

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, February 20, 2024, at 3:00 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following present: Chair Julie Abston; Commissioners Mark McEachran, Jon Gardner, Drew Wommack and Tabitha Enge.

Commissioners Linda Williams and Chris Gouras were absent.

Staff present: Interim Historic Preservation Officer Chasity Esparza, Planning Tech Susan Davis, and City Secretary April Jackson

**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**

Susan Davis proposed moving item 2 of Discussion and Action Items to 1 and moving Public Comments to after the Directors Report.

**PUBLIC COMMENTS**

Carolyn Salter, Secretary/Treasurer of Historic Palestine Inc. discussed the sale of land to Timothy and Elaine Triplett with deed restrictions, requiring new construction to meet the National Register Guidelines. Ms. Salter stated that the current design does not meet guidelines, being too contemporary but can be altered to meet guidelines.

**CONFLICT OF INTEREST DISCLOSURES**

None.

**DIRECTOR'S REPORT**

Planning Tech Susan Davis welcomed new Historic Preservation Officer Chasity Esparza and discussed commissioner training opportunity for Texas CLG.

**APPROVAL OF MINUTES**

Commissioner Jon Gardner made a motion, seconded by Commissioner Mark McEachran, to approve minutes from the November 21, 2023, meeting. Upon vote, motion carried unanimously 5-0.

**DISCUSSION AND ACTION ITEMS**

1. Discussion and possible action regarding a Certificate of Appropriateness for 415 May Street.

Commissioner Wommack made a motion, seconded by Commissioner McEachran to deny the COA. Hilal Annous discussed damage to the original siding and stated he could not find correct 5 ½ inch siding, but that he could reuse some of the siding that was removed and pull some from the rear of property. Commissioner Wommack stated that that size is no longer available and offered to give him a few pieces of siding. Upon vote, motion carried unanimously 5-0. The Commissioners confirmed that like kind replacement can be administratively approved.

2. Discussion and possible action regarding a Certificate of Appropriateness for the corner of Park Avenue and Sylvan Avenue.

Commissioner Wommack made a motion seconded by Commissioner Enge to deny the COA. Discussion was held concerning zoning and limitations on accessory structures, requiring possible variance, Elaine Triplett discussed the list of materials, confirmed architectural shingles would be used

for the roof, and stone allowing grass elements in the driveway/parking. Commissioner Wommack recommended softening the design for a less contemporary look and less imposing scale. Chairperson Abston and Commissioner Gardner also discussed redesigning of the parking area, and incorporating more Craftsman elements more fitting with the neighborhood. Upon vote, the motion carried 5-0

**ADJOURNMENT**

Commissioner McEachran made a motion, seconded by Commissioner Enge to adjourn at 4:33pm. Upon vote, motion carried unanimously 5-0.

PASSED AND APPROVED THIS 19TH DAY OF MARCH 2024.

  
Julie Abston, Chair, or Alternate.

ATTEST:

  
Chasity Esparza, HPD / Administrative Assistant