



Nacogdoches Historic Landmark Preservation Committee Wednesday, September 3, 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 August 4, 2025 HLPC Meeting.
3. Regular Agenda
 - A. Consider Historic Restoration Grant reimbursement request for property located at 210 East Pilar Street. HRG #2025-004
 - B. **Public Hearing:** Consider request for demolition for the properties located at 300 East Main and 310 East Pilar, Parcel #23044, LT 1, Block 22, Demo #2025-001
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
August 4, 2025 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Mitzi Blackburn

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

Call to Order: 4:01 pm

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

Commissioner Winthrop states there's a correction. It says "Commissioners Present" and lists Eric Gaylord, but then under "Commissioners Absent" it also lists Eric Gaylord.

Commissioner LaBauve makes a motion to approve the minutes with the correction. Commissioner Sloane seconds the motion and it passes unanimously.

Agenda Item 3A - Consider Certificate of appropriateness for property located at 325 North Lanana Street. COA #2025-009

Mrs. Sowell explains 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. The applicant's son contacted City Staff and provided the following clarifications to the previous application. The foundations will be constructed using limestone rock that is already in place, The structure will be positioned one foot inside the existing fence row, the exterior color of the garage will match that of the house for visual consistency as the applicant intends to paint the house to match the garage in the near future, and the wooden garage that was previously on the property was rotten and removed due to safety concerns. Staff contact 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.

Chairman Bradberry asks how close to the fence will be.

Mrs. Sowell states the applicant originally said one foot, but zoning requires five feet from the lot line. They agreed to follow the city planner's direction.

Chairman Bradberry asks will it stay within the boundaries of the house.

Mrs. Sowell states yes, approximately where the old garage was, behind the house. From the street it will be mostly hidden.

Commissioner Abt asks if they can stipulate that it must stay within the width of the house so it's not visible.

Mrs. Sowell states yes, HLPC can add that condition to the motion.

Commissioner Abt makes a motion to approve COA 2025-009 with the stipulation that the garage be within the width of the back of the house so it is hidden. Commissioner LaBauve seconds the motion and it passes unanimously.

Agenda Item 3B - Consider Certificate of appropriateness for property located at 702 East Main Street. COA #2025-015

Mrs. Sowell explains the applicant is requesting 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.

No questions or comments.

Commissioner Winthrop makes a motion to approve COA 2025-015 based on the criteria B, D, J, and K. Commissioner Sloane seconds the motion and it passes unanimously.

Agenda Item 3C - Consider Certificate of appropriateness for property located at 108 East Hospital Street. COA #2025-016

Mrs. Sowell explains the applicant is requesting to install a new sign in the 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.

No questions or comments.

Commissioner LaBauve makes a motion to approve COA 2025-016. Commissioner Winthrop seconds the motion and it passes unanimously.

Adjourn @ 4:17 pm

Attest: Jessica Sowell
Community Services Director

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: September 3, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 210 East Pilar Street. HRG #2025-004

STAFF REPORT:

Case Number: HRG 2025-004

Name of Applicant: Jack Erwin

Location: 210 East Pilar

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to repair roof leaks at an estimated cost of \$2,787.50.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$3,017.47. The project was funded at 11% of the final project cost not to exceed \$306.63.

The projects final cost was \$3,017.47. Staff recommends approval of the release of grant funds in the amount of \$306.63

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS: 1. Expense Worksheet - Erwin

HRG 2025-004Expense Report

Date	Invoice	Company	Product	Amount	CHK#
3/18/2025	1682	M&M Roofing	Roof leak repair	\$3,017.47	1312
Total				\$ 3,017.47	

Awarded 11% of final project cost not to exceed \$306.63

4.95% of total = \$331.92

Total

Recommended = \$306.63



Historic Landmark Preservation Committee Meeting

Date: September 3, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Public Hearing: Consider request for demolition for the properties located at 300 East Main and 310 East Pilar, Parcel #23044, LT 1, Block 22, Demo #2025-001

STAFF REPORT:

Case Number: Demo 2025-001

Name of Applicant: Army Curtis

Name of Owner: Bill Elliott

Location: 300 East Main Street & 310 East Pilar St.

Requested Action: Demolish the ATM kiosk and Teller Drive-Through at 300 East Main and 310 East Pilar St.

As this is a demolition case, notifications were sent out to property owners within 200' of the properties included in the demolition request as required in Chapter 50 of the Nacogdoches Code of Ordinances. 49 letters were mailed and at the time of the agenda posting we received no written responses.

PROPOSED WORK: The applicant is requesting a demolition permit for 300 East Main Street and 310 East Pilar Street. The applicant is requesting demolition under *Category D: Demolition is sought because the structure currently on the property is non-contributing to the historic overlay district because it is newer than the period of significance.*

City Code Sec. 50-195. Application Requirements

According to the ordinance, a request for demolition of this sort requires the following information:

A written statement showing that the demolition is sought for one or more of the following reasons:

- a. To replace the structure with a new structure that is more appropriate and compatible with the historic overlay district.
- b. No economically viable use of the property exists.
- c. The structure poses an imminent threat to public health or safety.
- d. The structure is non contributing to the historic overlay district because it is newer than the period of historic significance**

To demolish or remove a structure that is noncontributing to the historic overlay district, the following must be included:

- 1. Documentation that the structure is noncontributing to the historic overlay district
- 2. Documentation of the age of the structure
- 3. A statement of purpose of the demolition

The Historic Landmark Preservation Committee shall deny the application to demolish or remove a structure that is noncontributing to the historic overlay district because it is newer than the period of historic significance, unless it finds that:

- a. The current structure is noncontributing to the historic overlay district.
- b. The structure is newer than the period of historic significance for the historic overlay district.
- c. Demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

STAFF COMMENTS

City staff have reviewed the documents submitted by the applicant and have determined them to be complete. 300 East Main and 310 East Pilar are located in the Downtown National Register District. The commercial building at 300 East Main was listed as a 1965 contemporary structure and non-contributing in the 1986 Historic Sites Survey. The survey data only references the main commercial building, not the two accessory buildings discussed in this application. The Downtown National Register nomination, completed in 2007, also lists the property as non-contributing.

The ATM as well as the Teller Drive-through were designed and built in 1973 and 1974 as shown in the blueprints submitted by the applicant. The Downtown period of significance (found on page 3 of the nomination) is 1835-1958. The applicant has submitted documentation showing non-contributing status, age of the structure and a demolition intent letter as required.

If the Historic Landmark Preservation Committee determines that the structure should be demolished or removed, and no appeal to the City Council is made within ten days, the Historic Preservation Officer shall issue a demolition permit if all other requirements of this Code are met.

If the committee determines that the structure should not be demolished, the application shall be suspended for a period not to exceed one year from the date of the final decision, at which point the application can be resubmitted for consideration.

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:

1. Demolition Intent Memo
2. National Register index
3. 1974 Plans
4. 1973 Plans
5. National Register Nomination - Downtown
6. Demo Map

July 28, 2025

Jessica Sowell

Community Service Director

Re: Intent of Demolition—Elliott Parking Lot

Jessica,

This memo is to document the intent of a demolition request by Elliott Electric Supply for the removal of the ATM and Drive -Thru structure associated with 300 E. Main in downtown. The request is being made to improve the parking conditions within the overall parking lot that these structures are located within. The structures are currently part of a non-contributing property within the Downtown Historic District, as documented within the attached listing of properties. The Owner wishes to proceed at the earliest opportunity as part of the overall renovation of 300 E. Main.

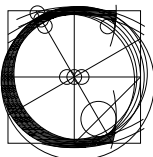
If you have any questions regarding this memo, please feel free to call me.

Sincerely,



Army Curtis, AIA
Curtis Architecture

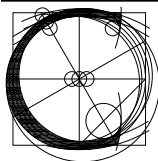
Cc: Josh Thomas—Elliott Electric Supply



CURTIS ARCHITECTURE
acurtis@curtisarchitecture.net

412 North St.
Nacogdoches, TX 75961

936-559-9233
936-569-9465 F



CURTIS ARCHITECTURE
acurtis@curtisarchitecture.net

412 North St.
Nacogdoches, TX 75961

936-559-9233
936-569-9465 F

United States Department of the Interior
National Park Service

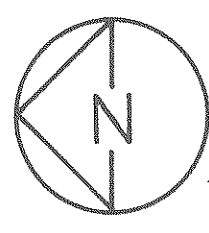
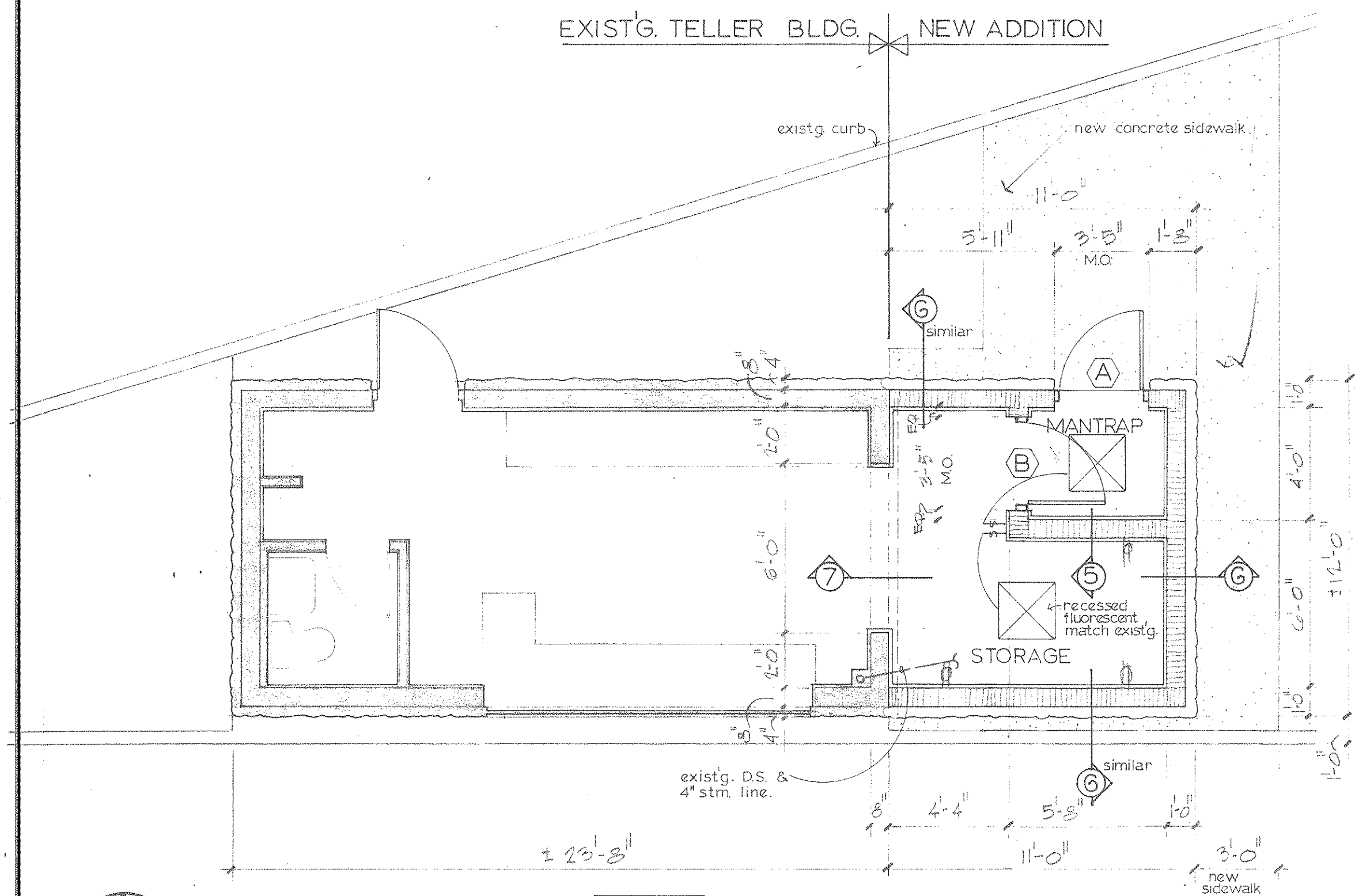
National Register of Historic Places Continuation Sheet

Section 7 Page 12Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

windows and doorways; again, this rarely detracted from the historic character of most buildings and in many cases would be easily reparable or reversible. Buildings less than 50 years of age were considered non-contributing.

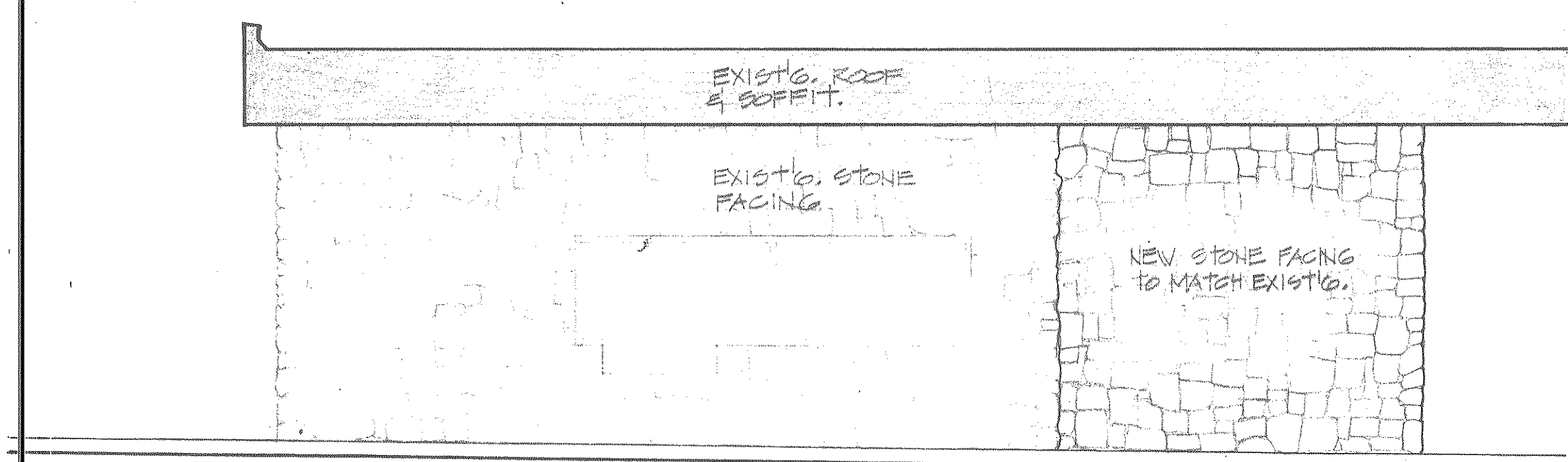
Upon completion of the survey and archival research, a color-coded map was created for the survey area denoting the contributing and noncontributing resources (MAP 1: Historic District). Final district boundaries were confirmed in consultation with the City of Nacogdoches Planning Office and staff at the Texas Historical Commission. The boundaries were drawn to include the highest number of contributing resources, the fewest number of noncontributing resources and fewest number of vacant lots. The following is a list of the properties within the district and their contributing or noncontributing status.

Site #	Address	Current Name	Previous Names	Date	Type	C/NC
1	200 E. Main	Visitor's Center	Post Office / Federal Building	1917	central block with wings	C
2	201 E. Main	Kennedy's	Weeks Drug; Schindler Drug and Jewelry (1912); Kennedy Drug and Jewelry (1915); Kennedy Jewelry (1944);	1907	two part	C
3	203 E. Main	Judge Jack Pierce Mediation Center	Hardeman / Boyet's Jewelry	1907	two part	C
4	207 E. Main	vacant	Boyet's Jewelry	1907	two part	C
5	209 E. Main	vacant		1907	two part	C
6	215 E. Main	Commercial Bank of Nacogdoches	was site of EA Blount Building (1907), but this was demolished	1972	contemporary	N
7	300 E. Main	Regions Bank Stone Fort	since 1919, site of Stone Fort Bank; previously housed Farmer's and Merchants bank (merger 1919).	1965	contemporary	N
8	216 E. Pillar	General Mercantile & Olde Time String Shop		1906	one part	C
9	214 E. Pillar	Municipal Building / Fire		1953	two part	C
10	210 E. Pillar	Old Pillar Street Antiques	Ingraham Building	1897	two part	C
11	204 E. Pillar	Story-Wyatt Office Supply	Mahdeen's/Wyatt's Office City	1918	two part	C
12	202 E. Pillar	City Hall	Liberty Hotel/Hampton Building	1891	two part	C
13	112 S. Pecan	vacant	Hoya Building / Firestone	1900	two part	C
14	114 S. Pecan	Richard S. Fischer Law Offices	WZ Weems Building / Hoya Building	1900	one part	N
15	110 S. Pecan	Heart of Texas Gift Gallery	First National Bank / Royal Movie Theater	1890	one part	C
16	108 S. Pecan	Jenkins Feed Store		1890	one part	C
17	106 S. Pecan		Mayer-Schmidt / Zeve Mercantile / Summers Furniture/ JC Penney	1880/1934	two part	C
18	104 S. Pecan	Pocket Park (empty lot)		0	lot	N

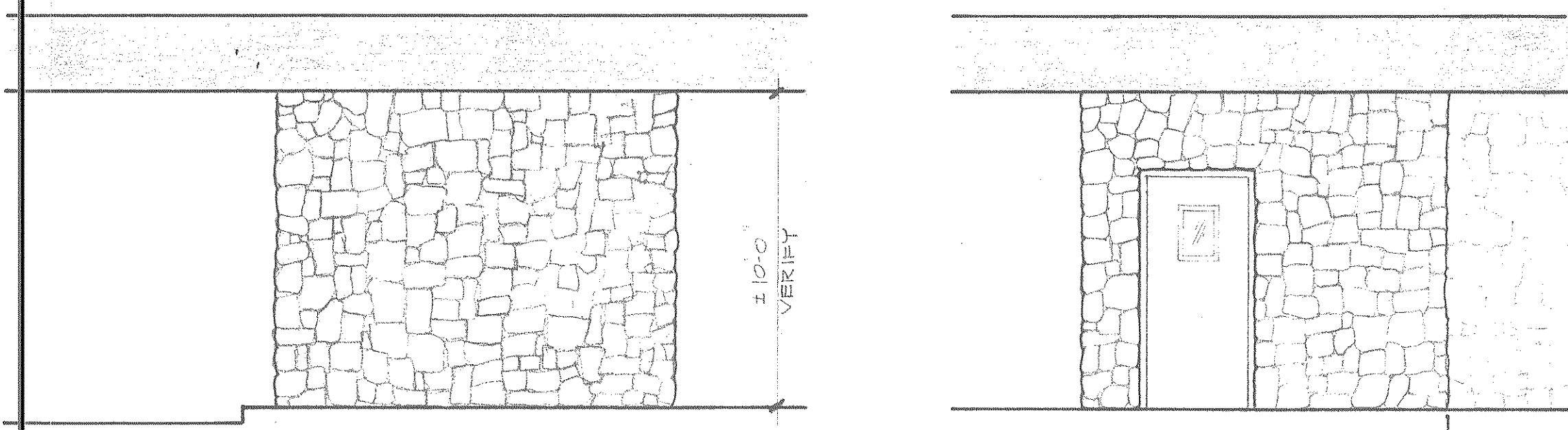


WEST FLOOR PLAN

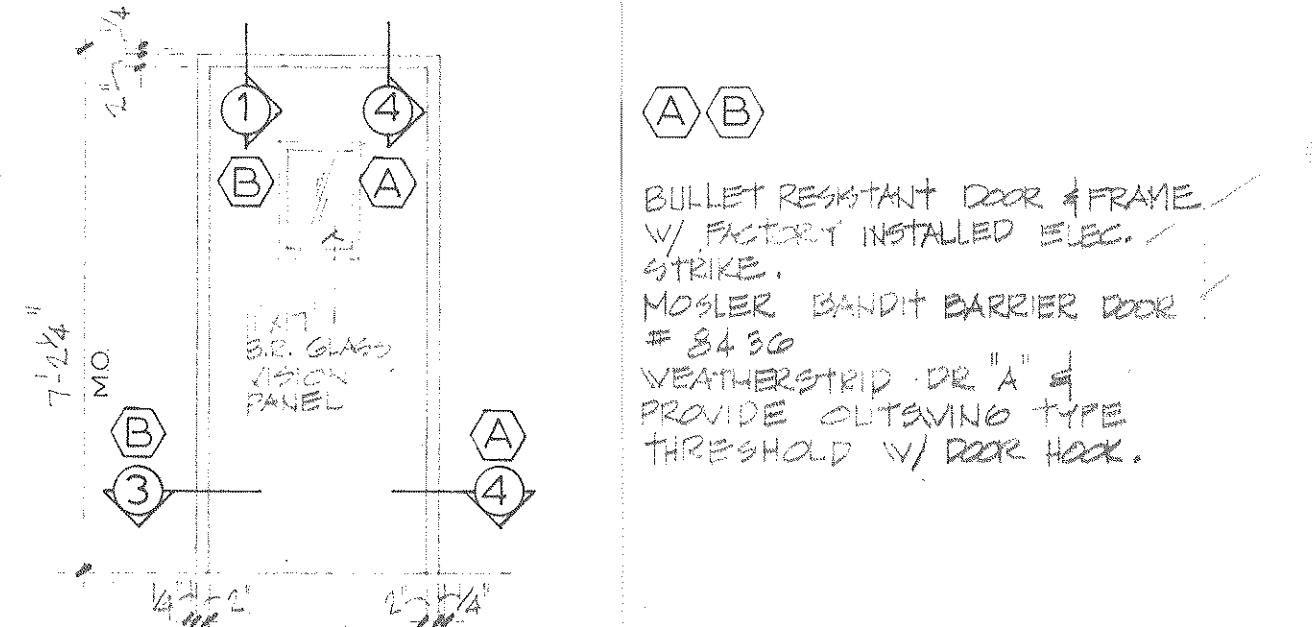
- NEW WALL SEE SECTIONS.
- EXIST'G. WALL TO REMAIN.
- EXIST'G. WALL TO BE REMOVED.



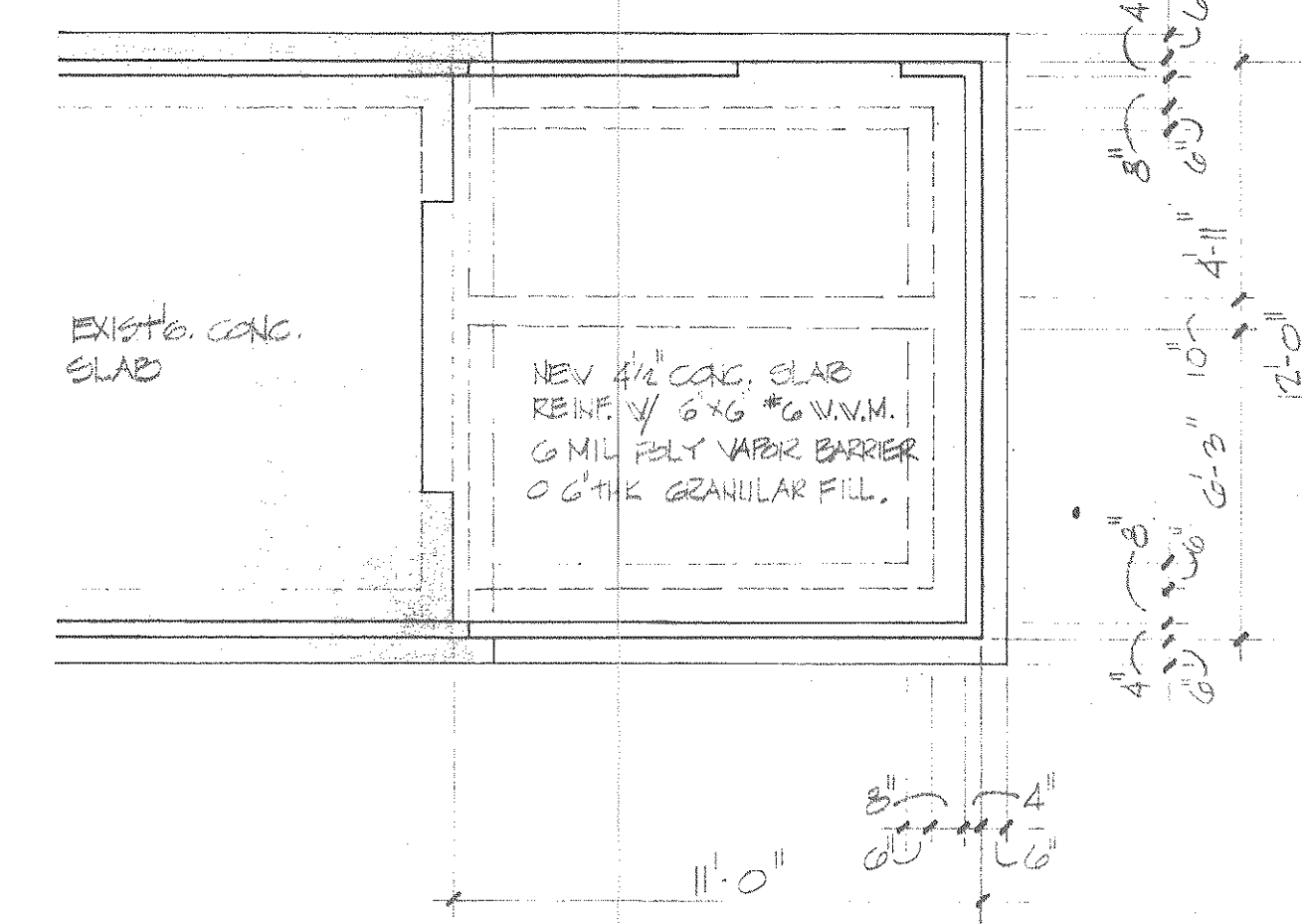
WEST ELEVATION



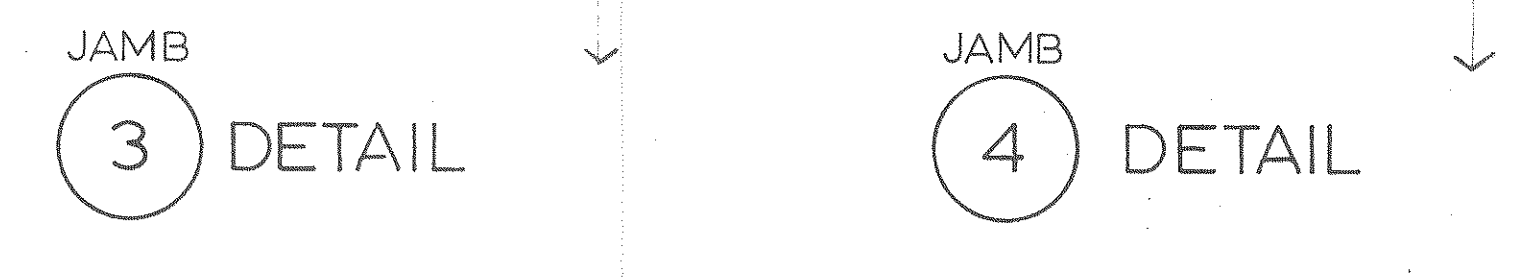
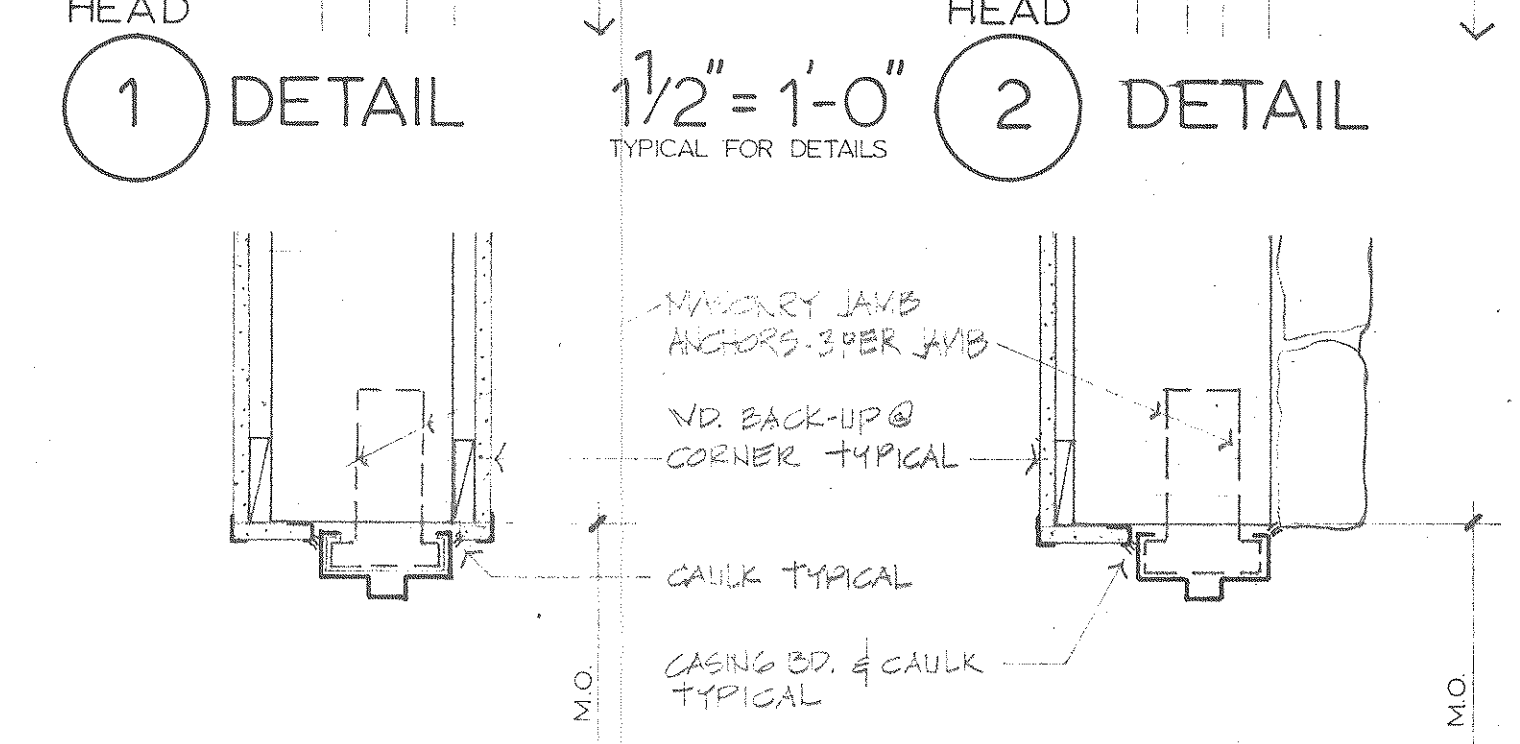
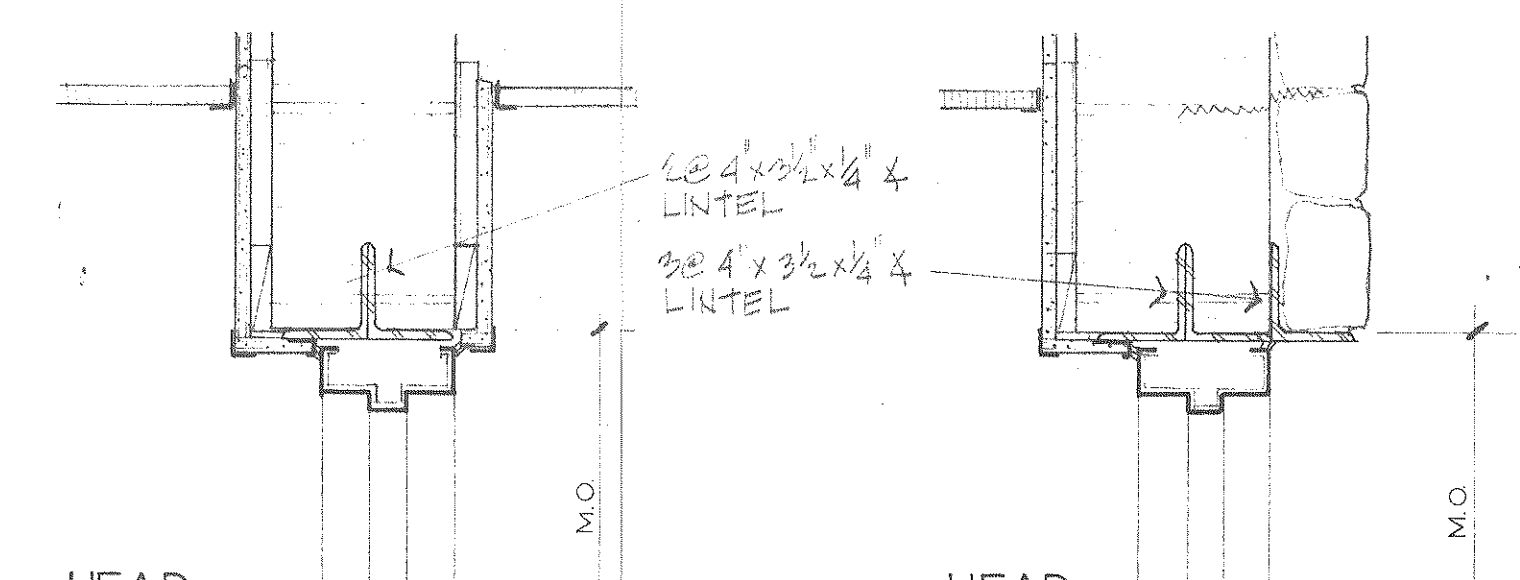
SOUTH ELEVATION



DOOR SCHEDULE

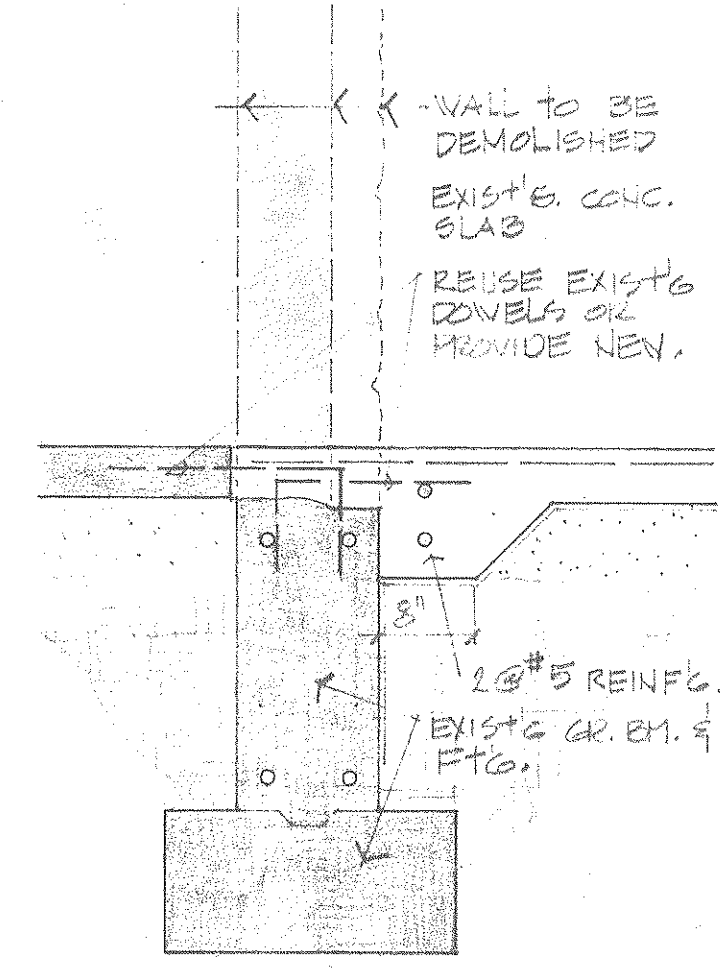
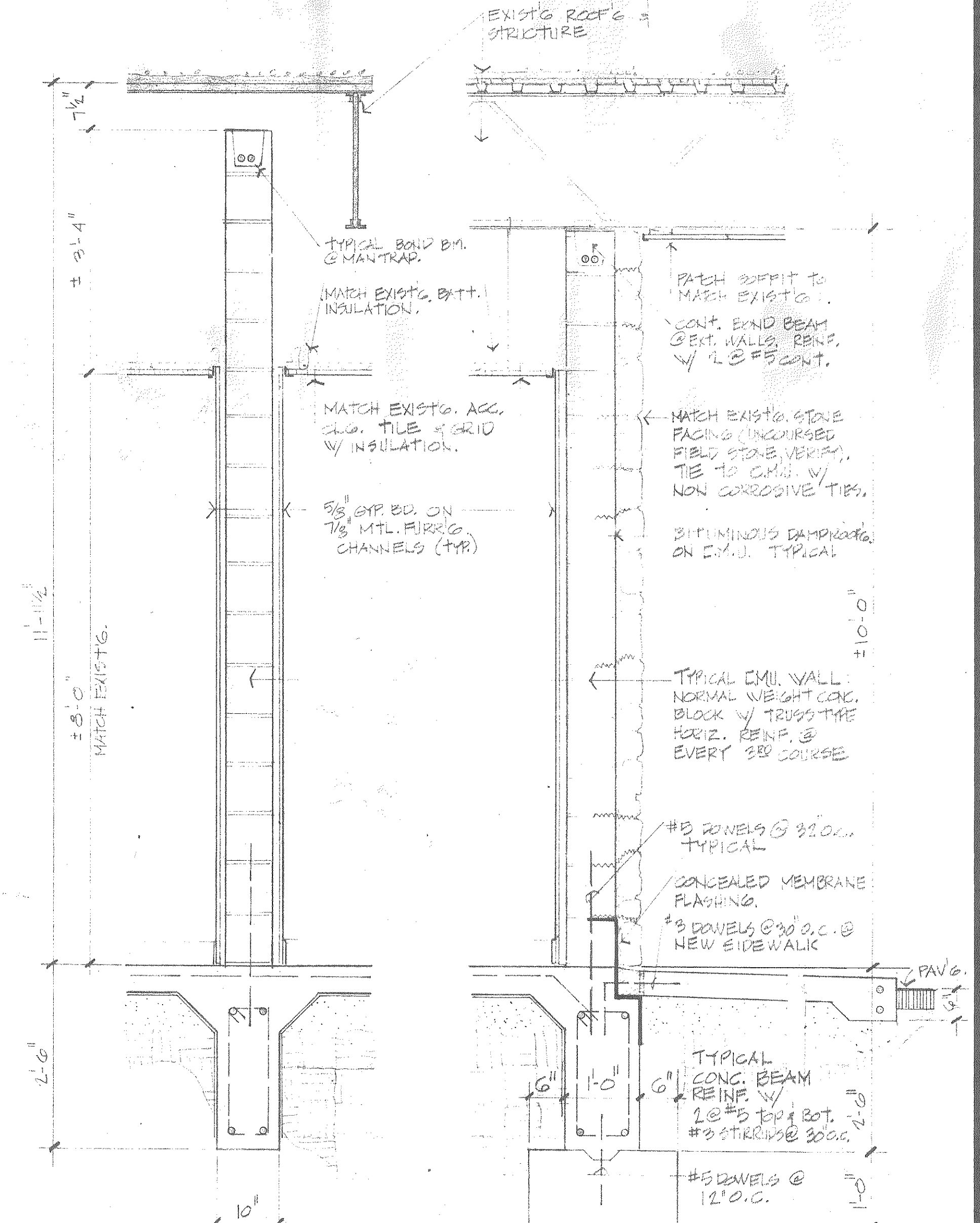


FOUNDATION PLAN



GENERAL NOTES

- ALL ROOM FINISHES (I.E. WALL, BASE, CEILING, FLOORS) TO MATCH EXIST'G.
- QUALITY OF WORK & MATERIALS SHALL MATCH EXISTING.
- COORDINATE W/ SECURITY CONTRACTOR FOR LOCATION OF BR. DOOR ELEC. STRIKE CONTROL BUTTONS, ALARM CONDUITS, ETC.



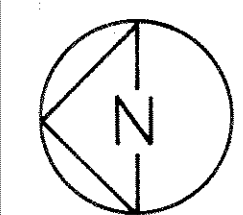
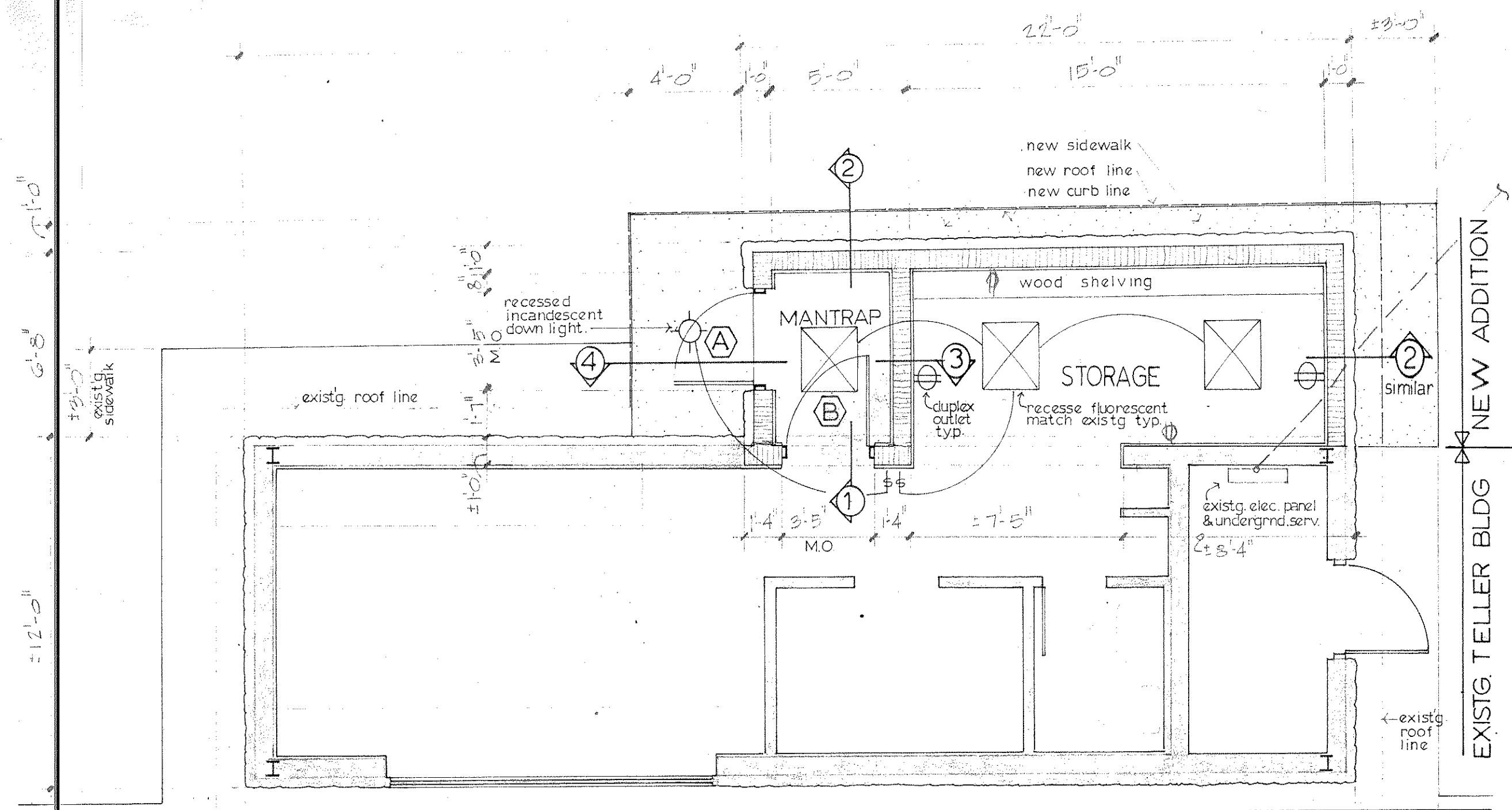
SECTION 7

T.C.B. STONE FORT MOTOR BANK ADDITIONS
TEEXAS

SHERWOOD ARCHITECTS INC.



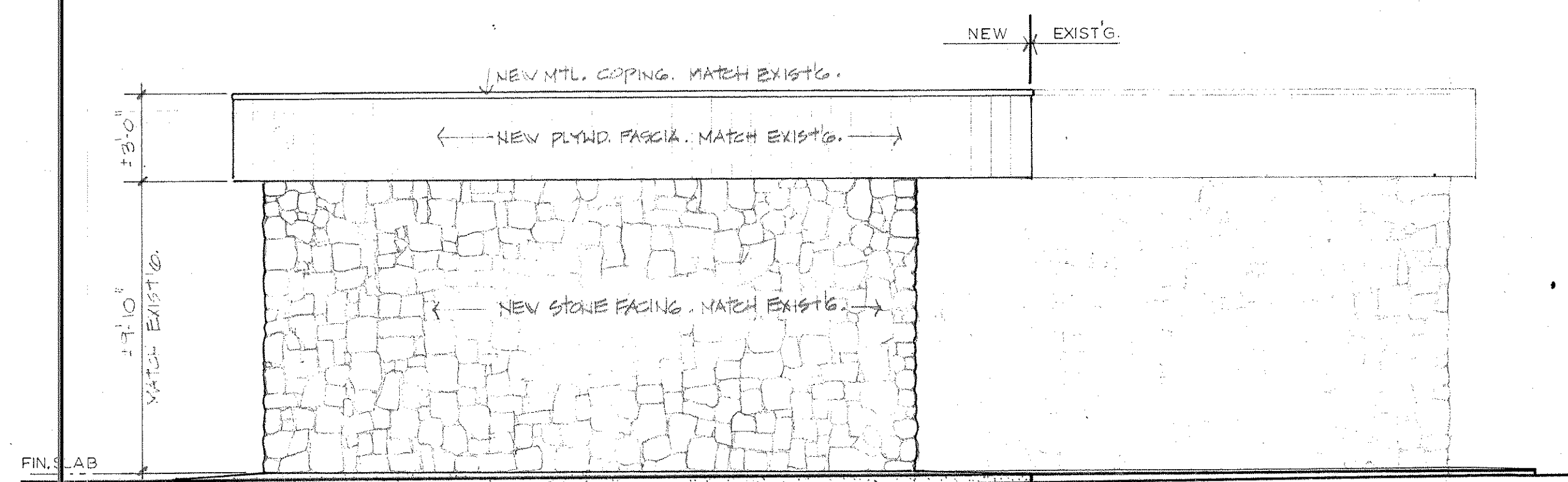
1



EAST FACILITY FLOOR PLAN

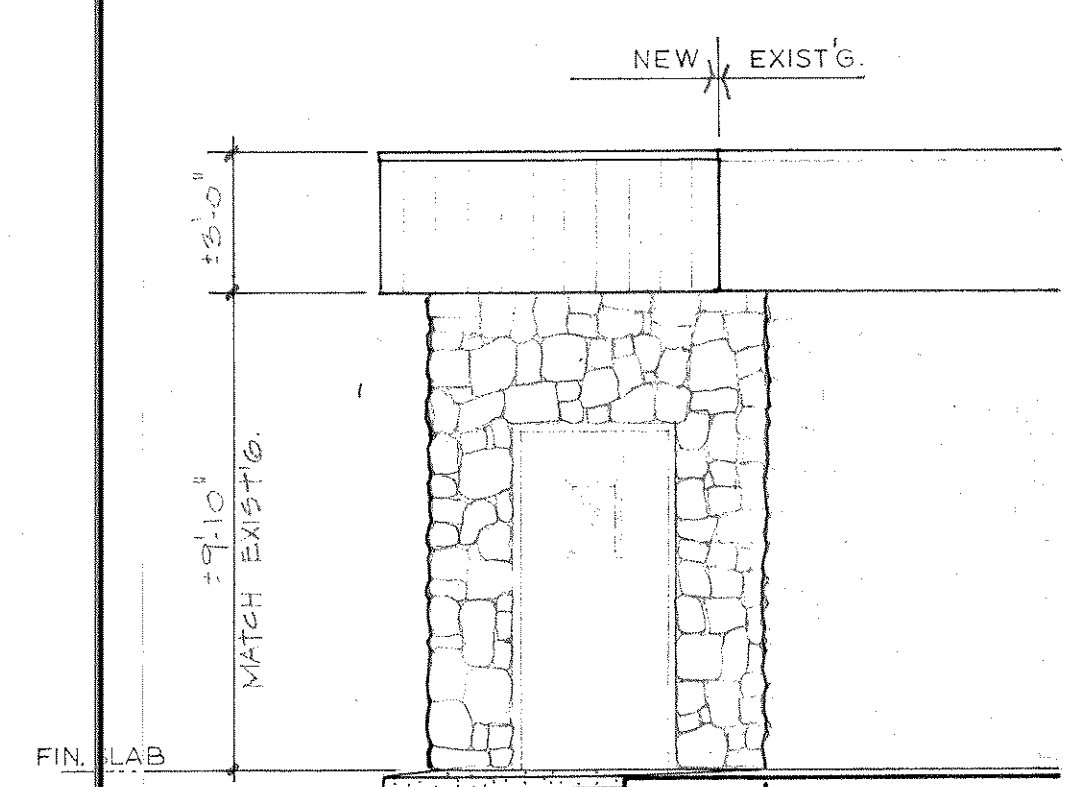
- NEW WALL SEE SECTIONS
- EXIST'G. WALL TO REMAIN
- EXIST'G. WALL TO BE REMOVED

1/4" = 1'-0"
TYPICAL FOR PLANS

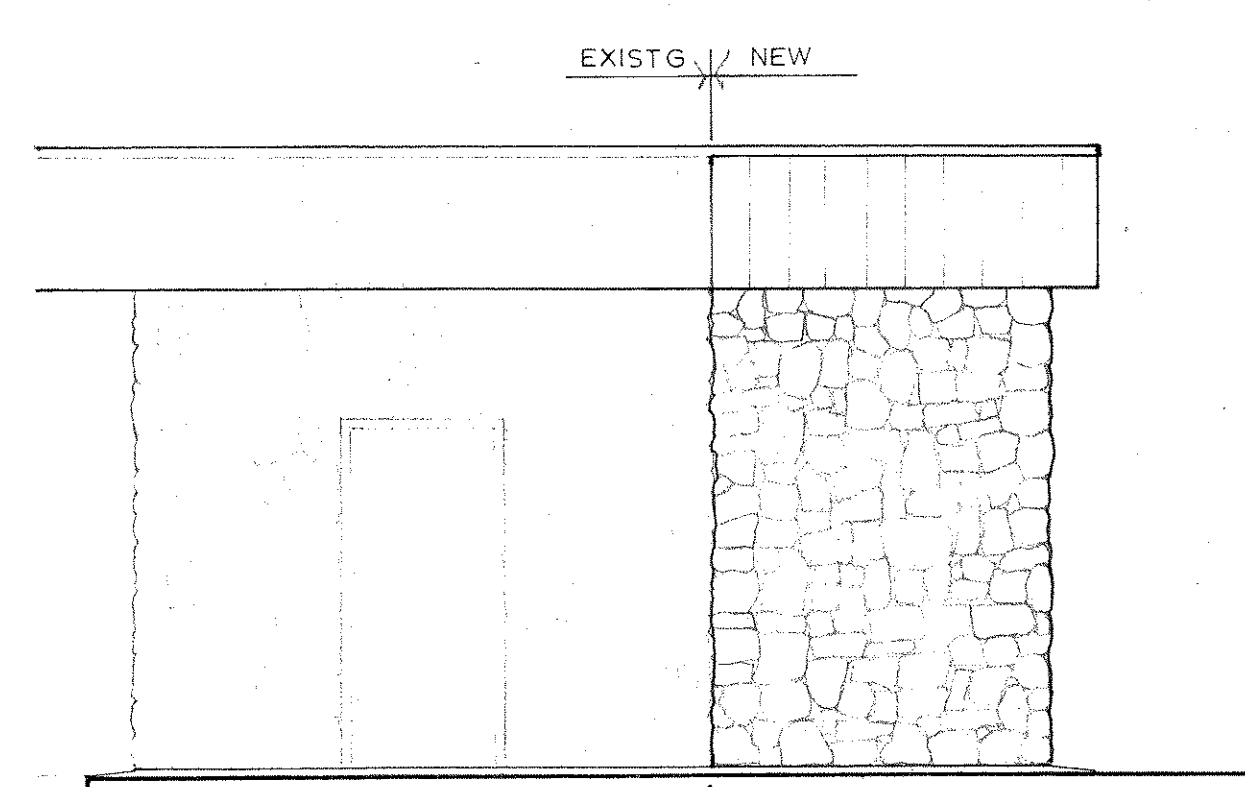


EAST ELEVATION

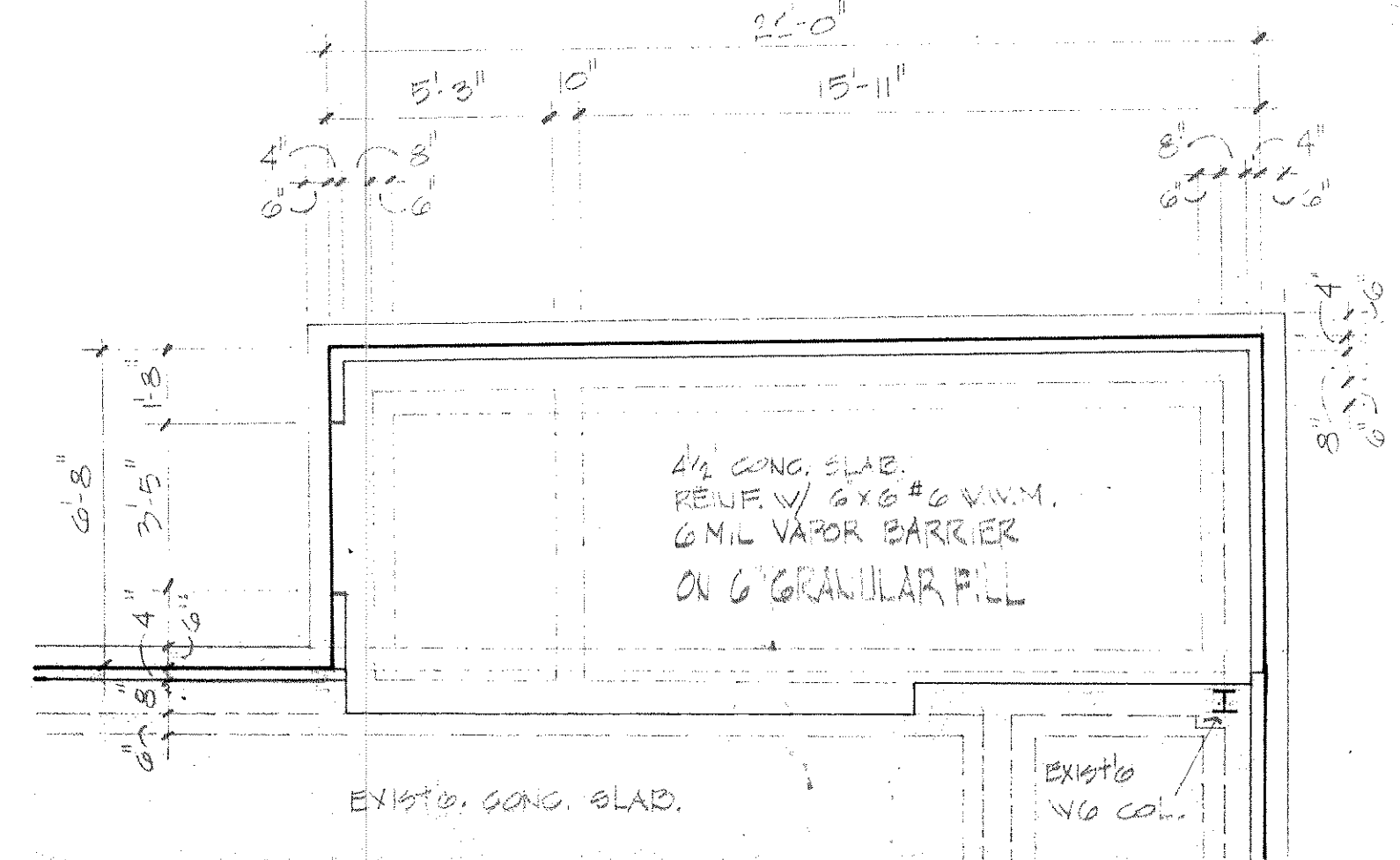
1/4" = 1'-0"
TYPICAL FOR ELEVATIONS



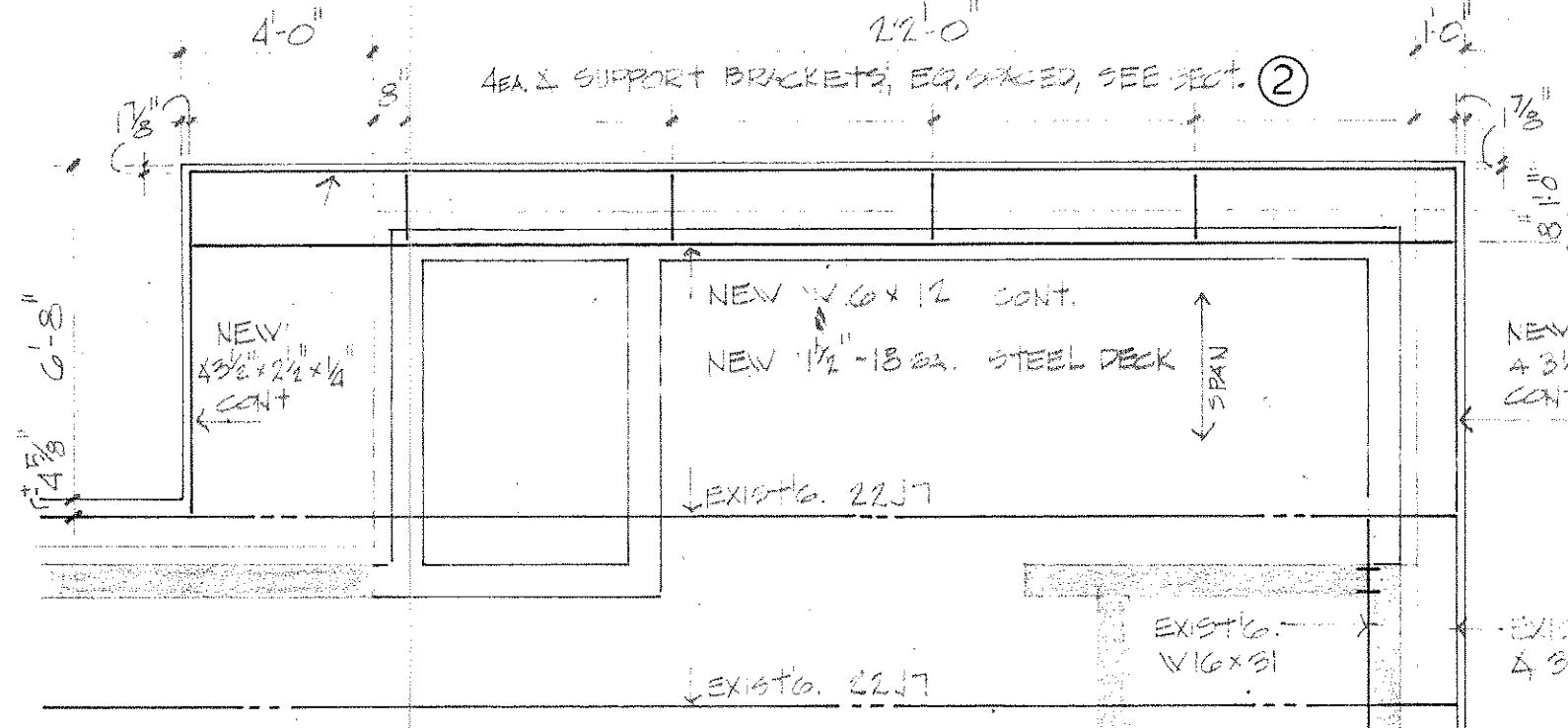
NORTH ELEVATION



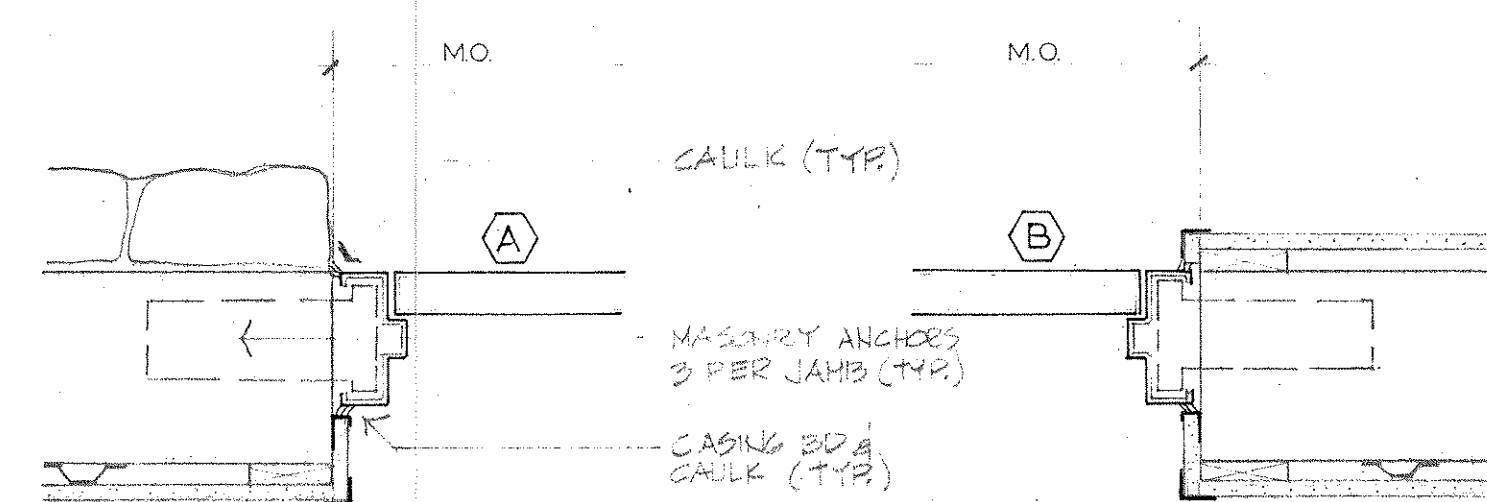
SOUTH ELEVATION



FOUNDATION PLAN

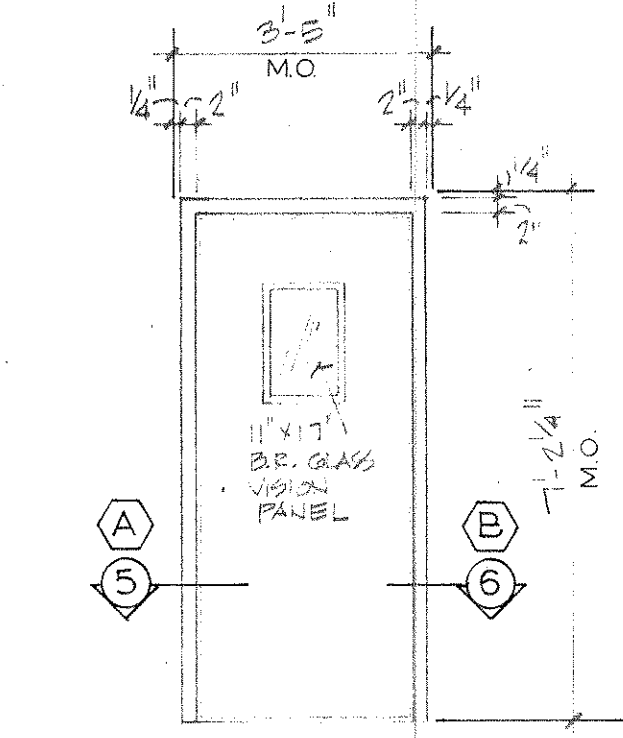


ROOF FRAMING PLAN



5 DETAIL 1 1/2" = 1'-0"
TYPICAL FOR DETAILS

6 DETAIL



DOOR SCHEDULE

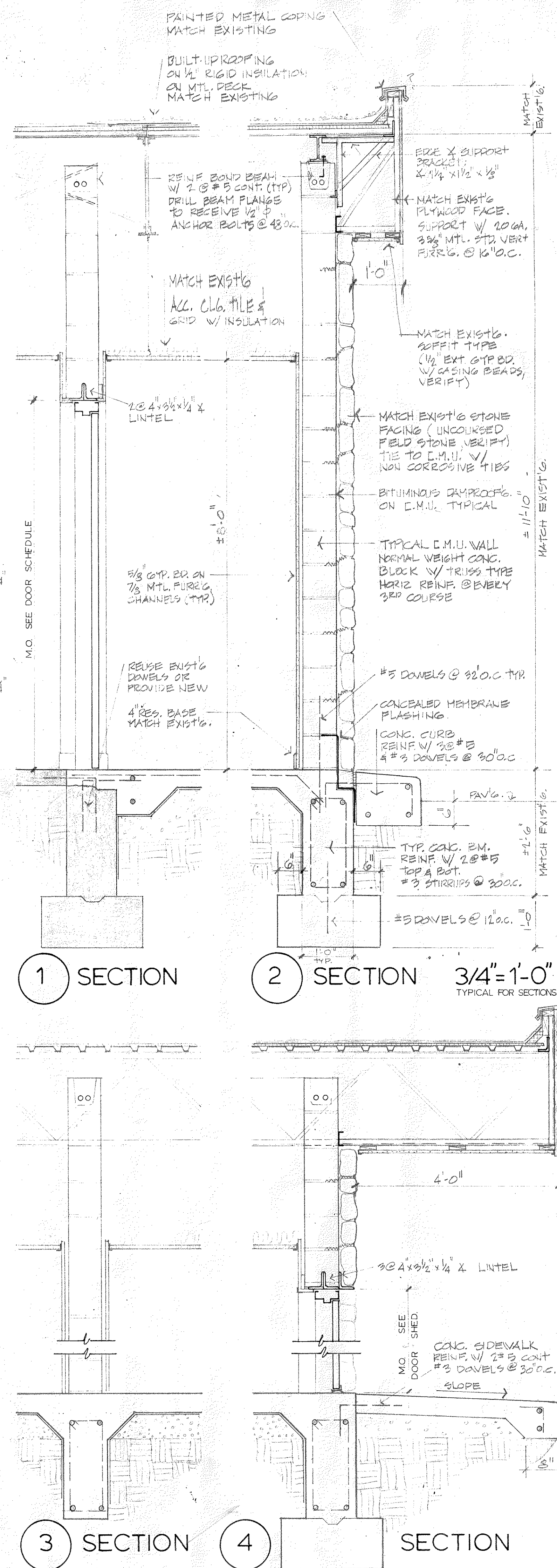
A/B
BULLET RESISTANT DOOR & FRAME
W/ FACTORY INSTALLED ELEC. STRIKE.
MODER. BANDIT BARRIER DOOR
8430
WEATHER STRIP DR. "A" &
PROVIDE OUTSWING TYPE
THRESHOLD W/ DOOR HOOK.

GENERAL NOTES

- ALL ROOM FINISHES (I.E. WALL, BASE, CEILING, FLOORS) TO MATCH EXISTING.
- QUALITY OF WORK & MATERIALS SHALL MATCH EXISTING.
- COORDINATE W/ SECURITY CONTRACTOR FOR LOCATION BIR DOOR ELEC. STRIKE CONTROL BUTTONS, ALARM CONDUITS, ETC.

RECEIVED

OCT 11 1984
CITY OF NACOGDOCHES
BUILDING DEPT.
☐ NO EXCEPTIONS TAKEN
☐ MAKE CORRECTIONS NOTED
☐ RESUBMIT
☐ REJECTED
Notations and approval given in conformance with the terms of Contract Documents.
Quantities and dimensions not checked.
All items on these drawings shall meet all current local, State and Federal Codes, Safety Regulations and O.S.H.A. Requirements.
CITY OF NACOGDOCHES
By: *FR* Date: 10-11-84



1 SECTION

2 SECTION 3/4" = 1'-0"
TYPICAL FOR SECTIONS

3 SECTION

4 SECTION

(Oct. 1990)
United States Department of the Interior
National Park Service

National Register of Historic Places
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Nacogdoches Downtown Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by Southern Pacific Railroad tracks, Banita Creek, Pilar Street, Mound Street, Arnold Street, North Street, and Hospital Streets
CITY OR TOWN: Nacogdoches **VICINITY:** N/A **NOT FOR PUBLICATION:** N/A
STATE: Texas **CODE:** TX **COUNTY:** Nacogdoches **CODE:** 347 **ZIP CODE:** 75963

1. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (☒ nomination) (☐ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (☒ meets) (☐ does not meet) the National Register criteria. I recommend that this property be considered significant (☐ nationally) (☒ statewide) (☐ locally). (☐ See continuation sheet for additional comments.)

Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register
 ☐ See continuation sheet.
☐ determined eligible for the National Register
 ☐ See continuation sheet
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain): _____

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

5. CLASSIFICATION**OWNERSHIP OF PROPERTY:** Private, Public-local, Public-county**CATEGORY OF PROPERTY:** District**NUMBER OF RESOURCES WITHIN PROPERTY:**

CONTRIBUTING	NONCONTRIBUTING	
91	37	BUILDINGS
0	1	SITES
3	2	STRUCTURES
94	40	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 9**NAME OF RELATED MULTIPLE PROPERTY LISTING:** NA**6. FUNCTION OR USE**

HISTORIC FUNCTIONS: COMMERCE: financial institution, specialty store, department store, professional, restaurant,
GOVERNMENT: courthouse, post office/federal building, city hall, government office, fire station
AGRICULTURE/SUBSISTENCE: processing, storage
INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility
DOMESTIC: hotel
SOCIAL: meeting hall
RELIGION: religious facility
RECREATION AND CULTURE: theater

CURRENT FUNCTIONS:
COMMERCE: financial institution, specialty store, department store, professional, restaurant
GOVERNMENT: courthouse, city hall, government office, fire station
DOMESTIC: hotel
RELIGION: religious facility
LANDSCAPE: street furniture / object
VACANT

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Classical Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial
MODERN MOVEMENT: Moderne, International Style
OTHER: One-part Commercial Block, Two-part Commercial Block

MATERIALS: FOUNDATION CONCRETE, STONE
WALLS STUCCO, BRICK, WOOD, STONE, SHEET METAL
ROOF ASPHALT, METAL
OTHER CAST IRON, METAL/Pressed Tin, GLASS, CERAMIC TILE

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-16).

8. STATEMENT OF SIGNIFICANCE**APPLICABLE NATIONAL REGISTER CRITERIA**

- ☒ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A**AREAS OF SIGNIFICANCE:** Commerce, Architecture, Politics/Government**PERIOD OF SIGNIFICANCE:** 1835-1958**SIGNIFICANT DATES:** 1835, 1837, 1845, 1880, 1883, 1903, 1905, 1906, 1908, 1947, 1953-54.**SIGNIFICANT PERSON:** N/A**CULTURAL AFFILIATION:** N/A**ARCHITECT/BUILDER:** Dietrich Rulfs; James Wetmore; Frank Rue;**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-17 through 8-80).**9. MAJOR BIBLIOGRAPHIC REFERENCES****BIBLIOGRAPHY** (see continuation sheets 9-81 through 9-84).**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☒ Local government: City of Nacogdoches Planning Office
- ☒ University: University of Texas, Barker Center for American History
- ☒ Other -- Specify Repository: Stephen F. Austin University Steen Library

Historic Districts/Fire Limits



8/26/2025

