



Nacogdoches Historic Landmark Preservation Committee

Monday, November 4, 2024 at 4:00 PM

Notice is hereby given of a Regular Meeting of the Nacogdoches Historic Landmark Preservation Committee to be held on the above date in City Council Chambers of City Hall, 202 E. Pilar St., Nacogdoches, Texas, beginning at 4:00 p.m. for the purpose of considering the following agenda items.

Some Committee Members may attend via videoconference but a quorum of the Committee and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items in person in Council Chambers.

1. CALL TO ORDER.
2. Approval of minutes
 - A. Consider approval of minutes from the October 7, 2024 HLPC Meeting
3. Consent Agenda Items included in this section are proposals that would typically be administratively approved, but because they are attached to Historic Restoration Grant applications they must be approved by the board. These items can be voted on as a slate.
 - A. Consider Certificate of Appropriateness for property located at 303 North Mound St. COA #2024-040
 - B. Consider Certificate of Appropriateness for property located a 727 Bois d'Arc Street. COA #2024-041
 - C. Consider Certificate of Appropriateness for property located at 210 East Pilar St. COA #2024-042
 - D. Consider Certificate of Appropriateness for property located at 406 East Hospital Street. COA #2024-043
 - E. Consider Certificate of Appropriateness for property located at 711 North Mound St. COA #2024-044



- F. Consider Certificate of Appropriateness for property located at 704 Virginia Ave. COA #2024-045

4. Regular Agenda

- A. Consider Historic Restoration Grant reimbursement for property located at 515 Price Street. HRG #2024-010
- B. Consider Historic Restoration Grant reimbursement request for property located at 522 East Main Street. HRG #2024-008
- C. Discuss and Consider Certificate of Appropriateness for property located at 122 North Church St. COA #2024-047
- D. Discuss and Consider Certificate of Appropriateness for property located at 305 East Main Street. COA #2024-035
- E. Discuss and consider Certificate of Appropriateness for property located at 323 East Main Street. COA #2024-034
- F. Discuss and consider Certificate of Appropriateness for property located at 701 West Cox St. COA #2024-036
- G. Discuss and Consider Certificate of Appropriateness for property located at 222 North Mound Street. COA #2024-037
- H. Discuss and Consider Certificate of Appropriateness for property located at 1801 North Street. COA #2024-038
- I. Discuss and consider Certificate of Appropriateness for property located at 311 East Main Street. COA #2024-048
- J. Discuss and Consider Certificate of Appropriateness for property located at 522 East Main Street. COA #2024-039
- K. Consider budget for the 2025 Historic Restoration (HRG) cycle



5. ADJOURN.

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Jessica Sowell, at 936-559-2960 for further information.

Jessica Sowell, Community Services Director

Rhonda Lewis, City Secretary

I certify that the attached notice and agenda of items to be considered by the Historic Landmark Preservation Committee was removed by me from posting at City Hall on the _____ day of _____, 2024.

Name: _____ Title: _____

MINUTES
Nacogdoches Historic Landmark Preservation Committee
October 7, 2024 - 4:00 p.m.
City Council Chambers

Commissioners Present: John Sloane, Joanne Shofner, Charles Bradberry, Jeff Abt, Mitzi Blackburn, Zee Whitehead and Chris LaBauve.

Commissioners Absent: Eric Gaylord and Vikki Winthrop.

Others Present: Jessica Sowell (City Staff), Carlie Allen (City Staff), Tori Huddleston (City Staff), Andres Sifuentes.

Call to Order: 4:00 pm

1. Agenda Item 1A. Select Chair and Vice-Chair

Commissioner Abt nominates Commissioner Bradberry for the position of Chair.

Commissioner Sloane nominates Commissioner Abt for the position of Vice-Chair.

With no other nominations or discussion, the Commissioners unanimously approve both positions.

2. Agenda Item 2A - Consider approval of minutes from the September 11, 2024 HLPC Meeting.

Commissioner Abt makes a motion to approve the minutes as written. Commissioner Whitehead seconds the motion, and it passes unanimously.

3. Agenda Item 2B- Consider approval of minutes from the September 26, 2024 Special HLPC Meeting.

Commissioner Sloane makes a motion to approve the minutes as written. Commissioner Shofner seconds the motion, and it passes unanimously.

4. Agenda Item 3A- Discuss and consider Certificate of Appropriateness request for property located at 702 East Main Street. COA 2024-030

Mrs. Sowell explains that the applicant is requesting to close the existing exterior restroom door on the west facade and create a new entrance to the restroom from the lobby/interior. The existing door will be covered with a metal facade to match the existing material and color on the rest of the exterior. This is a one-story commercial building located in the Downtown Historic district that was not listed in the 1986 Historic Survey. Staff find that City Ordinance Criteria B, D, J and K relate to the proposed construction.

The applicant, Andres Sifuentes explains that he wants to lease the building to a window tinting shop, and he wants to rebuild to their needs. He wants to make the building look better while following the historic district guidelines. He wants to take the door out and make it look like it was not there, then replace the other door and paint it the same color. Commissioner Sloane comments that he did a great job remodeling another building on North Street.

Commissioner Sloane makes a motion to approve COA 2024-030 based on Criteria B, D, J, and K. Commissioner Abt seconded the motion, and it passed unanimously.

5. Agenda Item 3B - Consider Historic Restoration Grant reimbursement for property located at 526 East Pilar St. HRG #2024-002

Mrs. Sowell explains that the applicant was approved to replace the existing roof with a new roof to match the existing style at an estimated cost of \$11,255.00. The applicant has provided staff with copies of invoices and proof of payment in the amount of \$11,255.00. The project was funded at 4.95% of the final project cost not to exceed \$557.57. The final project cost was \$11,255. Staff recommends approval of the release of grant funds in the amount of \$557.57.

Mrs. Sowell explains that the wrong photo was attached to this item in the packet. Commissioner LaBauve asks for clarification that is the green house near his home, and Sowell confirms.

Commissioner Sloane makes a motion to approve HRG #2024-002. Commissioner Whitehead seconds the motion, and it passes unanimously.

6. Agenda Item 3C- Consider Historic Restoration Grant reimbursement for property located at 113 South Lanana St. HRG #2024-005

Mrs. Sowell explains the applicant was approved to repaint the exterior of the building at an estimated cost of \$10,750.00. The applicant has provided staff with copies of invoices and proof of payment in the amount of \$11,679.39. The project was funded at 4.95% of the final project cost not to exceed \$532.55. The final project cost was \$11,679.39. Staff recommends approval of the release of grant funds in the amount of \$532.55.

Commissioner Bradberry makes a motion to approve HRG #2024-005. Commissioner LaBauve seconds the motion, and it passes unanimously.

7. Agenda Item 3D- Consider Historic Restoration Grant reimbursement request for the property located at 303 North Mound Street. HRG #2024-009

Mrs. Sowell explains that the applicant was approved to paint exterior of the building at an estimated cost of \$38,000.00. The applicant has provided staff with copies of invoices and proof of payment in the amount of \$18,000.00. The project was funded at 4.95% of the final project cost not to exceed \$1,882.51. The final project cost was \$18,000.00. Staff recommends approval of the release of grant funds in the amount of \$891.00.

Commissioner LaBauve makes a motion to approve HRG #2024-009. Commissioner Shofner seconds the motion, and it passes unanimously.

8. Adjourn @ 4:15 pm

Attest: Carlie Allen
Community Services Assistant Director

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 3.A.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 303 North Mound St. COA #2024-040

STAFF REPORT:

Case Number: COA 2024-040

Name of Applicant: Robbie Beck/ Lisa Hutcheson

Location: 303 North Mound St.

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to do the following work:

- Replace lattice skirting
- Remove window AC unit and repair wood window frame
- Replace broken glass in windows

STAFF COMMENTS

This building is listed as a 1920s, 2-story wood frame building that is contributing to the Washington Square Historic Overlay District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This item is related to the HRG 2025-002 application.

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located a 727 Bois d'Arc Street. COA #2024-041

STAFF REPORT:

Case Number: COA 2024-041

Name of Applicant: Tonya Solis-Mosby

Location: 727 Bois D'Arc

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to do the following work:

- Install new asphalt shingle roof
- Level back side of the house (pier and beam)

STAFF COMMENTS

The building is listed as a 1-story wood frame building and is contributing to the Zion Hill Historic Overlay District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This item is related to HRG 2025-003

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 3.C.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 210 East Pilar St. COA #2024-042

STAFF REPORT:

Case Number: COA 2024-042

Name of Applicant: Jack Erwin

Location: 210 East Pilar

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to do the following work:

- Repair roof leaks

STAFF COMMENTS

This building is listed as an 1897 commercial architecture structure with simplified Victorian details. It has retained its double height gallery and is constructed of brick. It is listed as contributing to the Downtown Historic Overlay District and is also a Local Landmark.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This item is related to HRG 2025-004

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 3.D.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 406 East Hospital Street. COA #2024-043

STAFF REPORT:

Case Number: COA 2024-043

Name of Applicant: Bailey McLain

Location: 406 East Hospital St

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to:

- Replace roof

STAFF COMMENTS

The building is listed as as a 1940, 1-story brick rectangular commercial structure with a flat roof. It is included in the Downtown National Register District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application

FINANCIAL:

This request is related to HRG 2025-005

CITY CONTACT: Jessica Sowell, Community Services Director

sowellj@nactx.us

936-559-2935

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 3.E.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 711 North Mound St. COA #2024-044

STAFF REPORT:

Case Number: COA 2024-044

Name of Applicant: Ross Butterfield/Sigma Tau Gamma Housing, inc.

Location: 711 North Mound St.

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to do the following work:

- Repair and replace windows to match existing materials, size and divisions

STAFF COMMENTS

The building is listed as a 1929, 2-story, wood frame, 3-bay facade designed by Lufkin architect Shirley Simon. It is listed as contributing to the Washington Square Historic Overlay District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This application is related to HRG 2025-009

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 3.F.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 704 Virginia Ave. COA #2024-045

STAFF REPORT:

Case Number: COA 2024-045

Name of Applicant: Joshua Weigel

Location: 704 Virginia Ave

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to perform the following work:

- Install 30 new brick piers under house (pier and beam foundation)

STAFF COMMENTS

The property is listed as built in 1900 by Diedrich Rulfs and is listed as contributing to the Virginia Avenue Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This item is related to HRG 2025-010

CITY CONTACT: Jessica Sowell, Community Services Director

sowellj@nactx.us

936-559-2935

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.A.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement for property located at 515 Price Street. HRG #2024-010

STAFF REPORT:

Case Number: HRG 2024-010

Name of Applicant: Chardin Dachelet

Location: 515 Price Street

Requested Action: HRG Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to replace the rotten wood and repaint at an estimated cost of 11,050.00

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$10,366.00. The project was funded at 4.95% of the final project cost, not to exceed \$547.41.

The projects final cost was \$10,366.00. Staff recommends approval of the release of grant funds in the amount of \$513.11

FINANCIAL:

If approved, a check in the amount of \$513.11 will be sent to the applicant.

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS: 1. Expense Worksheet - Dachelet

HRG 2024-010 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
2/9/2024	0714	Pineda Brothers	Paint and wood repair	\$10,366.00	1004
Total				\$ 10,366.00	

Awarded 4.95% of final project cost not to exceed \$547.41

4.95% of total = \$513.11

Total

Recommended = \$513.11



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.B.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 522 East Main Street. HRG #2024-008

STAFF REPORT:

Case Number: HRG 2024-008

Name of Applicant: Chris & Danielle LaBauve

Location: 522 East Main Street

Requested Action: Historic Restoration Grant reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved for driveway paver instillation and retaining wall repair at an estimated cost of \$35,338.93.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$33,587.33. The project was funded at 4.95% of the final project cost, not to exceed \$1,750.68.

The projects final cost was \$33,587.33. Staff recommends approval of the release of grant funds in the amount of \$1,662.57

FINANCIAL:

If approved a check in the amount of 1,662.57 will be issued to the owner/applicant.

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS: 1. Expense Worksheet - LaBauve

HRG 2024-008 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
9/30/2024	9453	Landworks Landscape	Driveway installation	\$10,918.82	
10/15/2024	9467	Landworks Landscape	Driveway installation	\$10,918.82	
10/29/2024	9478	Landworks Landscape	Driveway installation	\$11,249.69	
4/4/2024	9272	Landworks Landscape	Retaining wall	\$500.00	
Total				\$ 33,587.33	

Awarded 4.95% of final project cost not to exceed \$1,750.68

4.95% of total = \$1,662.57

Total

Recommended = \$1,662.57



Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.C.

ITEM/SUBJECT: Discuss and Consider Certificate of Appropriateness for property located at 122 North Church St. COA #2024-047

STAFF REPORT:

Case Number: COA 2024-047

Name of Applicant: Ryan Hairston

Location: 122 North Church St.

Requested Action: Certificate of Appropriateness - installation of 3 windows

The building is listed as a 1958 1-story rectangular brick commercial structure with flat roof and metal double-hung windows and plate glass windows.

PROPOSED WORK:

The applicant is requesting to install two windows, approximately 8' x 10 on the north facade and one 4' x 7' window on the east facade in order to allow more natural light into the interior of the building. The windows would be either steel-cased or aluminum-cased to match existing front windows and would include a brick frame to match the front windows.

The brick facades on the north and east facades do not match the decorative brick on the front (west) facade leading staff and the applicant to believe at least portions of these walls are additions that were added after the original build date.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D, J and K** relate to the proposed construction.

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

C - Preservation of distinguishing qualities. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

D - Consistency of alterations with styles. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

J - Acceptability of contemporary designs for alterations. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood or environment

K - Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Service Director
sowellj@nactx.us
936-559-2935

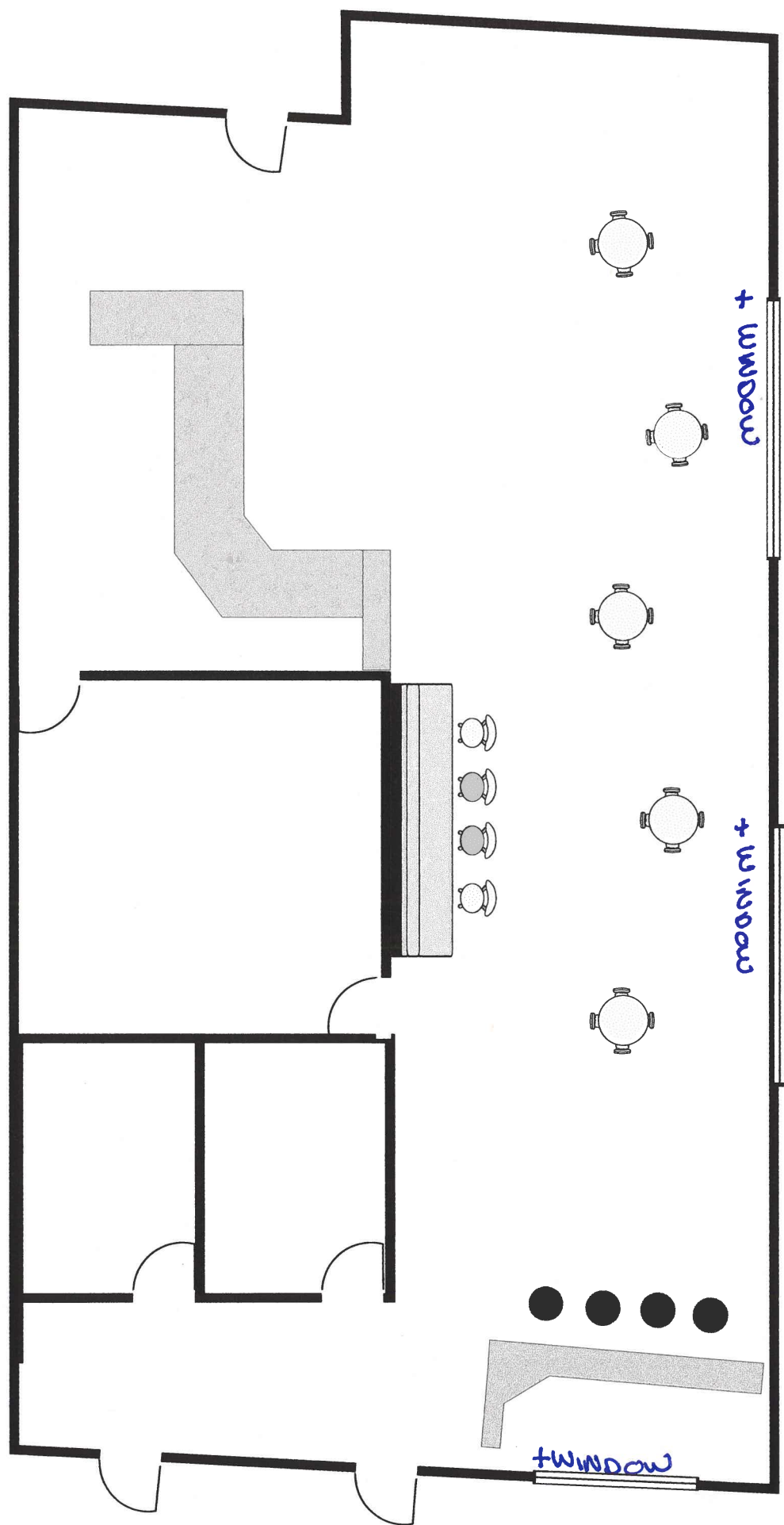
ATTACHMENTS:

1. Floor Plan
2. Windo examples
3. Front facade
4. Brick patterns
5. Proposed window locations

W (Street facing)

S

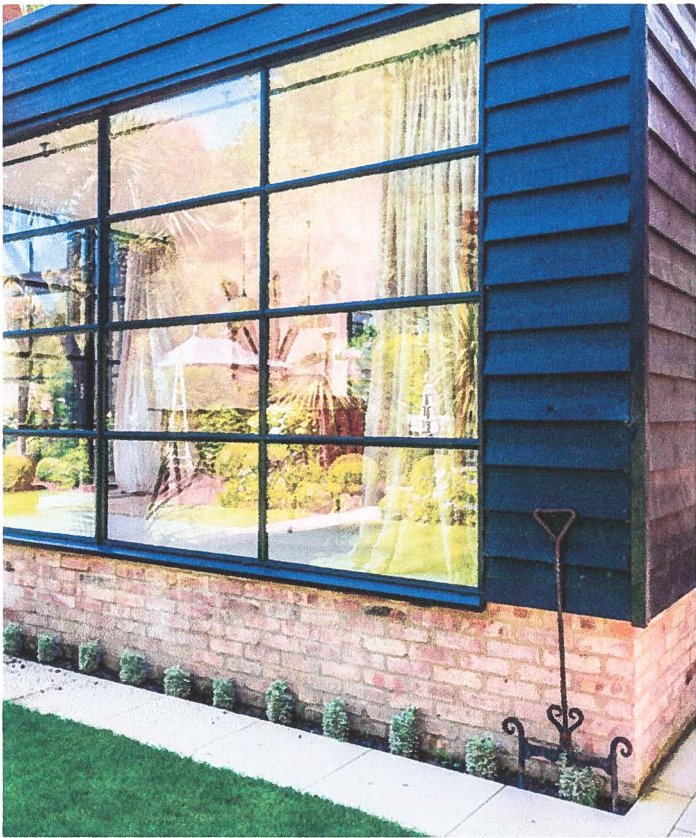
N
(parking lot)



E (Back of building)

North Wall (Facing Parking Lot)

Steel Examples:



North Wall (Facing Parking Lot)

Aluminum Examples:



Back of Building Wall

Steel Examples:











Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.D.

ITEM/SUBJECT: Discuss and Consider Certificate of Appropriateness for property located at 305 East Main Street. COA #2024-035

STAFF REPORT:

Case Number: COA 2024-035

Name of Applicant: Shaun Sturtz/Ramsey Parr

Location: 305 East Main Street

Requested Action: Cleaning and painting of concrete area above awning.

The building at 305 East Main Street is listed as a contributing building to the Downtown Historic Overlay District. It is a 1908, 2-story brick commercial building and a stuccoed facade was noted in the 1986 survey.

PROPOSED WORK:

The applicant is requesting to paint a currently painted section of concrete located above the awning. The area is currently a faded red/purple color, and it will be changed to a gray color.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, G, H and K** relate to the proposed construction.

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

G - Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

H - Cleaning of structures. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

K - Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:

1. Front facade
2. Paint color - example
3. 305 East Main Map



SW 7067

236-C6

SW 7068
Grizzle Gray

SW 7674

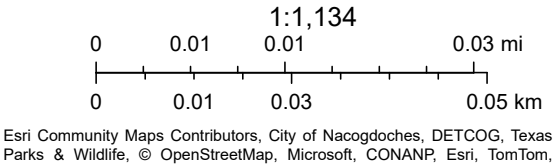
236-C7

Peppercorn

Historic Districts/Fire Limits



10/30/2024





Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.E.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 323 East Main Street. COA #2024-034

STAFF REPORT:

Case Number: COA 2024-034

Name of Applicant: Antonia Sanchez

Location: 323 East Main Street

Requested Action: Certificate of Appropriateness - awning sign

The property is listed as a 1910 1- story brick rectangular commercial structure with flat roof. It is listed as contributing to the Downtown Historic Overlay District.

PROPOSED WORK:

The applicant is requesting to install a 36" x 12" vinyl sign on 3mm ACM board under the awning of the property located at 323 East Main Street.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D, J and K** relate to the proposed construction.

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

C - Preservation of distinguishing qualities. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

D - Consistency of alterations with styles. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

J - Acceptability of contemporary designs for alterations. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood or environment

K - Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Chapter 10 of the Nacogdoches Design Guidelines addresses signs:

2. These types of signs may be considered:

- Flush-mounted signs
- Short free-standing signs
- Projecting signs
- Window signs
- Awning Signs
- Monument signs affixed to the ground
- Product display signs

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

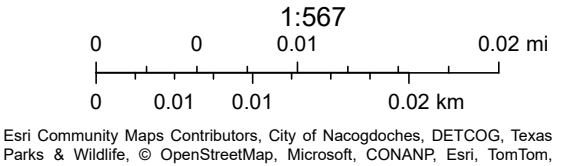
ATTACHMENTS: 1. Front facade
2. 323 East Main Map



Historic Districts/Fire Limits



10/30/2024





Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.F.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 701 West Cox St. COA #2024-036

STAFF REPORT:

Case Number: COA 2024-036

Name of Applicant: Lauren & Daniel Lawrence

Location: 701 West Cox St.

Requested Action: Remove composite shingle roof and replace with a metal standing seam roof.

The property at 701 West Cox Street was listed as an individual property under historic overlay zoning in 2022 as it met Criteria 4, "embodies the distinctive characteristics of a type or period of architecture, or method of construction" laid out in Section 50-130 of the Nacogdoches Code of Ordinances. It is an 1888 single story Victorian style house with wooden siding built on a pier and beam foundation.

PROPOSED WORK: The applicants are requesting to complete the following work:

- Remove existing composite shingle roof
- Install a new, metal standing seam roof

The applicant has stated that the original roof on the property was a cedar shingle roof that was replaced by composite shingles at some point in the home's history. The composite shingles are much heavier than the original cedar shingles and have lead to many leveling issues. Their desire is to remove the composite shingles and install a metal, standing seam roof.

Replacement of a roof is considered ordinary maintenance unless a change in material or design is requested.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D, F, G, J and K** relate to the proposed construction.

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

C - Preservation of distinguishing qualities. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

D - Consistency of alterations with styles. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which

seek to create an earlier appearance shall be discouraged.

F - Stylistic features and craftsmanship. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.

G - Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

J - Acceptability of contemporary designs for alterations. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood or environment

K - Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINANCIAL:

This item is related to the HRG 2025-001 application.

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:

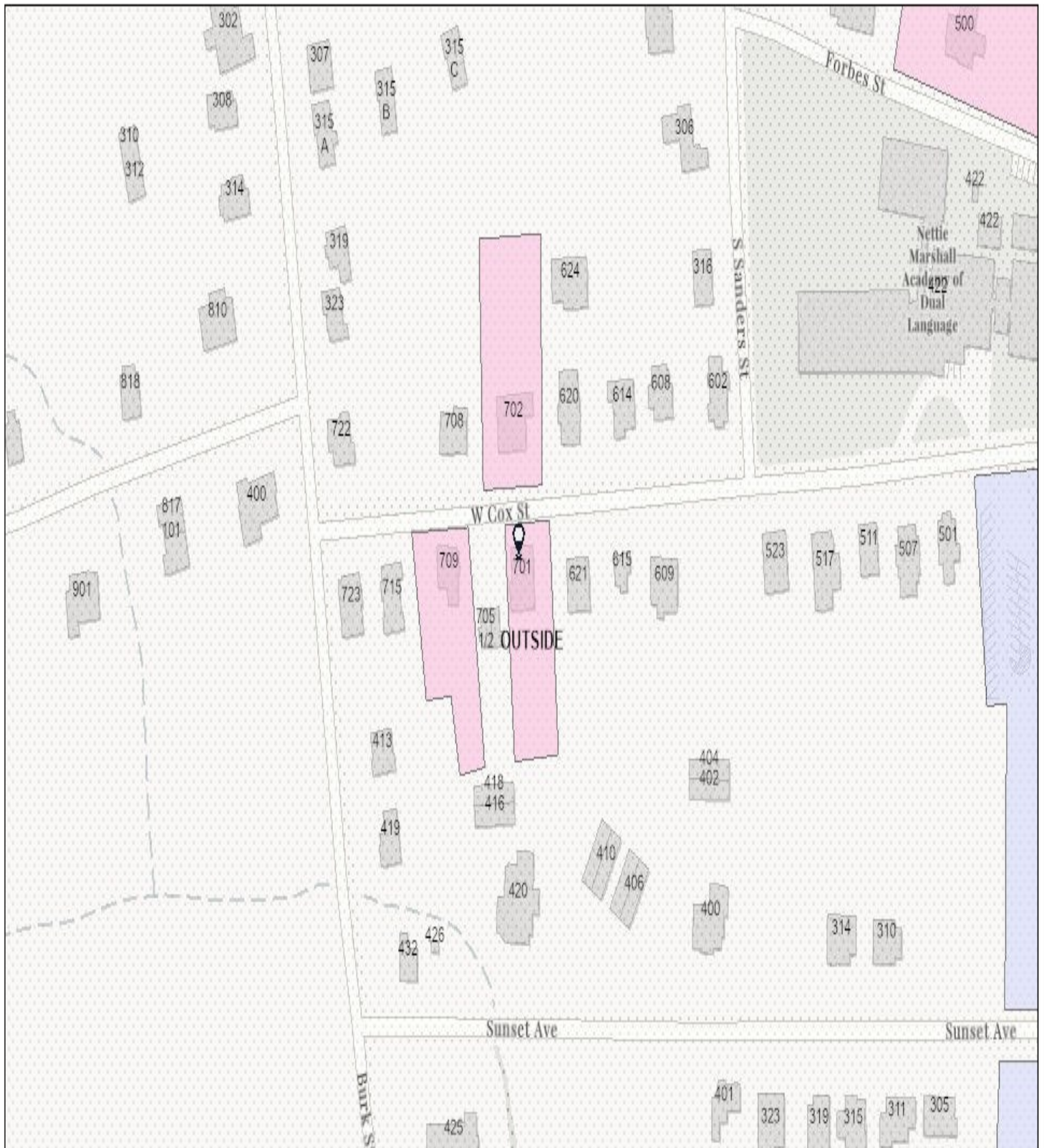
1. Picture 1
2. Picture 2
3. 701 West Cox Map

701 W. Cox St.

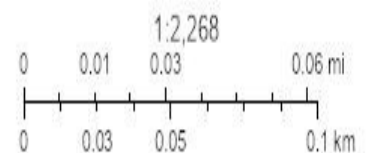




Historic Districts/Fire Limits



10/28/2024



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Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.G.

ITEM/SUBJECT: Discuss and Consider Certificate of Appropriateness for property located at 222 North Mound Street. COA #2024-037

STAFF REPORT:

Case Number: COA 2024-037

Name of Applicant: Walt & Marni Postlewait

Location: 222 N. Mound St.

Requested Action: Certificate of Appropriateness - exterior paint

PROPOSED WORK:

The applicant is requesting to repaint the exterior of the house located at 222 N. Mound Street. The current color is a gray/green but a new, solid color will be chosen to fit in with other houses along Mound Street.

This property is listed as a 1900 2 1/2 story Prairie style, wood framed house remodeled by Diedrich Rulfs in the 1920s after a fire. It is listed as contributing to the Washington Square Historic District.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, F, and H** relate to the proposed construction.

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

C - Preservation of distinguishing qualities. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

F - Stylistic features and craftsmanship. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.

H - Cleaning of structures. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

FINANCIAL:

This application is related to HRG 2025-006

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us

936-559-2935

- ATTACHMENTS:**
1. Photo 1
 2. Photo 2
 3. 222 N. Mound Map

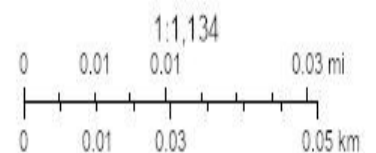




Historic Districts/Fire Limits



10/28/2024



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Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.H.

ITEM/SUBJECT: Discuss and Consider Certificate of Appropriateness for property located at 1801 North Street. COA #2024-038

STAFF REPORT:

Case Number: COA 2024-38

Name of Applicant: Russell Smith/Heritage Company LLP

Location: 1801 North Street

Requested Action: Certificate of Appropriateness - driveway brick repair and concrete repair.

PROPOSED WORK:

The applicant is requesting to repair and widen existing driveway with matching antique bricks as well as tear out and replace existing concrete area that connects the driveway and road.

The building is listed as a 1923 2-1/2 building with wood frame and tan brick veneer and is known as the beaux arts home. It was designed by Diedrich Rulfs and is individually listed under Historic Overlay zoning.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, G and I** relate to the proposed construction.

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

G - Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

I - Archaeological resources. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

FINANCIAL:

This item is related to HRG 2025-007

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS: 1. Photo 1
2. Photo 2

3. Photo 3
4. 1801 North Map



FULL CONCRETE

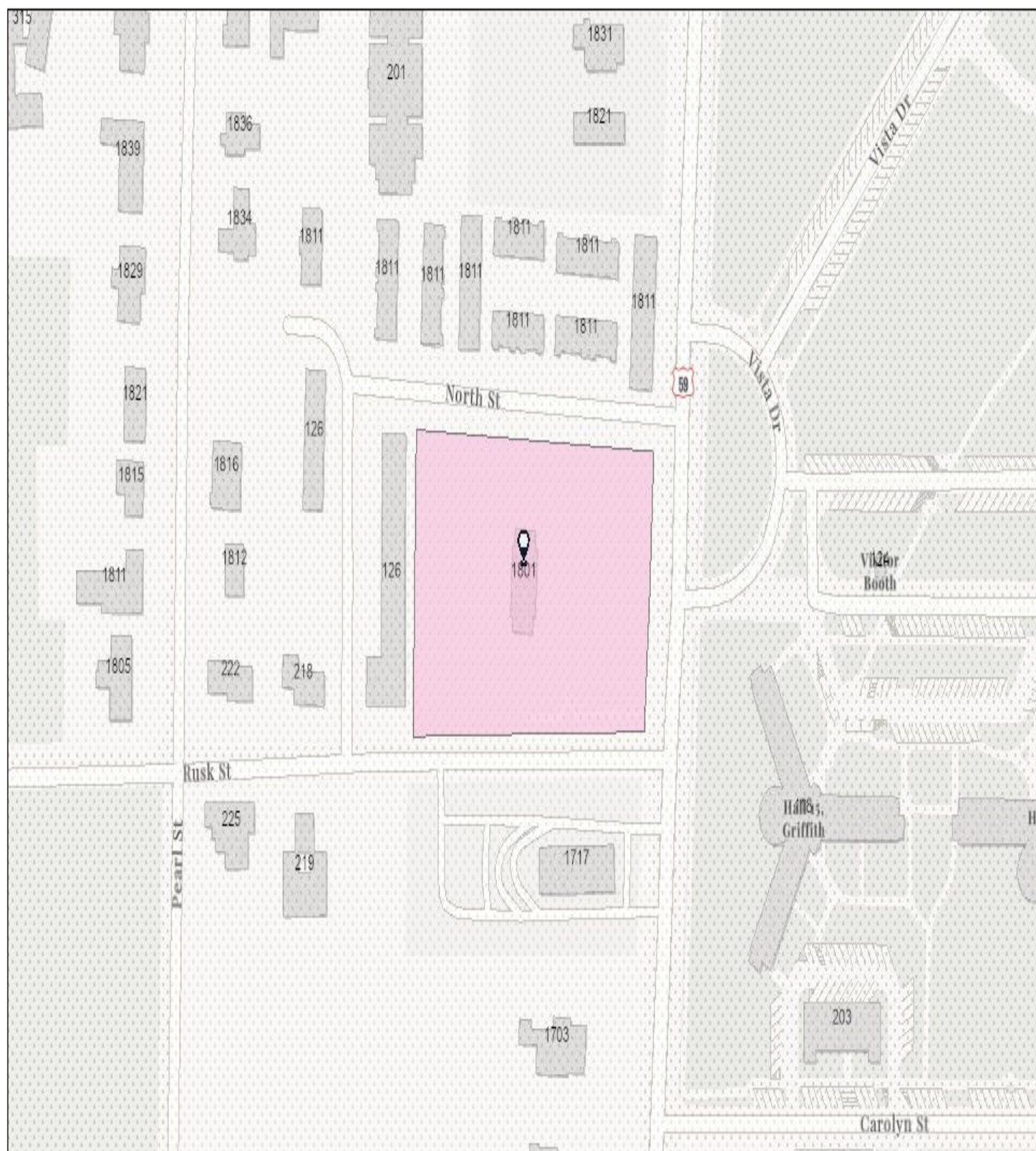


WEST SIDE FULL

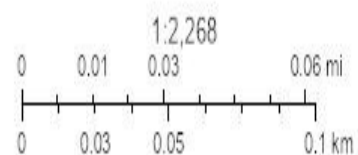


EAST SIDE FULL

Historic Districts/Fire Limits



10/28/2024



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Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.I.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 311 East Main Street. COA #2024-048

STAFF REPORT:

Case Number: COA 2024-048

Name of Applicant: Irie Montes

Location: 311 East Main Street

Requested Action: Certificate of Appropriateness - Remove plaster, repair & repaint front and rear windows

311 East Main is listed as a 1908 2-story rectangular masonry structure with flat roof, stuccoed facade with metal awning. It is listed as contributing to the Downtown National Register District.

PROPOSED WORK: The applicant is requesting to do the following work:

- Repair and repaint front windows(2nd floor)
- Repair and replace rear windows to match existing
- Clean and resurface back wall including removal of plaster and repair of brick

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, G and H** relate to the proposed construction.

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

C - Preservation of distinguishing qualities. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

G - Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

H - Cleaning of structures. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

FINANCIAL:

This item is related to HRG 204-012

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:

1. Front facade
2. Rear facade
3. 311 East Main Map



Laura
CULPEPPER, AIA
Architect

311
EAST MAIN



WoodmenLife

936-564-9613

Laura Culpepper, AIA
ARCHITECT
www.lculpepper.com

311
vineywoods
pilates

Life Insurance
Retirement

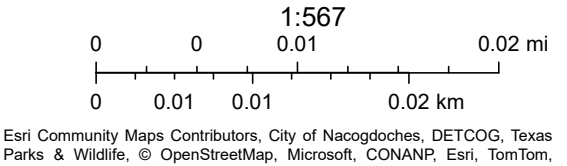
Financial Security



Historic Districts/Fire Limits



10/29/2024





Historic Landmark Preservation Committee Meeting

Date: November 4, 2024

Agenda Item: 4.J.

ITEM/SUBJECT: Discuss and Consider Certificate of Appropriateness for property located at 522 East Main Street. COA #2024-039

STAFF REPORT:

Case Number: COA 2024-039

Name of Applicant: Chris & Danielle LaBauve

Location: 522 East Main Street

Requested Action: Certificate of Appropriateness - porch lattice skirting

PROPOSED WORK:

The applicant is requesting to install decorative, wooden porch skirting around the north facade and portions of the east and west facades. They are also requesting to close sections of the crawl space on the areas that are too narrow for skirting. These areas would be closed in with red brick to match piers on the home. The applicant has provided examples of skirting types they are interested in using.

The building at 522 East Main was built ca. 1900 and was originally a 1-story dwelling with 1 outbuilding. Sometime between 1912 and 1921 a second story was added. It is listed as contributing to the Sterne-Hoya National Register Historic Overlay District.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, G, J and K** relate to the proposed construction.

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

G - Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

J - Acceptability of contemporary designs for alterations. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood or environment

K - Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the

building, structure, object, or site would be unimpaired.

FINANCIAL:

This application is related to HRG 2025-008

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS: 1. Project Narrative & Photos
2. 522 East Main Map

522 E Main St. Skirting Project Narrative

14 October 2024

After replacing century-old knob-and-tube wiring and installing much-needed insulation in the crawlspace of our pier-and-beam house, my wife, Danielle, and I decided it was time to install skirting to cover the large gaps between the ground and the bottom of our porch—we want the skirt to be attractive and we want it to keep critters away from the ductwork. We have looked at some Victorian designs for wooden porch skirting, and we have narrowed it down to two main options: a simple chevron slat pattern (similar to the only remaining piece of skirting that exists on the house) and a solid framed piece of wood with decorative cutouts. The wood will be painted to match one of the accent colors of the house. Since the back half of the house is considerably closer to the ground, we will fill in the gaps back there with red brick, similar to the existing brick that makes up our foundation supports. We will leave ventilation in the skirting we install to allow for airflow under the house, and there will be hinged panels on the sides of the house for maintenance access.

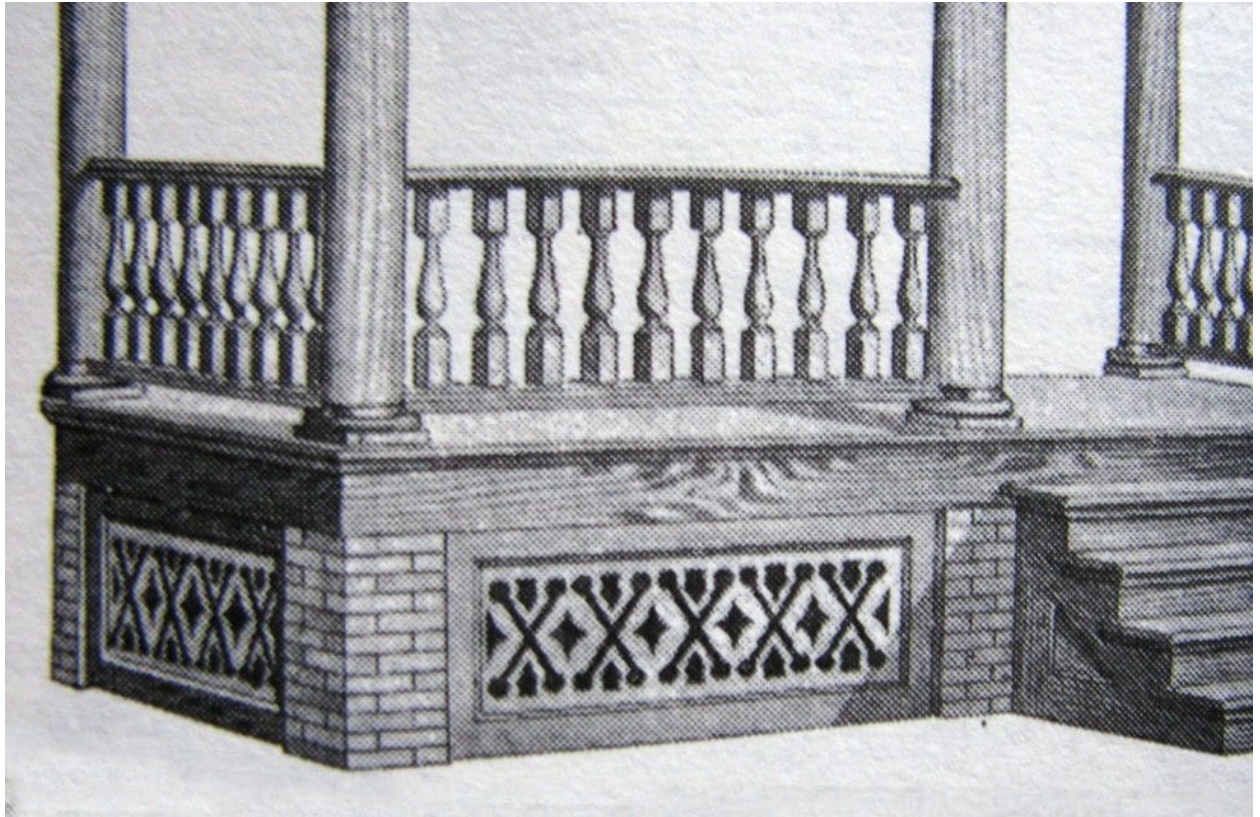
Chris LaBauve

Existing Skirting at 522 E Main



Skirting Examples





Photos of Work Area



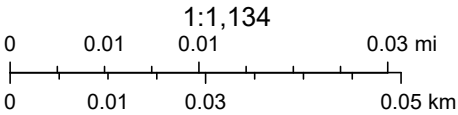




Historic Districts/Fire Limits



10/29/2024



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Admin/HLPC	HRG #	COA #	Project #	Use	Applicant name	Project Address	Project Estimate	% Awarded	Amount Granted	Project Description
HLPC	2025-001	2024-036		Reside...	Lauren & Daniel Lawrence	701 West Cox	\$39,018.00	11.00%	4,291.98	Remove composite shingles, new metal roof
Admin	2025-002	2024-040		Reside...	Robbie Beck/Lisa Hutcheson	303 North Mound	\$3,500.00	11.00%	385.00	Replace lattice, repair window and replace broken window glass
Admin	2025-003	2024-041		Reside...	Tonya Solis-Mosby	727 Bois d'arc	\$10,600.00	11.00%	1,166.00	Reroof and house leveling - bedroom floor expenses not eligible
Admin	2025-004	2024-042		Comm...	Jack Erwin	210 East Pilar St	\$2,787.50	11.00%	306.63	Repair roof leaks
Admin	2025-005	2024-043		Comm...	Baily McClain	406 East Hospital	\$14,420.00	11.00%	1,586.20	Replace roof
HLPC	2025-006	2024-037		Reside...	Walt & Marni Postlewait	222 N. Mound St	\$49,557.00	11.00%	5,451.27	Exterior paint and siding repair
HLPC	2025-007	2024-038		Comm...	Russell Smith/Heritage Company	1801 North Street	\$14,477.09	11.00%	1,592.48	New driveway entrance and repair brick border
HLPC	2025-008	2024-039		Reside...	Chris & Danielle LaBauve	522 East Main	\$6,743.80	11.00%	741.82	Install wood and brick skirting
Admin	2025-009	2024-044		Reside...	oss Butterfiled / Sigma Tau Gamm	711 North Mound St	\$12,970.00	11.00%	1,426.70	Repair and replace exterior windows
Admin	2025-010	2024-045		Reside...	Josh & Rebekah Weigel	704 Virginia Ave	\$9,000.00	11.00%	990.00	Installation of new piers (foundation)
Admin	2025-011	2024-046		Comm...	Arlis Horrocks	330 East Main	\$54,000.00	11.00%	5,940.00	Roof replacement and balcony TPO repair
HLPC	2025-012	2024-048		Comm...	Irie Montes	311 East Main	\$7,500.00	11.00%	825.00	Remove plaster (rear), clean brick, repair front windows
						Total	\$224,573.39	Amount Granted	\$24,703.07	
						Average	\$18,714.45	Remainder	\$296.93	