



Nacogdoches Historic Landmark Preservation Committee

Monday, June 2, 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 May 5, 2025 HLPC Meeting
3. Regular Agenda
 - A. Consider Certificate of Appropriateness for property located at 325 North Lanana St. COA 2025-009
 - B. Consider Certificate of Appropriateness for property located at 601 East Main St. COA 2025-010
 - C. Consider Certificate of Appropriateness for property located at 401 East Main St. COA 2025-012
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
May 5, 2025 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Joanne Shofner.

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

Call to Order: 4:00 pm

Consider approval of minutes from the April 7, 2025 HLPC Meeting.

Commissioner Abt 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 400 E Hospital St. COA #2025-006

Mrs. Sowell explains 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.

Commissioner Abt asks if the board approves this COA, does the applicant choose between the two colors or does the board choose.

Mrs. Sowell explains the applicant would like approval from the board for either one of the two colors.

Commissioner Sloane makes a motion to approve COA #2025-006 based on the City Ordinance Criteria B, C, D, G and H. Commissioner Winthrop seconds the motion and it passes unanimously.

Agenda Item 3B - Discuss and consider Certificate of Appropriateness for property located at 115 North University Dr. COA #2025-007

Mrs. Sowell explains 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.

Commissioner Winthrop asks if this is in the area where TXDoT will be expanding the roadway.

Mrs. Sowell states that it is. The property owner has been notified about the expansion.

Commissioner Blackburn asks since the applicant is her brother-in-law, does she need to abstain from voting.

Mrs. Sowell asks if she has any ownership of the property and Commissioner Blackburn states no and Mrs. Sowell states she does not need to abstain.

Commissioner Winthrop makes a motion to approve COA #2025-007 based on the City Ordinance Criteria B, C, I, and K. Commissioner Gaylord seconds the motion and it passes unanimously.

Agenda Item 3C - Discuss and consider Certificate of Appropriateness for property located at 216 East Pilar St. COA #2025-008

Mrs. Sowell explains 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 under the door.

Commissioner Abt confirms that the window will still be a double pane window.

Mrs. Sowell states that is correct.

Commissioner Sloane suggests that the client renovates the other set of doors.

Mrs. Sowell said they can pass that along to the applicant.

Commissioner Winthrop asks since it is listed on the National Register, will the change affect their listing.

Mrs. Sowell states that this work will not affect the National Register listing.

Commissioner Gaylord makes a motion to approve COA #2025-008 based on the City Ordinance Criteria B, C, D, F, J and K. Commissioner LaBauve seconds the motion and it passes unanimously.

Adjourn @ 4:12 pm

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: June 2, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 325 North Lanana St. COA 2025-009

STAFF REPORT:

Case Number: COA 2025-009

Name of Applicant: Betty Metcalf Colston

Location: 325 N. Lanana St.

Requested Action: Installation of a prefabricated garage.

325 N. Lanana is listed as contributing to the Zion Hill National Register Historic District. It was built between 1900 and 1920 as a 1-story wood frame; rectangular plan; gable asphalt roof; drop siding; windows are 4/4 double-hung, 6/6 and 8/8; brick foundation; small concrete stoop at front; attached garage on north facade.

PROPOSED WORK:

The applicant is requesting to install a prefabricated garage at the rear of the property. The proposed garage measures 22 by 25 feet, features a vertical roof style with a 10-foot side height, and will be beige with white trim.

STAFF COMMENTS

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

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

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. Garage picture
 2. 325 North Lanana 2
 3. 325 North Lanana
 4. 325 North Lanana Map





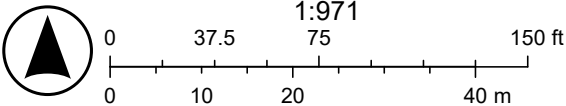


City of Nacogdoches GIS



5/28/2025, 9:45:39 AM

 Buildings
City Limits



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Historic Landmark Preservation Committee Meeting

Date: June 2, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 601 East Main St. COA 2025-010

STAFF REPORT:

Case Number: COA 2025-010

Name of Applicant: Brendyn Todd

Location: 601 East Main St.

Requested Action: Installation of a freestanding sign approximately 12 ft tall and 6 ft wide with LED back lighting.

601 East Main Street is included in the Historic Downtown District. It is a 1-story rectangular masonry structure with a flat roof; two apparent service bays infilled with windows and doors; other openings covered over.

PROPOSED WORK:

The applicant is requesting to install a freestanding LED backlit sign in front of the business. The proposed sign measures approximately 12 feet in height and 6 feet in width and will be made of metal. The LED lighting will backlight the business logo.

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.

Chapter 10 of the Nacogdoches Design Guidelines also applies to this request.

2. These types of signs may be considered:

Flush mounted signs
Short free-standing signs
Projecting signs
Window signs
Awning signs

3. These signs are inappropriate downtown:

Tall free-standing signs
Flashing signs
Signs that visually overpower the building

8. Locate pole-mounted signs in landscaped areas

Keep them low in scale so they relate visually to the building. Free-standing signs should not obstruct pedestrian traffic on sidewalks.

9. Sign materials should be combative with the facade materials.

Painted wood and metal are encouraged sign materials because they relate well to the historic buildings downtown.

11. Indirect light sources are best for signs

FINANCIAL:

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

ATTACHMENTS:

1. Sign Design
2. Proposed location
3. 601 East Main Map

6'



6'

6'

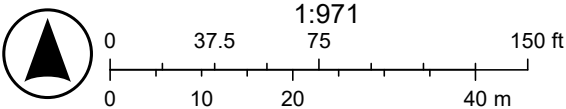


City of Nacogdoches GIS



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Historic Landmark Preservation Committee Meeting

Date: June 2, 2025

Agenda Item: 3.C.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 401 East Main St. COA 2025-012

STAFF REPORT:

Case Number: COA 2025-012

Name of Applicant: Dennis White

Location: 401 East Main Street

Requested Action: Installation of additional parapet letters on the west facade and installation of a "Nacogdoches" sign on the west facade

401 East Main Street is listed as contributing to the Downtown Historic District. It is a 1901 2-story brick rectangular commercial structure with a "heavily altered first level with wood and glass doors and windows". Known as the M.C. Hazle Building, the location of Hazle Department Store; shown on the 1912 Sanborn Fire Insurance Map as a 2-story brick structure with frame awning wrapping around the south and west facade, used as a furniture store. Original location of Commercial Bank of Texas.

PROPOSED WORK:

The applicant is requesting to install parapet letters on the west side of the building similar to the historic parapet letters on the south side of the building. The new letters would read "White 2025" to match the existing "M.G. Hazel 1901". The applicant is also requesting to install a sign mounted to the west facade of the building using brackets and reading "Nacogdoches" in black metal and plastic script. The sign would be backlit with LED lights and would be approximately 12ft in length.

STAFF COMMENTS

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

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) (6) 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.

Chapter 10 of the Nacogdoches Design Guidelines also relates to this request

2. These types of signs may be considered:

- Flush-mounted signs

3. These signs are inappropriate downtown

- Tall free-standing signs
- Flashing signs
- Signs that visually overpower the building

4. Position flush mounted signs so they will fit within architectural features

- These should help reinforce horizontal lines along the street. Coordinate the color scheme with the building front. Locate flush signs so they do not extend beyond the outer edges of the building front. Look to see if decorative moldings define a "sign panel" for flush-mounted signs.

7. Mount signs so they will not obscure any architectural details

9. Sign materials should be compatible with the facade materials

- Painted wood and metal are encouraged as sign materials because they relate well to the historic buildings downtown
- Use plastic only in limited amounts

12. Illuminate signs in such a way as to enhance the overall composition of the facade

FINANCIAL:

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

ATTACHMENTS: 1. M.C. Hazle parapet
2. Parapet walls

3. Sign rendering - day
4. Sign rendering - night
5. 401 East Main Map









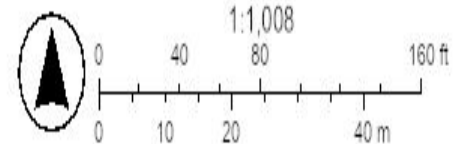
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