

Julie Abston, Chair
Mickie Lamberth, Commissioner
Mark McEachran, Commissioner
Michael Ezzell, Commissioner
Drew Wommack, Commissioner
Linda Williams, Commissioner
Chris Gouras, Commissioner



Mark Miears, Building Official
Cassey Edwards, Planning Tech/
HPO

**NOTICE OF MEETING
HISTORIC LANDMARKS COMMISSION
January 18, 2022
3:00 p.m.
Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/85290411183?pwd=N2Z4WGJoNnY0L0lmeXhzZHgwUXNCdz09>

Meeting ID: 852 9041 1183

Passcode: 883271

One tap mobile

+13462487799,,85290411183#,,, *883271# 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/palestinety/](https://www.facebook.com/palestinety/)

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 during this section of the agenda. 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. Consider approval of the minutes from the October 26, 2021, Historic Landmarks Commission meeting.

G. DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a Certificate of Appropriateness for 504 S. Micheaux St.
2. Discussion and possible action regarding a Certificate of Appropriateness for 315 E. Kolstad St.
3. Discussion and possible action regarding a Certificate of Appropriateness for 109 W. Dallas St.

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 **Wednesday, January 12, 2022, at 9:30 a.m.**



April Jackson, City Secretary

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 citysecretary@palestine-tx.org or 903-731-8415.



Agenda Date: 01/18/2022
To: Historic Landmarks Commission
From: Mark Miears, Building Official
Agenda Item: Consider the approval of minutes from the October 26, 2022 HLC meeting.
Date Submitted: 01/11/2022

SUMMARY:

Consider the approval of minutes from the October 26, 2021 Historic Landmark Commission meeting.

RECOMMENDED ACTION:

Staff recommends review and approval of the minutes.

CITY MANAGER APPROVAL:

Attachments

HLC Meeting October 26, 2021

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Historic Landmarks Commission of the City of Palestine convened in a Regular Meeting on Tuesday, October 26, 2021, at 3:00 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Chair Julie Abston; Commissioners, Michael Ezzell, Drew Wommack, Linda Williams, and Mickie Lamberth.

Staff present: Building Official Mark Miears and City Secretary April Jackson.

Commissioners Mark McEachran, and Chris Gouras were absent.

CALL TO ORDER

With a quorum present, Chair Julie Abston called the meeting to order at 3:05 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

There were no proposed changes.

PUBLIC COMMENTS

No Public Comments.

CONFLICT OF INTEREST DISCLOSURES

No action was taken.

DIRECTOR'S REPORT

Building Official Mark Miears discussed searching for a Historic Planning Officer.

APPROVAL OF MINUTES

Commissioner Linda Williams made a motion, seconded by Commissioner Mickie Lamberth to approve minutes from September 21, 2021, meeting as presented. Upon vote, motion carried unanimously 5-0.

DISCUSSION AND ACTION ITEMS

1. Robert Neyland applied for a Certificate of Appropriateness for the replacement of windows at 504 E. Hodges St. The commissioners had requested clarification from the applicant regarding the request in the September 21st meeting. Commissioner Williams made a motion to approve the request with conditions that the replacement windows have exterior framed windowpane dividers, so as not to set a precedent for a non-compliant window. Motion was seconded by Commissioner Lamberth. Motion carried Unanimously 5-0.
2. Henry and Sharon Watts applied for a Certificate of Appropriateness to add a Front Porch Awning to the front of their home at 1106 N. Link St. Commissioner Wommack made a motion to approve with the condition that the support posts to the awning have a brick or furred-out wood pedestal at the base for an architectural appearance. The motion was seconded by Commissioner Williams. The motion carried unanimously 5-0.
3. Glenwood Blind and Awning applied for a Certificate of Appropriateness to add a full-length metal awning to the front of the business at 320 W. Main St. Motion was made by Commissioner Wommack to deny the application and seconded by Commissioner Ezzell. Motion carried unanimously 5-0.
4. Katherine Jinkerson applied for a Certificate of Appropriateness for the replacement of windows at 109 W. Dallas St. Motion was made by Commissioner Lamberth to approve the application and seconded by Commissioner Ezzell. The motion carried unanimously 5-0.

ADJOURN

With no other business to come before the Commission, Commissioner Linda Williams made a motion, seconded by Commissioner Mickie Lamberth to adjourn the meeting at 4:10 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 26TH DAY OF JANUARY 2022.

Julie Abston, Chair

ATTEST:

April Jackson, Assistant City Secretary

DRAFT



Agenda Date: 01/18/2022
To: Historic Landmarks Commission
From: Mark Miears, Building Official
Agenda Item: Consider a COA application for 504 Micheaux St.
Date Submitted: 01/11/2022

SUMMARY:

Consider an application for a Certificate of Appropriateness to rebuild a failed Chimney on the south side of home.

RECOMMENDED ACTION:

Staff is open to discussion.

CITY MANAGER APPROVAL:

Attachments

504 S. Micheaux - Pkt.

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



Property Address: 504 S. Micheaux St.
Historic District: Micheaux Park

COA _____

OFFICE USE ONLY Ver 2015

Applicant and or Property Owner Information:

Name: Caroline Carnathan
Address: 504 S. Micheaux St.
Phone: 903.724.2382
Email: 7cccreate@gmail.com

Required Signatures:

Applicant

Property Owner (if different from applicant)

Description of Work to be done:

Tear down existing Chimney Install
New Prefab unit & build an exterior
Chase tied into exterior wall.

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.









Agenda Date: 01/18/2022
To: Historic Landmarks Commission
From: Mark Miears, Building Official
Agenda Item: Consider a COA application for 315 E. Kolstad St.
Date Submitted: 01/11/2022

SUMMARY:

Consider an application for a Certificate of Appropriateness to build an Extension and Cover over Porch.

RECOMMENDED ACTION:

Staff is open to discussion.

CITY MANAGER APPROVAL:

Attachments

315 E. Kolstad - Pkt.

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



Property Address: 315 E Kolstad St

Historic District: North Side

COA _____

OFFICE USE ONLY Ver 2015

Applicant and or Property Owner Information:

Name: Brittanni Handorf Thomas

Address: 315 E Kolstad St

Phone: 903 948 1895

Email: brittyhandorf@gmail

Required Signatures:

Applicant

Property Owner (if different from applicant)

Description of Work to be done:

Add on Porch and roof to existing Porch

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.









Agenda Date: 01/18/2022
To: Historic Landmarks Commission
From: Mark Miears, Building Official
Agenda Item: Consider a COA application for 109 W. Dallas St.
Date Submitted: 01/11/2022

SUMMARY:

Consider an application for a Certificate of Appropriateness for 109 W. Dallas Street to remove the existing Garage and Workshop, and construct a new 2-vehicle Garage.

RECOMMENDED ACTION:

Staff is open to discussion.

CITY MANAGER APPROVAL:

Attachments

109 W. Dallas St. - Pkt. pdf

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



Property Address:

109 W. DALLAS ST.

Historic District:

SOUTHSIDE

COA _____ - _____

OFFICE USE ONLY Ver 2015

Applicant and or Property Owner Information:

Name: KATE JINKERSON

Address: 109 W. DALLAS ST.

Phone: _____

Email: katejinx@hotmail.com

Required Signatures:

Applicant

Property Owner (if different from applicant)

Description of Work to be done:

Demo + Rebuild garage, Please
see attached description.

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.



SCHEPPLER CONSTRUCTION INC.

2214 West Reagan
Palestine, Texas 75801

Telephone 903-731-4220
Fax 903-731-4221

TRCC Registered Builder I.D. #8982

JOB PROPOSAL

Date: January 4, 2022
To: Kate Jinkerson
For: Remodel/ Garage at 109 W. Dallas St.

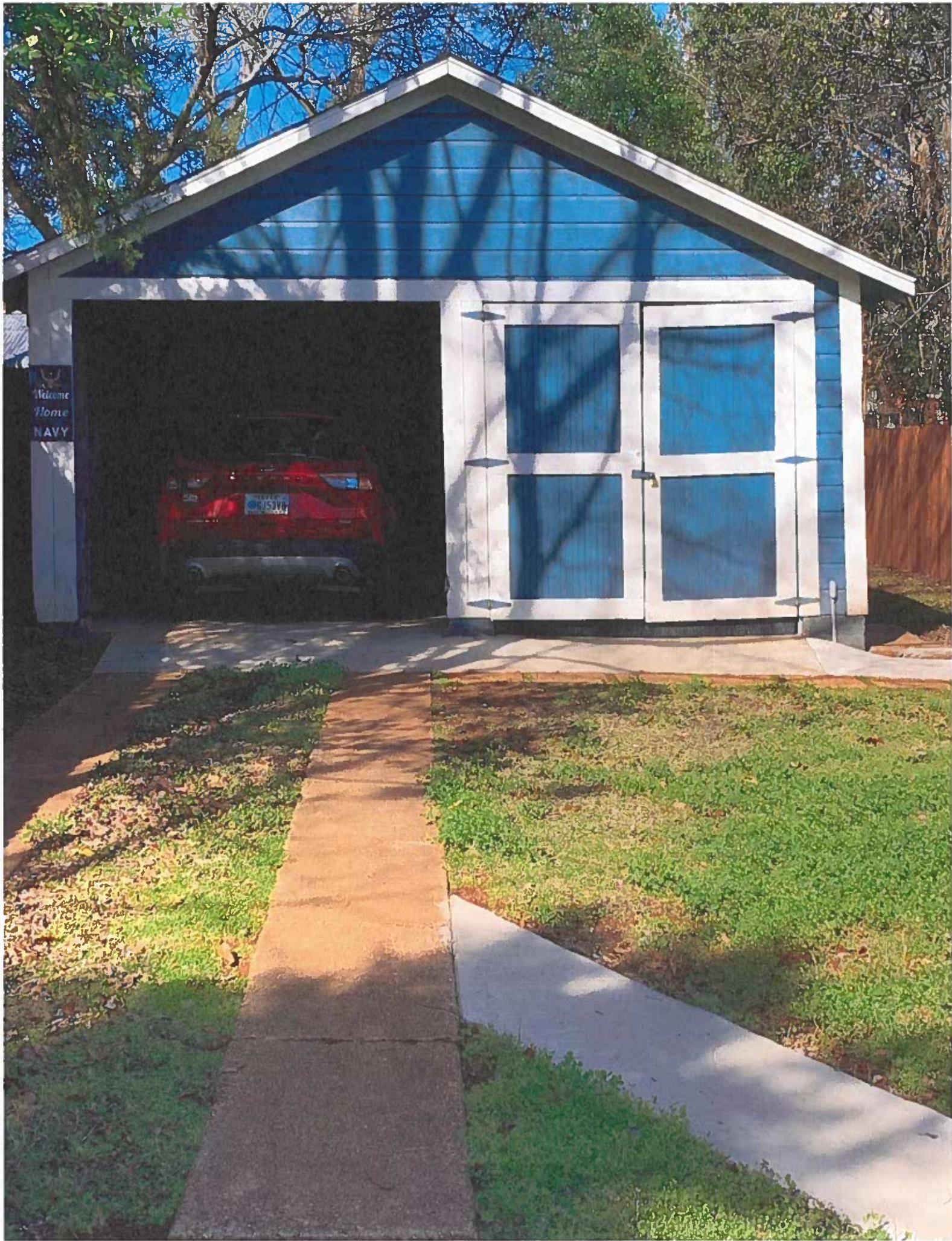
Scope of work:

1. Demo and haul off existing small garage (concrete slab to remain)
2. Install app. 26'x24' concrete approach
3. New construction of 26'x24' garage with 2- 10'x8' overhead doors (model 9640 included- see attached brochure)
4. Foundation: Standard 4" concrete slab with perimeter and cross beams
5. Walls framed with 2x4 at 9' ceiling ht. Roof framed with gable trusses
6. Exterior: Painted Smart siding to closely match existing garage
7. Roof: Asphalt Shingles
8. Site prep/ dirt work: Haul in dirt and spread inside forms and grade out approach
9. Extend existing electrical conduit and install lights, plugs, and outlets for garage door openers

Note: Interior finish inside garage is not included in this bid
Cost could be app. \$3-4,000 less with other garage door options

All material, labor and insurance are included in a bid amount of: **\$52,915.00**

Thank you,
Troy Scheppler



Welcome
Home
NAVY

Current ←

→ Proposed

(open area)
Privacy fencing surrounds
entire area.

2-car garage
(Privacy fencing
remains in place.)

(Turn Around)

Garage

Workshop

(open)

Walk



Screening
Shrubs

Walk

← Privacy
Fence

Driveway

Approx. 110 ft
from garage to
the street

← Privacy
Fence

Driveway

Approx. 135 ft
from garage to
the street

Jinkerson Garage 109 W. Dallas St.

