



**HISTORIC LANDMARKS COMMISSION MEETING**  
**Tuesday, June 26, 2012 at 4:00 PM**

A Regular Meeting of the Historic Landmarks Commission was held on Tuesday, June 26, 2012 at 4:00 PM, at the City Hall Council Chambers, 504 N. Queen Street, Palestine, Texas, with the following people present:

**Members in Attendance**

Julie Abston  
Julie Davis  
Linda Williams  
Paul Priestner  
Mary Alice Largent  
Marti Moronko

**Others in Attendance**

Jeffrey Lyons, Planner/Historic Preservation Officer  
Janet Migliaccio, Secretary

A quorum of the Historic Landmarks Commission was present.

**REGULAR MEETING**

Julie Abston called the meeting to order at 4:05 PM.

**CITIZEN COMMENTS**

There were no citizen comments.

**APPROVAL OF THE MINUTES**

Motion was made by Linda Williams to approve the Regular Meetings minutes of April 17, 2012 with corrections seconded by Marti Moronko. Upon vote motion passed unanimously.

**BEAUTIFICATION AWARDS**

There were no beautification awards.

**PUBLIC HEARINGS**

Certificate of Appropriateness to install a balcony at 106 W. Main St.(Duncan Depot Antiques). Case Number COA 12-12. Applicant Frank & Lilly Duncan.

Julie Abston opened the public hearing. Laura Westgate, Jean Mollard, and Paul Priestner spoke in favor of the project. No one spoke in opposition, the public hearing was closed.

Certificate of appropriateness to repair the existing marble tile on façade of the building and replace the roof at 217 W. Oak St.. Case Number COA-12-13, Applicant Jerry Hatton.

Julie Abston opened the public hearing. Laura Westgate and Jean Mollard spoke on behalf of applicant in favor of the project. No one spoke in opposition, the public hearing was close.

Certificate of appropriateness to remove the overhead/roll-up door, remove the wood from front awnings, board up all exterior windows and replace the roof at 223 W. Crawford St. Case Number COA-12-14, Applicant Jerry Hatton.

Julie Abston opened the public hearing. Laura Westgate and Jean Mollard spoke on behalf of applicant in favor of the project. No one spoke in opposition, the public hearing was closed.

**BOARD DISCUSSION AND ACTION**

Certificate of Appropriateness to install a balcony at 106 W. Main St. (Duncan Depot Antiques). Case Number COA-12-12. Applicant Frank and Lilly Duncan.

Jeffrey Lyons recommended that the HLC deny the COA request. The Commissioners discussed the request including why the COA was being presented to the Commission if it was already approved in 2010 and if the requested balcony had been recommended for approval by the Texas Main Street Program. Jeffrey Lyons stated that he would seek the opinion of the City Attorney regarding whether or not the original COA approving the balcony addition was still active since building permits had already been issued in conjunction with the balcony. He also recommended that the Commission postpone any action until the status of the original COA is verified. If in fact, it was still active, the Commission would not have to rule on the item again. Motion was made by Linda Williams to postpone action on this item until the July regular meeting if it was necessary to reconsider the COA request, seconded by Marti Moronko, Upon vote, motion passed unanimously.

Certificate of Appropriateness to repair existing marble tile on the façade of the building and replace the roof at 217 W. Oak St. Case Number COA-12-13, Applicant Jerry Hatton.

Laura Westgate spoke on behalf of Jerry Hatton. Commissioners stated that the flashing should match the façade and only glass tile should be used to replace the missing marble tile. Motion was made by Linda Williams to approve with staff recommendations , seconded by Marti Moronko. Upon vote, motion passed unanimously.

Certificate of Appropriateness to remove the overhead/roll-up door, remove the wood from the front awnings, board up all of the exterior windows and replace the roof at 223 W. Crawford St. Case Number COA-12-14, Applicant Jerry Hatton.


Laura Westgate spoke on behalf of the applicant and discussed the condition of the windows behind the awning. Paul Priestner stated that renovations should include repair of windows and the awning should either be completely repaired or completely removed. Motion was made by Linda Williams to approve with staff recommendations, seconded by Mary Alice Largent. Upon vote, motion passed unanimously.

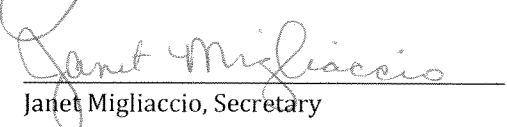
**STAFF REPORT**

Jeffrey Lyons reported on previous HLC cases. He also reminded the commissioners that the yearly training requirements have not been met. The commissioners directed staff to submit the Letter of Intent for the 2012-2013 CLG Grant applications.

**ADJOURN**

With no other business to come before the commission, Meeting adjourned at 5:50 PM.

  
Julie Abston, Chair

  
Janet Migliaccio, Secretary