



Nacogdoches Historic Landmark Preservation Committee

Monday, August 4, 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 July 7, 2025 HLPC Meeting
3. Regular Agenda
 - A. Consider Certificate of Appropriateness for property located at 325 North Lanana Street. COA #2025-009
 - B. Consider Certificate of Appropriateness for property located at 702 East Main Street. COA #2025-015
 - C. Consider Certificate of Appropriateness for property located at 108 East Hospital Street. COA #2025-016
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



Karen Hadnot, Interim, 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
July 7, 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 and Eric Gaylord.

Others Present: Jessica Sowell (City Staff), Tori Huddleston (City staff), Mr. & Mrs. Mouton.

Call to Order: 4:00 pm

Consider approval of minutes from the June 2, 2025 HLPC Meeting.

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

Agenda Item 3A - Public Hearing: Discuss and consider Historic Overlay Zoning Application for the property located at 1301 Raguet St. HO #2025-001

Mrs. Sowell explains the request and the Historic Overlay process as this is the first Historic Overlay case in about 3 years. The City Ordinance lists 6 criteria for Historic Overlay Zoning and at least one must be met to be considered for overlay zoning. The applicant is required to submit photographs, research, maps and any other relevant information. The applicant applied under criteria 1, 4 and 5.

Mrs. Sowell explained that HLPC will review and their recommendation would be taken to the Planning and Zoning Commission and then the two recommendations would be taken to City Council for ultimate approval.

Mrs. Sowell summarized the history of the building and told the committee that the full research packet was included in their packet.

Chairman Bradberry opened the public hearing.

Commissioner Sloane asked if we knew the plans for the building or why the owners wanted it put under overlay.

Mrs. Sowell stated that she did not know the future plans for the building but stated that the applicant wanted to protect the building in the future. It is a mid-century modern building which now meets the 50 year mark and can be considered historic. Its unique architecture is something the owner wants to preserve.

There being no comments from the public, Chairman Bradberry closed the public hearing.

Commissioner Blackburn made a motion to approve the Historic Overlay Zoning application. Commissioner Sloane seconded the motion and the motion passed unanimously.

Agenda Item 3B - Consider Certificate of appropriateness for property located at 703 Virginia Ave. COA #2025-013

Mrs. Sowell explained the request. The applicant is requesting to complete three projects on the property at 703 Virginia Avenue. The projects include the 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, replace existing double front door with a single door with glass side panels on each side and construct a 30' by 11' rear porch with 10 1-over-1 windows with siding and trim will match the existing home. Mrs. Sowell reminded the committee that this porch is a replacement of the rear porch that was demolished in 2023 with HLPCs approval.

The applicant spoke to the committee and expressed his interest in restoring the house to its former condition and is excited about the project. The columns proposed for the front porch will also match existing columns on the carport.

Commissioner Abt made a motion to approve the application as it met criteria B, C, D, E, F, G, J and K. Commissioner LaBauve seconded the motion and it passed unanimously.

Adjourn @ 4:14 pm

Attest: Jessica Sowell
Community Services Director

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: August 4, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 325 North Lanana Street. 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 (already in place).
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. The applicant indicated that she intends to paint the house to match the garage in the near future.
4. The wooden garage that was previously on the property was rotten and removed due to safety concerns.

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 metal 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. It will be located directly behind the house in the same location as the previous garage structure.

STAFF COMMENTS

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

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:

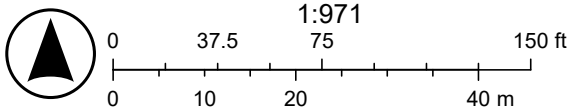
1. 325 North Lanana Map
2. Garage measurments
3. Garage picture
4. 325 North Lanana 2
5. 325 North Lanana
6. Garage location - from driveway

City of Nacogdoches GIS



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

Buildings
 City Limits



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



Map created by staff.
Approximate measurements











Historic Landmark Preservation Committee Meeting

Date: August 4, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 702 East Main Street. COA #2025-015

STAFF REPORT:

Case Number: COA 2025-015

Name of Applicant: Eliseo Garcia

Location: 702 East Main Street

Requested Action: Installation of two metal signs

This is a one-story commercial building located in the Downtown Historic District. The building was not listed in the 1986 Historic Survey. The approximate build date, as recorded in the 2010 survey, is 1970.

PROPOSED WORK:

The applicant is proposing to install two 10' by 2' signs on the north and west facades of the building located at 702 East Main Street. The signs are metal and will be attached to the building using brackets with screws - the screws will be filled with silicone to prevent corrosion. This is the approximate location of the sign for the previous business.

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, such as 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 (usually mounted flat to the wall, just above the display windows)

10. Invest in high-quality sign materials

- Good craftsmanship will pay off in longer service for your sign, and it will convey a stronger image to the public. Select high quality materials: Signs are exposed to extreme weather conditions, and a deteriorating sign presents a poor image to customers.
- Use a "custom" design that portrays your business as being unique.

FINANCIAL:

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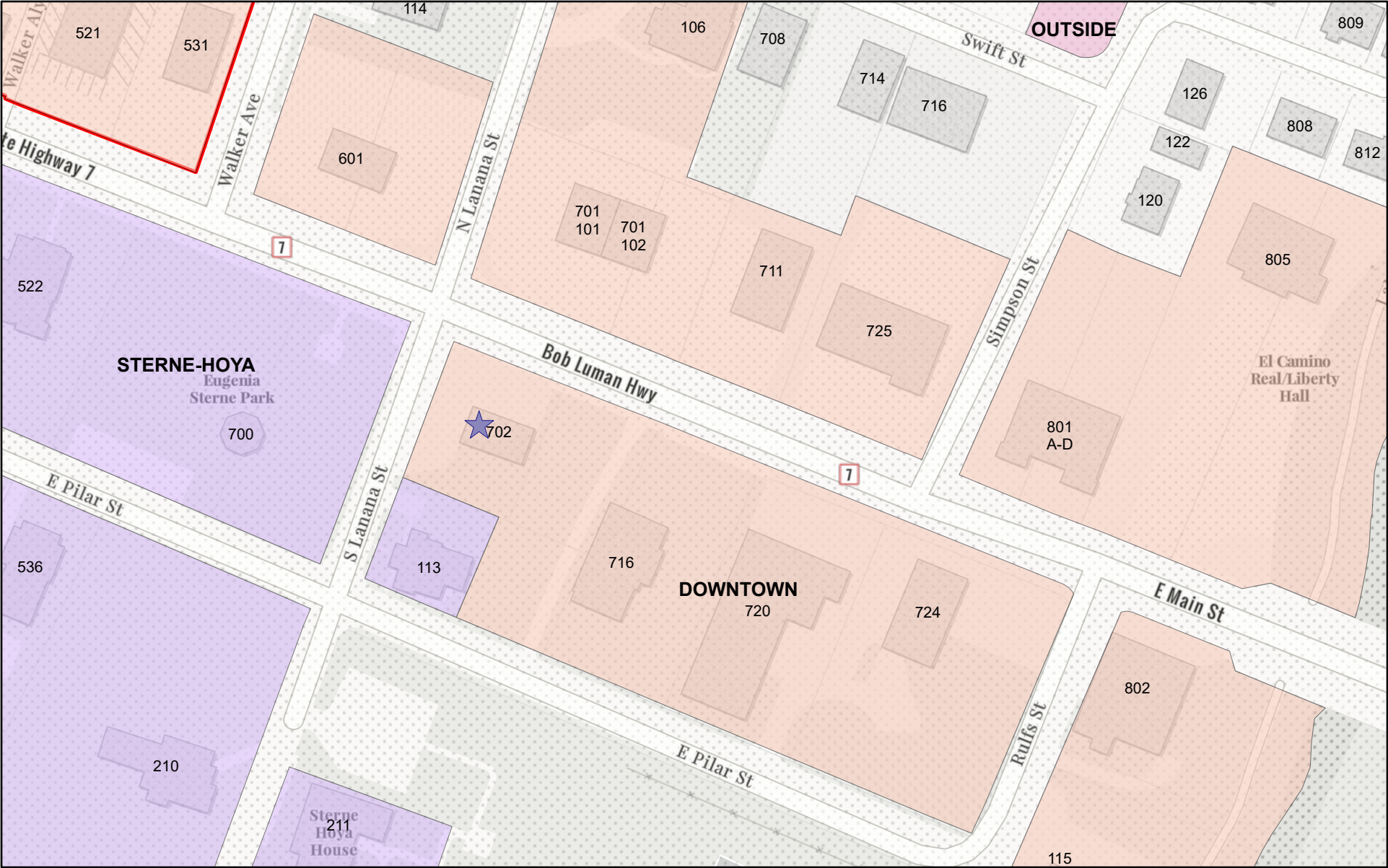
ATTACHMENTS: 1. IMAGE 1 SIGN
2. 702 East Main Map



10'

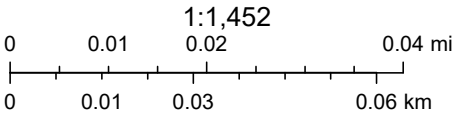


Historic Districts/Fire Limits



7/25/2025

Buildings Historic Districts
OUTSIDE
DOWNTOWN STERNE-HOYA
2011 Fire Limits
City Limits



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



Historic Landmark Preservation Committee Meeting

Date: August 4, 2025

Agenda Item: 3.C.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 108 East Hospital Street. COA #2025-016

STAFF REPORT:

Case Number: COA 2025-016

Name of Applicant: Garth Erickson

Location: 108 East Hospital Street

Requested Action: Installation of a new business sign on the building located at 108 East Hospital St.

108 East Hospital is included in the Downtown Historic Overlay District and was listed as in good condition during the 1986 survey. It is a 1-1/2 story and 1-story rectangular brick commercial structure with flat roof and was most recently CBH Insurance.

PROPOSED WORK:

The applicant is requesting to install a new sign in place of an existing sign located at 108 East Hospital Street. The new sign will be 12' by 33" and will be aluminum and acrylic similar to the existing sign. It will be lit with LED bulbs and affixed to the building using steel mounting brackets.

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.

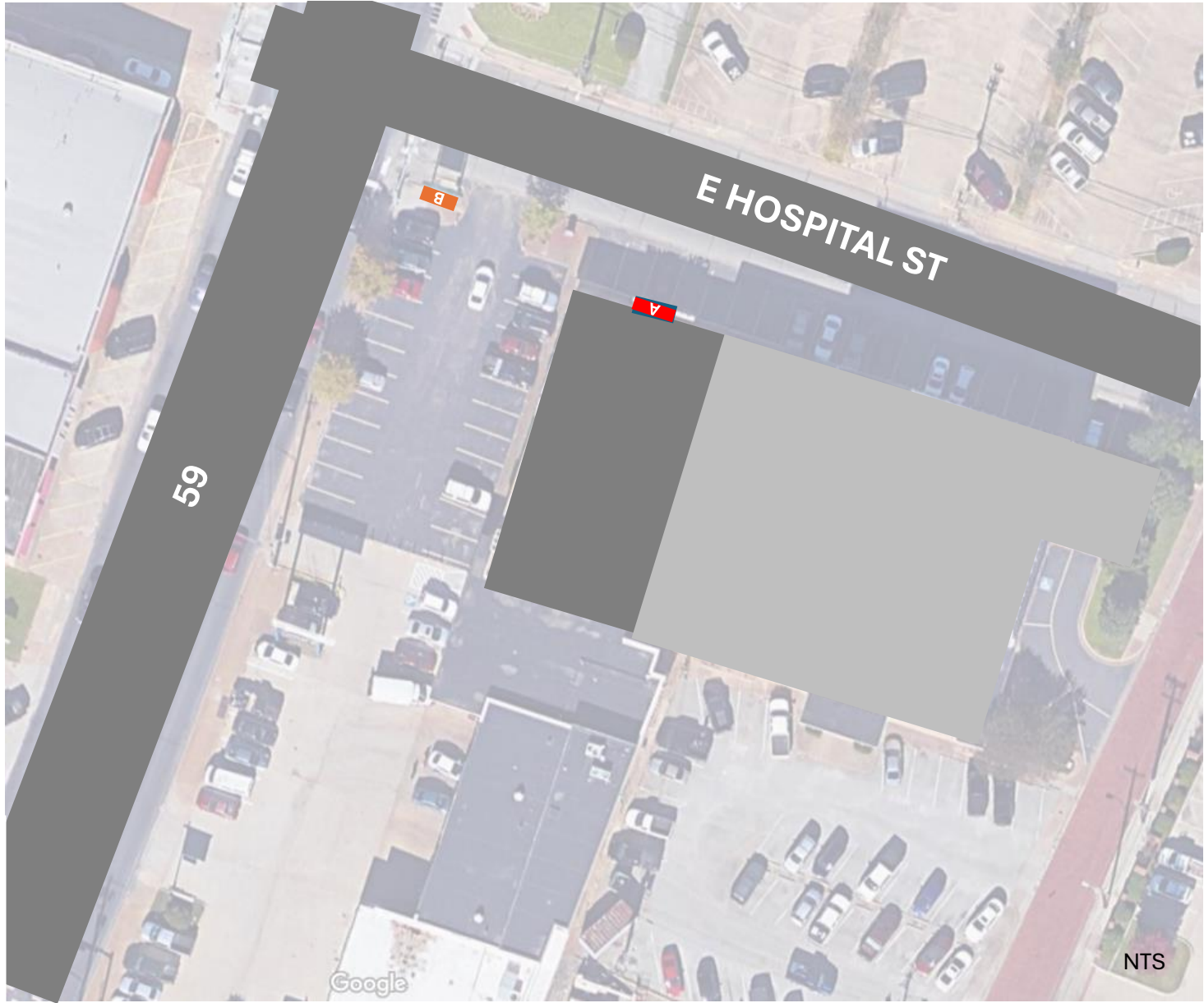
Chapter 10 of the Nacogdoches Design Guidelines also applies to this request:

7. Mount signs so they will not obscure any architectural details.
9. Sign materials should be compatible with the facade materials.
10. Invest in high-quality sign materials

FINANCIAL:

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936-559-2935

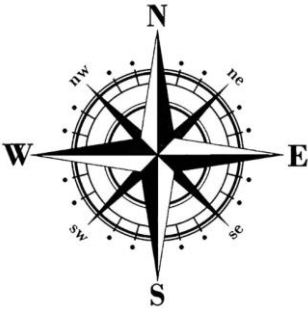
ATTACHMENTS: 1. 25-645-SN-ssi - 96065 - drawings sign a (1)



SECURITY SERVICE

108 E HOSPITAL ST

- PROPOSED SIGNAGE
- EXISTING TO BE REMOVED
- SUBMITTED SEPARATELY



SIGN A	Security Service Insurance
Sign Type:	Individual Channel Letters on raceway
Illumination:	Internally Illuminated LED
Square Footage:	43.19

REMOVE EXISTING
CHANNEL LETTERS
AND DISCARD



Existing



Front Elevation (North)

Scale: 1/8" = 1'-0"

