

Julie Abston, Chair  
Mickie Lamberth, Commissioner  
Mark McEachran, Commissioner  
Craig Allen, Commissioner  
Drew Wommack, Commissioner  
Linda Williams, Commissioner  
Chris Gouras, Commissioner

Greg Laudadio, Planner/HPO



**NOTICE OF MEETING  
HISTORIC LANDMARKS COMMISSION  
April 20, 2021  
3:00 p.m.  
Council Chambers  
504 N. Queen Street  
Palestine, Texas**

Notice is hereby given in accordance with Order of the Governor issued March 16, 2020, the Historic Landmarks Commission will conduct its meeting by telephone/video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the COVID-19. There will be public access to the location described above. All attendees are required to wear a mask or face covering.

Zoom Link Regular Meeting:

<https://us02web.zoom.us/j/87145668290?pwd=c0FhdmxxZ2FsMnFhbXkx1Zks0cXEwdz09>

Meeting ID: 871 4566 8290

Passcode: 190884

One tap mobile

+13462487799,,87145668290#,,, \*190884# US

*Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands \*6 for toggling mute/unmute and \*9 to "raise your hand." [Learn more here.](#)*

Follow us live at: [facebook.com/palestinetx/](https://www.facebook.com/palestinetx/)

The public will be permitted to submit public comments electronically as provided by the agenda and as permitted by the presiding officer during the meeting.

**A. CALL TO ORDER**

**B. PROPOSED CHANGES OF AGENDA ITEMS**

**C. PUBLIC COMMENTS**

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so after completing the required Request to Speak form. All comments must be no more than five minutes in length. Any comments regarding items not on the posted agenda may not be discussed or responded to by the Commissioners. Members of the public may join via Zoom or in person.

**D. CONFLICT OF INTEREST DISCLOSURES**

E. **DIRECTOR'S REPORT**

F. **APPROVAL OF MINUTES**

1. Review and approve meeting minutes from HLC Regular Monthly Meeting on March 16, 2021.

G. **DISCUSSION AND ACTION ITEMS**

1. Discuss and take action regarding a Certificate of Appropriateness for 303 E. Kolstad.
2. Discuss and take action regarding a Certificate of Appropriateness for 613 S. Magnolia St.
3. Discuss and take action regarding a Certificate of Appropriateness for the Ivanhoe Building at 205/207 E Oak St.
4. Discuss and take action regarding nomination of monthly awards.

H. **ADJOURNMENT**

I certify that the above Notice of Meeting was posted on the outdoor bulletin board at the main entrance to City Hall, 504 N. Queen Street, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Friday, April 16, 2021, at 10:00 a.m.**



Greg Laudadio, HPO

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT [therrera@palestine-tx.org](mailto:therrera@palestine-tx.org) or 903-731-8414.



Agenda Date: 04/20/2021  
To: Historic Landmarks Commission  
From: Greg Laudadio, Planner/HPO  
Agenda Item: Meeting Minutes from HLC Regular Meeting 03/16/2021  
Date Submitted: 04/15/2021

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**SUMMARY:**

Review and approve meeting minutes from HLC Regular Monthly Meeting on March 16, 2021.

**RECOMMENDED ACTION:**

Review and approve meeting minutes from HLC Regular Monthly Meeting on March 16, 2021.

**CITY MANAGER APPROVAL:**

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**Attachments**

3-16-2021 HLC Minutes

## **MEETING MINUTES - HISTORIC LANDMARKS COMMISSION**

March 16, 2021

Those in attendance:

Julie Abston, Mickie Lamberth, Mark McEachran, Drew Wommack, Linda Williams  
Greg Laudadio, City Planner/Historic Preservation Officer

A. CALL TO ORDER – The meeting was called to order at 3:00 pm

B. PROPOSED CHANGES OF AGENDA ITEMS - Moved Director's Report to the end of the agenda.

C. PUBLIC COMMENTS – Made by: Roger Mann (Ivanhoe Bldg.), Christine Sullivan (303 E. Kolstad)

D. CONFLICT OF INTEREST DISCLOSURES - None

E. DIRECTOR'S REPORT – Historic Preservation Officer, Greg Laudadio provided updates on:

- Board member training opportunities through the Texas Historic Commission and Certified Local Government programs.
- The process for approving and allowing manufactured homes in certain portions of historic districts was explained.
- Meeting information was provided for HLC participation in the approval process for the New Town National Register district.

F. APPROVAL OF MINUTES

1. Consider approval of minutes from the January 19, 2021 regular meeting.

- Motion to approve was made by Linda Williams and second by Mark McEachran.  
Upon vote, the motion to approve passed unanimously.

G. DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding the Certificate of Appropriateness for 306 N. Sycamore located in the Downtown Historic District.

- Motion to approve the addition of columns to support the awnings at 306 N. Sycamore was made by Linda Williams and second was made by Mark McEachran.  
Upon vote, the motion to approve passed unanimously.

2. Discussion and possible action regarding the nomination of historic preservation and beautification award recipients for the month of March.

- Motion to nominate 303 E Neches for the Community Beautification Award and 415 E Neches for the Historic Preservation Award was made by Linda Williams and second by Mark McEachran. Upon vote, the motion to approve passed unanimously.

H. ADJOURNMENT – The meeting was adjourned at 3:38 pm.

Certification:

Julie Abston, Board Chair

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Agenda Date: 04/20/2021

To: Historic Landmarks Commission

From: Greg Laudadio, Planner/HPO

Agenda Item: Discuss and take action regarding a Certificate of Appropriateness for 303 E. Kolstad.

Date Submitted: 04/15/2021

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**SUMMARY:**

303 E. Kolstad is located in the North Side Historic District. The main house on this property is classified as a highly contributing example of classic revival architecture from ca.1900 according to the Palestine Historic Resource Survey.

Christine Sullivan is requesting to make modifications to the exterior of the large detached garage which faces N. Cedar St. She is requesting to remove the two aluminum garage doors and replace with one large window, framed to match existing windows. She would also like to remove the security bars from existing windows on the garage. The building would be finished with the same style wood siding that is already present on that structure. It would then be repainted to match the main house.

This structure is not an original building and appears to have been added many years after the historical era in which the main residence was built. This space is being converted into living quarters for Mrs. Sullivan's mother.

**RECOMMENDED ACTION:**

Discuss and take action regarding a Certificate of Appropriateness for 303 E. Kolstad.

**CITY MANAGER APPROVAL:**

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**Attachments**

COA 303 E Kolstad

**Application for Certificate of Appropriateness (COA)  
City of Palestine, Historic Landmarks Commission**



Property Address: 303 E. Kolstad St., Palestine 75801

Historic District: Northside Historic District

COA \_\_\_\_\_ - \_\_\_\_\_

OFFICE USE ONLY Ver 2015

**Applicant and or Property Owner Information:**

Name: James & Christine Sullivan

Address: 303 E Kolstad St., Palestine, 75801

Phone: (714) 231-0234

Email: lifeina200@protonmail.com

**Required Signatures:**

Christine M Sullivan

Applicant

Property Owner (if different from applicant)

**Description of Work to be done:**

Remove 2 aluminum garage doors. Replace doors with one large window framed to match existing windows. Remove metal security bars from existing windows. Finish front with same style wood siding. Repaint front to match the rest of the property.

**General Information:**

The applicant adversely affected by any denial of the HLC regarding a Certificate of Appropriateness may appeal the decision to the City Council for final determination. All requests shall be filed in writing to the HPO within 10 days of the HLC's decision.

If the COA is approved, a building permit must be obtained within 1 (one) year from the date of approval, otherwise, the COA is null and void and must be reconsidered.

**SUBMISSION/APPROVAL OF CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF A BUILDING PERMIT. BUILDING PERMITS SHALL BE SUBMITTED SEPERATELY. THIS FORM MUST BE PRESENTED AT THE TIME OF A REQUEST FOR A BUILDING PERMIT.**



303 E Kolstad St

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Agenda Date: 04/20/2021

To: Historic Landmarks Commission

From: Greg Laudadio, Planner/HPO

Agenda Item: Discuss and take action regarding a Certificate of Appropriateness for 613 S. Magnolia St.

Date Submitted: 04/15/2021

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**SUMMARY:**

613 S. Magnolia is located in the South Side Historic District. This residential structure is classified as a moderately contributing example of Queen Ann architecture circa 1900 by the Palestine Historic Resource Survey.

Mr. Garcia has hired Castillo Remodeling to make several exterior modifications. They are requesting to replace the cracked form concrete steps with woden steps with handrails. Rails and balusters would also be added to the approximately 6' x 6' porch. Material would be wood and painted to match the house. Steps, rails and balusters are being added as safety features but designed to compliment the look of the home.

**RECOMMENDED ACTION:**

Discuss and take action regarding a Certificate of Appropriateness for 613 S. Magnolia St.

**CITY MANAGER APPROVAL:**

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**Attachments**

COA 613 S Magnolia

Application for Certificate of Appropriateness (COA)  
City of Palestine, Historic Landmarks Commission



Property Address: 613 S. Magnolia  
Historic District: South-Side

COA \_\_\_\_\_  
OFFICE USE ONLY Ver 2015

Applicant and or Property Owner Information:

Name: Vanentine Garcia  
Address: 613 S. Magnolia  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Required Signatures:

X [Signature]

Applicant

Contractor

Property Owner (if different from applicant)

903-480-1790

Description of Work to be done:

Add rails around front porch.  
Add hand rail down steps.  
Relace concrete prefab steps with wood.  
\* Castillo Remodeling ←

General Information:

The applicant adversely affected by any denial of the HLC regarding a Certificate of Appropriateness may appeal the decision to the City Council for final determination. All requests shall be filed in writing to the HPO within 10 days of the HLC's decision.

If the COA is approved, a building permit must be obtained within 1 (one) year from the date of approval, otherwise, the COA is null and void and must be reconsidered.

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**Application for Certificate of Appropriateness (COA)  
City of Palestine, Historic Landmarks Commission**



**Application Submittal Requirements:**

The following documents are required to be submitted based on the type of work to be done:

- A site plan of the property of the individual property or map indicating the area of proposed work showing all affected building and/or structures on the site.
- Elevations and Architectural drawings of proposed structures or alteration to existing structures.
- Photographs of the existing conditions as well as any historical photographs, if available.
- Samples of the materials to be used.
- Any other information that may be helpful.

**Staff may require addition information if it is deemed necessary to complete the application.**

<b>OFFICE USE ONLY</b>	Application: COA _____ - _____
HLC Action on this request:	
<input type="checkbox"/> Approved as submitted.	
<input type="checkbox"/> Approved with conditions as listed below.	
<input type="checkbox"/> Denied	
Conditions of approval:	

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date







Agenda Date: 04/20/2021

To: Historic Landmarks Commission

From: Greg Laudadio, Planner/HPO

Agenda Item: Discuss and take action regarding a Certificate of Appropriateness for the Ivanhoe Building at 205/207 E Oak St.

Date Submitted: 04/15/2021

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**SUMMARY:**

The Ivanhoe was formerly a four-story brick building located in the Downtown Historic District. After a catastrophic structural failure and partial collapse several years ago, it is currently a two-story shell with no roof. While the exterior brick street front is reminiscent of its former appearance, there is no real architectural significance in its current state.

Roger Mann, Managing Partner of Mann Development Group LLP, is requesting a Certificate of Appropriateness to restore the Ivanhoe to its original four-story height and its original appearance.

Mr. Mann has mentioned several possibilities for future use of the building on various floors including restaurant, retail, residential and private club.

**RECOMMENDED ACTION:**

Discuss and take action regarding a Certificate of Appropriateness for the Ivanhoe Building at 205/207 E Oak St.

**CITY MANAGER APPROVAL:**

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**Attachments**

COA Ivanhoe Bldg.

**Application for Certificate of Appropriateness (COA)  
City of Palestine, Historic Landmarks Commission**

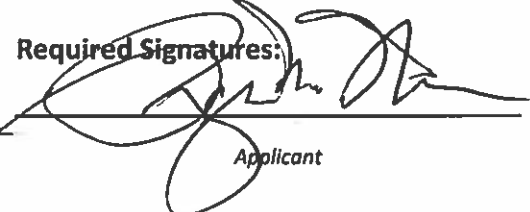


Property Address: 205 & 207 E. OAK  
Historic District: DOWNTOWN

COA \_\_\_\_\_  
OFFICE USE ONLY Ver 2015

**Applicant and or Property Owner Information:**

Name: MANN DEVELOPMENT GROUP  
Address: 208 South Hill Rd.  
Phone: 559-790-1295  
Email: rogermann@aol.com

Required Signatures:   
Applicant  
\_\_\_\_\_  
Property Owner (if different from applicant)

**Description of Work to be done:**

SEE ATTACHED LETTER AND DOCUMENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**General Information:**

The applicant adversely affected by any denial of the HLC regarding a Certificate of Appropriateness may appeal the decision to the City Council for final determination. All requests shall be filed in writing to the HPO within 10 days of the HLC's decision.

If the COA is approved, a building permit must be obtained within 1 (one) year from the date of approval, otherwise, the COA is null and void and must be reconsidered.

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**Mann Development Group, LLP  
Palestine, TX 75801**

**Ivanhoe Building Renovation**

**Mann Development Group has entered a contract to buy and restore the Ivanhoe Building, located at 205 and 207 E. Oak Street, pending acknowledgement from the City of Palestine's Planning Department and Historical Landmark Commission there will not be a restriction from restoring to original height and historical appearance.**

**Mann Development Group envisions restoring the Ivanhoe to its former four story height and brick exterior to maintain the original historical appearance and cohesiveness. We are seeking prior approval of no restrictions to restore the Ivanhoe as stated.**

**After approval and close of sale, Mann Development Group will submit the necessary architectural plans when created to the afore mentioned city department and commission for any necessary permit approvals.**

**Mann Development Group looks forward to being part of the revitalization of the historical downtown Palestine.**

**Thank you for your consideration.**

**Respectfully,**

**Roger M. Mann  
Managing General Partner**

**Tel. 559-790-1295**

# Ivanhoe Building Palestine, Texas

Condition & Preservation Investigation  
October 9, 2018



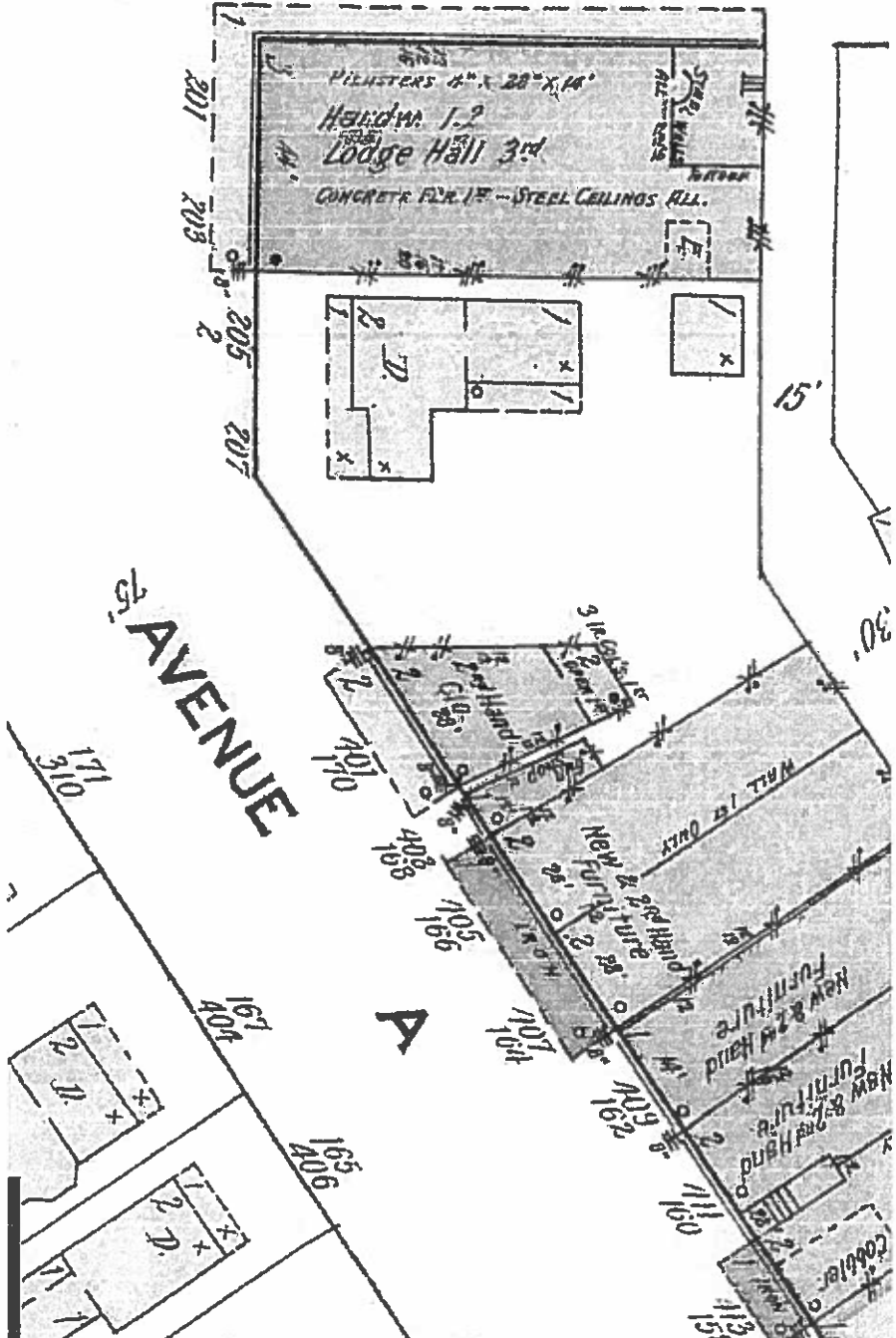
**Mark A. Thacker, AIA**  
*Commercial & Preservation Architecture*

401 E. Front Street | Suite 230 | Building 2 | Tyler, Texas 75702  
p 903.595.2656 | f 903.595.5972 | Email [mark@markathacker.com](mailto:mark@markathacker.com)



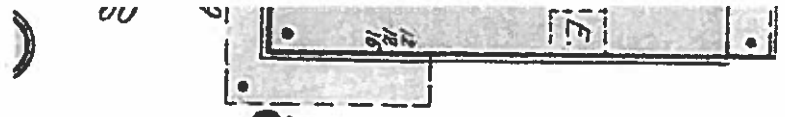
411

N. HOUSTON

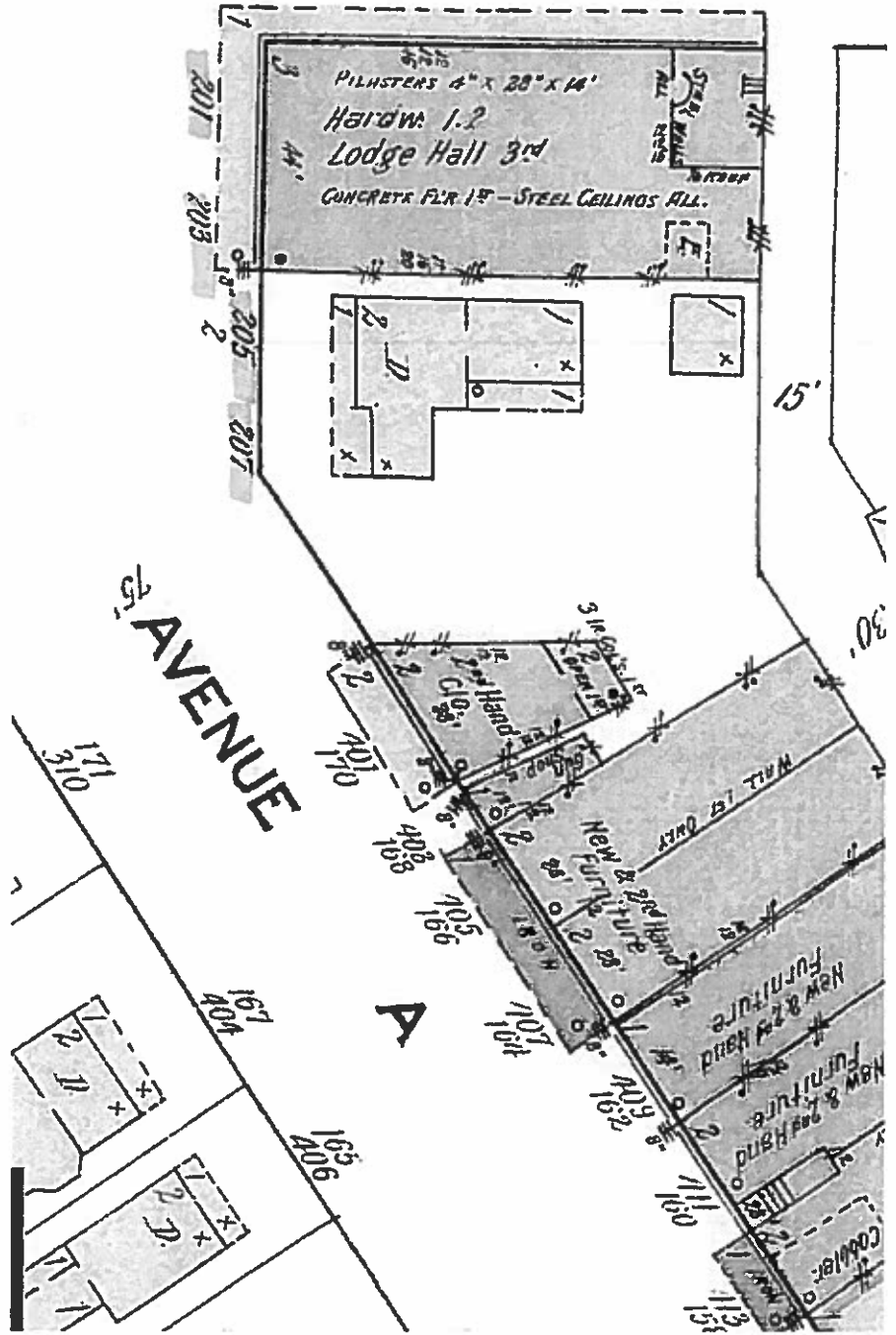


1919

411



# N. HOUSTON





Agenda Date: 04/20/2021  
To: Historic Landmarks Commission  
From: Greg Laudadio, Planner/HPO  
Agenda Item: Discuss and take action regarding nomination of monthly awards.  
Date Submitted: 04/15/2021

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**SUMMARY:**

Monthly award nominations for Historic Preservation and Community Beautification.

**RECOMMENDED ACTION:**

Discuss and take action regarding nomination of monthly awards.

**CITY MANAGER APPROVAL:**

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