

Jon Gardner, Chair
Chris Gouras, Vice-Chair
Tabitha Enge, Commissioner
Hanna Glenn, Commissioner
Tammy Riley, Commissioner
Rhonda Herrington, Commissioner
Jaye Curtis, Commissioner

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



**NOTICE OF MEETING
HISTORIC LANDMARKS COMMISSION
March 18, 2025
3:00 P.M.
City Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/88610736258?pwd=avtAKxsHMtMFaHnr30lCUUnximX1tUN.1>

Meeting ID: 886 1073 6258
Passcode: 484199

One tap mobile
+13462487799,,88610736258#,,, *484199# US (Houston)

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/

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 November 19, 2024, meeting.

G. DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a partial property tax exemption application for the structure located at 503 East Hodges Street, Palestine, identified as A0065 Wells, Samuel 6, Block 867, Tract 1.

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, March 14, 2025, at 12:00 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: 03/18/2025
To: Historic Landmarks Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: Approval of Minutes from the November 19, 2024 Meeting
Date Submitted: 03/13/2025

SUMMARY:

Consider the Historic Landmark Commission Meeting Minutes for November 19, 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, November 19, 2024, at 3:00 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following present: Commissioners Jon Gardner, Rhonda Herrington, Hanna Glenn, Tammy Riley, and Jaye Curtis.

Chair Chris Gouras and Commissioner, Tabitha Enge were absent.

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

CALL TO ORDER

With a quorum present, Chair Chris Gouras called the meeting to order at 3:00 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

None.

CONFLICT OF INTEREST DISCLOSURES

None.

DIRECTOR'S REPORT

None.

APPROVAL OF MINUTES

Commissioner Rhonda Herrington made a motion, seconded by Commissioner Jaye Curtis to approve minutes from the September 17, 2024, meeting. Upon vote, the motion was carried unanimously 5-0.

DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a Certificate of Appropriateness for 307 W. Oak

Historic Preservation Officer Chasity Esparza provided a summary for 307 W. Oak, also known as Warrens Barber Shop. Applicant Saundra Vasquez would like to install a "flat-style" awning the current awning is in disrepair. Commissioner Herrington made a motion to approve the Certificate of Appropriateness, seconded by Commissioner Curtis. During the discussion, the commissioners and applicant agreed that the "flat-style" awning exists throughout the downtown area. Upon Vote motion carried unanimously 5-0.

2. Discussion and possible action regarding the appointment of the Chair and Vice Chair for the Historic Landmark Commission.

Commissioner Herrington made a motion to nominate Jon Gardner as Chair and Chris Gouras as Vice-Chair, seconded by Commissioner Curtis. Upon Vote motion carried unanimously 5-0

ADJOURNMENT

Commissioner Herrington made a motion, seconded by Commissioner Curtis, to adjourn at 3:08 P.M. Upon vote, motion carried unanimously 5-0.

PASSED AND APPROVED THIS 18th DAY OF MARCH 2025.

ATTEST:

Jon Gardner, Chair, or Alternate.

Chasity Esparza, HPO/Administrative Assistant

DRAFT



Agenda Date: 03/18/2025
To: Historic Landmarks Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: Consideration of an application for partial tax exemption at 503 E. Hodges
Date Submitted: 03/13/2025

SUMMARY:

Discussion and possible action concerning an application for partial Property Tax Exemption for the structure at 503 East Hodges Street in Palestine, known as A0065 Wells, Samuel 6 Block 867 Tract 1. Owners John and Letitia Erdman have submitted the necessary Property Tax Exemption Form and all required documents under the City's Code of Ordinances. In 2024, permits were issued for mechanical and plumbing updates, as well as a new roof at the property located at 503 East Hodges Street. The Erdmanns have initiated the homestead process for the property which serves as their primary residence, and their property taxes are current. The applicants have also granted written authorization for the Historical Landmark Commission and City officials to inspect the property, assess its historical significance, and determine the need for tax relief to support its preservation. Additionally, the Erdmanns have made notable contributions to preserving the historical value of the home. The application for the property tax exemption should be reviewed, considering the improvements made and the ongoing preservation efforts.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

application



**PALESTINE
HISTORIC
LANDMARKS
COMMISSION**

Property Tax Exemption Form

This application covers property you owned on January 1 of this year. You must file the completed application between January 1 and May 1 of this year. Be sure to attach any additional documents requested.				
TAX YEAR 2024				
APPLICATION DATE 12-9-24				
OWNER'S NAME & ADDRESS	Owner's Name	John C. Erdmann Letitia S. Erdmann		
	Mailing Address	503 E. Hodges St Palestine, Tx 75801		
	City, State Zip			
	Telephone	Home	Work	Mobile
	E-mail			
	Owner is: (Check One)	Individual <input checked="" type="checkbox"/>	Association <input type="checkbox"/>	Corporation <input type="checkbox"/>
PROPERTY ADDRESS	503 E Hodges St Palestine, Tx 75801			
LEGAL DESCRIPTION	single residence Add 5 Wells, Samuel G. Block 867 2 1/2 story brick Victorian home (1896) Tract 1			
TAXING UNIT GRANTING EXEMPTION	CITY OF PALESTINE			
DESIGNATED PALESTINE LANDMARK (Check One and Attach copy)	Y	N	DATE	
PALESTINE HISTORIC DISTRICT (Check One)	Y	N	DISTRICT	
CERTIFICATE OF APPROPRIATENESS (Check One and Attach copy)	Y	N	DATE	

SIGNATURE 	DATE 12-9-24
ON BEHALF OF CITY OF PALESTINE HISTORIC LANDMARKS COMMISSION	TITLE

Under Texas Penal Code, Section 37.10, if you make a false statement on this application, you could receive a jail term of up to 1 year and a fine of up to \$2,000, or a prison term of 2 to 10 years and a fine up to \$5,000.

Application for Certification as a Historic Landmark for the Purposes of Tax Exemption

Submitted by John Carl Erdmann and Letitia Stine Erdmann

503 E. Hodges St. Palestine, TX 75801 (Hearne House)

Date: 1/31/25

Legal Description and Address

See Attachment A

Proof of Title

See Attachment B

Proof property taxes are current

See Attachment C

Final Plans for Restoration

In 2024, a new roof, mechanical and plumbing updates were completed. The roofing materials were architectural copper colored composite shingles. The old roof was stripped, and decking replaced where needed. The Witches Hat or turret roof decking was replaced.

Mechanical: The following equipment installation was designed to meet Historic Society Standards, code enforcement and permits:

HVAC: work completed by Quality Cool Air. The following equipment installation was designed to meet Historic Society Standards, code

Downstairs: Daikin ST 14SR R410A natural gas package unit with balanced perimeter R6 flex ductwork system, floor grilles, digital thermostat, all labor and materials for complete installation

Upstairs Ruud 5T 14SR R410 A Heat Pump System, R6 flex ductwork system, attic installation kit, condenser saver kit, all labor and materials for complete installation.

Cos ~~\$~~29,768.75 (\$24,768.15)

In 2025, the electrical panel will be upgraded from 200 AMPs to 320 AMPs determined by electricians to safely meet load requirements. In addition, electricity will run out to the old servants quarters.

Work to be accomplished includes: Upgrade service to 320 amps, install 2 exterior panels. One for the main house and the second one for power to small house and garage. Run 100 amps to small building and run power for lights and plugs. Run power to the garage and put a light and outlet in each bay. Change existing Federal Pacific panel located under stair case to new panel. Cost \$9,566.57

Plumbing

Gas Line

Extended gas from under the house or from meter to new heating unit. Terminated unused gas lines and installed 2 owner supplied gas logs. Performed gas test.

In 2026, goals include the reappointing of all historical brick in the underpinning as well as new landscaping through the property.

Statement of Cost for Renovation/Restoration

See Attachment D for roofing, electrical, HVAC and plumbing work receipts and or estimates.

Construction Timeline/Projected Completion Date

2024- Roofing, plumbing and Mechanical work was completed.

2025-April-Electrical work to be completed.

2026-Repainting of historical brick underpinning

Proposed Use of Property

The Hearne House at 503 E. Hodges St has been a Palestine Landmark since its completion in 1896. In November 2023, this property was purchased for the sole use of being a single-family residence. The current owners, John and Letitia Erdmann, hope to "Age in Place" and keep the property as their primary residence for the unforeseen future. This wonderful old home had fallen into disrepair over the last 4-5 decades. It is our goal to restore this home to its original beauty.

Authorization to visit property.

We hereby give permission to members of the historic preservation commission and city officials to visit and inspect the property for certification that the property in question is historically significant and in substantial need of tax relief to encourage its preservation.

Additional Information for Historic Preservation Commission

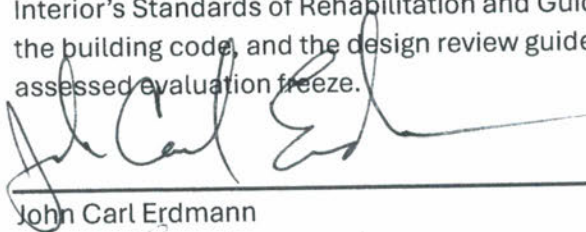
The north border of the property has a garden and historic marker along Palestine Parkway. Upon purchase of the property, the garden and marker were completely overgrown to the extent the new owners were unaware of their existence until notified by the city to maintain the area. Immediately a landscaper was hired to remove all the overgrowth. It was then

revealed that the marker was gone. In 2025, our goal is to completely relandscape the area and replace the original marker. We are not asking for reimbursement of costs but only want to state our dedication to preserving the historic landmark for the community.

Please Refer to Appendix E for additional paperwork as provided by the city of Palestine.

Written Agreement to maintain the designated site.

We, John Carl Erdmann and Letitia S. Erdmann hereby agree to maintain the property at 503 E. Hodges, Palestine, Tx 75801 (the Hearne House) in accordance with the Secretary of the Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the building code, and the design review guidelines for structures for the duration of the assessed evaluation freeze.



John Carl Erdmann

1-31-2025

Date



Letitia Stine Erdmann

1-31-2025

Date

Appendix A

EXHIBIT 'A'

Property: 503 Hodges Street, Palestine, TX 75801

ALL THAT CERTAIN TRACT OF LAND IN ANDERSON COUNTY, TEXAS, IN THE S. G. WELLS SURVEY, ABSTRACT 65, BEING COMPRISED OF THE RESIDUE OF THE FIRST AND SECOND TRACTS IN DEED FROM THE ESTATE OF EMMA HOWARD HEARNE TO BAN W. HEARNE DATED JANUARY 7, 1947, RECORDED IN VOLUME 375, PAGE 586 OF THE ANDERSON COUNTY, OFFICIAL PUBLIC RECORDS (O.P.R.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT WITH BRASS DISK FOUND MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HODGES STREET (50 FEET WIDE) WITH THE EAST RIGHT-OF-WAY LINE OF NORTH MALLARD STREET (60 FEET WIDE), BEING THE SOUTHEAST CORNER OF PART 1 CALLED 0.092 ACRE CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 751, PAGE 764 O.P.R.

THENCE; N 10° 30' 00" W, WITH THE EAST LINE OF THE 0.092 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF NORTH MALLARD STREET .330.73 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH BRASS DISK FOUND MARKING THE NORTHEAST CORNER OF THE 0.092 ACRE TRACT IN THE SOUTH RIGHT-OF-WAY LINE OF EAST PALESTINE AVENUE (WIDTH VARIES), BEING IN THE SOUTH LINE OF A TRACT CALLED 0.48 ACRE IN VOLUME 219, PAGE 133 O.P.R.

THENCE; N 83° 21' 50" E, WITH THE SOUTH LINE OF THE 0.48 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF EAST PALESTINE AVENUE 241.66 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH BRASS DISK FOUND IN THE WEST RIGHT-OF-WAY LINE OF NORTH CHURCH STREET (60 FEET WIDE), BEING THE NORTHWEST CORNER OF PART 2 CALLED 0.205 ACRE CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 751, PAGE 764 O.P.R.

THENCE S 04° 38' 32" E, WITH THE WEST LINE OF THE 0.205 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF NORTH CHURCH STREET 337.59 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH BRASS DISK FOUND MARKING THE SOUTHWEST CORNER OF THE 0.205 ACRE TRACT IN THE NORTH RIGHT-OF-WAY LINE OF HODGES STREET.

THENCE S 83° 24' 18" W, WITH THE NORTH RIGHT-OF-WAY LINE OF HODGES STREET 207.76 FEET TO THE PLACE OF BEGINNING CONTAINING 1.720 ACRES.

A.P.N.

Appendix B

5
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: November 20, 2023

Grantor: Ruben V. Cantu and Ruben O. Cantu, acting herein by and through his duly authorized Agent and Attorney-in-fact, Richard C. Flores

Grantor's Mailing Address: 12302 Fireside Dr., Whittier, CA 90604

Grantee: John Carl Erdmann and Letitia Stine Erdmann

Grantee's Mailing Address: 1501 Oak Shore Drive, Tool, TX 75143

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): All that certain lot, tract or parcel of land being 1.72 acres, more or less, in the S. G. Wells Survey, A-65, in Anderson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee

acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

When the context requires, singular nouns and pronouns include the plural.




Ruben V. Cantu

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

This instrument was acknowledged before me on November 16, 2023, by Ruben V. Cantu.

SEE ATTACHED
CALIFORNIA COMPLIANT
ACKNOWLEDGEMENT / JURAT



Notary Public, State of California

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

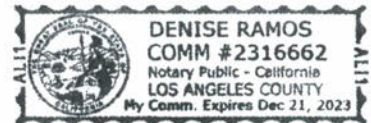
On November 16, 2023 before me, Denise Ramos - Notary Public
(insert name and title of the officer)

personally appeared Ruben V. Cantu
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Denise Ramos (Seal)



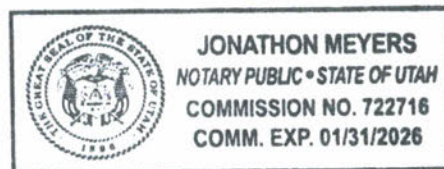
Richard C. Flores
Richard C. Flores, Agent and Attorney-in-fact for Ruben O. Cantu

Utah
STATE OF CALIFORNIA

COUNTY OF Washington

This instrument was acknowledged before me on November 15, 2023 by Richard C. Flores, Agent and Attorney-in-fact for Ruben O. Cantu.

Jonathon Meyers
Notary Public, State of ~~California~~
Utah



Mail Recorded
Original To: ✓
John Erdmann
1501 Oak Shore Drive
Tool, TX 75143

EXHIBIT 'A'

Property: **503 Hodges Street, Palestine, TX 75801**

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THENCE S 83° 24' 18" W, WITH THE NORTH RIGHT-OF-WAY LINE OF HODGES STREET 207.76 FEET TO THE PLACE OF BEGINNING CONTAINING 1.720 ACRES.

A.P.N.

Appendix C

TAX RECEIPT

Tommy Cross, Tax Assessor-Collector
703 N. Mallard, Suite 104
P.O. Box 1990
Palestine, TX 75802-1990
Ph: Phone:(903)-723-7423 Fax: Fax:(903)-723-7801

Receipt Number: **2025-666949-001**

Payor: LETITIA S ERDMANN ()
1501 OAK SHORE DR
TOOL, TX 75143

Owner: ERDMANN JOHN C & LETITIA S (O0158074)
503 HODGES ST
PALESTINE, TX 75801

Quick Ref ID: R18256
Owner: ERDMANN JOHN C & LETITIA S
(O0158074) - 100%
Owner Address: 503 HODGES ST
PALESTINE, TX 75801

Property: 0065-0867-0100-0000
Legal Description: A0065 WELLS, SAMUEL G BLOCK 867
TRACT 1 , 1.72 ACRES
Situs Address: 503 HODGES ST

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2024					
City Of Palestine	395,870	0.594285	2,352.59	2,352.59	2,352.59
County Tax	395,870	0.469700	1,859.41	1,859.41	1,859.41
TVCC - Palestine	395,870	0.045040	178.30	178.30	178.30
FMFC	395,870	0.013193	52.23	52.23	52.23
Palestine ISD	395,870	1.074200	4,252.44	4,252.44	4,252.44

Total Payment Amount	8,694.97
Check (Ref # 1029) Tendered	8,694.97
Total Tendered	8,694.97

Remaining Balance Due as of 1/22/2025 **0.00**

Date Paid: 01/22/2025
Effective Date: 01/22/2025
Station: PATY
Cashier: PG

Appendix D



Thanks for your payment

\$0.00 due

Job Summary



Services	amount
----------	--------

Estimate on central unit with duct (house has never had central system)	\$0.00
---	--------

Bid installation of equipment and ductwork for upstairs and downstairs and additions on historic home

Equipment installation meets Historic society standards, code enforcement, and permits	\$27,500.00
--	-------------

Downstairs: Daikin 5T 14SR R410A natural gas package unit with balanced perimeter R6 flex ductwork system, floor grilles, digital thermostat, all materials and labor for a complete installation.

Upstairs: Ruud 5T 14SR R410A Heat Pump system, R6 flex ductwork system, attic installation kit, condenser saver kit, all materials and labor for a complete installation.

Back Add-on: Daikin 12k btu 17SR ductless mini split heat pump system, all materials and labor for a complete installation and put into operation.

Warranty: 10 year parts and 1 year labor.

Price doesn't include electrical, plumbing, and landscaping/screening to meet COA.

Subtotal	\$27,500.00
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Total Tax	\$2,268.75
-----------	------------

Texas (8.25%)	\$2,268.75
---------------	------------

Total	\$29,768.75
--------------	--------------------

Payment History

Payment history

Mar	Tue	Check	\$29,768.75
19	2:46pm		

Contact us

(903) 724-0508



kayla@qualitycoolair.com





Warren Service Co. - Electrical

Tish Erdmann
503 E Hodges St
Palestine, TX 75801

(903) 597-0351
tserdmann@msn.com

ESTIMATE	#1938
ESTIMATE DATE	Jan 31, 2025
SERVICE DATE	Jan 31, 2025
TOTAL	\$9,566.57

CONTACT US

924 N Perry St
Palestine, TX 75801

(903) 729-4635
office@thewarrenway.com

Service completed by: Cody Carnathan

ESTIMATE

Warren Service Co. - Electrical 38537
http://www.thewarrenway.com

Residential Services - Labor and Materials	24.0	\$135.00	\$3,240.00
Labor for licensed electricians to perform the following: Upgrade service to 320 amps, install 2 exterior panels. One for main house disconnect, and second one for power to small building and garage. Run 100 amps to small building and run power for lights and plugs. Run power to garage and put a light and outlet in each bay. Change out existing Fedral Pacific panel located under stair case to new panel. Customer will be responsible for contacting power company to schedule a disconnect/reconnect for day of job.			
Custom Services - Permit Fee- >10K Permit Fee	1.0	\$120.00	\$120.00
Equipment Rental - Walk Behind Trencher - Day Rate	1.0	\$300.00	\$300.00
Services subtotal:			\$3,660.00
Custom Services - Material	1.0	\$5,433.55	\$5,433.55
Materials subtotal:			\$5,433.55

Subtotal	\$9,093.55
----------	------------

Tax (Sales Tax 8.25%)	\$473.02
-----------------------	----------

Total	\$9,566.57
--------------	-------------------

Thank you for your business!



Thanks for your payment
\$0.00 due

Job Summary



Carroll Plumbing

John Erdmann
503 East Hodges Street
Palestine, TX 75801

(615) 848-8942

INVOICE
SERVICE DATE
DUE
AMOUNT DUE

#13479
Apr 26, 2024
Upon receipt
\$0.00

CONTACT

414 E Spring St
Palestine, TX 75801

(903) 724-3282
office@carrollplumbingtx.com

INVOICE

Services	qty	unit price	amount
Gas line	1.0	\$3,130.00	\$3,130.00
Extend gas from under house or from meter to new heating unit, Terminate unused gas lines, Install 2 owner supplied fireplace logs Gas test			

Subtotal \$3,130.00

Total Tax \$0.00

Contact us

(903) 724-3282



office@carrollplumbingtx.com



[illegible]

27200
1650
26850

Thank You !

Appendix E



SUBCONTRACTOR PERMIT APPLICATION

PERMIT No. 240124

OWNER AND CONTRACTOR INFORMATION

Name of Owner: Tish Erdmann
Name of Contractor: Quality Refrigeration Phone Number: 903 723 2600
Project Address: 503 E Hodges St.
PERMIT TYPE: ☐ ELECTRICAL PERMIT ☐ PLUMBING PERMIT ☒ HVAC PERMIT

CHECK ALL THAT APPLY TO YOUR ELECTRICAL INSTALLATION:

- | | |
|--|--|
| <input type="checkbox"/> Sq. Feet of Work Areas: _____ | <input type="checkbox"/> Dryer _____ |
| <input type="checkbox"/> Wall Outlets _____ | <input type="checkbox"/> Furnace _____ |
| <input type="checkbox"/> Switches _____ | <input type="checkbox"/> A/C Condenser _____ |
| <input type="checkbox"/> Fixtures _____ | <input type="checkbox"/> Range _____ |
| <input type="checkbox"/> Service (New) Amps: _____ | <input type="checkbox"/> Disposal _____ |
| <input type="checkbox"/> New Circuits _____ | <input type="checkbox"/> Sign Connection _____ |
| <input type="checkbox"/> Motors _____ | <input type="checkbox"/> Temp. Pole _____ |
| <input type="checkbox"/> Water Heater _____ | <input type="checkbox"/> Miscellaneous _____ |

Pay with your credit card

Your Payment Information

Use the shipping address as billing address:

First Name: _____

Last Name: _____

Card Number: _____

Card Verification Number: _____

Expiration Date: _____

CHECK ALL THAT APPLY TO YOUR PLUMBING INSTALLATION:

- | | |
|--|--|
| <input type="checkbox"/> Sewer Line _____ | <input type="checkbox"/> Gas Piping _____ |
| <input type="checkbox"/> Water Line _____ | <input type="checkbox"/> Washing Machine _____ |
| <input type="checkbox"/> Septic Tank _____ | <input type="checkbox"/> Water Closets _____ |
| <input type="checkbox"/> Lavatories _____ | <input type="checkbox"/> Urinals _____ |
| <input type="checkbox"/> Kitchen/Laundry Sinks _____ | <input type="checkbox"/> Floor Drains _____ |
| <input type="checkbox"/> Water Heater _____ | <input type="checkbox"/> Hose Bibs _____ |
| <input type="checkbox"/> Bath Tubs/ Showers _____ | <input type="checkbox"/> Drinking Fountain _____ |
| <input type="checkbox"/> Gas Test _____ | <input type="checkbox"/> Miscellaneous _____ |
| <input type="checkbox"/> Annual Backflow Test _____ | BSI report filed <u>Y/N</u> |

CHECK ALL THAT APPLY TO YOUR HVAC INSTALLATION:

- ☒ New Systems and Components
☐ Replacement Systems and Components

2 ST systems upstairs + downstairs

APPLICANT ACKNOWLEDGEMENT AND SIGNATURE

Signature of Contractor's agent constitutes approval for City employees to enter the property for necessary inspections.

[Signature]

Signature of Contractor or Contractor's Agent

2/27/2024

Date



RESIDENTIAL MECHANICAL PERMIT

PERMIT #:	240124	DATE ISSUED:	2/27/2024
JOB	503 HODGES	EXPIRES:	8/29/2024
ADDRESS:		CONTRACTOR:	QUALITY COOL AIR
ISSUED TO:	TISH ERDMANN	ADDRESS:	4801 FM 1990
ADDRESS	503 HODGES	CITY, STATE	PALESTINE TX 75801
CITY, STATE	PALESTINE TX 75801	ZIP:	
ZIP:		PHONE:	903-723-2600
PHONE:	615-848-8944		
DESC. OF WORK:	RESIDENTIAL MECHANICAL		
CONST. TYPE:		PROJECT SIZE:	0.00
		CLASS OF WORK:	RESIDENTIAL MECHANICAL
PROJ VALU:	\$ 0	MAX OCC. LOAD:	
ARCHITECT:		ENGINEER:	OCCUPANCY:
PROPERTY USE:			

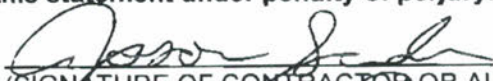
WORK DESCRIPTION: INSTALL 2-5TON UNITS IN CURRENTLY VACANT SINGLE FAMILY RESIDENCE

FEE CODE	DESCRIPTION	AMOUNT
M-MEC RES	MECHANICAL PERMIT FEE RESIDENTIAL	\$ 105.00
TOTAL		\$ 105.00

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performances of construction and that I make this statement under penalty of perjury.


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)


(BUILDING/PLANNING DEPT)

02/27/24
DATE

2/27/24
DATE

FOR INSPECTIONS PLEASE CALL (903)731-8435



SUBCONTRACTOR PERMIT APPLICATION

PERMIT No. _____

OWNER AND CONTRACTOR INFORMATION

Name of Owner: CURT'S LEPTIC John EDMANN
Name of Contractor: Carroll Plumbing Phone Number: 903-922-8570
Project Address: 503 E Hodges ST

PERMIT TYPE: ☐ ELECTRICAL PERMIT ☒ PLUMBING PERMIT ☐ HVAC PERMIT

CHECK ALL THAT APPLY TO YOUR ELECTRICAL INSTALLATION:

- | | |
|--|--|
| <input type="checkbox"/> Sq. Feet of Work Areas: _____ | <input type="checkbox"/> Dryer _____ |
| <input type="checkbox"/> Wall Outlets _____ | <input type="checkbox"/> Furnace _____ |
| <input type="checkbox"/> Switches _____ | <input type="checkbox"/> A/C Condenser _____ |
| <input type="checkbox"/> Fixtures _____ | <input type="checkbox"/> Range _____ |
| <input type="checkbox"/> Service (New) Amps: _____ | <input type="checkbox"/> Disposal _____ |
| <input type="checkbox"/> New Circuits _____ | <input type="checkbox"/> Sign Connection _____ |
| <input type="checkbox"/> Motors _____ | <input type="checkbox"/> Temp. Pole _____ |
| <input type="checkbox"/> Water Heater _____ | <input type="checkbox"/> Miscellaneous _____ |

Pay with your credit card

Your Payment Information

Use the shipping address as billing address:

First Name: _____

Last Name: _____

Card Number: _____

Card Verification Number: _____

Expiration Date: _____

CHECK ALL THAT APPLY TO YOUR PLUMBING INSTALLATION:

- | | |
|--|--|
| <input type="checkbox"/> Sewer Line _____ | <input checked="" type="checkbox"/> Gas Piping _____ |
| <input type="checkbox"/> Water Line _____ | <input type="checkbox"/> Washing Machine _____ |
| <input type="checkbox"/> Septic Tank _____ | <input type="checkbox"/> Water Closets _____ |
| <input type="checkbox"/> Lavatories _____ | <input type="checkbox"/> Urinals _____ |
| <input type="checkbox"/> Kitchen/Laundry Sinks _____ | <input type="checkbox"/> Floor Drains _____ |
| <input type="checkbox"/> Water Heater _____ | <input type="checkbox"/> Hose Bibs _____ |
| <input type="checkbox"/> Bath Tubs/ Showers _____ | <input type="checkbox"/> Drinking Fountain _____ |
| <input checked="" type="checkbox"/> Gas Test _____ | <input type="checkbox"/> Miscellaneous _____ |
| <input type="checkbox"/> Annual Backflow Test _____ | BSI report filed <u>Y/N</u> |

CHECK ALL THAT APPLY TO YOUR HVAC INSTALLATION:

- ☐ New Systems and Components _____
- ☐ Replacement Systems and Components _____

APPLICANT ACKNOWLEDGEMENT AND SIGNATURE

Signature of Contractor's agent constitutes approval for City employees to enter the property for necessary inspections.

Curt's Leptic

4/26/24

Signature of Contractor or Contractor's Agent

Date

**GAS TEST PERMIT**

PERMIT #:	240124	DATE ISSUED:	4/26/2024
JOB	503 HODGES	EXPIRES:	10/26/2024
ADDRESS:		CONTRACTOR:	CARROLL PLUMBING
ISSUED TO:	TISH ERDMANN	ADDRESS:	P.O. BOX 249
ADDRESS	503 HODGES	CITY, STATE	NECHES TX 75779
CITY, STATE	PALESTINE TX 75801	ZIP:	
PHONE:	615-848-8944	PHONE:	903-922-8570
DESC. OF WORK:	GAS TEST		
CONST. TYPE:		PROJECT SIZE:	0.00
PROJ VALU:	\$ 0	CLASS OF WORK:	GAS TEST
ARCHITECT:		MAX OCC. LOAD:	
PROPERTY		OCCUPANCY:	
USE:			

WORK DESCRIPTION: GAS PIPING AND TEST FOR OCCUPIED SINGLE FAMILY RESIDENCE

FEE CODE	DESCRIPTION	AMOUNT
P-GAS	GAS TEST	\$ 0.00
P-TRADE	PLUMBING TRADE PERMIT	\$ 105.00
P-GAS PIPE	GAS PIPING	\$ 0.00
TOTAL		\$ 105.00

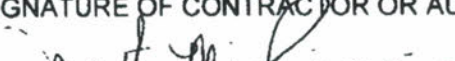
NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performances of construction and that I make this statement under penalty of perjury.


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

4/26/24
DATE


(BUILDING/PLANNING DEPT)

4/26/24
DATE

FOR INSPECTIONS PLEASE CALL (903)731-8435



NEW RESIDENTIAL ROOF PERMIT

PERMIT #:	230777	DATE ISSUED:	12/06/2023
JOB ADDRESS:	503 HODGES	EXPIRES:	6/06/2024
ISSUED TO:	TISH ERDMANN	CONTRACTOR:	FIRST CLASS RENOVATIONS
ADDRESS:	503 HODGES	ADDRESS:	301 W OAK ST
CITY, STATE ZIP:	PALESTINE TX 75801	CITY, STATE ZIP:	PALESTINE TX 758012711
PHONE:	615-848-8944	PHONE:	
DESC. OF WORK:	NEW RESIDENTIAL ROOF		
CONST. TYPE:		PROJECT SIZE:	0.00
PROJ. VALU:	\$ 0	NUMBER OF STORIES:	
ARCHITECT:		ENGINEER:	
PROPERTY USE:		CLASS OF WORK:	RESIDENTIAL ROOF
		MAX OCC. LOAD:	
		OCCUPANCY:	

WORK DESCRIPTION: TEAR OFF EXISTING ROOF OF SINGLE FAMILY RESIDENCE AND REPLACE WITH LIK E MATERIALS-
COMPOSITE SHINGLES

FEE CODE	DESCRIPTION	AMOUNT
B-ROOF	ROOFING	\$ 25.00
TOTAL		\$ 25.00

NOTICE

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I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performances of construction and that I make this statement under penalty of perjury.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

[Signature]
(BUILDING/PLANNING DEPT)

12/6/23
DATE

12/6/23
DATE

FOR INSPECTIONS PLEASE CALL (903)731-8435

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 or Commission may require addition information if it is deemed necessary to complete the application. Commission may require a Site Visit of the property to determine appropriateness.

HISTORIC LANDMARK COMMISSION CONTACTS:

Julie Abston, Chair
Drew Wommack III
Linda Williams
Mickie Lamberth
Chris Gouras

juliebabston@icloud.com
dswommack@gmail.com
lnwill@centurylink.net
mcantiques@aol.com
chrisgouras@rocketmail.com

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



Signature of Authorized Representative

12/6/2023

Date

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	18256	Name:	ERDMANN JOHN C & LETITIA S
Geographic ID:	0065-0867-0100-0000	Secondary Name:	
Type:	R	Mailing Address:	1501 OAK SHORE DRIVE TOOL TX US 75143
Zoning:		Owner ID:	5689795
Agent:		% Ownership:	100.00
Legal Description:	A0065 WELLS, SAMUEL G BLOCK 867 TRACT 1	Exemptions:	
Property Use:			

LOCATION

Address:	503 HODGES ST, PALESTINE
Market Area:	
Market Area CD:	P-A1
Map ID:	867

PROTEST

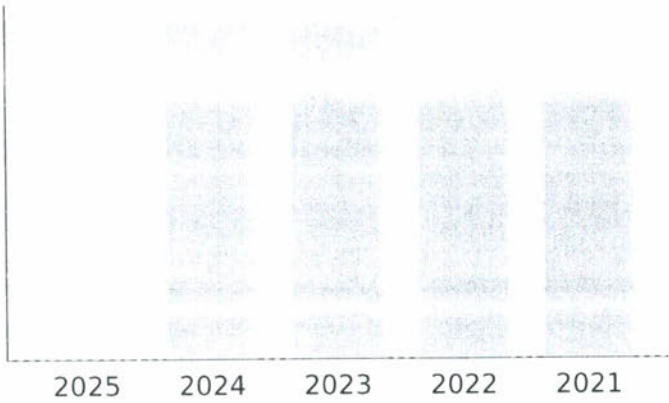
Protest Status:	
Informal Date:	
Formal Date:	

VALUES

CURRENT VALUES

Land Homesite:	N/A
Land Non-Homesite:	N/A
Special Use Land Market:	N/A
Total Land:	N/A
Improvement Homesite:	N/A
Improvement Non-Homesite:	N/A
Total Improvement:	N/A
Market:	N/A
Special Use Exclusion (-):	N/A
Appraised:	N/A
Value Limitation Adjustment (-):	N/A
Net Appraised:	N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$112,385	\$283,485	\$0	\$395,870	\$0	\$395,870
2023	\$112,385	\$283,175	\$0	\$395,560	\$0	\$395,560
2022	\$112,385	\$219,910	\$0	\$332,295	\$0	\$332,295
2021	\$112,385	\$213,344	\$0	\$325,729	\$0	\$325,729