



Nacogdoches Historic Landmark Preservation Committee

Monday, May 5, 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 April 7, 2025 HLPC Meeting.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness for the property located at 400 East Hospital Street. COA #2025-006
 - B. Discuss and consider Certificate of Appropriateness for property located at 115 North University Drive. COA #2025-007
 - C. Discuss and consider Certificate of Appropriateness for property located at 216 East Pilar St. COA #2025-008
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
April 7, 2025 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Joanne Shofner and Vickie Winthrop.

Others Present: Jessica Sowell (City Staff), Cecilia Sarmiento (City Staff), Stan Carney.

Call to Order: 4:00 pm

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

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

Agenda Item 3A - Discuss and consider Certificate of Appropriateness for property located at 129 North Fredonia St. COA #2025-004

Mrs. Sowell explains the applicant is requesting to replace ten, circle-top wood windows located on the 2nd floor, 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 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 find that City Ordinance Criteria B, C, D, F, G, J and K relate to the proposed construction.

Stan Carney, the applicant, explains the deterioration of the windows and how they tried to maintain them and put storm windows over to keep from water penetrating but over the years with the caulking deteriorating, water has made its way through. They will be going with a company called Pella Wood Windows that are similar to the wood windows they have now however they go over the exterior with an aluminum powdercoated cladding. This company makes these windows for the very purpose of going into historical locations to keep the aesthetic historical appeal. The windows are also made with a low emissions glass which is better for efficiency but also helps cut a lot of the UV lighting that comes through.

Commissioner Sloane makes a motion to approve COA #2025-004. Commissioner Abt seconds the motion and it passes unanimously.

Agenda Item 3B - Discuss and consider Certificate of Appropriateness for property located at 122 North Church St. COA #2025-005

Mrs. Sowell explains 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. Staff find that City Ordinance Criteria B, C, D, J, and K relate to the proposed construction. The rendering was done for a previous owner by the Texas Historic Commission.

A few of the board members have a concern about the placement of the black metal fence. They want to clarify that it will not be placed in the middle of the existing alleyway that vehicles currently use as it looks like in the picture.

Mrs. Sowell explains that the City of Nacogdoches Inspections office will make sure it is flushed to the building and not in the way of any oncoming traffic using the alleyway.

Commissioner Abt makes a motion to approve COA #2025-005. Commissioner LaBauve seconds the motion and it passes unanimously.

Adjourn @ 4:17 pm

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: May 5, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for the property located at 400 East Hospital Street. COA #2025-006

STAFF REPORT:

Case Number: COA 2025-006

Name of Applicant: Marsha Fountain

Location: 400 East Hospital Street

Requested Action: Roof replacement & Repainting

This property is a 1-story rectangular frame residential structure with composition shingle gable roof; flat roof addition to rear; horizontal clapboard siding; 9/6 double-hung windows; hall parlor plan with raised panel entry doors off wood porch with battered box columns; replacement front windows of multipane fixed glass; corbeled brick chimney. This property is included in the Downtown National Register District.

PROPOSED WORK:

The applicant is requesting to replace the existing roof with composite shingles in a dark gray color and repaint the house a gray/blue (similar to existing) or a gray color with white trim.

STAFF COMMENTS

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

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.

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:

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

ATTACHMENTS:

1. Picture 1
2. Picture 2
3. Picture 3
4. Picture 4
5. Color
6. 400 E Hospital map









SW 6256
Serious Gray

234-C5

Leaning more
to this shade of
gray rather than
the bluish one - but
would like my
painter's
opinion.

SW 7604
Smoky Blue

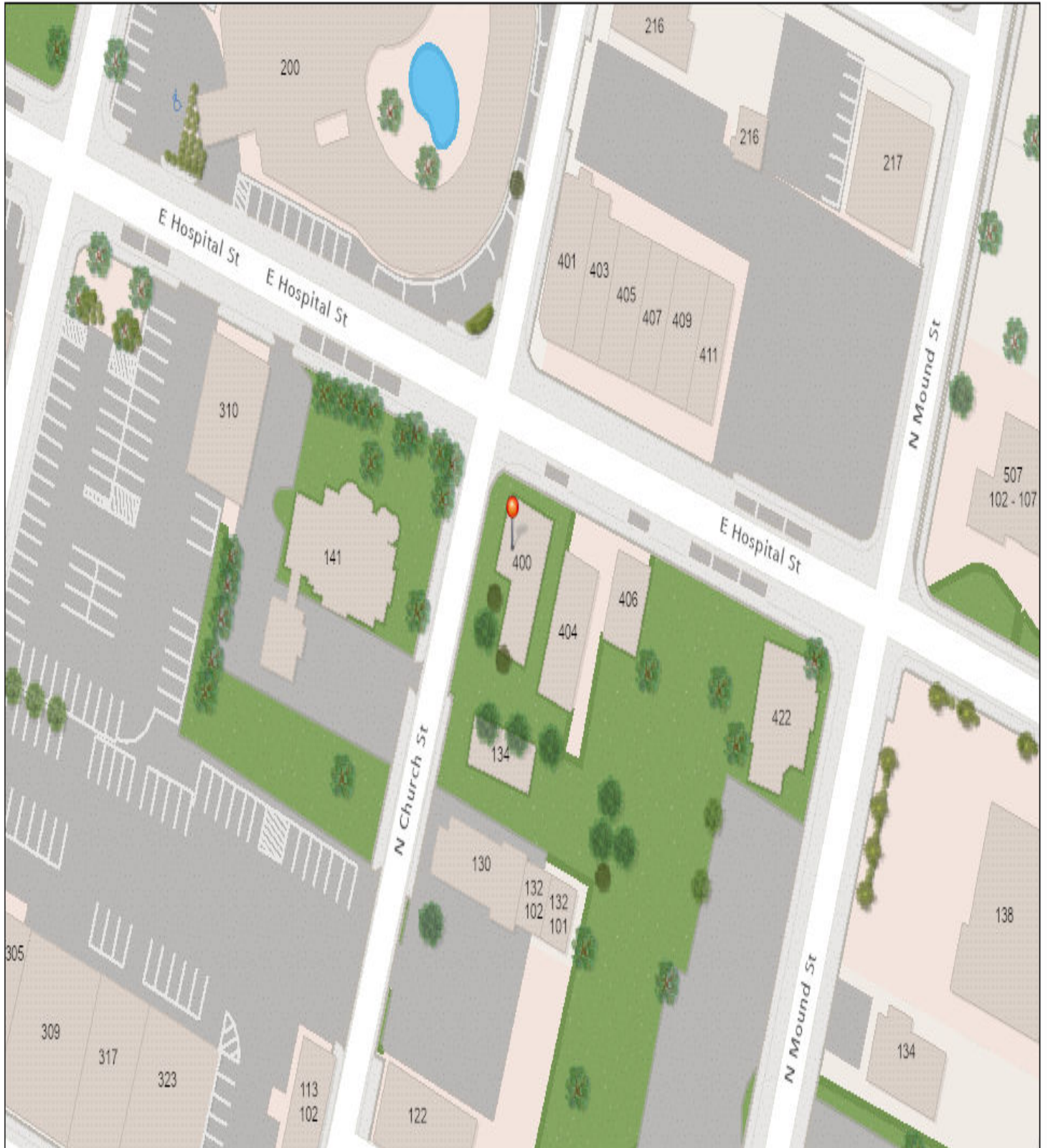
233-C7

SW 7005
Pure White

255-C1

Light reflective value: 81
Value d =

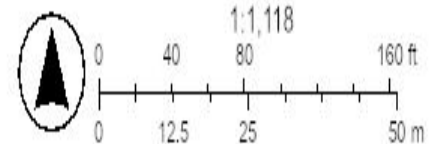
City of Nacogdoches GIS



4/30/2025, 9:12:15 AM

Buildings

City Limits



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Historic Landmark Preservation Committee Meeting

Date: May 5, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 115 North University Drive. COA #2025-007

STAFF REPORT:

Case Number: COA 2025-007

Name of Applicant: Seth Wilson/Metronet & Jim Blackburn

Location: 115 N University Drive

Requested Action: Bore 3 1/4" conduits

This property is included in the Downtown National Register District but was not surveyed during any of the historic sites surveys.

PROPOSED WORK:

The applicant is requesting to bore a 1 1/4" conduit northwest along East Main Street to the corner of the property, where a small box will be installed. A second 1 1/4" conduit will be bored north to the utility pole and green space located in the center of the parking lot, where a small terminal box containing the fiber optic terminal will be placed. A third 1 1/4" conduit will then be bored to the rear of the building at 115 N University Dr., where a flowerpot enclosure will be set for installation. The boxes that are installed will be installed flush with the ground.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, I 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.

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

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.

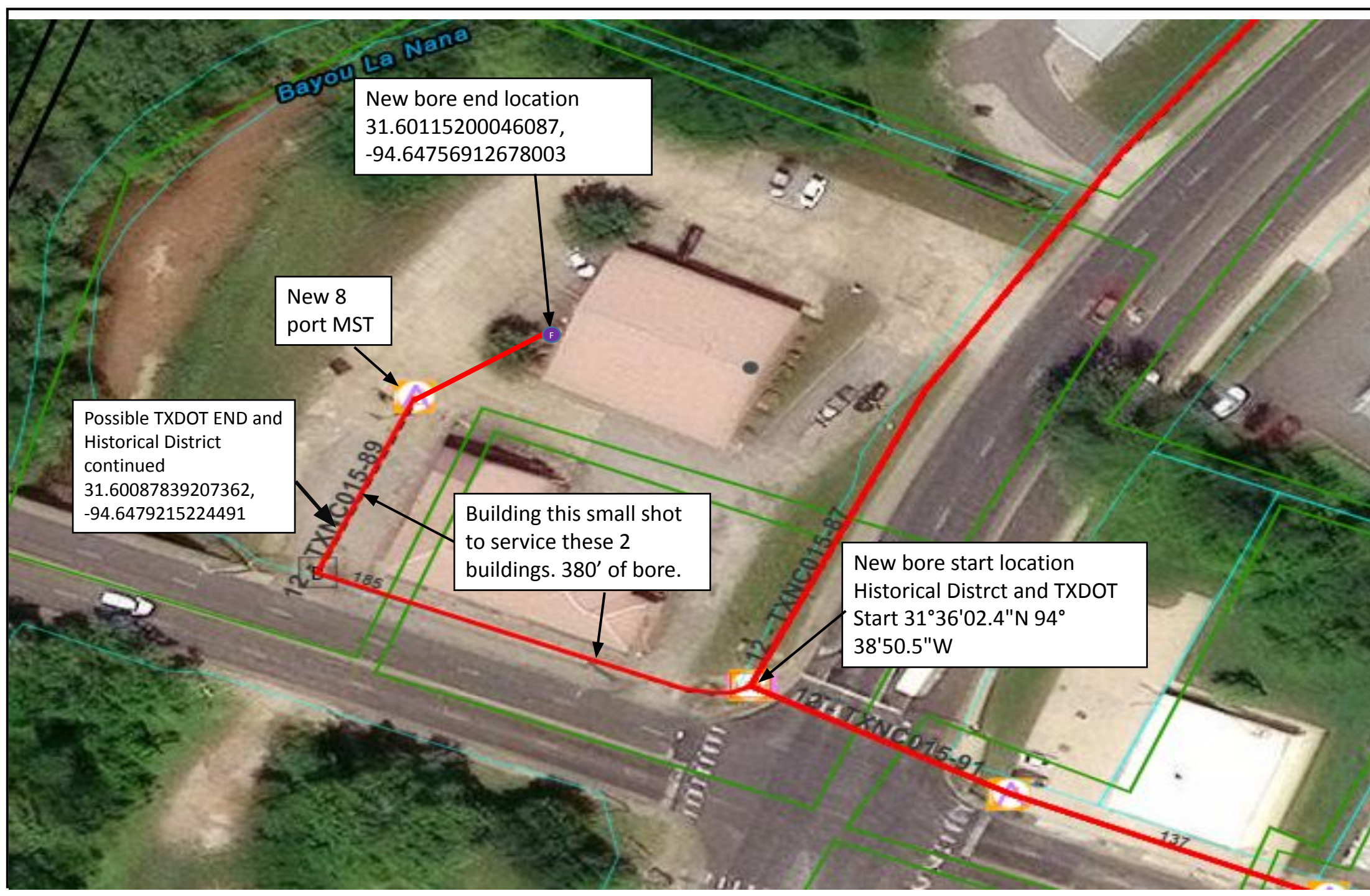
FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director

sowellj@nactx.us

936-559-2940

- ATTACHMENTS:**
1. Pic 1
 2. Map - 115 N. University



Symbols

Strand/Cable	24
Aerial Cable O/L	24
UG Conduit	
Riser	R
Handhole	H
Flower Pot	F
Lock Box	L
Pedestal	P
Asphalt R/R	
Concrete R/R	
New Splice Loc	S

FEASIBILITY OSP ROUTE

MAP (KMZ)

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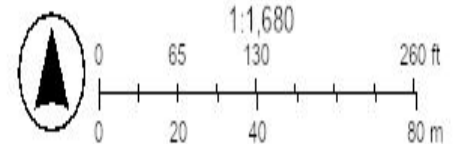
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4/30/2025, 8:22:46 AM

Buildings

 City Limits



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Historic Landmark Preservation Committee Meeting

Date: May 5, 2025

Agenda Item: 3.C.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 216 East Pilar St. COA #2025-008

STAFF REPORT:

Case Number: COA 2025-008

Name of Applicant: Steve Hartz

Location: 216 East Pilar St.

Requested Action: Convert door on the East side of the building into a window using original brick

This property is a 1-1/2 story rectangular brick commercial structure with flat roof, 3-bay facade with wood and glass entry doors with transoms set in openings with segmental arches; corbeled string course above and below inset panels; sheet metal awning; stepped parapet on east wall, which has 2/2 double-hung windows. This property is listed as Contributing to the Downtown National Register District. It is listed on the National Register (1992) under Criteria C as a noteworthy example of early twentieth-century commercial architecture.

Originally, all of the double doors on the east side of the building were fully functional, but as the City raised the sidewalks and street heights along the East side of the building, one of the doors was impacted. The door (as indicated in the attached image) that the applicant is asking to convert to a window is now below the sidewalk height and creates flooding issues each time it rains, as the rain is directed into the small opening and under the bottom of the doors.

PROPOSED WORK:

The applicant is requesting to convert an existing double door on the East side of the building into a window. The door was originally at sidewalk height, but as the City raised the sidewalk and street height, the door is now about halfway below grade. When it rains the water is directed into the small entry and then flows under and against the double doors. The applicant is requesting to use original brick to brick up the bottom of the double door to sidewalk height and maintain the top portion of the door as a window. The converted door will have a similar look to the window directly to the North of it. This will stop the rain water from sitting at the base of the door and rotting the wood and will also prevent water from entering in under the door.

STAFF COMMENTS

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

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:

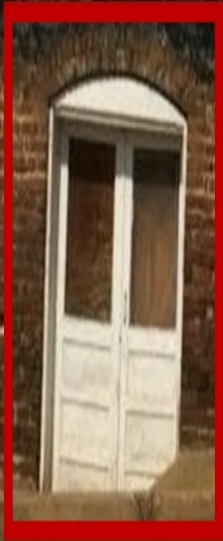
CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS: 1. Door picture
2. 216 Map



GENERAL MERCANTILE

Coca-Cola



The door that is being renovated will closely resemble the window to the North of it.

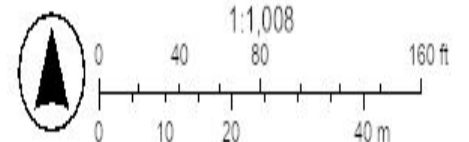
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4/30/2025, 9:08:14 AM

Buildings

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