

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, December 16, 2025, at 3:00 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following present: Chair Jon Gardner; Commissioners Hanna Glenn, Tabitha Enge, Laura Harston, and Rhonda Herrington.

Commissioners absent: Steve Bockel and Tammy Riley.

Staff present: Historic Preservation Officer Chasity Esparza, Planning Tech Susan Davis, and City Admin Casey Debord.

CALL TO ORDER

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

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

Elise Dean addressed the Commission regarding window work at 111 W. Dallas. Her complaint stemmed from unpermitted work occurring within the Historic District, specifically referring to the most recent window-related work at the property.

CONFLICT OF INTEREST DISCLOSURES

None.

DIRECTOR'S REPORT

None.

APPROVAL OF MINUTES

Commissioner Herrington made a motion, seconded by Commissioner Glenn, to approve minutes from the July 15, 2025, meeting. Upon a vote, the motion was carried unanimously 5-0.

DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a Certificate of Appropriateness to allow vinyl windows to remain in place at 111 W. Dallas Street.

Historic Preservation Officer Chasity Esparza provided a summary of the proposed work. Commissioner Enge made a motion to deny the Certificate of Appropriateness, which was seconded by Commissioner Herrington. The property owner, Mr. Preciado, stated that he purchased the home several months ago and was unaware that it was located within a Historic District. He explained that he and his wife, who attended the meeting via Zoom, chose to replace the windows for energy efficiency. During discussion, energy efficiency and the altered appearance of the new windows were discussed. Elise Dean also addressed the Commission and provided historical background on the house. Upon vote, the motion carried unanimously 5-0.

2. Discussion and possible action regarding a Certificate of Appropriateness for the removal of two dormers at 700 S. Magnolia

Chasity Esparza provided a summary. Commissioner Gardner made a motion, seconded by Commissioner Harston, to deny the COA. The owner Rose Forston, explained that she has repaired and rebuilt windows three times and it is still an ongoing issue. During discussion Commissioner Harston says she did not think the dormers were original in the house. Chair Jon Gardner rescinded his motion, seconded by Laura Harston, to

approve the removal. Upon vote, the motion was carried unanimously 4-0. (Commissioner Herrington was not present during the vote.)

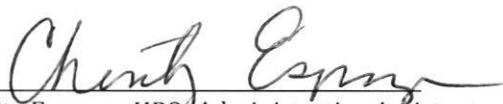
ADJOURNMENT

With no further business, Chairman Gardner adjourned the meeting at 3:48 pm.

PASSED AND APPROVED THIS 20th DAY OF JANUARY 2026.


Jon Gardner, Chair, or Alternate.

ATTEST:


Chasity Esparza, HPO Administrative Assistant