



Nacogdoches Historic Landmark Preservation Committee

Wednesday, July 14, 2021 at 4:00 PM

THE NACOGDOCHES HISTORIC LANDMARK PRESERVATION COMMITTEE WILL MEET VIA VIDEOCONFERENCE ON ABOVE DATE AND TIME TO CONSIDER THE FOLLOWING AGENDA ITEMS. ALL AGENDA ITEMS ARE SUBJECT TO ACTION.

In accordance with Orders of the Governor due to the COVID-19 pandemic, the Nacogdoches Historic Landmark Preservation Committee meeting will be conducted via teleconference or videoconference. HLPC members will attend virtually and a quorum will not be present in a physical location. The meeting will be streamed live at nactx.us.

Members of the public who wish to submit comments on a listed agenda item must contact the Community Services office by email at andersenh@nactx.us or by calling 936-559-2960 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 5:00 PM on DAY, MONTH, DD, YYYY. For all timely requests received, staff will call the phone numbers directly during the meeting when the corresponding item comes up for comments.

1. Call to order.
2. Approval of minutes
 - A. Discuss and consider minutes from May 3, 2021.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness for property located at 216 N. Mound Street.
COA #2021-005
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 the Community Services Director, Brian W. Bray, at 936-559-2960 for further information.



CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on MONTH DD, YYYY at 3 p.m. and remained posted until meeting convened.

Jan Vinson, 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 _____, 2021.

Name: _____ Title: _____

MINUTES
Nacogdoches Historic Landmark Preservation Committee
May 3, 2021 – 4:00 p.m. – Virtual Meeting

Commissioners Present: Carol Walsh, Perky Beisel, Brad Maule, Gretchen Patterson, Alex Ranc, and Anne Keehnen

Commissioners Absent: Paul Sandul

Others Present: Hanna Andersen (City staff), Dave Peterson (applicant)

1. Call to Order

Commissioner Walsh calls the meeting to order at 4:00 p.m.

2. Approval of Minutes: April 14, 2021

Commissioner Ranc makes a motion to approve the minutes as written. Commissioner Beisel seconds and the motion passes unanimously.

3. Discuss and consider Historic Overlay for property located at 500 Forbes Street. Church. HO #2021-002

Mrs. Andersen reviews the application and says the criteria for designation is Criteria No 4, for architecture and mentions it was built in 1899. She explains a map of the area, which includes Virginia Avenue Historic District along with five properties designated as “Outside” of District. She says there is precedence here of “Outside” properties. Commissioner Walsh asks for questions.

Commissioner Beisel says she is glad this case has come before HLPC, because while it may be difficult to get an entire Historic District, this is a great way for owners to recognize their historic structures. There are only benefits to this designation: for the conscientious historic homeowner, there is nothing they will be unable to do. Further, the designation allows opportunities for grant money in the future.

Commissioner Walsh mentions that George Weaver (estate on which 500 Forbes was situated) owned her property in the 1890s, and her house at 416 Bremond has the same architectural detailing in the front gable. She surmises that it was probably the same builder as Forbes.

Commissioner Ranc makes a motion to approve HO #2021-002. Commissioner Beisel seconds and the motion passes unanimously.

4. Adjourn.

Commissioner Walsh adjourns the meeting at 4:08 p.m.

Attest: Hanna Andersen
Asst. Community Services Director

Commissioner: Carol Walsh

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2021-005

NAME OF APPLICANT: John and Debbie Wayland

LOCATION: 216 N. Mound

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Build a 32'X16' swimming pool next to the existing garage
- Install concrete driveway from porte-cochere to the existing tool shed and garage
 - 98' long
 - Width varies from 10' to 50'
- Convert existing two car garage into an outdoor living space; work will include:
 - Remove two garage doors
 - Create matching openings in east and west facades
 - Reuse removed patio bricks to clad up to three feet on corners of structure
 - Reuse removed cladding to replace any rotten wood
- Build 6-8' cedar privacy fence along south and east perimeters of property; 265' total length
 - 205' on south side
 - 60' on east side
- Build wrought iron fence with safety gate to enclose pool

STAFF COMMENTS:

The proposed work will occur separate from the main structure on this site. The applicant is requesting to make significant changes to the backyard of this property, including a new pool, expansive driveway, conversion of an outbuilding, and hundreds of feet of fencing. With the proposed privacy fence, the work should not be visible from the public right-of-way.

The residence at 216 N. Mound was built in 1912 and is listed as contributing to Washington Square Historic District. It is significant for its association with Nacogdoches architect Dietrich Rulfs and is an example of a Craftsman residence. From the 1990 National Register nomination:

Built in 1912 by Dietrich Rulfs, this structure was the home for Henry R. Mast, a prominent figure in Nacogdoches business and real estate. Mast engaged in the automobile dealership having pioneered the field in Nacogdoches with his brother A.T. Mast, Sr. The house served as the parsonage for the Methodist Church from 1941 to 1953.

Staff finds that, based on City Ordinance Criterion j (listed below), the proposed construction is acceptable in the Washington Square Historic District.

(j) (9) 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

Application for Certificate of Appropriateness (COA)
City of Nacogdoches Historic Landmark Preservation Committee

Applicant:

Name John and Debbie Wayland

Company _____

Address _____

City, State, Zip _____

Daytime Phone _____

Fax _____

E-mail Address _____

Property Owner (If Different From Applicant):

Name _____

Company _____

Address Same

City, State, Zip _____

Daytime Phone _____

Fax _____

E-mail Address _____

Status of Applicant (Check One): ☒ Owner ☐ Representative ☐ Prospective Buyer

Address of Property: 216 N Mound St Lot: 8-A Block: 4

Date of Construction of main structure(s) on property: 1916



Please Check The Appropriate Construction Activity:

☒ Restoration/Remodel

☐ Painting

☒ New Construction

☒ Fencing

☐ Signage

☒ Other DRIVEWAY + Pool

Proposed Work

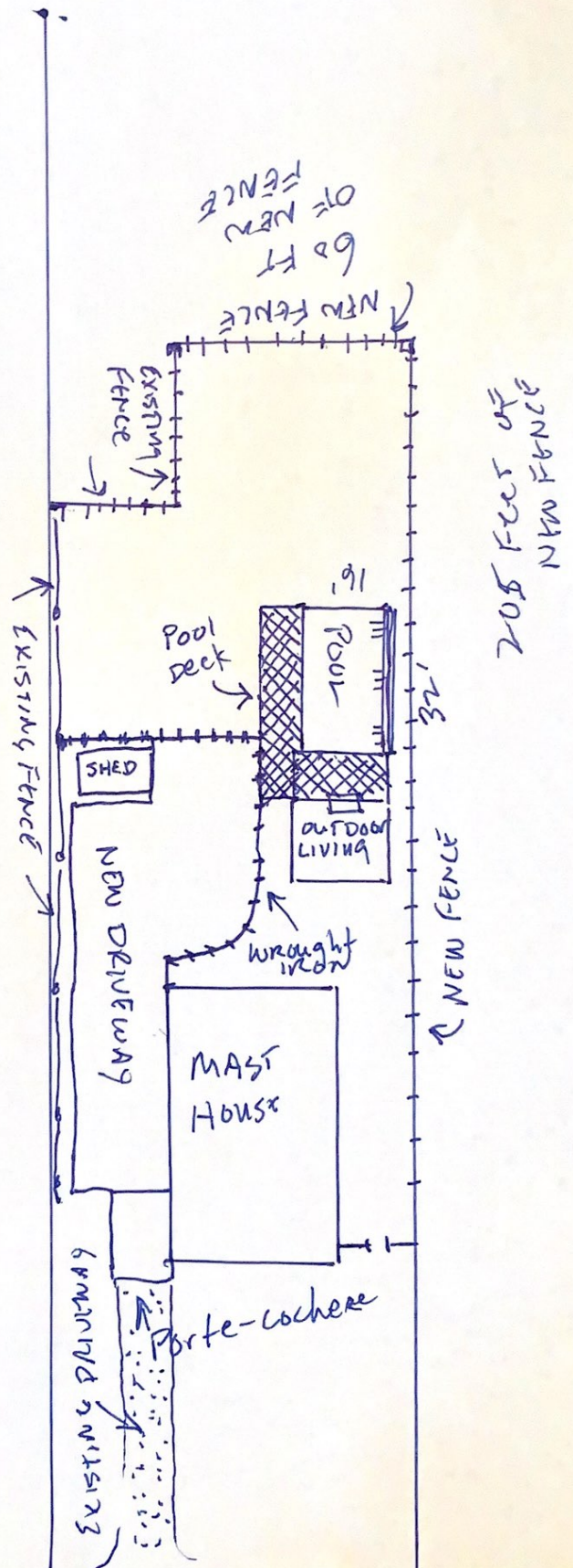
Please describe your proposed work simply and accurately including work to be done and materials to be used. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

SEE ATTACHED DOCUMENT titled "Proposed Work"

Signature of Applicant: John R Wayland Date: June 23, 2021

Signature of Property Owner: John R Wayland Date: June 23, 2021

City of Nacogdoches - Community Services Division
P.O. Box 635030 Nacogdoches, TX 75963 (936) 559-2960 Fax (936) 564-1759



Proposed Work At 216 N Mound Street

1. Install concrete driveway from porte-cochere to the existing tool shed and garage.
2. Build a 32' by 16' swimming pool next to the existing garage (out of site from street).
3. Convert existing garage into an outdoor living space with fireplace.
4. Garage conversion would exist of removing garage doors and then opening the east side and west side with matching openings.
5. The conversion includes replacing rotten wood with existing material we remove from each side of the building.
6. The corners of the outdoor space would be clad with existing patio bricks up to three feet.
7. The existing work shop on back of garage will remain as is.
8. Electrical wiring will be updated in outdoor living space.
9. The outdoor space will be painted Mega Greige and Alabaster White to match the house.
10. The tool shed will be painted Mega Greige and Alabaster White to match the house.
11. Build a new 6 to 8 foot cedar privacy fence along the south and east side of the property for safety and privacy. Total fencing would be 265 feet. (205' on south side and 60' on east side of property).
12. Build a wrought iron fence with safety gate from back of the house along the edge of driveway and over to the tool shed to enclose pool.

Debbie and I moved here in April 2021 just as I was retiring. We were surprised at how poorly this property was maintained over the years, especially the back yard. Overgrown and unkempt. The fences are a mix of wood (mostly rotten) and chain-link. Dead trees and broken limbs have been sitting on the house roof, garage roof, and neighbor's roof. We have worked hard to clean it up and make it safe.

We are having trees trimmed that hang over power lines and our roof. We are having dead and diseased trees removed. Our hope is to make the backyard a beautiful and safe place for our kids and grandkids.

I am attaching before pictures and "in progress" pictures. We want to build a strong and lasting driveway. Strong and lasting fences. We want to build a swimming pool that allows our family to build strong and lasting memories here.

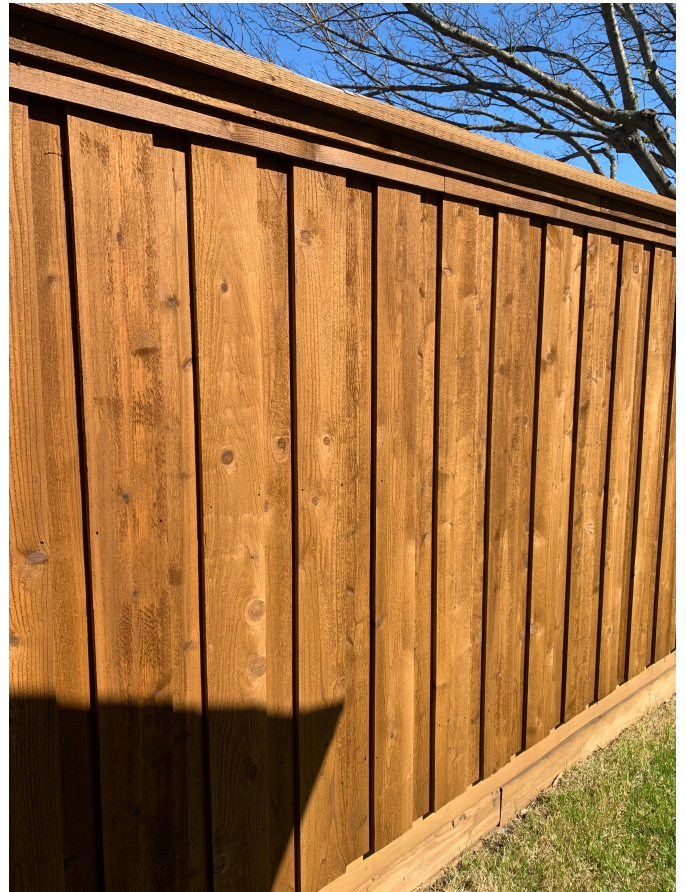
I am also attaching a drawing to scale indicating proposed upgrades. The drawing shows the existing house, garage, and shed. I have indicated new driveway, fences, pool, pool deck, and outdoor living space to scale. I have include a picture of a corner of the house to show the paint color and trim color.

Thanks,

John R. Wayland
214-980-4568



Location of concrete driveway and wrought-iron fence



Proposed cedar privacy fence, to be either 6' or 8' tall



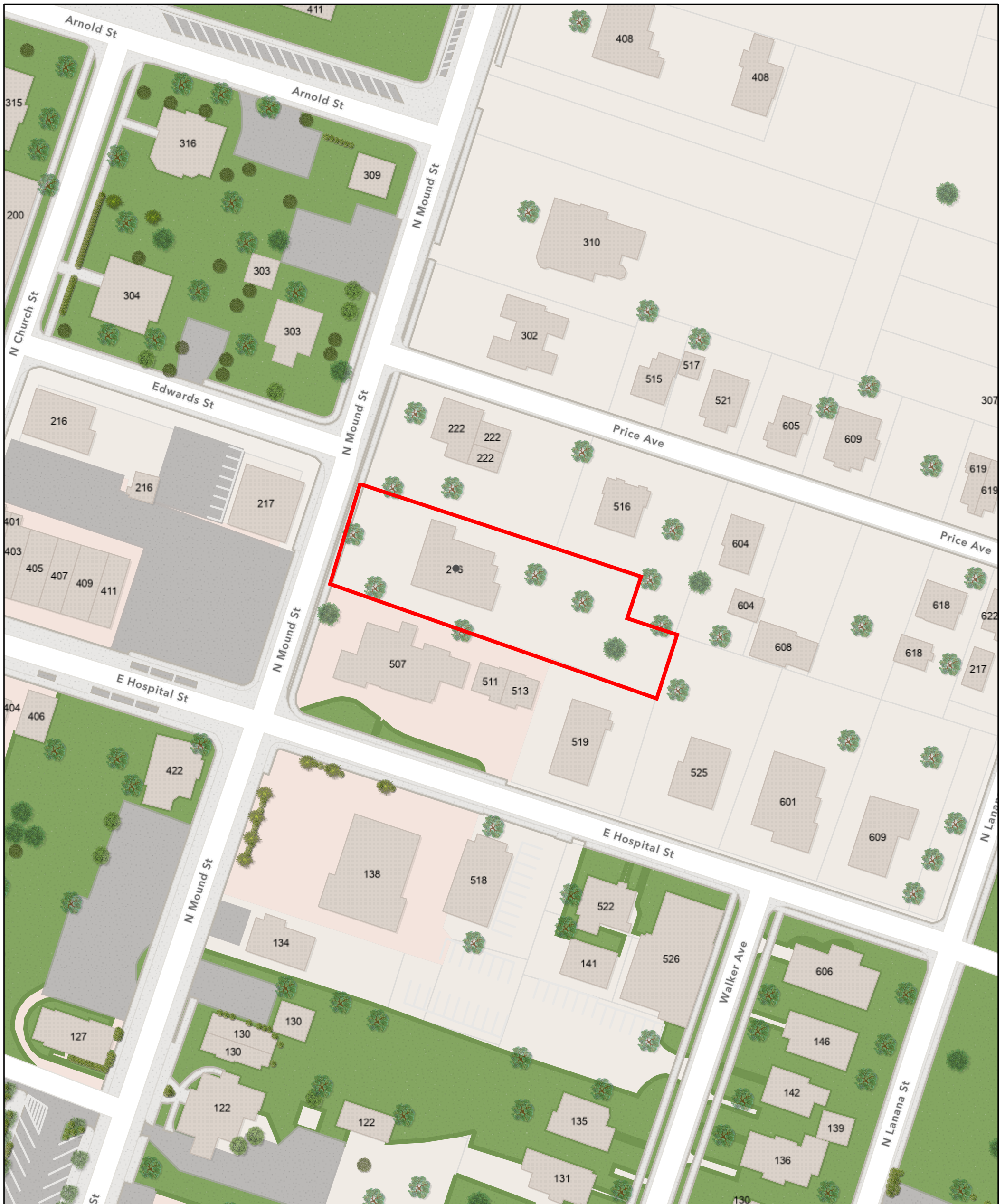
Existing two car garage, to be converted into outdoor living space; walls to be removed to create similar openings on east and west facades





Proposed pool design - measuring 32'X16'

City of Nacogdoches

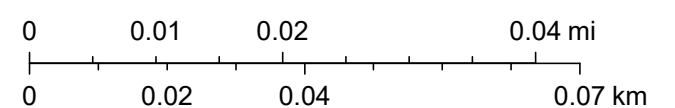


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Buildings

 City Limits

1:1,128



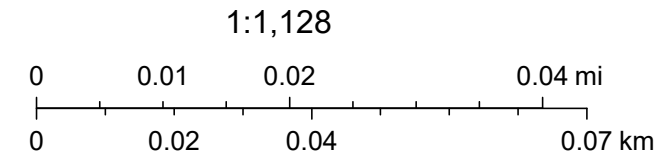
Esri Community Maps Contributors, City of Nacogdoches, Texas
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Census Bureau, USDA

City of Nacogdoches



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SANBORN_1912

- Red: Band_1
- Green: Band_2
- Blue: Band_3



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