



**HISTORIC LANDMARKS COMMISSION MEETING**  
**Tuesday, February 22, 2011 4:00 PM**

The State of Texas §  
County of Anderson §  
City of Palestine §

The Historic Landmarks Commission of the City of Palestine, Texas met on Monday, February 22, 2011 4:00 p.m., at City Hall City Council Chambers, 504 N. Queen Street, Palestine, Texas with the following people present:

Julie Abston, Chair  
Linda Williams, Commissioner  
Dan Dyer, Commissioner

Mary Alice Largent  
Marti Moronko, Commissioner (4:04)  
Paul Priestner, Vice Chair

**Participated in a Discussion:**

Wendy Ellis, Economic Development Director  
Bobby Patel, Owner of the TexAnn Hotel  
Neely Plumb, Applicant for CA-10-14

A quorum of the Historic Landmarks Commission was present.

**REGULAR MEETING**

The Historic Landmarks Commission of the City of Palestine, Texas began with the regular session on Monday, February 22, 2011 at 4:02 p.m., in the City Council Chambers, City Hall, 504 N. Queen Street, Palestine, Texas. Meeting called to order by Julie Abston.

**APPROVAL OF MINUTES**

The Commission reviewed and discussed the minutes of the Regular Meeting of January 24, 2011. Motion made by Mary Alice Largent to approve the meeting minutes with the correction of the word "died" for a lack of motion and that Marti Moronko is the Chair of the Public Relations committee and Mary Alice Largent is the Co-chair, seconded by Linda Williams. Upon vote, motion passed unanimously 6-0.

**CITIZEN COMMENT**

Neely Plumb would like landmark plaques to be available for all the new landmarked properties.

## **REGULAR AGENDA-DISCUSSION AND ACTION**

Consideration of a Certificate of Appropriateness for 602 May to replace the front door and aluminum windows with vinyl windows and to move bedroom windows and to add a privacy fence and chain link fence in front. CA-11-03.

Windows are aluminum. Mr. Priestner says that vinyl windows are more accurate looking than aluminum. Ms. Williams says that the placement of the windows is a characteristic from the time period the house was built.

Motion made by Paul Priestner to approve the replacement of the aluminum windows with vinyl, for the replacement of the door and to allow for a privacy fence at the back of the house as long as it complies with the City Codes regarding fences and to deny to moving of the windows and the placement of a chain link fence in the front yard, seconded by Linda Williams. Upon vote, motion passed 6-0.

Discussion and possible action for the amendment of Historical Landmark Ordinance O-21-09 for the TexAnn Hotel at 805 E. Palestine Ave. to landmark the sign instead of whole property.

Staff recommended the commission not take action on the Landmark Ordinance for the TexAnn Hotel at this time.

Motion made by Linda Williams to postpone action on the Historical Landmark Ordinance for 805 E. Palestine Ave, the TexAnn Hotel, for 30-90 days and consult with the City Attorney on how to amend Landmark Ordinances, seconded by Mary Alice Largent.

Consideration of a Certificate of Appropriateness for the TexAnn Hotel at 805 E. Palestine Ave. to remove the canopy, demolition the storage building and fill in the swimming pool. Case Number CA-11-01.

Mr. Patel, owner of the TexAnn Hotel, spoke to the commission regarding the condition of his building and the work he is asking the commission to consider. He says he will incur more expense if he cannot demolish the out building due to the electrical lines that run through the canopy to the building, the lines would have to be put underground. They want to demolish the building because they are not using it and they cannot see most of the hotel from the office due to the building. The canopy is being demolished for human and public safety. The pool is also an economic hardship on the hotel and they would like to fill it in.

Motion made by Paul Priestner to approve the demolition of the canopy and to approve the fill in for the pool but to deny the demolition of the small out building due to its historical character for the hotel, seconded by Marti Moronko. Upon vote, motion passed 6-0.

Paul Priestner said that he would go by the hotel and take a look at the small building for the hotel owner and make recommendations on what to do and give an update to the commission.

Consideration of a certificate of appropriateness for 215 S. Sycamore St. to add an AC unit with a screen around it and to work on the handrails, underpinning and foundation. Case number CA-11-04.  
Staff recommends to allow for the ac unit and privacy cover to be added, as well as, the underpinning and the handrails to be added.

Motion made by Linda Williams to accept staff's recommendation and to approve the AC unit with the privacy cover, allow underpinning and handrails, seconded Mary Alice Largent. Upon vote, motion passed 6-0.

Consideration of a certificate of appropriateness for 712 S. Royall Street for the demolition of an outbuilding: Applicant Neely Plumb, representing Justin Hilton, property owner. Case number CA-10-14  
Neely Plumb, applicant for Certificate of Appropriateness CA-10-14, spoke the commission regarding the outbuilding at 712 S. Royall St. He said that he is asking that it be demolitions due to it being a non-contributing structure. He says that it is not historically significant to the landmarked property.

Motion made by Dan Dyer for the approval of the demolition of the outbuilding at landmarked property 712 S. Royal, seconded by Paul Priestner. Upon vote motion passed, 4-2.

Discussion and possible action for commission office hours.

Wendy Ellis, Historic Preservation Office, spoke to the commission. The position of the HPO may be changing, the City has not made any final decisions regarding the position. The commission has been helpful in helping get tasks done for the Historic Landmark Commission and staff would like to propose that Commissioner Office Hours be held on Wednesday from 11-3.

Marti Moronko, the Public Relation Committee Chair offered to volunteer and to write a press release to the newspaper about the office hours.

Motion made by Linda Williams to set the Commissioner Office Hours for every second and fourth Wednesday of the month from 11-3p.m. and after 5:00p.m. by appointment beginning March 2, 2011, seconded by Marti Moronko. Upon vote, motion passed 6-0.

**STAFF REPORTS**

Information about the Texas Historical Commission Annual Preservation Conference

There are four available spots for commissioners to go to the Texas Historic Commission conference. The staff is currently looking over the budget to get an estimate on what expenses can be paid on the trip.

Update on Historic Preservation Officer

The City will be meeting with a firm that can help the Commission with the Certificate of Appropriateness, Historic Landmarks and other duties for the Historic Landmark Commission.

**COMMITTEE REPORTS**

**1) Historic Preservation Ordinance**

Linda Williams met with Ron Stutes to discuss the Historic Preservation Ordinance. Mr. Stutes said that he wanted something different. He wants it to be brief and general that will be easy to understand. General gives more wiggle room for certain issues. He would

like for the Historic Preservation Ordinance Committee to get him an outline and he will write it.

2) Education Committee  
Still working on design guidelines

3) Design Committee  
None

4) Public Relations/Communication Committee  
Marti Moronko will put a press release in the newspaper about office hours.

**ADJOURN**

Adjourned at 5:47 p.m.

*PRPTA*  
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Julie Abston, Chair

BY: PAUL PRIESTNER, VICE CHAIR

*Elizabeth Bean*  
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Prepared by: Lysa Bean, Main Street Coordinator