



Nacogdoches Historic Landmark Preservation Committee

Monday, February 3, 2025 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 December 2, 2024 HLPC Meeting
3. Regular Agenda
 - A. Consider Historic Restoration Grant extension request for property located at 507 East Hospital St. HRG #2024-017
 - B. Consider Historic Restoration Grant reimbursement request for property located at 520 East Pilar St. HRG #2024-003
 - C. Consider Historic Restoration Grant reimbursement request for property located at 323 East Main St. HRG #2024-006
 - D. Consider Historic Restoration Grant reimbursement request for property located at 401 East Main St. HRG #2024-011
 - E. Consider Historic Restoration Grant reimbursement request for property located at 406 East Hospital St. HRG #2025-005
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 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
December 2, 2024 - 4:00 p.m.
City Council Chambers

Commissioners Present: Eric Gaylord, Vickie Winthrop, Jeff Abt, Charles Bradberry, John Sloane and Zee Whitehead.

Commissioners Absent: Joanne Shofner, Chris LaBauve and Mitzi Blackburn

Others Present: Jessica Sowell (City Staff), Cecilia Sarmiento (City Staff), Veronica Amoe (City Staff), Rhonda Lewis (City Staff), Susan Aikin and Trisha Perkins.

Call to Order: 4:00 pm

Administer Oath of Office to Historic Landmark Preservation Committee members.

Consider approval of minutes from the November 4, 2024 HLPC Meeting.

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

1. Agenda Item 4A - Consider Historic Restoration Grant reimbursement for property located at 801 East Main Street. HRG #2024-004

Mrs. Sowell explains the applicant was approved to replace the roof, repair fence, exterior doors and rotten wood at an estimated cost of \$59,550. The applicant has provided staff with copies of invoices and proof of payments in the amount of \$86,363.86. The project was funded at 4.95% of the final project cost, not to exceed \$2,950.08. The project's final cost was \$86,363.86. Staff recommends approval of the release of grant funds in the amount of \$2,950.08.

Commissioner Gaylord makes a motion to approve the release of the grant funds in the amount of \$2,950.08 for HRG #2024-004. Commissioner Winthrop seconds the motion and it passes unanimously.

2. Agenda Item 4B - Discuss and consider Certificate of Appropriateness for property located at 515 North Mound Street. COA #2024-049

Mrs. Sowell explains the applicant is requesting to install a Daughters of the Republic of Texas (DRT) Historical Site Medallion on the front/South facade of the building. The medallion is approximately 12' round and made of metal.

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

Commissioner Winthrop mentions there was concern on an older case of the brick being affected by moisture due to the plaque and wonders if that would be a problem in this situation.

Mrs. Sowell states if the medallion is screwed into the brick, most of them have some sort of epoxy in the screw that allows moisture to drip down behind the medallion and not trap it.

Trisha Perkins explains the City of Nacogdoches has not been recognized in a lot of the historic buildings by DRT and that is their mission, to promote the Republic of Texas and the History of Texas.

Commissioner Abt makes a motion to approve COA #2024-049 that it follows City Ordinance Criteria B, J and K. Commissioner Whitehead seconds the motion and it passes unanimously.

3. Agenda Item 4C - Discuss and consider Certificate of Appropriateness for property located at 304 North Street. COA #2024-050

Mrs. Sowell explains the applicant is requesting to install a Colonial Dames of the 17th Century national historical bronze plaque on the Durst-Taylor Historic House recognizing the historic nature of the property. The plaque is made of bronze, approximately 12" x 12" and will be adhered to the wooden facade using screws.

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

Commissioner Sloane makes a motion to approve COA #2024-050 that it follows City Ordinance B, J, and K. Commissioner Winthrop seconds the motion and it passes unanimously.

4. Adjourn @ 4:11 pm

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: February 3, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Consider Historic Restoration Grant extension request for property located at 507 East Hospital St. HRG #2024-017

STAFF REPORT:

Case Number: HRG 2024-017

Name of Applicant: Russell Smith

Location: 507 East Hospital St.

Requested Action: Historic Restoration Grant Extension

PROPOSED WORK:

STAFF COMMENTS

Mr. Smith received a grant for 4.95% of the final project cost not to exceed \$489.20 for the structure located at 507 East Hospital St. The original grant deadline was January 13, 2025.

Mr. Smith is requesting an additional 9 months to complete the project. If the extension is granted, the new due date would be November 3, 2025. The applicant stated in their extension request that work has started but the contractor has been delayed due to health issues.

Staff does not make recommendations on Historic Restoration Grant extensions.

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS: 1. Smith Extension



Sarmiento, Cecilia <sarmientoc@nactx.us>

30 day HRG Reminder

Russell Smith <rsmith@fairchildlawfirm.com>
To: "Sarmiento, Cecilia" <sarmientoc@nactx.us>
Cc: Viviana Santoyo <viviana.santoyo@fairchildlawfirm.com>

Thu, Dec 19, 2024 at 7:42 PM

Cecilia,

I have checked with my contractor, who is apparently going to have to have knee surgery in both knees. That means I am worried about him being able to finish the project and may have to get someone else (depending on when his surgeries get scheduled and how recovery goes). I believe I should request a 9 month extension for these reasons and please allow this to be such request.

Thank you for your cooperation and look forward to hearing from you.

Happy Holidays!

Russell
[Quoted text hidden]



Historic Landmark Preservation Committee Meeting

Date: February 3, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 520 East Pilar St. HRG #2024-003

STAFF REPORT:

Case Number: HRG 2024-003

Name of Applicant: Robert & Laurie McCarty

Location: 520 East Pilar St.

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to paint the exterior of the house, replace rotten wood, and replace the porch and deck wood at an estimated cost of \$9,500.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$4,800.00. The project was funded at 4.95% of the final project cost not to exceed \$470.63.

The projects final cost was \$4,800.00. Staff recommends approval of the release of grant funds in the amount of \$470.63.

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS: 1. Expense worksheet - McCarty

HRG 2024-004 Expense Report

Date	Invoice	Product	Amount	CHK#
11/13/2024	247	JJ Construction & Renovations	Construction	\$4,800.00
Total			\$ 4,800.00	

Awarded 4.95% of final project cost not to exceed \$470.63

4.95% of total = \$237.60

Total

Recommended = \$237.60



Historic Landmark Preservation Committee Meeting

Date: February 3, 2025

Agenda Item: 3.C.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 323 East Main St. HRG #2024-006

STAFF REPORT:

Case Number: HRG 2024-006

Name of Applicant: Antonia Sanchez

Location: 323 East Main St.

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to replace rear door at an estimated cost of \$5,400.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$5,309.81. The project was funded at 4.95% of the final project cost, not to exceed \$262.83.

The project's final cost was \$5,309.81. Staff recommends approval of the release of grant funds in the amount of \$262.83.

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS: 1. Expense worksheet - Sanchez

HRG 2024-001 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
3/5/2024	0008	Octavio Vasquez		\$421.00	289
3/5/2024	0008	Octavio Vasquez		\$800.00	291
5/27/2024	0008	Octavio Vasquez		\$750.00	467
5/27/2024	0008	Octavio Vasquez		\$250.00	469
5/27/2024	0008	Octavio Vasquez		\$300.00	470
12/18/2024		Ritter Millwork	millwork	\$2,380.88	
3/21/2024		Sherwin Williams	paint	\$274.94	
12/30/2023		Amazon	Door locks	\$132.99	
Total				\$ 5,309.81	

Awarded 4.95% of final project cost not to exceed \$267.51

4.95% of total = \$262.83

Total

Recommended = \$262.83



Historic Landmark Preservation Committee Meeting

Date: February 3, 2025

Agenda Item: 3.D.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 401 East Main St. HRG #2024-011

STAFF REPORT:

Case Number: HRG 2024-011

Name of Applicant: Dennis White

Location: 401 E. Main St.

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to repair the exterior masonry, install a balcony and fire escape stairs, and replace the doors and windows at an estimated cost of \$206,00.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$206,420.47. The project was funded at 4.95% of the final project cost not to exceed \$10,205.16.

The projects final cost was \$206,420.47. Staff recommends approval of the release of grant funds in the amount of \$10,205.16.

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS: 1. Expense Worksheet - White

HRG 2024-011 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
12/7/2023	120823-27	Lehman's Pipe & Steel	balcony steel	\$8,801.46	
12/6/2024	SDIBYGOY	Lehman's Pipe & Steel	balcony steel	\$2,603.32	
1/18/2024	1632	American Glass Company	windows/glass	\$8,571.00	
10/24/2023		Lehman's Pipe & Steel	balcony steel	\$20,020.22	
5/6/2024	11079	Marsh Waterproofing	exterior renovation	\$110,550.74	
4/1/2024		McCoys Building supplies	materials	\$8,155.26	
		C. Hillis - employee pay	labor	\$26,177.43	
		B. Williams - employee pay	labor	\$10,209.54	
		J. Anderson - employee pay	labor	\$11,341.50	
Total				\$ 206,430.47	

Awarded 4.95% of final project cost not to exceed \$10,205.16

4.95% of total = \$10,218.30

Total

Recommended = \$10,205.16



Historic Landmark Preservation Committee Meeting

Date: February 3, 2025

Agenda Item: 3.E.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 406 East Hospital St. HRG #2025-005

STAFF REPORT:

Case Number: HRG 2025-005

Name of Applicant: Bailey McLain

Location: 406 E. Hospital St.

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to replace the roof at an estimated cost of \$14,420.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$18,170.00. The project was funded at 11% of the final project cost, not to exceed \$1,586.20

The project's final cost was \$18,170.00. Staff recommends approval of the release of grant funds in the amount of \$1,586.20.

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS: 1. Expense Worksheet - McLain

HRG 2024-010 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
11/26/2024		Reneau Roofing & sheet metal,	Re-roof	\$18,170.00	8614
Total				\$ 18,170.00	

Awarded 11% of final project cost not to exceed \$1,586.20

4.95% of total = \$1,998.70

Total

Recommended = \$1,586.20