



Nacogdoches Historic Landmark Preservation Committee

Monday, July 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 June 2, 2025 HLPC Meeting
3. Regular Agenda
 - A. **Public Hearing:** Discuss and Consider Historic Overlay zoning application for the property located at 1301 Raguet Street. HO #2025-001
 - B. Consider Certificate of Appropriateness for property located 703 Virginia Ave. COA #2025-013
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
June 2, 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) and Dennis White.

Call to Order: 4:00 pm

Consider approval of minutes from the May 5, 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 325 North Lanana St. COA #2025-009

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

Commissioner LaBauve inquired when the previous garage on the property was demolished.

Mrs. Sowell estimated that the demolition occurred approximately a year ago.

Commissioner Abt asked whether the proposed structure would be used as a storage building or an actual garage.

Mrs. Sowell responded that the applicant referred to it as a garage but did not specify its intended use.

Commissioner Abt further asked whether the proposed structure is a portable building and whether a slab would be installed underneath.

Mrs. Sowell stated she was unsure.

Commissioner Gaylord asked if there is currently an existing slab on the property.

Mrs. Sowell responded that she could not tell but from the aerial photographs it looked to be just dirt.

Commissioner Abt inquired whether the ordinance addresses portable buildings.

Mrs. Sowell clarified that the HLPC ordinance does not specifically mention portable buildings.

Commissioner Bradberry asked whether staff had discussed with the applicant the possibility of relocating the garage so that it would not be visible from the street.

Mrs. Sowell responded that staff had not, noting the applicant was adamant about proceeding with the request as submitted.

Commissioner Abt expressed concern that the board should have a clear understanding of the structure's footprint and how the presence of portable buildings may affect the surrounding neighborhood.

Commissioner LaBauve asked whether the previous garage was constructed using the same materials as the main house.

Mrs. Sowell confirmed that it was.

Commissioner Gaylord asked whether properties within the historic district are required to submit a request prior to any demolition.

Mrs. Sowell confirmed that is standard procedure.

There is no motion to approve nor deny COA #2025-009.

Agenda Item 3B - Discuss and consider Certificate of Appropriateness for property located at 601 East Main St. COA #2025-010

Mrs. Sowell explains the applicant is requesting to install a freestanding LED backlit sign in front of the business. The proposed sign measures approximately 12 ft in height and 6 feet in width and will be made of metal. The LED Lighting will backlight the business logo. She notes that there are three other signs of similar size within the same block.

Commissioner LaBauve asks which nearby signs are comparable.

Mrs. Sowell identifies University Rental, DDS, and an old Manpower sign as examples.

Commissioner LaBauve then inquires whether there is a City Ordinance regulating when the sign's lighting may be turned on.

Mrs. Sowell responds that there is not.

Commissioner Abt makes a motion to approve COA #2025-010 that it follows City Ordinance Criteria B, D, J and K and Chapter 10 of the Nacogdoches Design Guidelines. Commissioner

Blackburn seconds the motion and it passes unanimously.

Agenda Item 3C - Discuss and consider Certificate of Appropriateness for property located at 401 East Main St. COA #2025-012

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

Commissioner Sloane makes a motion to approve COA #2025-012 that it follows City Ordinance Criteria B, D, J and K and Chapter 10 of the Nacogdoches Design Guidelines. Commissioner Gaylord seconds the motion and it passes unanimously.

Adjourn @ 4:21 pm

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: July 7, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Public Hearing: Discuss and Consider Historic Overlay zoning application for the property located at 1301 Raguet Street. HO #2025-001

STAFF REPORT:

Case Number: HO 2025-001

Name of Applicant: Isabella Baker

Location: 1301 Raguet St.

Requested Action: Historic Overlay zoning designation

Sec 50-130. Criteria for designation.

- (1) Possesses significance in history, architecture, archaeology, or culture.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) Is associated with the lives of persons significant in the city's past.
- (4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction.
- (5) Represents the work of a master designer, builder, or craftsman.
- (6) Represents an established and familiar visual feature of the city. (Ord. No. 1130, art. XI, § 6, 11-3-1998)

City Ordinance requires that at least one of the six criteria be met in order to achieve designation in a historic overlay district. In deciding this case, HLPC must consider if 1301 Raguet Street meets any of the above mentioned criteria for designation. If the property meets any one of the criteria, it qualifies for Historic Overlay zoning. If it meets none, it is ineligible.

Nacogdoches Historic Landmark Preservation Committee will make a recommendation to the Planning and Zoning Commission, who will meet on July 14, 2025. Both HLPC and Planning and Zoning will present their recommendations to City Council for final approval on August 5, 2025.

PROPOSED WORK:

The applicant is requesting Historic Overlay Zoning for the property at 1301 Raguet Street.

STAFF COMMENTS

Applicant Isabella Baker has requested the property located at 1301 Raguet Street, be included in the Historic Overlay Zoning. The owner has applied under Criteria 1, 4 and 5.

1301 Raguet Street is located at the corner of Bailey Avenue and Raguet Street directly to the North of Nacogdoches Memorial Hospital and Blount Park.

The applicant provided ample research and photographs of the structure. An expert of the research is below:

The Taylor Medical Office Building, located at 1301 Raguet Street in Nacogdoches, Texas, is a significant example of mid-twentieth-century modern architecture. Built in 1952 and designed by noted Texas architect Raiford L. Stripling, the one-story, flat-roofed structure was originally constructed to house Dr. Taylor's dental practice. The building's domestic scale and careful integration into the surrounding residential neighborhood reflect a broader postwar trend of workplace suburbanization. Its use of red Roman brick, black glazed brick, horizontal window bands, redwood siding, and unique steel column features mark it as a distinct product of the 1950s architectural style. Positioned near Memorial Hospital and Blount Park, the structure was part of the area's shift from residential to institutional use. Not only does the Taylor Medical Building maintain a high level of historical integrity, but it also represents the earliest known surviving example of commercial mid-century modern design in Nacogdoches, predating similar buildings on the Stephen F. Austin State University campus. As a rare and early commercial project by Stripling—better known for his residential and historic preservation work—the building holds architectural and historical value both locally and regionally.

FINANCIAL:

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

ATTACHMENTS:

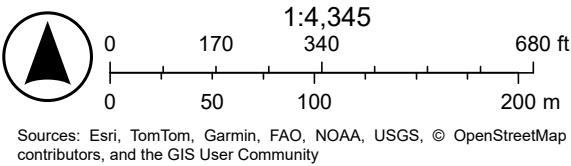
1. 1301 Raguet Map
2. Research
3. Sketch
4. Picture 1
5. Picture 2
6. Picture 3
7. Picture 4
8. Picture 5
9. Picture 6
10. Picture 7

City of Nacogdoches GIS



6/25/2025, 12:09:58 PM

 Buildings
 City Limits



Dr. Taylor Medical Office Building

Nacogdoches TX

The Taylor Medical Office Building at 1301 Raguet Street and Bailey Avenue in Nacogdoches, Nacogdoches County, Texas, is a one-story, flat-roofed, brick-veneer medical professional building constructed in 1952 and designed by San Augustine, Texas, architect Raiford L. Stripling. The clinic is located across Bailey Avenue from Blount Park, half-a-block north of the complex of Memorial Hospital. Domestic in scale, the clinic was designed to be compatible with the one-story houses set in lawn-landscaped yards along Raguet Street. These predate the construction of doctors' offices and other medical facilities adjacent to Memorial Hospital. The Taylor Medical Office Building qualifies for designation as a City of Nacogdoches historic property because it possesses significance in the history of architecture in Nacogdoches, is associated with the trend toward workplace suburbanization associated with the mid-twentieth-century period, embodies the distinctive characteristics of the type of the professional medical office building associated with the mid-twentieth-century period, and is the work of a regionally recognized architect, Raiford L. Stripling. The building has been well maintained and retains its historical integrity to a substantial degree.

The Taylor Medical Office Building was built on Lot 14, Block 1, of the Blount Estate Addition at the northwest corner of Raguet Street and Bailey Avenue, approximately one mile northeast of Nacogdoches's historic plaza and three blocks south of the campus of what is now Stephen F. Austin State University. This sector of the city was not mapped in the Sanborn Map of 1922. It lay at the northeast edge of Nacogdoches in the 1929 edition of the Sanborn map, and was still predominantly residential in the 1946 revision of the 1929 edition of the Sanborn Map. Blount Park and City Memorial Hospital were present by 1929, forecasting the historical impact that modernization and expansion of the hospital complex would have on the neighborhood. The building was constructed by Dr. Taylor of Nacogdoches to house his dental practice.

The Taylor Medical Building is a rectangle in plan, with its longer dimension parallel to Bailey Avenue. Two rectangular projections protrude from the plan: the entrance pavilion at Bailey and Raguet, which has a higher roofline than the rest of the building, and a porte-cochère on the north side of the building, accessible from a paved driveway that wraps around the clinic's north and west elevations.

The lower zone of the building is faced with red Roman brick. This brick spandrel is capped by a sill of black glazed brick laid in rowlock course. A projecting frame of black glazed brick, three widths thick and laid in stack bond, contains the primary public entrance to the building. The wall above the brick spandrel contains a horizontal band of vertically proportioned windows separated by redwood piers. The windows facing Bailey on the south alternate between fixed panes of plate glass and operable jalousies. The windows on the east, facing Raguet and framing the brick front door portal, are fixed panes of plate glass. The front door is wood and contains a plate glass insert. The exterior walls of the entry pavilion are recessed in plan to accommodate raised access walks along the Bailey side of the building and the Raguet front. These walks are shaded by the projecting roof plate above. The underside of the overhanging roof plate is redwood stripping. On the Raguet front of the building, the roof overhang is supported by a pair of thin circular steel columns. A screen wall faced with vertical redwood boards projects forward, perpendicular to the clinic's front wall, to mark the north edge of the high-roofed entrance pavilion. A framed aperture cut into the screen wall provides a view of vegetation planted between the east front of the clinic and the public sidewalk along Raguet. Although the east

front wall of the building is closer to Raguet Street than the fronts of neighboring houses, the building's front planting area contains a tall loblolly pine tree and a mature Southern magnolia tree that both screen and shade the building.

Visible from Raguet Street is a flat-roofed canopy that shades a carport. The canopy projects forward from the north side of the lower-roofed portion of the building. The carport is wide enough to accommodate two cars side-by-side. It is supported by a pair of four-inch welded steel pipe columns diagonally aligned to form a downward pointing triangle.

The lower-roofed portion of the building is belted by a high spandrel faced with Roman brick on its north and south sides and its west, rear, elevation. Above the black brick rowlock sill line of the spandrel, rectangular steel tri-fold windows are aligned in horizontal bands in fields of vertical redwood siding. The flat roof plates, faced with a redwood fascia, overhang the clinic on all four sides.

The Taylor Medical Building possesses significance in the history of architecture in Nacogdoches as a domestically scaled professional building constructed in a suburban residential neighborhood rather than in, or near, Nacogdoches's historic downtown plaza; as a work of mid-twentieth-century modern architecture; and as the design of a regionally significant architect, Raiford L. Stripling of San Augustine.

The Taylor Medical Building embodies the distinct characteristics of a building type (the domestically scaled one-story professional building located in a suburban rather than downtown setting) that is associated with a specific time period (the midpoint of the twentieth century). The Taylor Medical Office Building, by virtue of its one-story height, its construction on a residential lot in the Blount Estate Addition, and its 195_ time period, represents trends associated with broad patterns of Nacogdoches's history in the postwar 1940s and 1950s. The replacement in 1957-58 of Nacogdoches County's classical 1912 courthouse with a sprawling, one-story "ranch house" type courthouse, set back from the intersection of W. Main Street and North Street behind an expansive green lawn, is the foremost local example of this broad architectural trend. As architect Leonard Lane observes in his commentary on Texas county courthouse architecture: "This style is related to the low-slung ranch house designs that were popular in mid-century America.... The original building [the 1958 courthouse], with its broad front porch facing a lawn, is residential, the 'home' of county government, if you will. Very informal and un-institutional, the courthouse was intended to fit in to the modern look of suburban America in the 1950s." The book *Doctors' Offices and Clinics: Medical and Dental*, a nation-wide survey of medical professional buildings published initially in 1955 and reissued in a revised edition in 1960 by the Reinhold Publishing Company, illustrated six examples of modern medical professional buildings in Texas, all one-story, domestically scaled buildings located outside downtown business districts.

The Taylor Medical Building stands out as a work of postwar, mid-twentieth-century modern architecture. Character defining features associated with dominant trends in American architecture of this period are its low profile, flat roofs, horizontally aligned window bands, and finish materials. The mixture of red Roman brick in the building's base course, the black rowlock sill courses and the stack bond of the entrance portal, redwood siding in the window zone, and a redwood fascia edging the flat

roofs materialize the clinic's construction in the 1950 period. The alignment of windows in horizontal rows in both the high-roofed entrance pavilion and the lower-roofed portion of the building is also associated with suburban office buildings of the mid-century period. The use of steel pipe columns, especially the inverted triangular configuration of the columns supporting the carport, is a further character defining architectural feature of the period, as is the architectural acknowledgement of the automobile in the provision of an open carport. The Taylor Medical Building joins the Hotel Fredonia at 200 N. Fredonia Street (1955, J. N. MacCammon and Carlos B. Schoeppl, architects), the Nacogdoches County Courthouse at 101 W. Main Street (1958, J. N. MacCammon, architect), the Nacogdoches Savings & Loan Association Building at 118 E Hospital Street (1962, J. N. MacCammon, architect), and the Alice Ann Hutson and Morris Muckleroy House at 4308 Raguet Street (1961) as a distinctive Nacogdoches example of this broad, mid-twentieth-century architectural trend. (Courtesy of Stephen Fox AIA)

The Taylor Medical Building is significant as a work of Raiford L. Stripling (1910-1990), a twentieth-century Texas architect based in San Augustine, Texas, thirty-five miles east of Nacogdoches. Stripling is especially remembered for his restoration and reconstruction of historic Texan buildings, documented in D. Michael McCullar's book, *Restoring Texas: Raiford Stripling's Life and Architecture* (1985). In addition, Stripling also had a long practice designing new buildings, including many in Nacogdoches. Most of Stripling's residential designs were based on historic prototypes. The Mrs. Worth White House at 311 Hughes Street, the Edward Blount Tucker House at 2900 Raguet Street, the Eli Pool House at 898 Norma Street, and the Bill Weems House at 2338 Carol Street represent the traditional trend in Stripling's work. The Taylor Medical Building stands out among his Nacogdoches buildings as a work of mid-twentieth-century modern architecture. The Raiford L. Stripling Collection at the Cushing Memorial Library at Texas A&M University contains architectural drawings for other projects that display similarities to the Taylor Medical Building. Stripling's design for Dr. N. W. Bird's dental office in Jasper TX of 1949 employs Roman brick facing and includes a one-car carport supported on a pair of welded four-inch pipe columns positioned in a V formation. An addition to the Brookeland School in Brookeland TX that Stripling designed in 1953 incorporated diagonally aligned columns, as did an undated design for an apartment building in Center TX for Dr. James P. Bridges. The size, scale, architectural composition, and materials of the Taylor Medical Building identify it as a work of mid-twentieth-century American modern architecture.

As my research has been setting a precedence for early Mid-Century buildings in Nacogdoches, 1301 Raguet is the earliest example in terms of "commercial". I have found several examples of residential work that is probably from the mid to late 1950s. The commercial Mid-century buildings can be found on the campus of Stephen F Austin State University. They were all designed by the Lufkin, Texas firm of Marcellos, & Scott starting in 1965. Not only do I personally find 1301 Raguet to be a perfect aesthetic example of design details found in the 1950's, but it appears to be the earliest building standing of that decade.

References used in this submittal are:

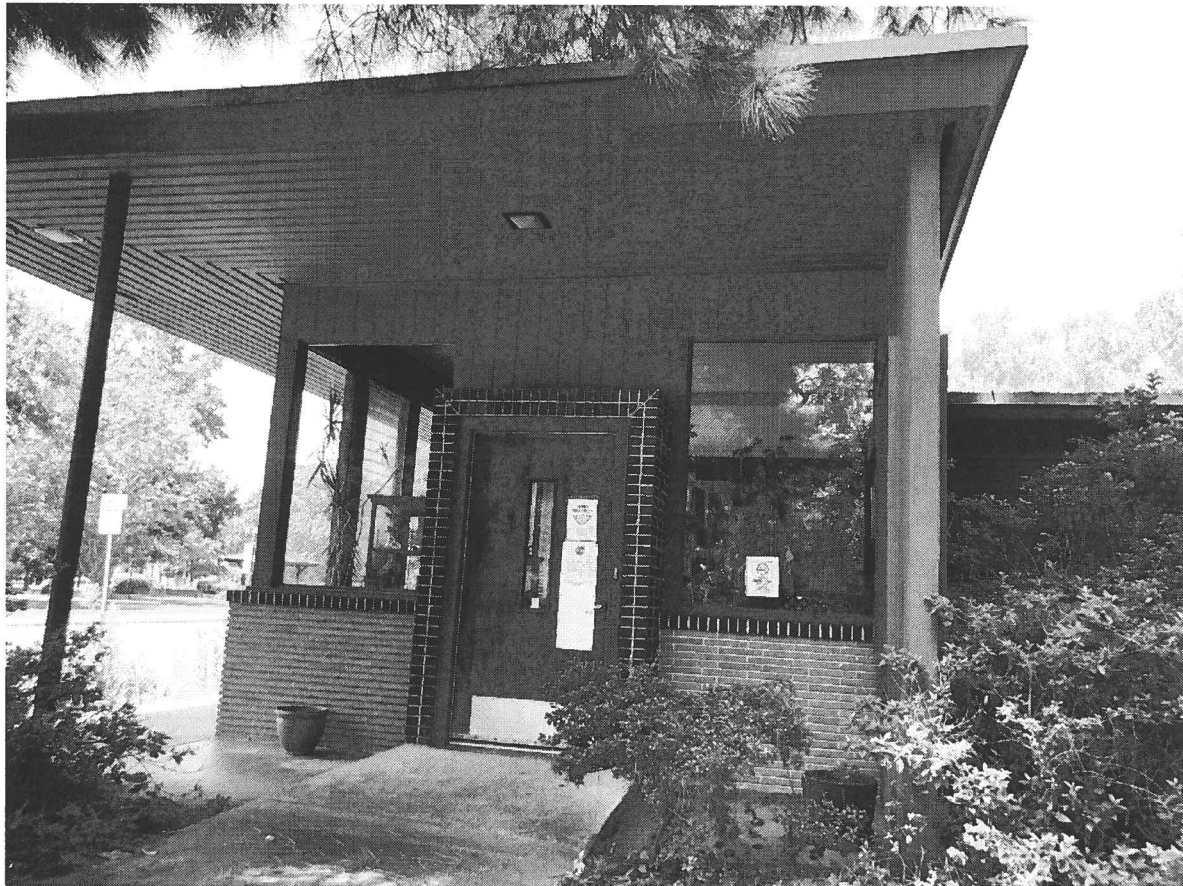
A Dollar a Mile, Fifty Cents a Gate, Taylor, James G. M.D., 2000, Nortex Press, ISBN 978-1-57168-502-5

Restoring Texas: Raiford Stripling's Life and Architecture, McCullar, Michael. 1985, Texas A & M University Press, ISBN 0-89096-254-5

Drawings and renderings courtesy of Dr. Richard Baker M.D. 2021

Architectural description of 1301 Raguet Street, Fox, Stephen, AIA, Rice University 2021

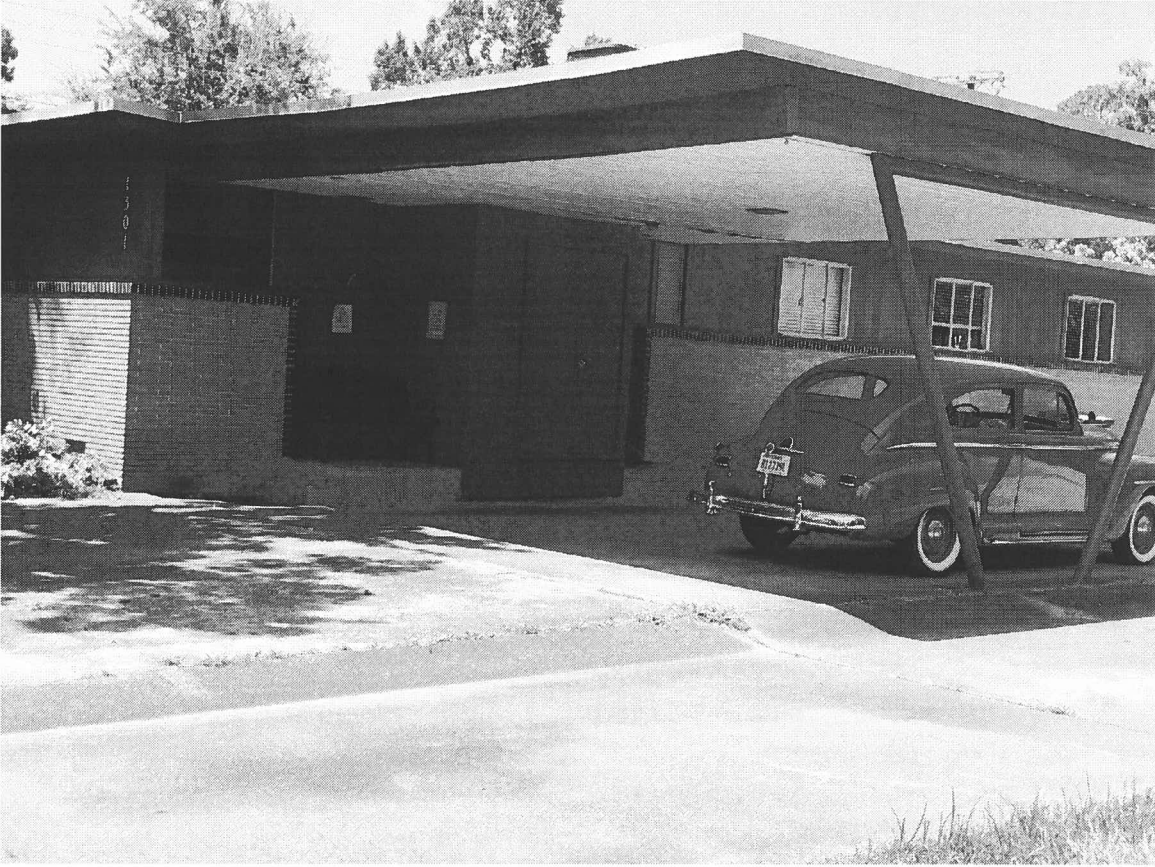
1204 North Mound Street TimeLine Lot 47-48, Block 45, Samuel Tadlock and Dr. Perky Beisel, Stephen F. Austin State University 2013



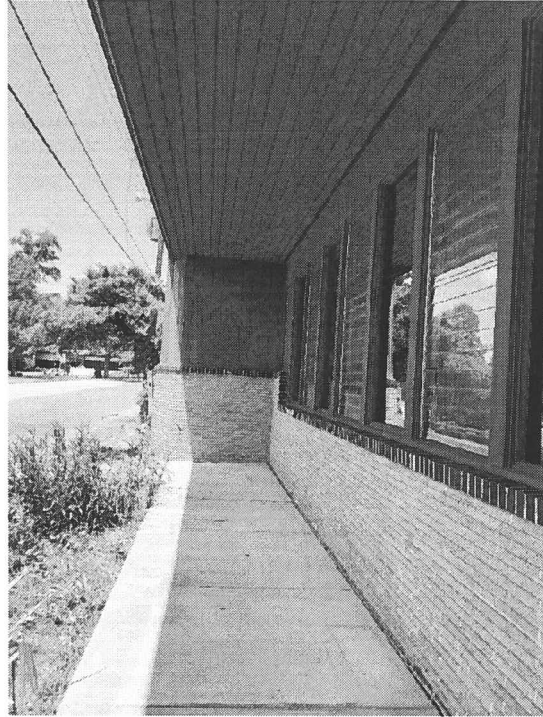
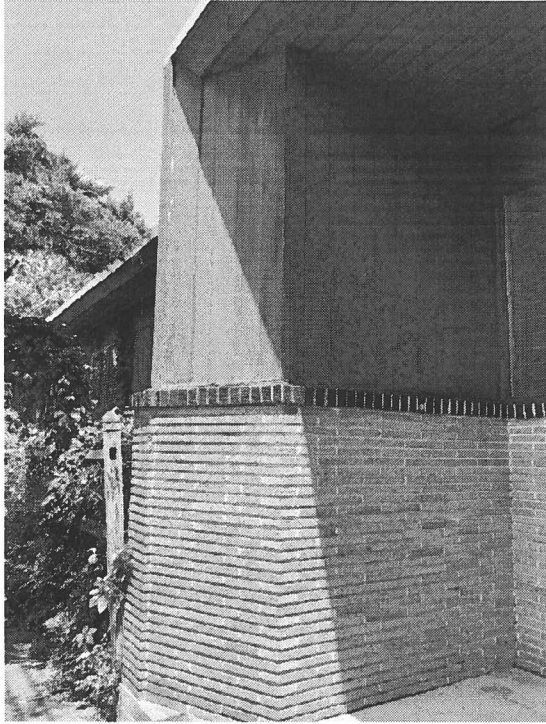
The Taylor Medical Building front entrance, facing East on Raguet Street.



Looking South toward the front entrance from Raguet Street.

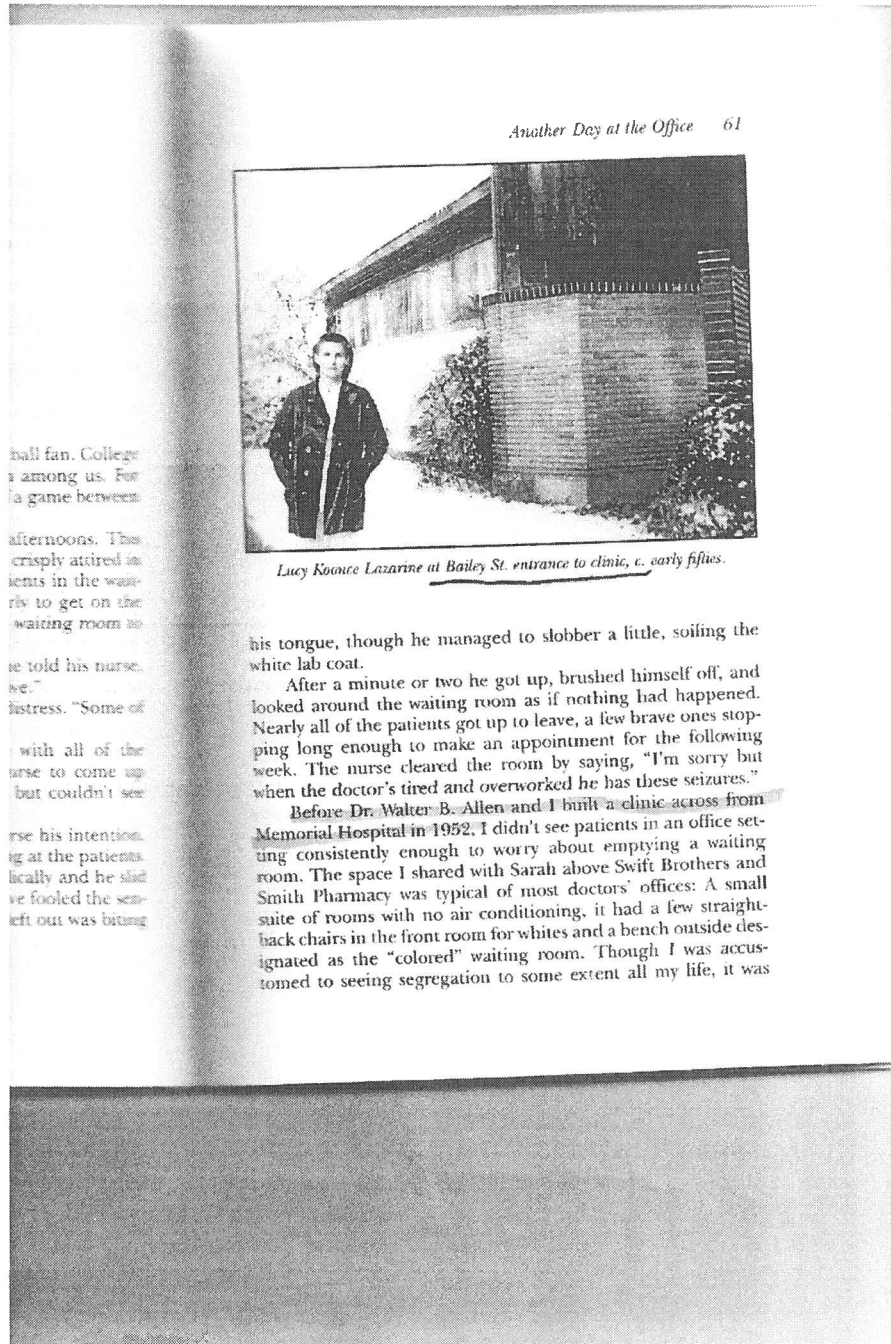


Looking south west on Raguet Street, at the northern side of the building toward the carport.



Chamfered detail on south facing side of the building from Bailey Street.

Reference an image included as a separate document, attached below, taken from "A Dollar a Mile, Fifty Cents a Gate" by Dr. James G. Taylor M.D. pg. 61.



Another Day at the Office 61

Lucy Koonce Lazarine at Bailey St. entrance to clinic, c. early fifties.

ball fan. College
among us. For
a game between
afternoons. This
crisply attired in
ients in the wait-
rily to get on the
waiting room to
ie told his nurse.
ve."
distress. "Some of
with all of the
urse to come up
but couldn't see
rse his intention.
ig at the patients.
lically and he had
ve fooled the sen-
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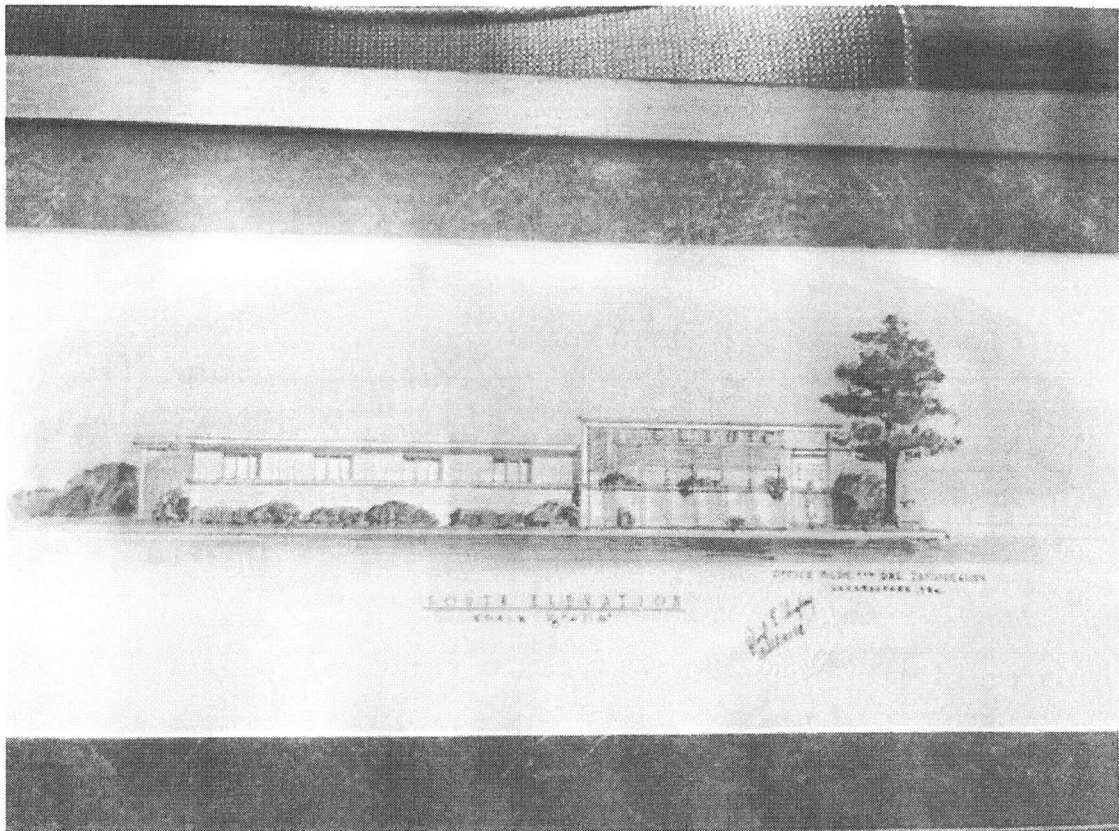
his tongue, though he managed to slobber a little, soiling the white lab coat.

After a minute or two he got up, brushed himself off, and looked around the waiting room as if nothing had happened. Nearly all of the patients got up to leave, a few brave ones stopping long enough to make an appointment for the following week. The nurse cleared the room by saying, "I'm sorry but when the doctor's tired and overworked he has these seizures."

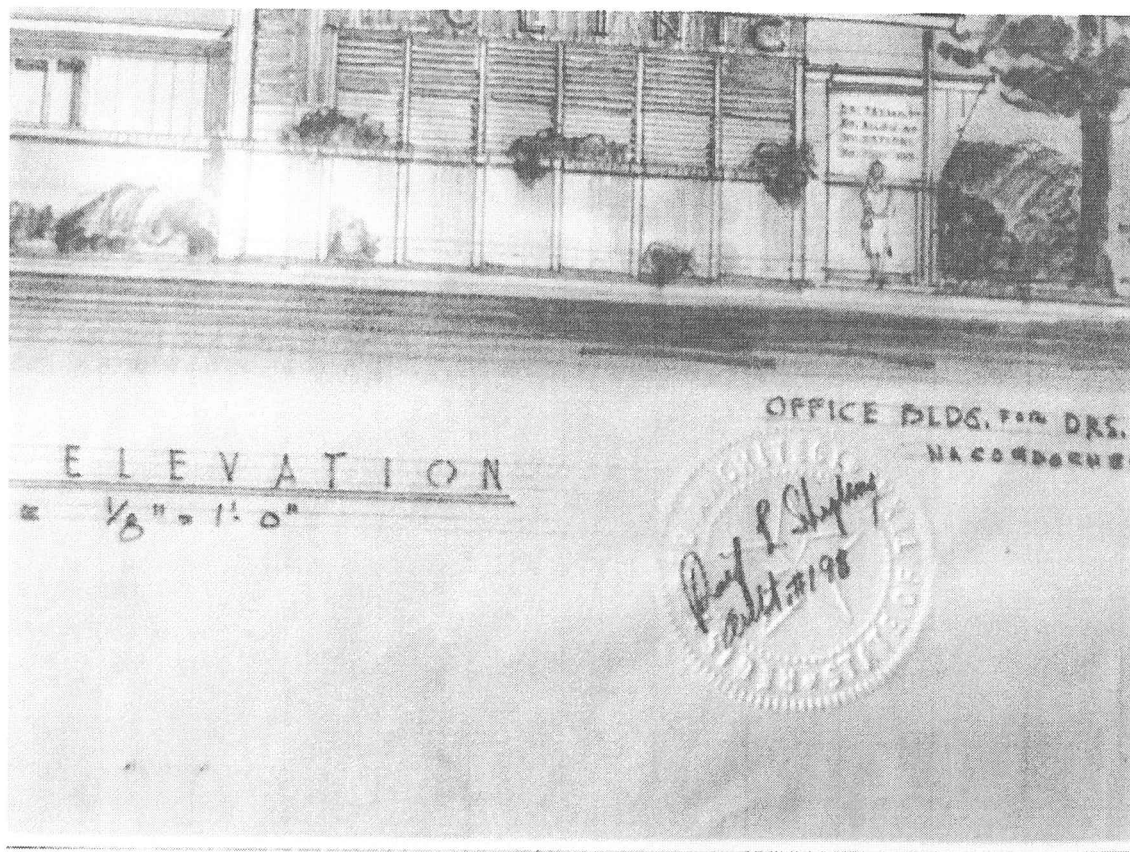
Before Dr. Walter B. Allen and I built a clinic across from Memorial Hospital in 1952, I didn't see patients in an office setting consistently enough to worry about emptying a waiting room. The space I shared with Sarah above Swift Brothers and Smith Pharmacy was typical of most doctors' offices: A small suite of rooms with no air conditioning, it had a few straight-back chairs in the front room for whites and a bench outside designated as the "colored" waiting room. Though I was accustomed to seeing segregation to some extent all my life, it was

pg. 61 "A Dollar a Mile, Fifty Cents a Gate," JAMES G. TAYLOR M.D. 2000

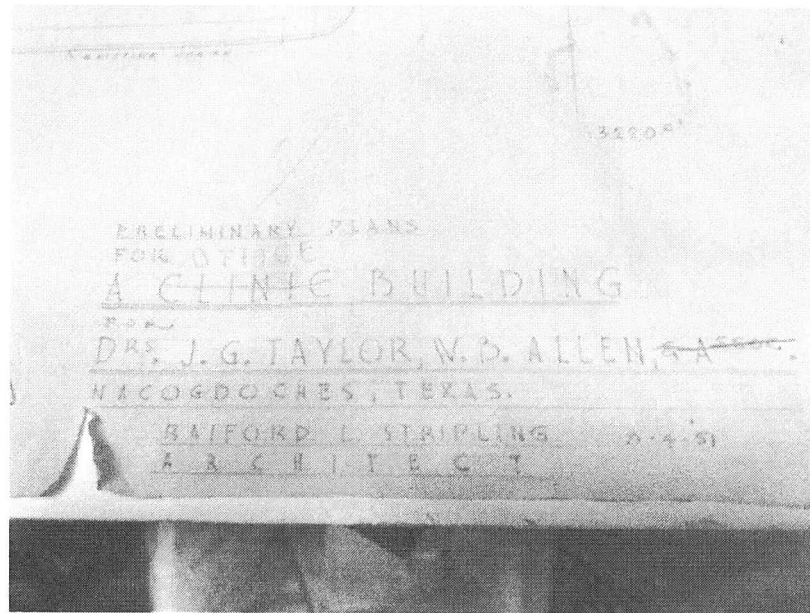
Photo images of renderings hung on the wall of the waiting room of Dr. Richard Baker's office.



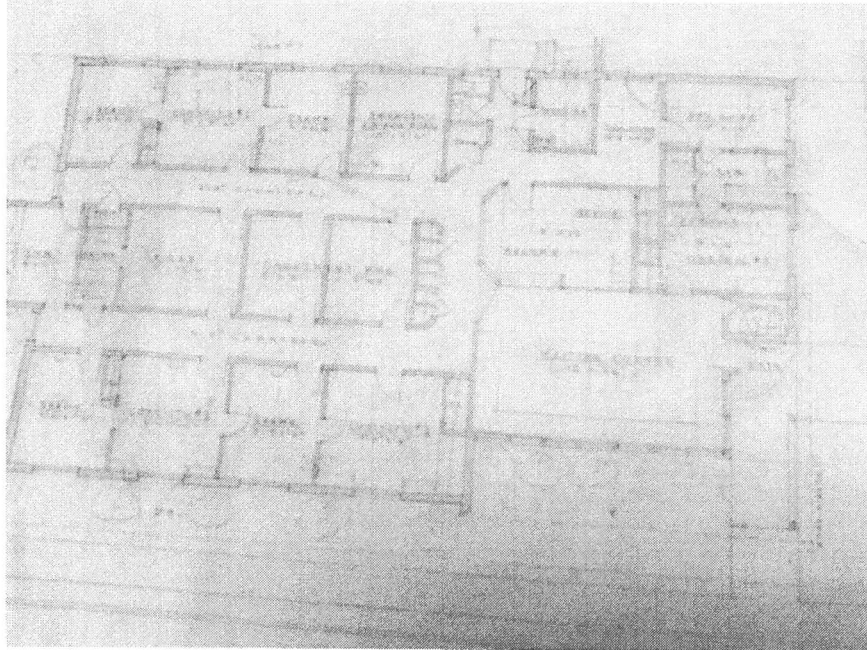
1301 Raguet south Elevation of original rendering



Railford Stripling seal on rendering

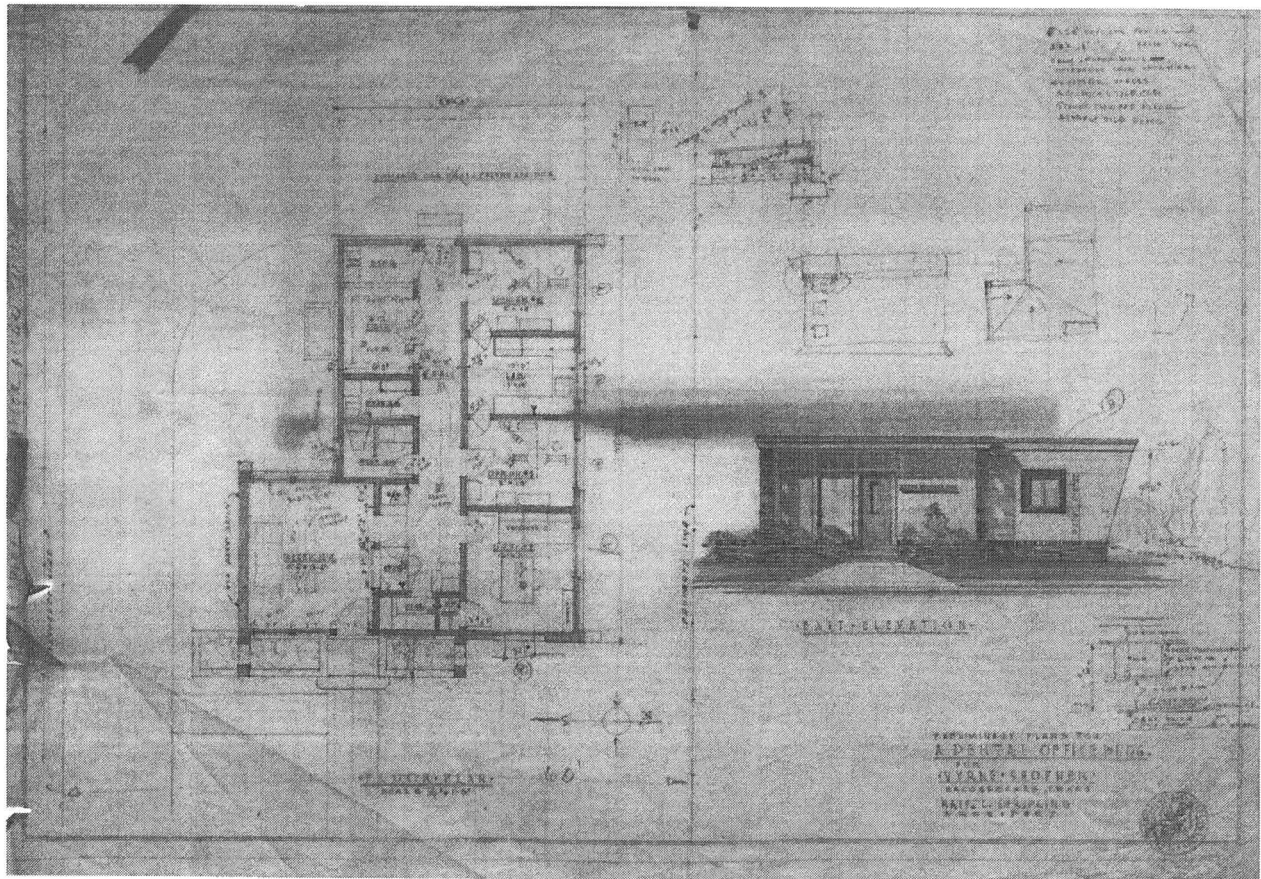


Original Construction drawings Title Block with date



Original Construction Drawings: Interior Floor Plan

Other Medical Buildings designed by Railford Stripling



Plans for a Dental Office for Vyrne Shofner D.D.S. found in Texas A&M University archive.

white oak he needed from Tennessee. Assuming that the siding and shingles remained more or less constant during the various remodelings, Raiford referred to the photograph to determine the appropriate number of boards for the side of the building and shingles for the roof. To give the siding a rough finish, boards were cut 2 inches thick and 6½ inches wide, then hand planed. Raiford made the siding thick enough to insulate the interior yet appear to be the standard half inch in thickness by cutting a U-shaped groove on the top and bottom of each board so that, when viewing the wall from the inside as well as out, the edges of the boards seem to overlap.

Raiford was concerned about insulation because of the comfort factor. Although made to look every bit as unfinished as the original, complete with unceiled roof and walls, Independence Hall is a good bit more cozy for the benefit of today's tourists than it was for the delegates to the convention in 1836. One of Raiford's biggest challenges was to figure out a way to conceal the air-conditioning system, which he did by running the ductwork from beneath the floor

and hiding it under the display cases, along with the electric lighting. (Parks and Wildlife has since removed the display cases to make the hall more authentic, although grills for the ducts are now visible in the hardwood floor and artificial lighting is provided by electric lights along the walls that look like candles.)

Another concern, Raiford says, was how to make the building easy for Parks and Wildlife to maintain. He achieved that, in part, by sandwiching a metal roof between two layers of shingles and roof insulation, so that the roof looks like the same roof inside and out and won't require a lot of care to keep from leaking. He also put shutters on the windows and coated the siding with the same preservative he later used on the Carrett House in San Augustine (see p. 118).

Although somewhat overshadowed by the nearby Star of the Republic Museum, Independence Hall is operated by the Parks and Wildlife Department as the rightful centerpiece of the Washington-on-the-Brazos State Historical Park and is open to the public from 10:00 A.M. to 5:00 P.M., seven days a week.

Design of Sabine County Hospital, Hemphill

The residents of Sabine County—which borders San Augustine County to the east—had never really had a full-fledged hospital. In the 1920s, a six-bed clinic was built above a drugstore in Hemphill, the county seat, but after its proprietor died in 1936, the clinic was closed. Then in the late forties, local drugstore owner and real estate man Leon Adickes commissioned Raiford to design a new six-bed clinic, which was built in 1950 and expanded to a ten-bed facility in the late fifties, after Adickes sold it to Dr. Grover Winslow. But Dr. Winslow was

not a surgeon, and for county residents to obtain comprehensive health care they had to travel to Nacogdoches, Houston, Beaumont, Lufkin, or Jasper. Finally, in the mid-seventies, Adickes spearheaded a drive to build a state-of-the-art hospital in Hemphill, commissioning Raiford to design a thirty-six-bed facility on the west side of town that has since become a model for rural county hospitals nationwide.

The project began in 1975 with the creation of the county's first hospital district and the election of a five-member board of



Entrance to Sabine County Hospital, Hemphill. (Photograph by Laura Cicarella)

1975

directors. After passage of a bond issue in 1977 and receipt of a loan from the Farm and Home Administration (FmHA), the board called for a design that would put patient-care areas—operating and delivery rooms, labs, and nursing station—at the core of a 22,500-square-foot, one-story main building, surrounded by a corridor and patient rooms. Other patient-care as well as service areas— isolation room, intensive care unit, kitchen, cafeteria, and offices—were to be arranged around the building's perimeter, and an adjoining wing of patient rooms was to be designed to accommodate future expansion on the wooded, nine-acre site. The board also wanted a maintenance-free ex-

terior, one that would require little or no painting.

The hospital could have been built of concrete block and sufficiently served those purposes, but Raiford and Raggy talked the board into spending a little more money to clad it in a brownish gray brick veneer; spruce it up with white pilasters, lintels, corbeled brick, and other Greek Revival details; and top it all with a standing-seam metal roof, which is in the form of a sloping mansard except at the main entrance, where a hipped portion covers a columnar porch. Now, as Raiford says, "It has all the dignity that a building needs." (Raiford also remembers that one board member wanted to

HISTORY OF MEMORIAL HOSPITAL

The first hospital in Nacogdoches was built in 1928 from funds received when the City of Nacogdoches sold its electrical power plant, and the land was made available by a gift from Mrs. Iasca Blount. The hospital was known as City Memorial Hospital. It had a bed capacity of 28. Names on the original plaque of the 1928 City Memorial Hospital structure were:

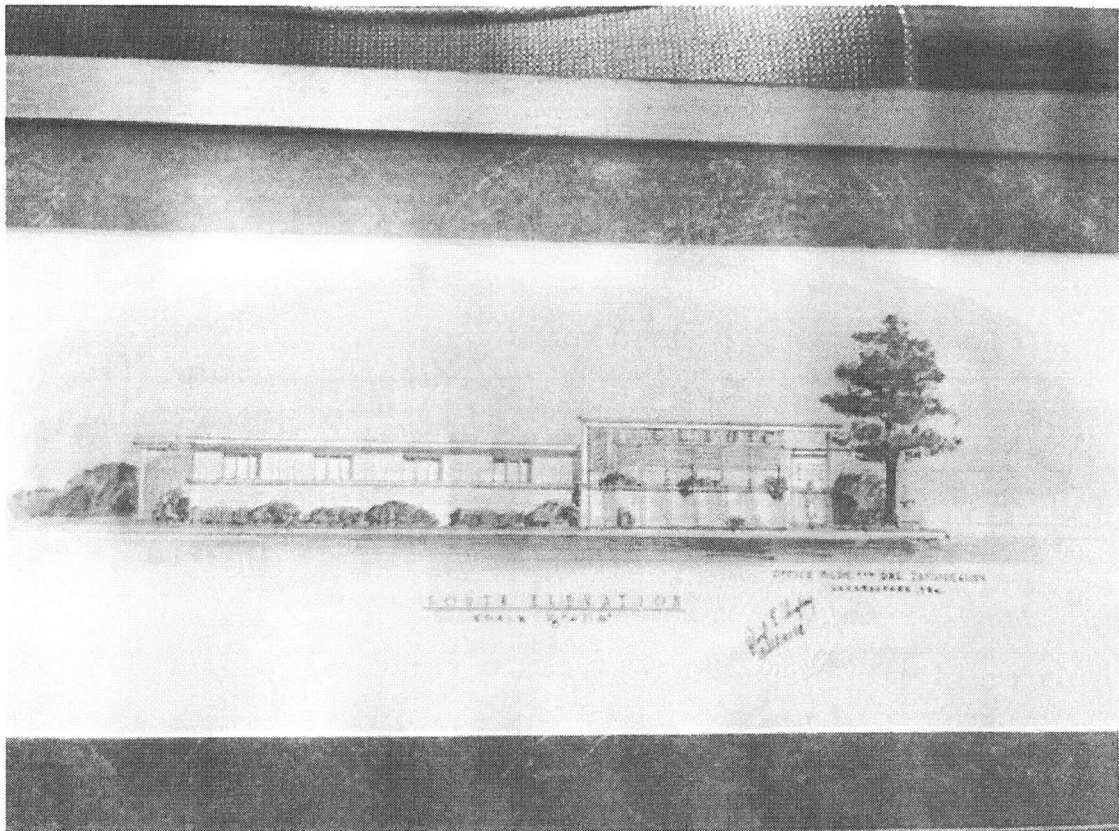
Mayor — W. I. Baker
Secretary — R. C. Monk
Aldermen — Roy Gray
Joe Goldsberry
Hal Tucker
Hilliard Stone

Additions were made to the hospital in 1938, 1951, and 1954. The last addition was in 1964 with a bed capacity of 143. The Tucker Wing which opens Sunday, February 1, 1976 will have a bed capacity of 52, making a total of 195 beds.

By an act of the Texas Legislature on June 12, 1967, House Bill #1248, the Nacogdoches County Hospital District was established. On April 9, 1968 an election was ordered by the County Judge of Nacogdoches County calling for the election to establish by the voters of the district the Nacogdoches County Hospital District, to assume the full responsibility of the operations of the City Memorial Hospital, assuming all liability and all assets from the City of Nacogdoches. The vote was affirmative and the district was approved by a substantial majority. On May 6, 1968 ownership was changed to Nacogdoches County Hospital District and the name of the hospital was changed from City Memorial to Memorial Hospital. At this time the first Board of Directors of the Nacogdoches County Hospital District were elected. These directors were:

Dr. Stewart S. Barron	Dr. Eugene S. Rogers
Mr. Jerry K. Johnson	Mr. Frank Sisco
Dr. James E. Redfield	Dr. James G. Taylor
Mr. Eugene Weatherly	

Photo images of renderings hung on the wall of the waiting room of Dr. Richard Baker's office.



1301 Raguet south Elevation of original rendering



Back of building



Front entrance, facing East on Raguel St.



Northern side of building / carport



South facing side of building from Bailey St



North side of building facing the CE (Christ Episcopal) School



South facing side , different view



South side , another view

Date: July 7, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 703 Virginia Ave. COA #2025-013

STAFF REPORT:

Case Number: COA 2025-013

Name of Applicant: Kemit Mouton

Location: 703 Virginia Ave

Requested Action: The applicant is requesting approval of three projects.

1. Addition of a second set of columns to the front door to match a 1973 photo of the house which is more in line with the neo-classical design of the building.
2. Replace existing double front door with a single door with glass side panels on each side. The single door with side panels was the original design that was changed sometime in the 1950s during a renovation. This renovation led to some structural issues as a support was removed during this renovation.
3. Construct a 30' by 11' rear porch with 10 1-over-1 windows. The siding and trim will match the existing home. This porch is a replacement of the rear porch that was demolished in 2023.

703 Virginia Avenue is listed as contributing to the Virginia Avenue National Register Historic District. It is a 1/2 story wood frame with bull-nosed siding; brick foundation; T-plan; intersecting gable roofs with painted metal roof, pedimented gable ends with decorative shingle work, Palladian windows on south facade, plain entablature below eaves; one-story porch with cylindrical columns and pilasters, double- hung paneled entry doors; windows wood frame 1/1.

In 2023 HLPC approved the demolition of the rear porch due to extreme deterioration. The applicant stated at the time that they wanted to remove the rear porch and rebuild at a later date.

PROPOSED WORK:

The applicant is requesting approval for the addition of a second set of columns on the front porch, replacing the existing front doors with a single door flanked by two sidelight panels per the original design, and reconstructing the four-season rear porch.

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:

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

ATTACHMENTS:

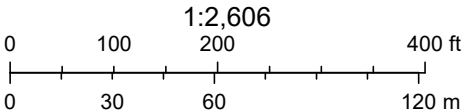
1. 703 Virginia Ave Map
2. Picture 1
3. Picture 2

City of Nacogdoches GIS



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 Buildings
 City Limits



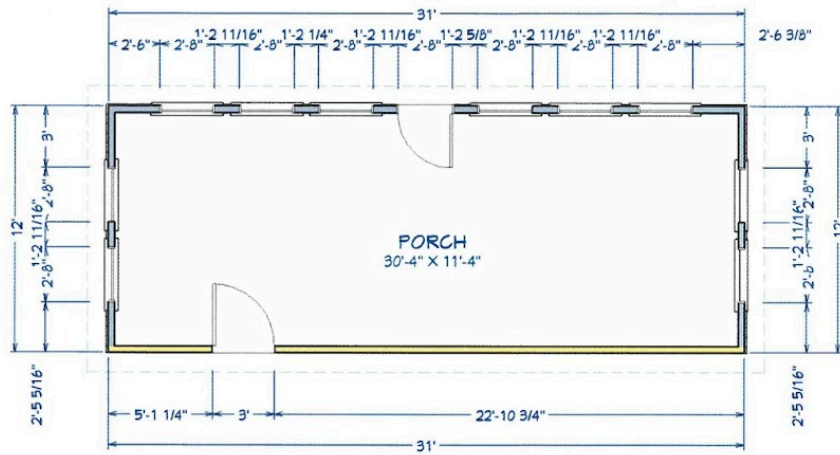
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



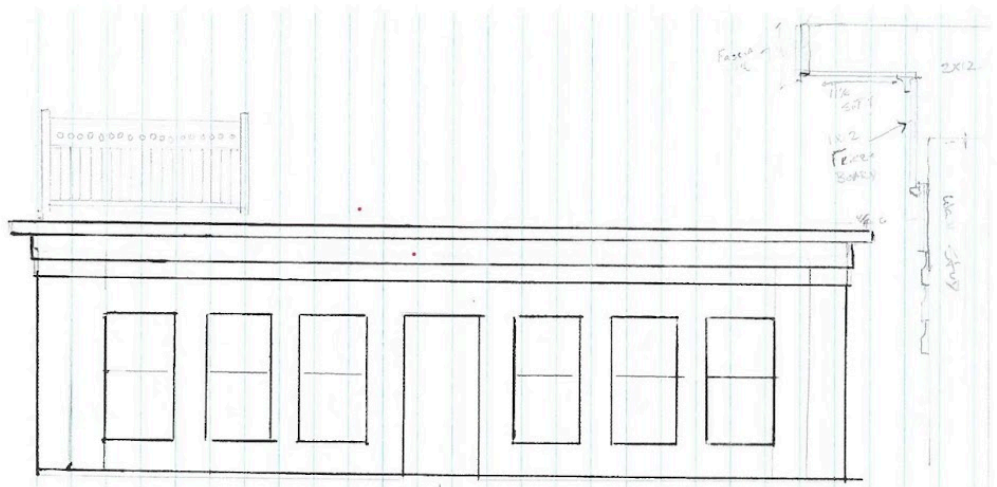
Front of house in 1973 with two sets of columns more in line with neo-classical design



Current view of front as rebuilt to the design when recently purchased.



Proposed floor plan, essentially a replacement of previous structure



Since there were no evidence of type of railings as originally built, it will be constructed with similar design as other homes in Nacogdoches of this era



Inspirational photo



Historic Landmark Preservation Committee Meeting

Date: July 7, 2025

Agenda Item: 3.C.

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.

The applicant's son contacted City staff and provided the following clarifications to the previous application:

1. The foundation will be constructed using limestone rock.
2. The structure will be positioned one foot inside the existing fence row.
3. The exterior color of the garage will match that of the house for visual consistency.

Staff contacted the City Planner for guidance regarding portable structures in the Historic District. A permit and a site plan indicating the building's location are required. The storage building must be placed at least 10 feet from the rear lot line, 5 feet from the side lot line, and 10 feet from the main residential structure.

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 painted to match the house.

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





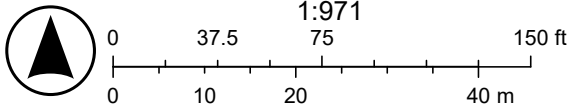


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Buildings
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