



Nacogdoches Historic Landmark Preservation Committee

Monday, May 3, 2021 at 4:00 PM

THE NACOGDOCHES HISTORIC LANDMARK PRESERVATION COMMITTEE WILL MEET VIA VIDEOCONFERENCE ON ABOVE DATE AND TIME TO CONSIDER THE FOLLOWING AGENDA ITEMS. ALL AGENDA ITEMS ARE SUBJECT TO ACTION.

In accordance with Orders of the Governor due to the COVID-19 pandemic, the Nacogdoches Historic Landmark Preservation Committee meeting will be conducted via teleconference or videoconference. HLPC members will attend virtually and a quorum will not be present in a physical location. The meeting will be streamed live at nactx.us.

Members of the public who wish to submit comments on a listed agenda item must contact the Community Services office by email at andersenh@nactx.us or by calling 936-559-2960 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 12:00 PM on MONDAY, MAY 3, 2021. For all timely requests received, staff will call the phone numbers directly during the meeting when the corresponding item comes up for comments.

1. Call to order.
2. Approval of minutes
 - A. Approval of minutes: April 14, 2021
3. Public Hearing
 - A. Discuss and consider a request for approval of historic overlay for Lots 29 and 5-B, City Block 35, located at 500 Forbes Street. This request has been submitted by David W. Peterson, Jr.. Case File HO #2021-002
4. 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 the Community Services Director, Brian W. Bray, at 936-559-2960 for further information.



CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on APRIL 29, 2021 at 5 p.m. and remained posted until meeting convened.

Jan Vinson, 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 _____, 2021.

Name: _____ Title: _____

MINUTES
Nacogdoches Historic Landmark Preservation Committee
April 14, 2021 – 4:00 p.m. – Virtual Meeting

Commissioners Present: Carol Walsh, Perky Beisel, Gretchen Patterson, Alex Ranc, and Anne Keehnen

Commissioners Absent: Brad Maule and Paul Sandul

Others Present: Hanna Andersen (City staff)

1. Call to Order

Commissioner Walsh calls the meeting to order at 4:02 p.m.

2. Approval of Minutes: April 4, 2021

Commissioner Ranc makes a motion to approve the minutes as written. Commissioner Beisel seconds and the motion passes unanimously.

3. Discuss and consider Certificate of Appropriateness for property located at 134 N. Church. COA #2021-004

Mrs. Andersen reviews the case in which the applicant is requesting an alteration to COA 2021-001, approved January 4, 2021. The alterations include changing the rear duplex from two-story to one-story and reducing the size of the parking lot from four to two spaces. Commissioner Beisel says the new plans will be less overwhelming to neighboring buildings and less visible from the street.

Commissioner Keehnen makes a motion to approve COA #2021-004. Commissioner Beisel seconds and the motion passes unanimously.

4. Adjourn.

Commissioner Walsh adjourns the meeting at 4:06 p.m.

Attest: Hanna Andersen
Asst. Community Services Director

Commissioner: Carol Walsh

PRESENTER: Hanna Andersen, Community Services Asst Director

ITEM/SUBJECT: Discuss and consider a request for approval of historic overlay for Lots 29 and 5-B, City Block 35, located at 500 Forbes Street. This request has been submitted by David W. Peterson, Jr.. Case File HO #2021-002

SUMMARY/BACKGROUND: David W. Peterson Jr. has requested the property located at 500 Forbes Street be included in the Historic Overlay. The residence was constructed in 1899, builder unknown.

From the applicant:

"The Burrows House embodies the "folk Victorian" architectural style and effectively provides a historic anchor for the neighborhood at the crest of Virginia Avenue. Despite the communal optimism of intermittent historic homeowners in this neighborhood, many structures have succumbed to "rental decline," including several folk Victorians... The 500 Forbes house was part of the George Weaver estate and was built for his daughter. It remains one of few Victorian examples in town displaying original bric-a-brac, of an intricate design notable to Diedrich Rulfs, as expressed by several authorities and evident in other Rulfs structures."

City ordinance requires at least one of the six criteria below be met in order to achieve designation in a historic overlay district. Staff has visited with the applicant and found that the residence at 500 Forbes meets number 4 of the criteria for designation.

Section 50-130. Criteria for designation

- (1) Possesses significance in history, architecture, archaeology, or culture.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) Is associated with the lives of persons significant in the city's past.
- (4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction.
- (5) Represents the work of a master designer, builder, or craftsman.
- (6) Represents an established and familiar visual feature of the city.

Historic Overlay case #2021-002 will be heard by Planning and Zoning Commission on May 10th and City Council on May 18th. Staff will bring forward the recommendation for approval or disapproval before each board at that time.

FINANCIAL:

No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Neighborhood Revitalization and Attainable Housing

CITY CONTACT: Hanna Andersen
Assistant Community Services Director
andersenh@nactx.us
936-559-2960

ATTACHMENTS: 1. HO 2021-002 Forbes St

MUNICIPAL ZONING APPLICATION

PROPERTY INFORMATION

Street Address 500 Forbes St.

Legal Description

Lot(s) 29 and 5-B City Block 35

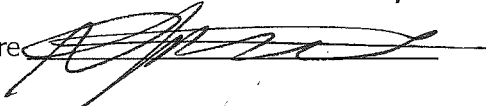
Subdivision George H. Weaver Homestead Subdivision Block _____

PROPERTY OWNER INFORMATION:

Name (as listed on the deed) David W. Peterson Jr.

Mailing Address 500 Forbes

City Nacogdoches State TX Zip 75964

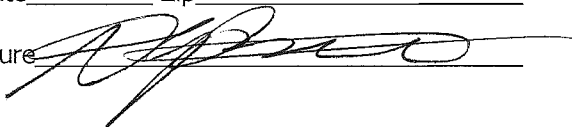
Daytime Phone Number (936) 676-6341 Signature 

APPLICANT INFORMATION

Name Same

Mailing Address _____

City _____ State _____ Zip _____

Daytime Phone Number () _____ Signature 

Description of Request:

Current Zoning:												
A	R-1	R-2	R-3	R-4	M	B-1	B-2	B-3	I-1	I-2		
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		
Requested Zoning:												
A	R-1	R-2	R-3	R-4	M	B-1	B-2	B-3	I-1	I-2	N/A (SUP or HO)	
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Type of Request:												
Specific Use Permit				Zone Change				Historic Overlay				
\$300.00				\$300.00				No Fee				
☐				☐				☒				

Note: This request **WILL NOT** be accepted by the City **UNLESS** it is accompanied by the appropriate filing fee in the form of a check made payable to **The City of Nacogdoches** or by cash and the most current copy of the property deed, showing the owner listed on this application as the owner of the property.

Date fee paid: _____ Case Number _____

You will need to determine which category you wish to apply under and explain that under the DESCRIPTION OF REQUEST on the application. You will also need to provide the date of construction for your property. You may use additional pages if you need more room.

Code of Ordinances, City of Nacogdoches, Texas

Sec 50-130. Criteria for designation.

Upon meeting any one of the following criteria, a historical landmark or district may be designated if it:

- (1) Possesses significance in history, architecture, archaeology, or culture.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) Is associated with the lives of persons significant in the city's past.
- (4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction.
- (5) Represents the work of a master designer, builder, or craftsman.
- (6) Represents an established and familiar visual feature of the city.

(Ord. No. 1130, art. XI, § 6, 11-3-1998)

Criteria for Designation

1899 "Burrows House" - 500 Forbes St

(4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction.

The Burrows House embodies the "folk Victorian" architectural style and effectively provides a historic anchor for the neighborhood at the crest of Virginia avenue. Despite the communal optimism of intermittent historic homeowners in this neighborhood, many structures have succumbed to "rental decline," including several folk Victorians. It seems only important to validate the remaining structures in order to establish a buffer of continuum around the Virginia Street Historic District.

The 500 Forbes house was part of the George Weaver estate and was built for his daughter. It remains one of few Victorian examples in town displaying original gable bric-a-brac, of an intricate design notable to Diedrich Rulfs, as expressed by several authorities and evident in other Rulf's structures. This house ties in well to the adjacent George Weaver house that appears to be in the overlay (noted with X below).



City of Nacogdoches



4/8/2021, 8:44:06 AM

Historic Districts



DOWNTOWN



OUTSIDE

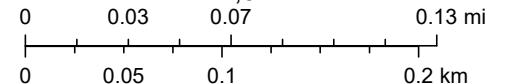


VIRGINIA AVE



City Limits

1:4,514



Esri Community Maps Contributors, City of Nacogdoches, Texas Parks & Wildlife, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

**Neighboring properties individually designated under Historic Overlay -
designated as "OUTSIDE" on previous page**



312 Weaver - C. 1900-1910

Photo by Ray Robberson, 8-1-2011



709 W. Cox - C. 1890-1910

Photo by Jake McAdams, 9-7-2012



416 Bremond - C. 1890

Photo by Ray Robberson, 8-1-2011



702 W. Cox - C. 1915

Photo by Ray Robberson, 8-1-2011



122 S. Sanders - C. 1910

Photo by Ray Robberson, 8-1-2011

Jimmy Dachelet's home is part of the Nine Flags tour

From staff reports

Dec 5, 2005

Four historic Nacogdoches residences, all decorated for Christmas, will be part of what organizers are calling "Holidays on the Hill." The hill, of course, is the historic residential neighborhood west of Nacogdoches, near Nettie Marshall Elementary. Homes this year include: -- 101 Sanders - Mr. and Mrs. Michael Stump (the former Sigma Chi house) that has been completely restored. -- 514 Forbes - Mr and Mrs. Samuel G.C. Wright - originally a cottage built in 1885. -- 500 Forbes - Mr. and Mrs. Jim Dachelet - a home constructed before the turn of the century. -- 704 Virginia - Ms. Susan Camile Cox Conley - a Dietrich Rulfs home built in 1905. Tickets for the tour are \$10 and are available at the Visitors' Center on the downtown square. Proceeds from the tour benefit Historic Nacogdoches Inc. 5 to 8 p.m. The event is sponsored by Citizens 1st Bank Here is a closer look at a homeowner of one of the historic buildings willing to open his doors in the name of historic preservation. --- What is your name? James "Jimmy" William Dachelet. How did you become involved in the Tour of Homes? Mary Elizabeth Jordan, my mother-in-law, is very active in the various local historical organizations. She asked if we would be willing to be included this year and we said "sure." What are your duties? What does it take to get a home ready for hundreds of visitors: For our home, I am in charge of the outside preparations - but I have been vetoed on a few excessive lighting ideas. What's the most rewarding thing about owning an old home? Knowing that our family is only borrowing the house for a brief period and it is up to us to keep it in shape for the next family. How did you become interested in historic preservation? As a student at SFA I fell in love with the old Victorians and Nacogdoches' place in Texas history. In my business travels I explain why we choose to live in Nacogdoches. When I describe its place in Texas/Western America's history they all are amazed. What do you do for a living? I have a fledgling RFID integration company. RFID stands for Radio Frequency Identification. We use radio transponders to track companies' mobile assets. Our major customers are members of the health-care and supply chain/transportation industries. In hospitals we track medical equipment and patients, while in the supply chain we track truck, trailers, pallets, shipping containers, etc. Basically we've have a product that is flexible enough to handle most types of mobile assets. If you didn't do that, what would you do for a living? I want to start up a Texas music radio station here in Nacogdoches. Have you found out anything interesting about the history of your house or the

neighborhood? Forbes Street is named after the Irishman Judge John Forbes who took a significant role in Texas history. When Forbes first arrived in Nacogdoches his forceful personality quickly made him one the community looked to for leadership. He became a close trusted ally of Sam Houston Forbes and became a Major in the Texas army. His most notable achievement was to be the first officer to take Don Lopez de Santa Anna's surrender. While tending to Mexican prisoners after the battle of San Jacinto his men captured Santa Anna in hiding in long grass. The 500 Forbes Street house is situated on the original Weaver homestead. This house was built by Robert " Bob" David Burrows in 1899. The builder is unknown. Bob Burrows married George Weaver's oldest daughter " Lina." Bob Burrows purchased the land from Lina's Grandmother Minerva. They had one daughter named Augusta and three sons named Cates, Jack and George. It was built in the Victorian style with decorative gables. The southern porch, current office and pocket doors were added in the early 1900s.

What books are currently on your night stand? A dozen or so different books on the history of various religions. What TV shows are you hooked on? Myth Busters . . . don't watch too much other than the History channel. What is the last good movie you saw? Blues Brothers. What is currently in your CD/MP3 player? Americana and Texas music What magazines do you read? This Old House (a must have) and Economist What are your pet peeves? Living overseas we learned how to stretch a dinner out to three hours - so I'd have to say "pushy" waiters. Any guilty pleasures? My children's Halloween candy. Family background I grew up in Clear Lake, Texas within view of NASA. Parents moved around a lot and spent time in Saudi Arabia and Las Vegas. Most influential person in your life? My wife and I met at SFA our freshman year and have been together ever since. I feel we grew up as adults together. Personal goals? Be the best father and husband I can. Hobbies? Hunting and fishing with my girls, ages 3 and 6.