



HISTORIC LANDMARKS COMMISSION
REGULAR MEETING/November 19, 2013
City Hall Council Chambers
504 N. Queen Street
Palestine, Texas

MEETING MINUTES

Commissioners Present: Alan Herrington, Marti Moronko, Bun Price, Norris White Jr., Linda Williams, Jerry Bolton	Others in Attendance: Jeffrey Lyons, Development Services Director Jacob Morris, Historic Preservation Officer Alene Leveston, Secretary
Commissioners Absent: Julie Abston	

CALL TO ORDER
Meeting called to order at 4:06 p.m. by Acting Chairman, Linda Williams. A quorum was present.

CITIZEN COMMENTS
None

INTRODUCTION OF NEW HISTORIC PRESERVATION OFFICER JACOB MORRIS
Jeffrey Lyons introduced the new Historic Preservation Officer Jacob Morris.

APPROVAL OF THE MINUTES
Commission action: Approved the special meeting minutes for October 16, 2013 as presented.
Motion: Price Second: Herrington Vote: Unanimous

BEAUTIFICATION AWARDS
1. Nominated: 420 W. Palestine Avenue – Braly’s Builders—historic rehabilitation award as recommended by Commissioner Abston.
2. No other properties were nominated.
Motion: Price Second: Moronko Vote: Unanimous

CERTIFICATES OF APPROPRIATENESS REQUESTS
Continued Case: COA-13-12/101 Avenue A Applicant: Alan Herrington
Discuss and consider a request for a Certificate of Appropriateness submitted by Alan Herrington to install standing seam metal over the new pitched roofs on the structure located at 101 Avenue A.
Public Comment
Spoke in favor: Jerry Toole and Alan Herrington Mr. Herrington presented images of similar roofs currently existing in the Downtown Historic District, and explained the varying levels of historic appropriateness of each. His presentation argued that: -The Sacred Heart Catholic Church complex contained three historic buildings of different style with a similar roof to his proposed roof. -He differentiated his proposed roof from some other examples he argued were inappropriate either

due to use of a different type of metal roof, or an application to a building from another era and style than his.

- He concluded that his building, which was a mid-century modern building over 50 years old, was a different style than other commercial buildings in the district, so a metal roof is more appropriate for the style of his building, and his choice of a simple style of roofing in a muted color would not distract or take focus from the other buildings in the district.

Mr. Jerry Toole –provided a sample and demonstrated its construction and assembly.

Discussion:

Commission:

The Commission discussed the request as follows:

Commissioner Williams expressed concerns that it would be unfair to approve the metal roof, since other cases had been denied previously.

Commissioner Moronko stated that since this building is in a commercial district, the other cases regarding metal roofs were not comparable.

Commission requested further information from staff as to whether the other metal roofs in the district were in-place at the time the district was created, or if they were approved by a previous Historic Landmarks Commission.

Development Services Director, Jeffrey Lyons and Secretary Alene Leveston researched the question. Jeffrey Lyons reported that the district has been in existence since 1992, and the Sacred Heart Church had roof permits in 2011 and 2012.

Commissioner Price stated that he recalled the Sacred Heart roof installation sometime since he moved to Palestine approximately 10 years ago.

Since Commissioner Herrington was the applicant, he left the room for the duration of the vote, and did not vote himself.

Commission Action: Certificate of Appropriateness was denied as submitted.

Motion: Williams

Second: Moronko

Vote: 3 to 2

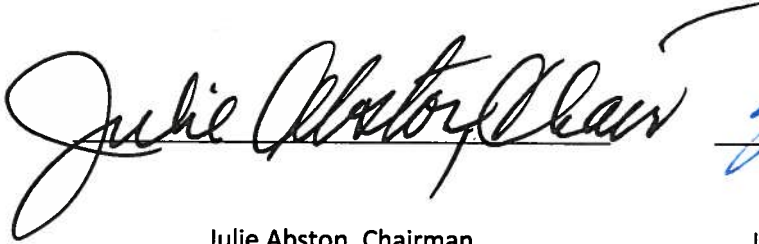
STAFF UPDATE CONCERNING HLC MATTERS

1. Jeffrey Lyons and Jacob Morris reported that they, in consultation with City Attorney, have been developing changes to the ordinance concerning procedures for Demolition by Neglect, that would ensure that it would provide due processes for property owners facing possible findings of Demolition of Neglect, while ensuring that appropriate penalties are enforced for Demolition by Neglect.
2. Historic Preservation Officer Jacob Morris reported that he and Jeffrey Lyons had discussed the survey and were developing a strategy for implementation. He requested input from Commissioners regarding possible sources for volunteers, as well as suggestions regarding how to best prioritize which districts to prioritize based upon available volunteers.
3. Historic Preservation Officer presented a draft of a Design Guidelines Handbook

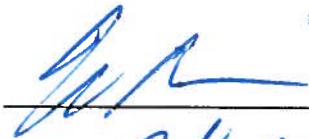
designed to be an approachable summary of the Historic Preservation Ordinance, the Landmarks and Districts, and the major points of the applicable design guidelines in effect in Palestine. He requested suggestions for revisions and improvements. Commissioner Price suggested printing in color glossy format was preferable because it was more appealing, making the public more likely to read it.

ADJOURNMENT:

Commission Action: Meeting adjourned at 4:55 PM.



Julie Abston, Chairman



Jeffrey Lyons, Development Services Director

Gabbs MORRIS

*HISTORIC PRESERVATION
OFFICER*