



**MEETING MINUTES
HISTORIC LANDMARKS COMMISSION
January 17, 2017**

The Historic Landmarks Commission of the City of Palestine, Texas convened in a Regular Meeting on January 16 at Palestine City Hall, 504 N. Queen Street, Palestine, Texas, with the following people:

Julie Abston, Barbara Jordan, Mickie Lamberth, Cindy Millichamp, Linda Williams.
Staff: Jacob Morris

A. CALL TO ORDER

Julie Abston called the Regular Meeting to order at 4:00 PM.

B. CITIZEN COMMENTS

No citizens spoke.

C. APPROVAL OF THE MINUTES

1. Consider the minutes for the previous HLC Regular Meeting Commission approved minutes.

D. CERTIFICATE OF APPROPRIATENESS APPLICATION

1. COA application 01-2017, proposed infill building at 1010 N Church Street, a property located in the Northside Historic District, submitted by Wayne Fortner. Historic Landmarks Commission approved the COA application. The Commission cited the lack of nearby contributing structures as a factor in approval, since the viewshed of the infill construction was in a low integrity area. They also determined that the scale, and position of the building was generally consistent with the area, and the design was sufficient in this particular case to prevent an impression of a "false sense of history" but used traditional materials and massing.

E. NOTIFICATION OF DETERMINATION OF 416 SOUTH SYCAMORE AS SUBSTANDARD STRUCTURE

1. Staff report providing context and notification regarding the condition and determination by building official that the building at 416 S. Sycamore is substandard and recommended for evaluation by the Building and Standards Commission. HPO Jacob Morris reported that the Building Official for the City of Palestine had determined that the building at 416 South Sycamore was substandard and intended to present it to the upcoming Buildings and Standards meeting. HPO then summarized that the building was first recorded to be in disrepair in 1984, and that HLC had determined it to be in a state of demolition by neglect in April of 2009, and provided photographic images of the deterioration of the building, including comparative photos showing deterioration over the course of the previous year. These included images of slipped and broken structural plates, holes in roof, windows that had moved to become parallelogram in shape, and missing and rotted features. HPO advised that HLC had the option to make recommendations to the Building and Standards Commission, since the building was located within the Southside Historic District. HPO then provided his assessment that the building exhibited extensive structural damage that showed signs of ongoing deterioration. HPO expressed an assessment that basic stabilization of the structure was a large undertaking, since both foundation and roof were in states of failure. A speaker who identified as Gloria MacLane, the mother of the owner provided a summary of the history of the house, and circumstances creating impediments to timely repair. She requested that HLC recommend a



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delay of any potential plans to demolish the building. Historic Landmarks Commission instructed HPO to place the issue on an HLC agenda for further review after the Buildings and Standards Hearing regarding the building.

F. ADJOURN

The meeting adjourned at 4:48 pm

ATTEST:

_____ (Name), Chairman _____ (Jacob Morris, PhD, HPO)