

# HISTORIC WAXAHACHIE, INC.

POST OFFICE BOX 22, WAXAHACHIE, TEXAS 75168

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Coming Event  
Nov.3 Texas Downtown Association Conference

Presentation by Jim Lake and Amanda Moreno-Lake  
at the Ellis County Museum



The update on the redevelopment of six former Ellis County Office buildings being done by the Jim Lake Companies was provided by Jim Lake and Amanda Moreno-Lake at the Ellis County Museum on Friday, August 21 with 100 people in attendance. HWI President Nancy Post moderated the session.

Jim and Amanda addressed the construction delays that have occurred since their purchase of the properties. Jeffery Bales, general contractor of Bluepoints Construction, said there have been numerous design changes to better utilize the square footage to allow for better retail use, including the surprise discovery of a basement area. After removal of the stucco on the 117 Franklin building, they found the old brick was not reusable, so the entire building will be re-bricked.

Chris Price, Jim Lake Companies leasing agent, said that while the buildings are under construction the spaces have been leased out already. He listed several businesses such as a soda fountain shop, Multitudes, Fire House Clothing, Ellis County Art Association and YaYa Foot Spa. Lake Companies also owns the Rogers Hotel which will have some new businesses such as the Cork House which is a wine store and a new underground restaurant which will serve coffee and pie during the day and wine and beer in the evening.

The former Ellis County Tax office will house the Fish Grill which will serve seafood and steak.

Lake said he is confident that the work they are doing is going to make a long lasting positive impact on Waxahachie.

From WDL article by Andrew Branca

## Annual Ice Cream Social



July 12, 2015, was a perfect day for the HWI annual ice cream sharing and gathering at the home of Jim and Becky Kauffman. Their carport provided ample room for the cream freezers and desserts brought for members and friends. The patio area was cool and provided seating as the ice cream bowls and dessert plates were filled and refilled. The assortment of ice cream choices meant trips back to sample and be sure not to miss one. From chocolate, pistachio-almond, vanilla, peach, pecan to other favors, all were declared wonderful as were the brownies and other sweets.

Thank you to Jim and Becky for hosting the summer tradition.



## Awards for Architectural Achievements

Becky Kauffman researched HWI records for this list of awards. Some records were incomplete or non-existent. The first awards she found were for 2003. If you received an award and you are not listed here, please contact Becky ([beckykauffman@hotmail.com](mailto:beckykauffman@hotmail.com)) so we can have an accurate record.

2003 Jim and Becky Kauffman for renovation of 109 N. Rogers.

2004 Joe Gallo for his office at 114 E. Main. Molly Wheeler for her home at 521 N. Grand.  
AME Church at 110 N. Aiken.

2005 Brad Yates for 902 W. Main. Tom Welker for 201 E. University. Diane Reed for her law office at 604 Water St. Denise Riley and Marilyn Colwell for the Tea Room at 700 Water St.

2006 City of Waxahachie for brick drive at Sims Library. CNB, Mark Singleton for the donation of the property for placement of the Wyatt and Calaboose Buildings in Singleton Plaza. Clay Hinds for 804 Ferris. Denise and Kirk Lipscomb for renovation of (and lofts created) at 315 S. Rogers. Karen and David Blyth for residential renovation at 307 Brown St. Mr. and Mrs. Ralph Black for residential renovation at 119 University.

2007 Brad Yates for residential renovation of 405 W. Marvin. City of Waxahachie for the Historic Tax Value Exemption.

2009 Kent and Tanya Brewer for residential renovation at 323 E. Marvin. Jerry and Shirley Chapman for residential renovation at 401 E. Marvin.

2010 El Harris for residential renovation at 813 W. Main. Brad and Lorinda Yates for residential renovation at 1025 W. Main. Forrest and Rhoda John for New infill construction at 1005 E. Marvin. City of Waxahachie for the MKT Depot total restoration.

2011 Linda Ford for residential renovation at 411 Sycamore. Sims Library for Civic restoration.

2012 John and Donna Bailey for Leon's Real Fine Bar B Que at 107 S. Monroe. City of Waxahachie for the Farmer's Market at 410 S. Rogers. Kin and Sandra Knight for residential renovation at 900 Bryson.

2013 Eldona Bates for Klassy Klutter at 210 N. Monroe. Gerry and Lisa Heine for residential renovations at 300 Virginia.

2014 Brad and Lorinda Yates for saving multiple properties in the city. Sam and Laura Beth Anderson for residential restoration at 303 E. Marvin.

## **The Importance of Keeping Waxahachie "Historic"**

Waxahachie has often been referred to as "historic" Waxahachie. Most everyone around these parts knows about our courthouse. Many are familiar with the Gingerbread Trail held each summer in which historic homes are opened for tours, which attract hundreds of people from across Texas. Many people have moved to Waxahachie because of its collection of Victorian, prairie, and Craftsman style homes. Waxahachie has one of the largest collection of historic markers in the state. There are many things that make Waxahachie "historic". But why should we care, and why should we encourage efforts to maintain that historic focus?

As mentioned earlier, some people move to Waxahachie because they are seeking an older home in an historic neighborhood. They want a simpler lifestyle or one that reminds them of their childhood or because they just like old things, or because of any of a number of things. These people have a vested interest in keeping Waxahachie "historic" and supporting activities to that end. For those who own some of our historic homes, they certainly want Waxahachie to continue to be looked on as a city where others of similar mindsets will be attracted. The restoration of the older homes as well as buildings in the downtown area increases the tax value of these properties and has also brought them up to modern codes, making them safer for all.

But what about the hundreds, probably thousands, of people who have moved to Waxahachie for other reasons, none having any direct relation to Waxahachie's history? Why should they care about whether the downtown square is restored and vibrant? Why should they support the downtown businesses, programs at the Chautauqua, efforts of organizations such as Historic Waxahachie, Inc. (HWI), the Ellis County Museum, the City of Waxahachie,

and others whose focus in one way or another is in keeping the downtown area and “old” Waxahachie a picture of what it has become famous for over the years? Some may think, “It’s nice we have these things and I do frequent them occasionally, but my life wouldn’t really be impacted if downtown were vacant and some of these old buildings and houses around town were just left to crumble.” But, if you fall into this camp, you may not realize that you also have a financial and cultural stake in a vibrant “historic” Waxahachie. Waxahachie has certainly grown over the last few decades. Where the town used to end on the north between Sycamore Street and the current location of the US 287 bypass, tremendous growth has occurred north of US 287. The result is almost two separate towns. One is “old” Waxahachie, south of Sycamore Street, where, with the exception of more businesses on Ferris Avenue, things are not all that changed from what they were 50 or more years ago. North of Sycamore, you have new development, oftentimes heavy traffic, and just about every type of restaurant and chain store that you could need, and more are coming.

Well, all of that new development costs money and a lot of it comes from the city to build out the infrastructure, create new parks, and provide other services to those areas. And we all know where the city gets its money. This is where if one is indifferent as to whether or not Waxahachie remains “historic”, a financial consideration should kick in. All of these things that make Waxahachie historic brings in tourists (and their money), festivals such as the Crossroads of Texas Film Festival and the Bob Phillips Festival, and room and motel tax revenue, just to name a few. It is not an insignificant amount and helps to keep the taxes down for everyone.

The point here is that everyone in Waxahachie has a vested interest in keeping Waxahachie “historic” regardless of where you live or why you are living here. Our downtown area is going through a tremendous makeover. The result will be new businesses, new restaurants, a revitalized theater with shows catering to various interests, and new life to the courthouse square. Waxahachie as a town, needs to support these types of endeavors and these small business people. Yes, the days of practically all retail business in Waxahachie being downtown are gone forever, but if each family in Waxahachie spent time shopping or eating in the downtown area just a few times a year, the downtown area would be packed. Let’s support this revitalization effort and the organizations that work to promote and preserve Waxahachie’s historic legacy. Doing so will maintain Waxahachie’s reputation as someplace that is unique and different, and not just another suburban cookie-cutter bedroom community lost in the mass of the DFW Metroplex.

John Wedel, HWI Board Member

## National Register of Historic Places

### Contact for plaques

Many of our homes in Waxahachie were included in the listings of the National Register of Historic Places when several districts were set up after the 1985 Survey. There are many, many of these who have not applied for their plaque. Under the new rules, you must contact the Texas Historic Commission and their NR department to have this reviewed now to obtain this plaque.

You may contact Becky Kauffman at 972.489.2614 to find out if your home was originally included. This would be just an opinion based on 1985 information and would have to be verified with THC. Please contact Judy George Garza at 512.463.8452 directly to see if your home still qualifies. Exterior changes that have been made may affect this decision.

Some of the things she will require are: recent and historic photos, including the photo made in 1985 for the nomination, any research you may have done and an application which she will tell you about. Prices will vary according to which plaque you desire.

Many thanks to:

HWI Patron and Corporate Members for 2015

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