



Nacogdoches Historic Landmark Preservation Committee

Monday, April 7, 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 March 3, 2025 HLPC Meeting.
3. Regular Agenda
 - A. Consider Certificate of Appropriateness for property located at 129 North Fredonia St. COA #2025-004
 - B. Consider Certificate of Appropriateness for property located at 122 North Church St. COA #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 _____, 2025.

Name: _____ Title: _____

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

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

Commissioners Absent: Joanne Shofner and Mitzi Blackburn.

Others Present: Jessica Sowell (City Staff), Cecilia Sarmiento (City Staff), Amber & Trenton Callahan, John Denby.

Call to Order: 4:01 pm

Consider approval of minutes from the March 3, 2025 HLPC Meeting.

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

Agenda Item 3A - Discuss and consider Certificate of Appropriateness for property located at 2703 North Pecan St. COA #2025-001

Mrs. Sowell explains 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 and replace the front porch supports and railing with a more period-appropriate look.

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

Commissioner Winthrop asks if the siding has asbestos.

Mrs. Sowell states that it's most likely, due to age and timeframe in which the siding was added, but the applicant hasn't had it tested yet.

Commissioner LaBauve asks if the applicant knows what it looked like originally.

John Denby, applicant, states no, their aim was to make this more historically specific looking but with modern amenities there is no insulation in the walls.

Commissioner Winthrop asks if the house is designated historical by the historical commission.

Mrs. Sowell states it was individually designated as part of the historic overlay between 2010 and 2015.

Commissioner Sloane makes a motion to approve COA #2025-001. Commissioner Gaylord seconds the motion and it passes unanimously.

Agenda Item 3B - Discuss and consider Certificate of Appropriateness for property located at 816 Gene Street. COA #2025-002

Mrs. Sowell explains the owner is requesting to 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 and replacement of existing exterior roof shingle siding with cement board siding.

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

Commissioner Abt asked if the replacement of exterior roof shingles siding is of the roof or the siding on the walls.

Mrs. Sowell states it is the siding on the walls that are roof shingles being used as siding. It will be replacing the siding around the house.

Commissioner Gaylord makes a motion to approve COA #2025-002. Commissioner LaBauve seconds the motion and it passes unanimously.

Agenda Item 3C - Discuss and consider Certificate of Appropriateness for property located at 520 East Pilar St. COA #2025-003

Mrs. Sowell explains 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 find that City Ordinance Criteria B, D, J and K relate to the proposed construction.

Commissioner LaBauve makes a motion to approve COA #2025-003. Commissioner Winthrop seconds the motion and it passes unanimously.

Adjourn @ 4:16 pm

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: April 7, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 129 North Fredonia St. COA #2025-004

STAFF REPORT:

Case Number: COA 2025-004

Name of Applicant: Stan Carney

Location: 129 North Fredonia St.

Requested Action: Replacing 10 Windows

This building is a 1931 2-story brick structure with a flat roof. The front entry has been altered with metal and plate glass doors and windows protected by a modern metal awning. The front three arched windows are noted in the 1986 survey. This building is contributing to the Downtown Historic Overlay District.

PROPOSED WORK:

The applicant is requesting to replace ten large, circle-top wood windows, which are severely rotted and deteriorating, with Pella's Traditional Special Architect Reserve wood windows, specifically designed for historic wood window replacements. Replacing these windows will also allow the organization to remove the storm windows that are currently covering the wood windows. The replacement windows match the existing windows in size, design and division. This replacement includes 3 windows on the North side, 3 windows on the East side and 3 windows on the south side as well as the round window on the south side.

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:

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

ATTACHMENTS:

1. Front windows
2. Side view 1
3. Side view 2



1837

MILAM LODGE
NUMBER 2

1931

MILAM LODGE No. 2
AF. & AM. OF TEXAS
ORGANIZED 1837
CHAPTER No. 420 O.E.S.

129 N. FREDONIA

MILAM LODGE No. 2
AF. & AM. OF TEXAS
ORGANIZED 1837
CHAPTER No. 152 I.O.R.G.



Proposed Bronze Windows with Bronze Tint







Historic Landmark Preservation Committee Meeting

Date: April 7, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 122 North Church St. COA #2025-005

STAFF REPORT:

Case Number: COA 2025-005

Name of Applicant: Ryan Hairston

Location: 122 North Church St.

Requested Action: Install awning and fencing.

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 add cloth and pipe awning over the west-facing front window, similar to other awnings in the Downtown area, and install a black metal fence at the back of the property. The applicant has supplied photos of similar styles of fences and awnings for the committee's review.

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 8: Guidelines for Site Design apply to this request as well.

1. Maintain historic fences and retaining walls

- Simple wood picket, wood-and-wire and wrought-iron fences are appropriate.
- All wood fences should be painted. Use wrought iron supporting posts for wrought iron fences.
- Avoid chain-link, rough-sawn wood, or concrete block fences for the streets side(s) of a property.

Chapter 4: Commercial Buildings applies to this request as well.

7. Consider using awnings or canopies to provide weather protection and create interest.

- The awning should fit the dimensions of the storefront opening. It should not obscure ornamental details.
- Coordinate the color of the awning with the color scheme for the entire building. Fabric awnings are encouraged. Awnings will wear, and should be acknowledged as an operating costs of doing business, which can be changed every few years for a fresh look.

FINANCIAL:

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

ATTACHMENTS:

1. Current Building
2. Design Rendering
3. Pic 2.
4. Pic 3
5. Pic 4
6. Pic 5
7. Pic 6











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