

Julie Abston, Chair
Linda Williams, Vice-Chair
Tabitha Enge, Commissioner
Mark McEachran, Commissioner
Drew Wommack, Commissioner
Chris Gouras, Commissioner
Jon Gardner, Commissioner

Susan Davis, Planning Tech
Chasity Esparza, Admin. Asst./HPO



**NOTICE OF MEETING
HISTORIC LANDMARKS
COMMISSION
March 19, 2024
3:00 P.M.
City Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/81174457984?pwd=THZYK3E0WW96bnpCZnNWWDRtUC9PZz09>

Meeting ID: 811 7445 7984
Passcode: 244861

One tap mobile
+13462487799,,81174457984#,,,,*244861# 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/palestinex/

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 minutes from the February 20, 2024, meeting.

G. DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a Certificate of Appropriateness at 320 W. Main Street.

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, March 13, 2024, at 10:30 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 903-731-8414.



Agenda Date: 03/19/2024
To: Historic Landmarks Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: Approval of Minutes from the February 20, 2024 Meeting
Date Submitted: 03/11/2024

SUMMARY:

Consider the Historic Landmark Commission Meeting Minutes for February 20, 2024.

RECOMMENDED ACTION:

Staff recommends approval of minutes.

CITY MANAGER APPROVAL:

Attachments

Minutes

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, HPO/Administrative Assistant



Agenda Date: 03/19/2024
To: Historic Landmarks Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: COA for 320 W Main
Date Submitted: 03/11/2024

SUMMARY:

Discussion and possible action regarding a Certificate of Appropriateness at 320 W. Main Street for the application of stucco to the building exterior. Applicant Kalpesh Patel started stucco preparation prior to the submission of the application due to miscommunication concerning the scope of work. The applicant cooperated with the request to stop work pending a decision by the Historic Landmark Commission.

RECOMMENDED ACTION:

For discussion and consideration of Certificate of Appropriateness.

CITY MANAGER APPROVAL:

Attachments

Power Point 320 w main
COA Application

A photograph of the exterior of a liquor store named 'Capital Gains Liquor'. The building is a single-story structure with a light-colored facade and a green roofline. The entrance features a glass door with a red 'OPEN' sign. To the left of the entrance is a white ice machine with 'ICE' written on it in blue letters. To the right of the entrance is a white storage unit or freezer. Above the entrance, there is a sign that reads 'CAP GAINES LIQUOR WINE'. The store is located on a street with a concrete sidewalk. The image has a dark overlay with decorative elements: a yellow semi-circle in the top right corner and a pink semi-circle with red dots in the bottom left corner.

320 W Main

Capital Gains Liquor













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



Property Address: Capital Gaines

Historic District: Downtown Historic District

COA _____ - _____

OFFICE USE ONLY Ver 2023

Applicant and or Property Owner Information:

Name: Kalpesh Patel

Address: 320 W. main St

Phone: 918-235-4137

Email: _____

CapitalGainesLiquor@gmail.com

Required Signatures:

K. Patel

Applicant

Property Owner (if different from applicant)

Description of Work to be done:

Doing stucco over massanory block with.

Attached color combination

consider additional molding

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.