

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
February 15, 2022
3:00 p.m.
Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/85009278162?pwd=ZkxHUjc2aHJlNldQR0wyaDcwY1JLdz09>

Meeting ID: 850 0927 8162

Passcode: 254806

One tap mobile

+13462487799,,85009278162#,,,,*254806# 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/palestinetc/](https://www.facebook.com/palestinetc/)

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 January 18, 2022, 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 225 W. Spring 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 **Friday, February 11, 2022, at 3:30 p.m.**

A handwritten signature in blue ink that reads "April Jackson". The signature is written in a cursive style and is positioned above a horizontal line.

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 903-731-8414.



Agenda Date: 02/15/2022
To: Historic Landmarks Commission
From: Mark Miears, Building Official
Agenda Item: Consider Approval of the Minutes from the January 18, 2022 HLC meeting.
Date Submitted: 02/10/2022

SUMMARY:

Consider Approval of the Minutes from the January 18, 2022 Historic Landmark Commission meeting.

RECOMMENDED ACTION:

Staff recommends approval of the Minutes.

CITY MANAGER APPROVAL:

Attachments

HLC Minutes 12-18-2021

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, January 18, 2022, at 3:00 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Chairman Julie Abston; Commissioners, Mickie Lamberth, Mark McEachran, and Linda Williams.

Staff present: Building Official Mark Miears, Historic Preservation Officer Cassey Edwards and Administrative Assistant Susan Davis.

Commissioners Michael Ezzell, Drew Wommack, and Chris Gouras were absent.

CALL TO ORDER

With a quorum present, Chairman Abston called the meeting to order at 3:00 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

Discussion and possible action regarding a Certificate of Appropriateness for 504 S. Micheaux St. moved to February 15th.

PUBLIC COMMENTS

Public concern regarding the placement of the current historic districts and wanting possible removal from the current district. Chairman Julie Abston and Commissioner Linda Williams informed that removal would not be possible, and the relator should have disclosed the historic property before purchase.

CONFLICT OF INTEREST DISCLOSURES

There were none.

APPROVAL OF MINUTES

Commissioner Mickie Lamberth made a motion, seconded by Commissioner Mark McEachran to approve minutes from October 26, 2021, meeting as presented. Upon vote, motion carried unanimously 4-0.

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a Certificate of Appropriateness for 315 E. Kolstad St. The commissioners had requested clarification from the applicant regarding the request. Commissioner Linda Williams made a motion to approve the CoA with the added amendment that administrative approval can be used for the addition of the disused fence and paint when completed. Motion was seconded by Mickie Lamberth. Motion was approved unanimously 4-0.
2. Discussion and possible action regarding a Certificate of Appropriateness for 109 W. Dallas St. Commissioner Linda Williams made a motion to approve the CoA. Motion was seconded by Mark McEachran. Motion was approved unanimously 4-0.

COMMISSION COMMENTS AND FUTURE AGENDA ITEMS

Discussion and possible action regarding a Certificate of Appropriateness for 504 S. Micheaux St. moved to February 15th.

A comment was made to ensure all property owners within the historic districts of Palestine are made aware of the boundaries and requirements that are necessary for constriction or remodels within these areas in addition to the necessary city requirements. It was mentioned to send a letter and provide the local realtors

with the required information so they can inform potential homeowners. A meeting is to be set to discuss further action.

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 3.49 p.m.

PASSED AND APPROVED THIS 15TH DAY OF FEBRUARY 2022.

Julie Abston, Chairman

ATTEST:

Cassey Edwards, Historic Preservationist



Agenda Date: 02/15/2022
To: Historic Landmarks Commission
From: Cassey Edwards, Planning/HPO
Agenda Item: Consider a COA for 504 S. Micheaux
Date Submitted: 02/10/2022

SUMMARY:

Consider a Certificate of Appropriateness (COA) for 504 S. Micheaux. The demolition and replacement of the deteriorated chimney. The replacement will be constructed in a way to replicate the appearance of the original chimney.

RECOMMENDED ACTION:

The staff open to discussion.

CITY MANAGER APPROVAL:

Attachments

504 S. Micheaux - Pkt.
504 S Micheaux St

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.









Verizon LTE

3:00 PM





















Agenda Date: 02/15/2022
To: Historic Landmarks Commission
From: Cassey Edwards, Planning/HPO
Agenda Item: Consider a COA for 225 Spring St.
Date Submitted: 02/11/2022

SUMMARY:

Consider a Certificate of Appropriateness (COA) for 225 Spring St, for the construction of a professional office space for the use of Edward Jones Financial Advisor.

RECOMMENDED ACTION:

The staff is open to discussion.

CITY MANAGER APPROVAL:

Attachments

225 Spring St COA000

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



Property Address: 225 Spring St.
Historic District: _____

COA _____ - _____

OFFICE USE ONLY Ver 2015

Applicant and or Property Owner Information:

Name: NJ Lufkin Properties, LLC
Address: 2808 S. John Redditt Dr.
Phone: Lufkin, TX 75904 936-671-9547
Email: nganne@lufkinrealestate.com

Required Signatures:

[Signature]

Applicant

Property Owner (if different from applicant)

Description of Work to be done:

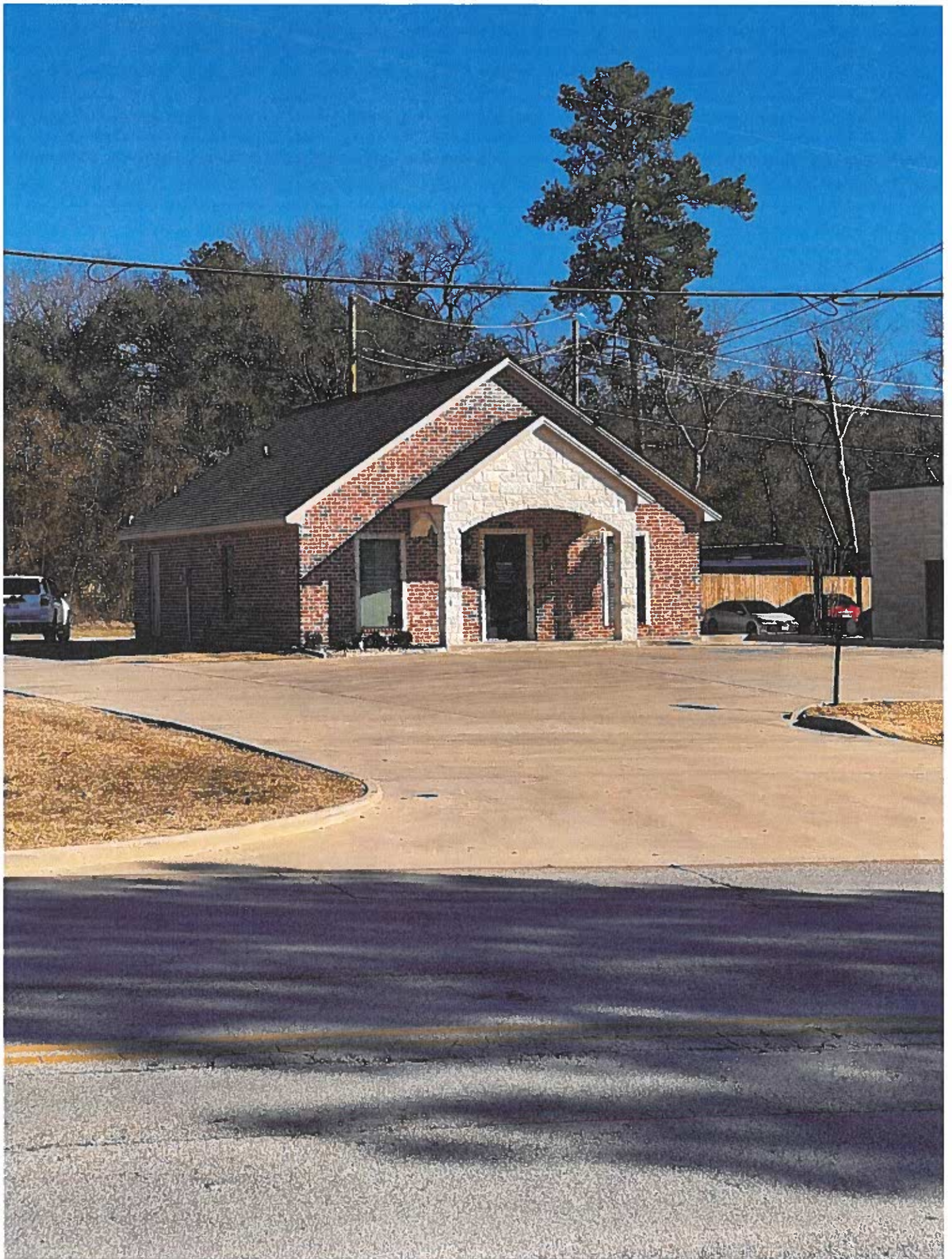
1356 sqft professional office space for an
Edward Jones Financial Advisor

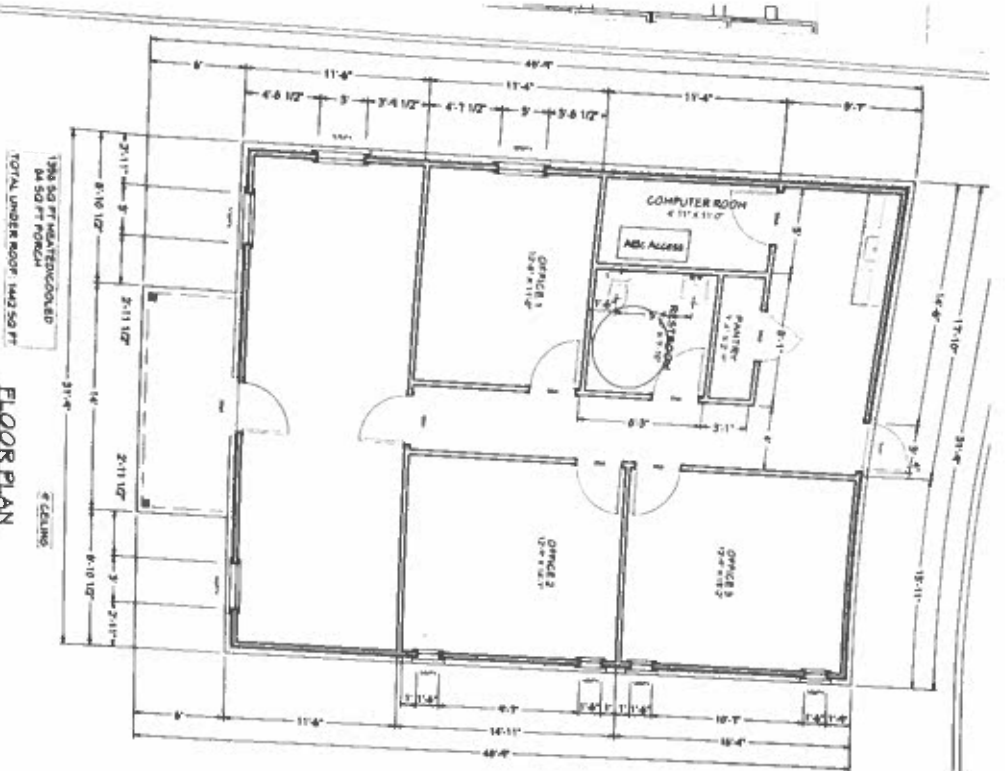
General Information:

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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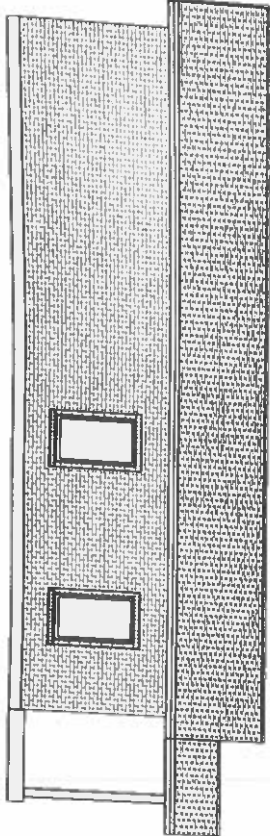




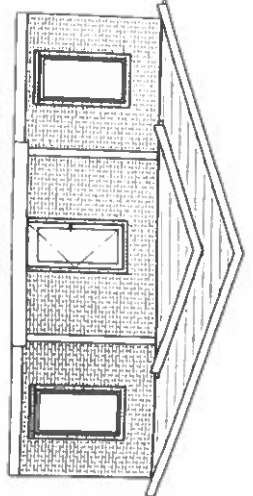
FLOOR PLAN
SCALE: 1/4" = 1'-0"

1260 SQ FT HEATED/COOLED
84 SQ FT PORCH
TOTAL UNDER ROOF: 1442 SQ FT

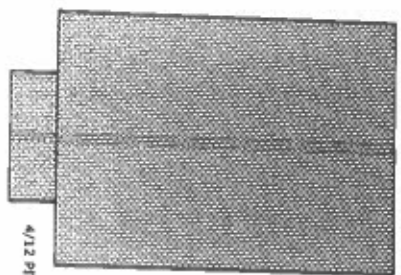
6' CEILING



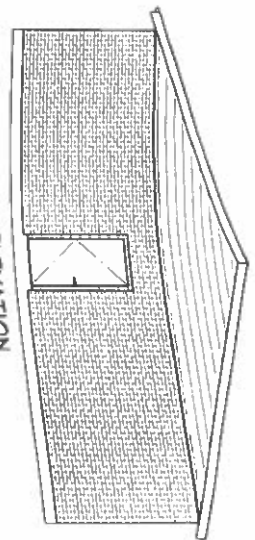
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



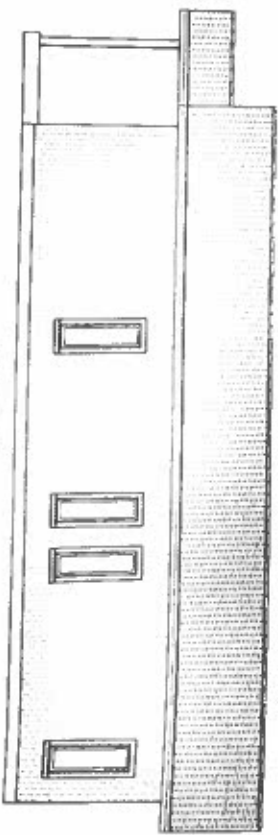
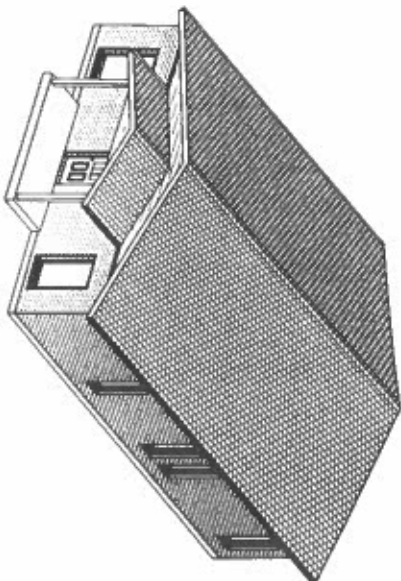
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



ROOF
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"