review on an annual basis the conditions of the Historic Resources and Historic Overlay Districts and evaluate possible future needs.
- (4) The Heritage Preservation Commission shall meet at least monthly. Special meetings may be called at any time by the chairperson or on written request of any two (2) Heritage Preservation Commission members. All meetings shall be in conformance with the Texas Open Meetings Act, Tex. Gov't Code Chapter 551.
- (5) A quorum for the transaction of business shall consist of four (4) of the Heritage Preservation Commission voting members.

- (6) A majority of the voting members present will constitute an official vote for the working mechanics of the Heritage Preservation Commission, but a minimum of five (5) affirmative votes will be required to grant a Certificate of Appropriateness.
- (7) The Heritage Preservation Commission shall be appointed by, serve at the pleasure of and be accountable to and governed by the City Council as determined by city ordinance.

Section 24.54. Appointment of a Heritage Preservation Officer.

The City Manager shall provide for the appointment of a qualified city staff person to serve as the Heritage Preservation Officer. The Heritage Preservation Officer shall administer this ordinance and advise the Heritage Preservation Commission on matters submitted to the Commission. In addition to serving as a representative of the Heritage Preservation Commission, the Heritage Preservation Officer is responsible for coordinating the city's heritage preservation activities with those of local, state, and federal agencies and with local, state, and national non-profit preservation organizations, as well as other municipal departments and the general public. The Heritage Preservation Officer shall maintain the Historic Preservation Plan, applicable surveys and historic information and shall update such information from time to time, as necessary.

Section 24.55. Designation of Historic Resources or Establishment of Historic Overlay Districts.

(1) Criteria for Historic Resources and Historic Overlay Districts:

- (a) The Heritage Preservation Commission may designate a Historic Resource if it meets one of the following criteria:
 - (1) Possesses significance in history, architecture, archeology, or culture of the city, county, state, or nation.
 - (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
 - (3) Is associated with the lives of persons significant in Waxahachie's past.
 - (4) Embodies distinctive characteristics of a type, period, or method of construction.
 - (5) Represents the work of a master designer, builder, or craftsman.
 - (6) Represents an established and familiar visual feature of the City of Waxahachie.
 - (7) Is the location of a significant historic event.
- (b) The Heritage Preservation Commission may recommend establishment of a Historic Overlay District in accordance with the procedures of Section 31.A of the Zoning Ordinance in order to preserve Historic Resources if the area contains properties that meet one or more of the criteria for designation of a Historic Resource and constitutes a unique section of the City of Waxahachie that contributes to the heritage of the community.

(2) Designation of Historic Resources:

- (a) A property owner may petition the Heritage Preservation Commission to designate certain buildings, sites, structures, objects, or a collection of the same within a contiguous

area of the City, as Historic Resources. Such Historic Resources shall be listed in the Heritage Preservation Commission's List of Historic Resources.

- (b) The Commission may designate a building, site, structure, object, or a collection of the same within a contiguous area of the City, as a Historic Resource following petition by the property owner or on its own initiative. Owners of said property shall be notified prior to the Commission's hearing. At the aforementioned public hearing, commissioners, owners, and other interested parties may present testimony or documentary evidence that will become part of a record regarding the historic, architectural, or cultural importance of the proposed Historic Resources or district. The record may also contain staff reports, public comments, or other evidence offered outside of the hearing.
- (c) Designation of a building, site, structure, or collection of the same within a contiguous area of the City, as a Historic Resource, entitles the owner of such property to apply for the tax incentives in section 24.57 of this ordinance, subject to the standards established therein.
- (d) The designation as a Historic Resource may be removed with the approval of the Commission.

Section 24.56. Certificate of Appropriateness for Alteration, Restoration, or New Construction Affecting Historic Resources.

- (1) No owner of a Historic Resource or National Register property shall do any of the following without disqualification from participation in the tax incentives programs in section 24.57 of this ordinance. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with the provisions of this ordinance shall be fined not more than \$2000 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense
 - (a) Implement any exterior alteration, restoration, reconstruction, new construction, or movement of a Historic Resource, (excluding Minor In-kind Repairs and Ordinary Maintenance as described in Section 24.60) without first applying for and receiving a Certificate of Appropriateness from the Heritage Preservation Commission.
 - (b) Make any change in the appearance of the Historic Resource, (i.e. light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from the public right-of-way, excluding Minor In-kind Repairs and Ordinary Maintenance as described in Section 24.60) which affect the appearance and cohesiveness of the Historic Resource, other Historic Resources, or a Historic Overlay District without first applying for and receiving a Certificate of Appropriateness from the Heritage Preservation Commission.
 - (c) Demolish an individual Historic Resource or remove it from its site.

- (d) Allow a Historic Resource to fall into a serious state of disrepair, such that deterioration of an exterior architectural feature would be likely to produce a detrimental effect upon the character of the Historic Resources, other Historic Resources in proximity, or a Historic Overlay District.

Examples of such deterioration shall include, but are not limited to, the following:

- (1) Deterioration of exterior walls or other vertical supports.
- (2) Deterioration of roofs or other horizontal members.
- (3) Deterioration of exterior chimneys.
- (4) Deterioration or crumbling of exterior stucco or mortar.
- (5) Ineffective waterproofing of exterior walls, roofs, or foundations, including broken windows or doors.
- (6) Deterioration of any feature so as to create a hazardous condition that could lead to the claim that demolition is necessary for the public safety.
- (7) Deterioration of ornamental features.

Any new construction on the site of an individual Historic Resource will require that design and construction be in keeping with the architecture of the area constituting the Historic Resource and will require a Certificate of Appropriateness from the Commission.

Section 24.57. Tax Incentives

(1) Historical Appraised Tax Value Exemption (Residential and Non-Residential)

- (a) Historic Resources and property within a Historic Overlay District shall be eligible for a historical appraised tax value exemption of twenty-five percent (25%) of the City portion of the property taxes on the appraised value of the property, based on meeting all of the following criteria:
 - 1. All modifications or expansions are completed pursuant to the issuance of Certificate(s) of Appropriateness under Section 24.56 and 24.59.
 - 2. The Historic Resource or property within a Historic Overlay District is listed on the National Register of Historic Places, designated as a Recorded Texas Historic Landmark or State Archaeological Landmark by the Texas Historical Commission, or has been designated by the City of Waxahachie as a historically significant site in accordance with the Texas Property Tax Code.
 - 3. The Historic Resource or property within a Historic Overlay District must adhere to all city ordinances.
- (b) To be eligible for the historical appraised tax value exemption, the owner of the Historic Resource or property within a Historic Overlay District must make application annually prior to the 15th day of March to the City of Waxahachie. Applications received after March 15th will be considered for the next tax year.

(2) Residential Tax Incentive Program

- (a) Eligible Historic Resources or property within a Historic Overlay District shall be entitled to a reinvestment tax incentive of up to 50 percent of the City portion of

the total property tax bill for restorations that amount to one thousand two hundred and fifty dollars (\$1,250) or more. Eligible properties may apply for a reinvestment tax incentive of up to 25 percent of the City portion of the total property tax bill for routine maintenance projects that amount to one thousand two hundred and fifty dollars (\$1,250) or more. Both incentives are based on meeting all of the following criteria:

1. All modifications or expansions are completed pursuant to the issuance of Certificate(s) of Appropriateness issued pursuant to the Section 31.A of the Zoning Ordinance or as provided for in this ordinance.
2. The Historic Resource or property within a Historic Overlay District is listed on the National Register of Historic Places, designated as a Recorded Texas Historic Landmark or State Archaeological Landmark by the Texas Historical Commission, or has been designated by the City of Waxahachie as a historically significant site in accordance with the Texas Property Tax Code.
3. The Historic Resource or property within a Historic Overlay District must adhere to all city ordinances.

(b) Each property owner who desires to apply for an historic reinvestment tax incentive shall apply for said incentive on or before March 15th of the year the tax incentive is to be granted. The incentive, if granted, shall be applicable for only one year. Applications received after March 15th will be considered for the following tax year. Subsequent incentives for additional projects must be applied for each year. Application shall be made on the official form provided by the City of Waxahachie, Texas.

(3) Non-Residential Tax Incentive Programs

(a) Historic Resources or property within a Historic Overlay District which are non-residential and which are listed on the National Register of Historic Places, or recorded as a Texas Historic Landmark or State Archaeological Landmark by the Texas Historical Commission, or which are designated as historical and appear on the Historic District map maintained by the Commission, shall be eligible for historic reinvestment tax incentives upon terms and conditions as hereinafter ordained.

(b) Eligible Historic Resources shall be entitled to a reinvestment tax incentive of up to 50 percent of the total City portion of the property tax bill for restorations amounting to one thousand two hundred and fifty dollars (\$1,250) or more. Investments eligible for this incentive shall be those made for:

- structural repairs and improvements
- electrical repairs and improvements
- plumbing repairs and improvements
- mechanical repairs and improvements
- interior repairs and improvements
- exterior restoration

1. When any of the eligible investments are being considered, the Heritage Preservation Officer shall be consulted. If the Heritage Preservation Officer deems a Certificate of Appropriateness necessary, the standard rules for its procedure shall apply.
- (c) In addition to the above requirements, each applicant must submit documentation reflecting the cost of the eligible reinvestment project and complete the project within the agreed time frame. If façade restoration is contemplated, the project must comply with Waxahachie Downtown Design Guidelines, which are based on the Secretary of the Interior's Standards. Prior to beginning the reinvestment project, the property owner shall apply for and receive a Certificate of Appropriateness pursuant to Section 31.A of the Zoning Ordinance or as provided for in Sections 24.56 and 24.59 of this ordinance.
- (d) The Heritage Preservation Commission must approve all contemplated reinvestment projects via a Certificate of Appropriateness. The applicant must secure all city permits and must secure periodic City inspection of the project to insure proper completion of the project.

Section 24.58. Tax Incentive Application and Approval Process

- (1) When filing a Tax Incentive Application with the Heritage Preservation Officer, the applicant shall:
 - (a) Certify to the Heritage Preservation Officer that the subject property is a Historic Resource or is within a Historic Overlay District.
 - (b) Certify to the Heritage Preservation Officer that the tax incentive request is for a project that has received a Certificate of Appropriateness pursuant to Section 31.A of the Zoning Ordinance or under Sections 24.56 and 24.59 of this ordinance.
 - (c) Certify to the Heritage Preservation Officer that the project for which the applicant wishes to apply a tax reduction has been completed.
- (2) An application for a tax incentive shall be initiated by the owner of the subject property or by his or her agent, by completion of the appropriate application forms provided by the Heritage Preservation Officer. The application shall include all receipts for the cost of the project as well as an affidavit affirming that all information on the application is correct and the receipts presented are for the cost of the project. Said application shall be received by the Heritage Preservation Officer at least twenty (20) days prior to a public meeting of the Heritage Preservation Commission.
- (3) No fees shall be required either upon filing of the application or upon approval or disapproval by the Heritage Preservation Commission.
- (4) The Heritage Preservation Commission shall hold a public meeting on all requests for tax incentives. Said meeting shall not be scheduled until the completed application form is submitted.
- (5) At the public meeting the Heritage Preservation Commission shall determine, from the data submitted by the applicant and the information provided by the Heritage

Preservation Officer, if the completed project is substantially in compliance with the Certificate of Appropriateness. If the Commission finds that additional information relative to the pending application is necessary for its review, the Commission may postpone the public meeting on an application until such information is provided.

- (6) The Commission shall have the authority to approve or disapprove an application for a tax incentive, or to approve a request with such conditions as the Commission deems necessary to bring the project into compliance with the approved Certificate of Appropriateness. The Commission shall not approve requests for tax incentives where the project was completed prior to the adoption of this ordinance, where the applicant has not obtained a Certificate of Appropriateness, or where the applicant has not substantially complied with the requirements imposed on a Certificate of Appropriateness.

(7) Effective Date

Upon approval by the Heritage Preservation Commission, the Heritage Preservation Officer shall notify the Ellis County Tax Assessor. The Tax Assessor shall reduce the City portion of the property tax for the subject property by 50 percent in accordance with the provisions herein and as indicated by the approved request.

Section 24.59. Certificate of Appropriateness Application Review and Process

- (1) Prior to commencement of any work requiring a Certificate of Appropriateness, the property owner shall file an application for such a certificate with the Heritage Preservation Commission. The Commission, if requested, shall aid the property owner in preparation and completion of the application. The application form shall contain the following:
 - (a) Name, address, telephone number of the applicant, and a detailed description of the proposed work
 - (b) Current photographs of the property
 - (c) Historical photographs (if available) upon which the proposed work is based
 - (d) Elevation drawing(s) of any part of the structure that is visible from the public right-of-way with details drawn to scale for work to be done
 - (e) List of materials for all exterior surfaces and/or signs
 - (f) Dollar value of improvements to be made
 - (g) Location map of proposed buildings and structures
 - (h) Details of proposed light fixtures
 - (i) Sample(s) of material(s) to be used
 - (j) Any other reasonable information that the Commission may deem necessary in order to visualize the proposed work
- (2) The Certificate of Appropriateness shall be in addition to, and not in lieu of, any building permit that may be required by any other ordinance of the City of Waxahachie. The Downtown Waxahachie Design Guidelines, based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings (the "Secretary of the Interior's Standards"), shall be used in this process.

- (3) The Heritage Preservation Commission shall hold a public meeting on the application within thirty (30) days of receipt of the completed application. All applications received twenty (20) days in advance of the next meeting will be reviewed and discussed at the next scheduled Commission meeting.
- (4) All decisions of the Heritage Preservation Commission shall be in writing and will be sent to the applicant and the Heritage Preservation Officer within ten (10) working days of the Commission's decision.
- (5) No change shall be made in the scope of work for any building permit after issuance of a Certificate of Appropriateness without resubmitting to the Commission and approval thereof in the same manner as provided above. If a property owner wishes to change the scope of work under a Certificate of Appropriateness, the property owner shall consult the Heritage Preservation Officer who shall have the authority to approve non-substantive changes. If the Heritage Preservation Officer deems the requested changes to be substantive, such changes shall be referred to the Heritage Preservation Commission for action.
- (6) If the Heritage Preservation Commission has not made a final decision within forty-five (45) days of the application filing date, a Certificate of Appropriateness shall be deemed issued by the Commission.

Section 24.60. Minor In-Kind Repairs and Ordinary Maintenance.

- (1) Nothing in this section shall be construed to prevent minor in-kind repairs or routine maintenance. Minor in-kind repairs and ordinary maintenance, including painting, do not require a Certificate of Appropriateness unless the tax incentive for maintenance is being sought. If the 25% tax incentive for maintenance is requested, all provisions of Section 24.57 of this ordinance shall apply.
- (2) Downtown Waxahachie Design Guidelines should be consulted when performing minor in-kind repairs or ordinary maintenance. The Heritage Preservation Officer is also available as an additional resource and should be consulted concerning questions about minor in-kind repairs and ordinary maintenance. If the Heritage Preservation Officer deems a Certificate of Appropriateness necessary, the standard rules for its procedures shall apply.

HISTORIC PRESERVATION ORDINANCE **Appendix A – Definitions**

Archeology - the science or study of the material remains of past life or activities and the physical site, location, or context in which they are found, as delineated in the Department of the Interior's Archeological Resources Protection Act of 1979.

Area - a specific geographic division in the City of Waxahachie.

Building - any structure created to shelter people or things, such as a house, barn, church, office, hotel, or similar structure.

Certificate of Appropriateness - a signed and dated document evidencing the approval of the Heritage Preservation Commission and/or Heritage Preservation Officer for work proposed by an owner or applicant of a structure within a Historic Overlay District or an individual Historic Resource.

Citizen – a legal resident of the City of Waxahachie.

Demolition – an act or process (not withstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

Downtown Waxahachie Design Guidelines – guidelines adopted by the Heritage Preservation Commission and the City Council for property designated as a Historic Resource or Historic District to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site, structure or district.

Development Review – means processing of proposed development requests.

Heritage Preservation, Heritage Commission or Commission – the Heritage Preservation Commission of the City of Waxahachie, established in accordance with Section 1-3.

Heritage Preservation Officer (HPO) – a staff person for the City of Waxahachie whose duties encompass all historic preservation activities for the city as established in accordance with Section 1-4 of this ordinance.

Historic Resource Preservation Plan (or Preservation Plan) – a document established by the Heritage Preservation Commission and adopted by the City Council to provide a current inventory of Historic Resources and Historic Districts and policy recommendations to guide historic preservation activities for the City of Waxahachie.

Historic Preservation – the identification, evaluation, recordation, documentation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and reconstruction of Historic Resources, or any one or a combination of the foregoing activities.

Historic Property – the full range of properties identified in the Historic Resource Survey and/or special studies which are significant in history, pre-history, architecture, engineering, archaeology and culture, including properties significant to the whole nation or those significant at the state, regional, or local level.

Historic Resource – a structure, site, building, or landmark, or a collection of the same within a contiguous area of the City, which satisfies one (1) or more of the criteria set out in Section 1-5 of this ordinance and which is designated as such in accordance with that Section.

Historic Overlay District – an area which includes two (2) or more structures or sites which satisfy one (1) or more of the criteria set out in Section 1-5, together with their accessory buildings, fences, and other appurtenances, located within a geographically definable area possessing a significant concentration, linkage or continuity of objects, sites or structures united by past events or aesthetically by plan or physical development, and which is established as a zoning district in accordance with chapter 31.A of the Zoning Ordinance. A Historic Overlay District may have within its boundaries other structures that, while not of such historical,

cultural, architectural or archaeological significance as to be designated as an Historic Resource, nevertheless contribute to the overall visual setting of or characteristics of the Historic District.

Historic Resource Survey – the survey of Historic Resources published by the Heritage Preservation Commission, as amended from time to time.

Landmark – a structure or property that is of value in preserving the historical, cultural, architectural or archeological heritage, or is an outstanding example of design or a site closely related to an important personage, act or event in history.

Minor In-kind Repairs – small scale repairs to correct minor problems or damage to the exterior. Minor in-kind repairs do not include a change in design, material or outward appearance, only in-kind replacement or repair. Examples of minor in-kind repair include, but are not limited to, touch-up painting, replacement of a window pane, caulking, securing loose boards, etc.

Non-Historic Resource – a structure, site, building, or landmark, which does not satisfy any of the criteria set out in Section 1-5 of this ordinance and which is designated as such in accordance with that Section.

Object—material thing that can be seen or touched that is associated with cultural tradition or heritage. Examples include but are not limited to brass stop signs, obelisk street signs, or hitching stones.

Ordinary Maintenance – any work, the purpose and effect of which is to correct any deterioration or decay of or any damage to a structure or property, or any part thereof, and to restore the same, as nearly as may be practicable, to its condition prior to such deterioration, decay or damage, using the same materials or those materials available which are as close as possible to the original and all of which must comply with applicable codes and ordinances. Ordinary maintenance does not include a change in design, material or outward appearance, but does include in-kind replacement or repair. Examples of Ordinary Maintenance include, but are not limited to: replacement or repair of roofing materials, painting, or other minor architectural features, etc.

Relocation – any change of the location of a structure, object or material thing in its present setting or to another setting.

Restoration – the act or process of accurately recovering the form and details of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Secretary of the Interior's Standards for Rehabilitation – the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

Site – the location of a significant event, a prehistoric or historic occupation or activity, or a structure or cluster of structures, whether standing, ruined or vanished, where the location itself maintains historical or archeological value, regardless of the value of any existing structure.

Stabilization – the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

Structure – anything constructed or erected which requires location on the ground, or is attached to something having a location on the ground, including, without limitation, buildings.

Zoning Ordinance – The Zoning Ordinance of the City of Waxahachie, as may be amended from time to time.

Section 3. That if any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 4. That a public emergency is found to exist which affects health, safety, property or the general welfare, in that standards and regulations for the use and development of property must be brought up to date and made effective so that suitable rules for us and development of property may be known and in place.

Section 5. That this ordinance shall become effective from and after the date of its passage thirty days after its adoption

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS on this 5th day of February, 2018.




MAYOR

ATTEST:


City Secretary