



Nacogdoches Historic Landmark Preservation Committee

Monday, March 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 February 3, 2025 HLPC Meeting.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness for property located at 2703 North Pecan Street. COA #2025-001
 - B. Discuss and consider Certificate of Appropriateness for property located at 816 Gene Street. COA #2025-002
 - C. Discuss and consider Certificate of Appropriateness for property located at 520 East Pilar St. COA #2025-003
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 _____, 2025.

Name: _____ Title: _____

MINUTES
Nacogdoches Historic Landmark Preservation Committee
February 3, 2025 - 4:00 p.m.
City Council Chambers

Commissioners Present: Eric Gaylord, Vickie Winthrop, Jeff Abt, John Sloane, Zee Whitehead, Chris LaBauve and Mitzi Blackburn.

Commissioners Absent: Joanne Shofner and Charles Bradberry.

Others Present: Jessica Sowell (City Staff), Cecilia Sarmiento (City Staff), Russell Smith.

Call to Order: 4:00 pm

Administer Oath of Office to Historic Landmark Preservation Committee members.

Consider approval of minutes from the December 2, 2024 HLPC Meeting.

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

1. Agenda Item 3A - Consider Historic Restoration Grant extension request for property located at 507 East Hospital St. HRG #2024-017

Mrs. Sowell explains 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.

Commissioner LaBauve makes a motion to approve the extension for another 9 months with a new due date of November 3, 2025. Commissioner Winthrop seconds the motion and it passes unanimously.

2. Agenda Item 3B - Consider Historic Restoration Grant reimbursement request for property located 520 East Pilar St. HRG #2024-003

Mrs. Sowell explains 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 project's final cost was \$4,800.00. Staff recommends approval of the release of grant funds in the amount of \$237.60.

Commissioner Winthrop makes a motion to approve the release of the grant funds in the amount of \$237.60. Commissioner Gaylord seconds the motion and it passes unanimously.

3. Agenda Item 3C - Consider Historic Restoration Grant reimbursement request for property located at 323 East Main St. HRG #2024-006

Mrs. Sowell explains the applicant was approved to replace a 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.

Commissioner LaBauve makes a motion to approve the release of the grant funds in the amount of \$262.83. Commissioner Sloane seconds the motion and it passes unanimously.

4. Agenda Item 3D - Consider Historic Restoration Grant reimbursement request for property located at 401 East Main St. HRG #2024-011

Mrs. Sowell explains 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 \$206,000.00. 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 project's final cost was \$206,420.47. Staff recommends approval of the release of grant funds in the amount of \$10,205.16.

Commissioner Winthrop asks if someone is moving into the building?

Mrs. Sowell states she does not know.

Commissioner Abt asks if the balcony will have a roof when complete.

Mrs. Sowell states yes, the submitted and approved plans call for a roof.

Commissioner Gaylord makes a motion to release the grant funds in the amount of \$10,205.16. Commissioner Winthrop seconds the motion and it passes unanimously.

5. Agenda Item 3E - Consider Historic Restoration Grant reimbursement request for property located at 406 East Hospital St. HRG #2025-005.

Mrs. Sowell explains 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's 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.

Commissioner Winthrop makes a motion to approve the release of grant funds in the amount of \$1,586.20. Commissioner LaBauve seconds the motion and it passes unanimously.

6. Adjourn @ 4:08 pm

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: March 3, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 2703 North Pecan Street. COA #2025-001

STAFF REPORT:

Case Number: COA 2025-001

Name of Applicant: John and Amanda Denby

Location: 2703 North Pecan Street

Requested Action: Replace exterior siding, replace windows with more efficient windows to match existing and replace front porch supports and railings.

The building at 2703 N. Pecan is an individually listed property and is not part of a historic district. According to former owners the home was built in 1938 and the property was once a part of Thomas J. Rusk's pecan orchard.

PROPOSED WORK: The applicant is requesting permission to carry out three changes to the exterior of the property.

- Replace exterior siding, currently siding shingles, with a cement lap siding with the intent of changing the facade back to a more period appropriate look. The house and trim will be painted white and the porch will be painted gray.
- Replace windows with white single hung vinyl windows with matching size and divisions to existing windows
- Replace the front porch supports and railing with a more period-appropriate look.

STAFF COMMENTS

Staff find that City Ordinance Criteria B, C, D, F and J 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.

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:

No financial impact associated with this item.

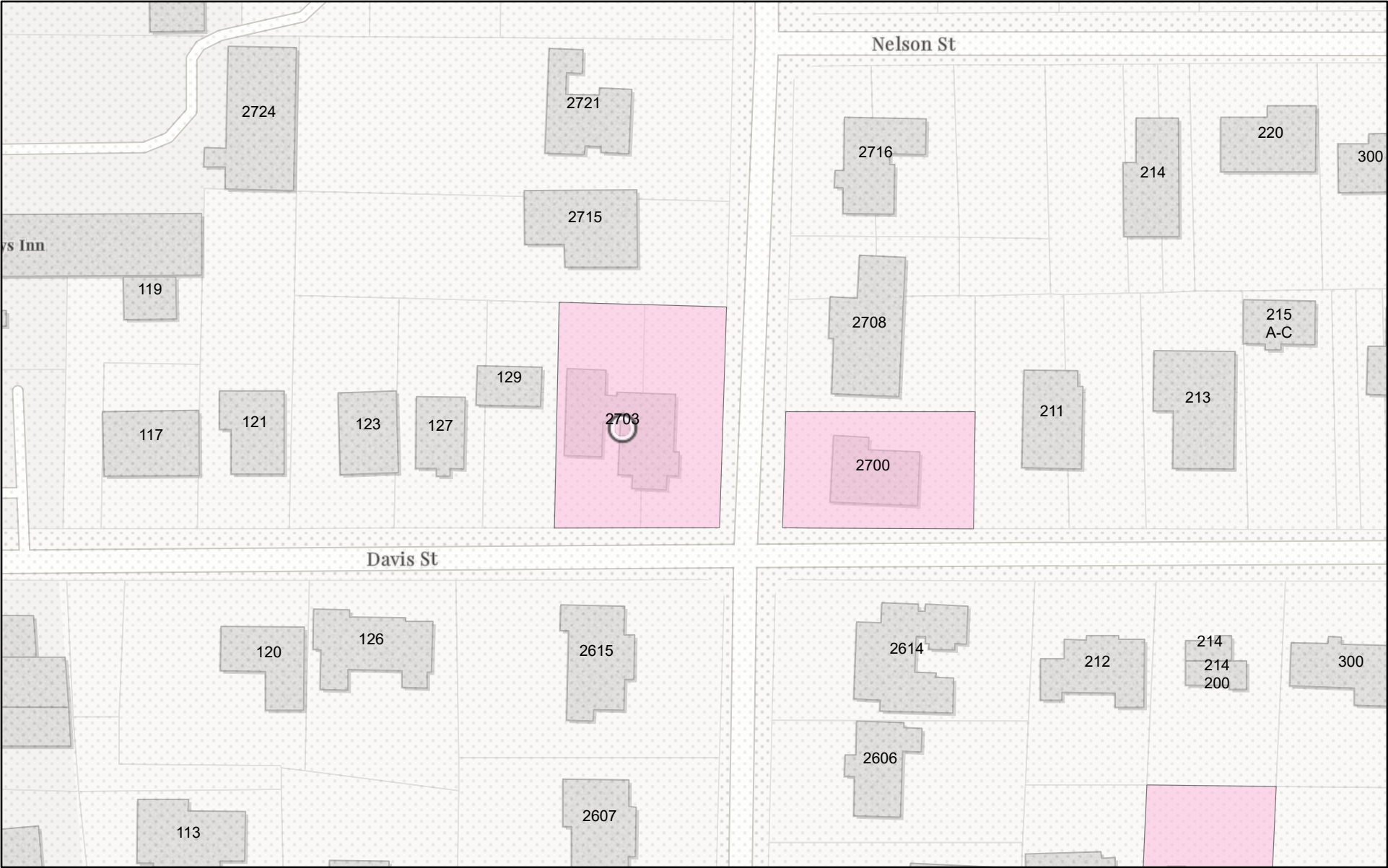
CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:

1. 2703 N Pecan Exterior
2. 2703 N Pecan Map
3. Porch example
4. Siding Example
5. Siding Example 2
6. Window Example

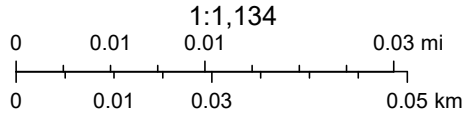


Historic Districts/Fire Limits



2/24/2025

Buildings Historic Districts City Limits
OUTSIDE



Esri Community Maps Contributors, City of Nacogdoches, DETCOG, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom,











Historic Landmark Preservation Committee Meeting

Date: March 3, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 816 Gene Street. COA #2025-002

STAFF REPORT:

Case Number: COA 2025-002

Name of Applicant: Sara Munday

Location: 816 Gene Street

Requested Action: Installation and replacement of windows with vinyl windows, installation and replacement of matching doors, replace exterior roof shingle siding with cement board siding.

816 Gene is listed as a ca. 1920-1930 1-story wood frame double shotgun bungalow. It was listed as in poor condition in the 1986 Historic Sites Survey but is contributing to the Zion Hill National Register District. This property was subject of an ongoing Demolition by Neglect case, but since that time has been sold and is now under new ownership.

PROPOSED WORK: The owner is requesting to perform the following work on the exterior of the property:

- Install dual-pane vinyl windows of similar size to existing window openings. Most of the existing windows are broken beyond repair, missing or have been boarded up for many years.
- Installation of doors to match the existing door. Replacement of existing door to match material, size and style of existing.
- Replacement of existing exterior roof shingle siding with cement board siding.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D, E, 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.

E - Previous alterations. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be

recognized and respected.

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:

No financial impact associated with this item

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

ATTACHMENTS:

1. 816 Gene Map
2. Existing Conditions 1
3. Existing Conditions 2









Historic Landmark Preservation Committee Meeting

Date: March 3, 2025

Agenda Item: 3.C.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 520 East Pilar St. COA #2025-003

STAFF REPORT:

Case Number: COA 2025-003

Name of Applicant: Derek Johnson & Sandra Moore

Location: 520 E. Pilar St.

Requested Action: Installation of a freestanding 10ft x 20 ft storage shed in the southwest corner of the backyard. When the home is repainted, the owner intends to paint the shed to match the home.

This property is listed as a ca. 1890 1-1/2 story wood-frame house with a composition gable roof. It is contributing to the Sterne-Hoya Historic overlay district. This property also won a Historic Preservation Award through HLPC in 2010.

PROPOSED WORK:

The applicant is requesting to install a 10ft by 20ft wooden storage shed in the southwest corner of the backyard. The shed will be freestanding and when the home is repainted the owner intends on painting the shed to match the home. The shed will be somewhat visible from the street mainly when driving east down East Pilar Street.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, 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.

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:

No financial impact associated with this item

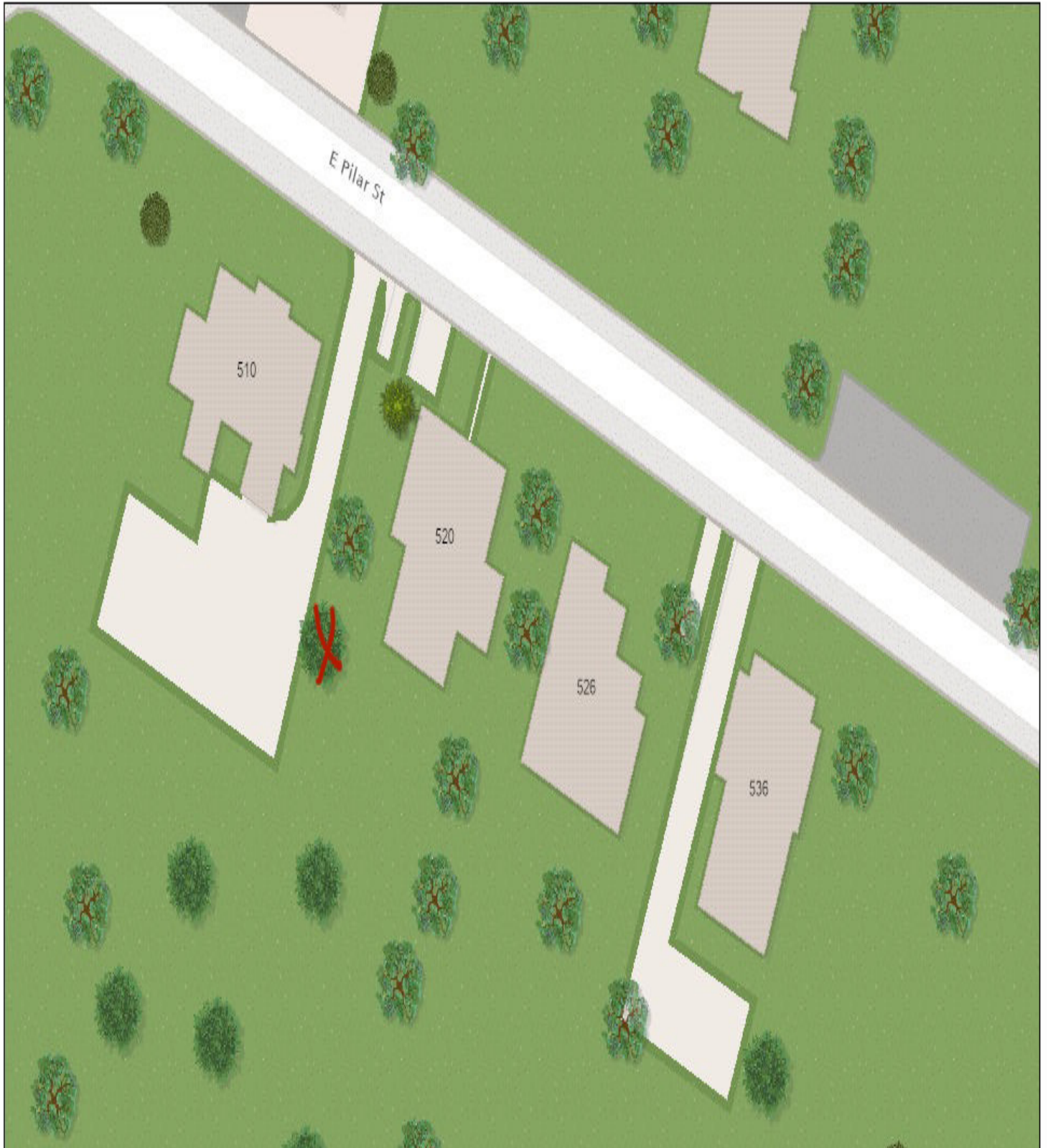
CITY CONTACT: Jessica Sowell, Community Services Director
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936-559-2935

ATTACHMENTS:

1. 520 E Pilar Street view
2. 520 E Pilar map and location
3. Front View
4. Shed location



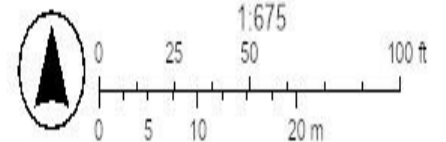
City of Nacogdoches GIS



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Buildings

City Limits



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