



Nacogdoches Historic Landmark Preservation Committee

Monday, October 6, 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. Oath of Office
 - A. Administer Oath of Office to newly appointed Historic Landmark Preservation Committee members.
 - B. Welcome and committee introductions
3. Approval of minutes
 - A. Consider approval of minutes from the September 3, 2025 HLPC Meeting
4. Regular Agenda
 - A. Consider Historic Restoration Grant Reimbursement for 507 East Hospital Street. HRG #2024-017
 - B. Consider Historic Restoration Grant for property located at 727 Bois D'Arc. HRG #2025-003
 - C. Consider extension request for property located at 222 North Mound. HRG #2025-006
5. 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
September 3, 2025 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Mitzi Blackburn, Cari Mitchell

Others Present: Jessica Sowell (City Staff), Tori Huddleston (City staff), Carlie Allen (City Staff), Brayden Gilmore, Craig Fuchs, Danielle LaBauve, Army Curtis, Josh Thomas, Elizabeht Jones, Hannah Bledsoe, Rebecca Jestis, Antonia Sanchez, Lily Comstive, Shirly Akler, Perky Beisel, Coy Johnson, Madeline Weems

Call to Order: 4:00 pm

Consider approval of minutes from the August 4, 2025 HLPC Meeting.

Commissioner Abt makes a motion to approve the minutes. Commissioner Winthrop seconds the motion and it passes unanimously.

Agenda Item 3 A– Consider Historic Restoration Grant reimbursement request for property located at 210 East Pilar Street. HRG #2025-004

Mrs. Sowell states that the applicant Jack Erwin of 210 E Pilar St was approved to repair roof leaks at an estimated cost of \$2,787.50. He has completed the work and 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 project's final cost was \$3,017.47. Staff recommends approval of the release of grant funds in the amount of \$306.63

No comments or questions were presented.

Commissioner Sloane makes a motion to approve item 3A. Commissioner LaBauve seconds the motion. It passes unanimously.

Agenda Item 3B - 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

Mrs. Sowell explains 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.

Sowell clarifies that this is just for the ATM and drive-thru teller structures, not the actual

building located on Main Street.

Sowell explains that 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 noncontributing. 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. This falls outside of the Downtown period significance. The applicant has submitted documentation showing non-contributing status, age of the structure and a demolition intent letter as required. 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.

Sowell explains that as this is a public hearing, 200 foot notifications were mailed out. 49 letters were mailed, and at the time of agenda posting and meeting date, no written response was received. Three people did call to clarify that it was just the ATM and drive-thru and not the main building, and staff confirmed. Most were satisfied, just wanted to make sure the main building wasn't being torn down.

Plans are shown from 1973 and 1974 during the building of the structures. The National Register Nomination and Index was shown. The documentation shown is in accordance with category D.

Sowell explains that 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

Sowell explains that 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

Sowell explains the applicant has submitted those documents.

Sowell explains that 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.

Sowell explains that if the committee decides to approve, there is a 10 day waiting period. If it is denied, there will be a year waiting period to apply again.

Commissioner Bradberry opens the public hearing. Antonia Sanchez asks for the clarification that it isn't the main structure of the building. Sowell confirms.

Commissioner Bradberry closes the public hearing and invites the applicant to speak.

Army Curtis, the applicant and architect of the project, explains they are requesting demolition of the drive-thru and ATM as a part of the Elliott Electric renovation to reconfigure the parking lot and need space. Commissioner LaBauve asks if the ATM has been deactivated.

Commissioner Abt makes a motion to approve item 3b. Commissioner Sloane seconds the motion, and it passes unanimously.

Adjourn @ 4:15 pm

Attest: Jessica Sowell
Community Services Director

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: October 6, 2025

Agenda Item: 4.A.

ITEM/SUBJECT: Consider Historic Restoration Grant Reimbursement for 507 East Hospital Street. HRG #2024-017

STAFF REPORT:

Case Number:HRG 2024-017

Name of Applicant: Russell Smith

Location: 507 East Hospital Street

Requested Action: Historic Restoration Grant Extension

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to repair and replacement of rotten wood, painting replacement wood and repairing a section of the roof at an estimated cost of \$9,875.00. The original deadline for the project was January 13, 2025 but the applicant requested a 9 month extension, which was approved, making the new deadline November 3, 2025.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$15,000. The project was funded at 4.95% of the final project cost not to exceed \$489.20.

The projects final cost was \$15,000. Staff recommends approval of the release of grant funds in the amount of \$489.20

FINANCIAL:

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

ATTACHMENTS: 1. Expense Worksheet - Smith

HRG 2024-017 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
5/4/2025	0020	Mr. Bubbles Powerwashing and Remodeling	rotten wood, painting	\$15,000.00	Debit from bank account - confirmed by receipt
Total				\$ 15,000.00	

Awarded 4.95% of final project cost not to exceed \$489.20

4.95% of total = \$742.50

Total

Recommended = \$489.20



Historic Landmark Preservation Committee Meeting

Date: October 6, 2025

Agenda Item: 4.B.

ITEM/SUBJECT: Consider Historic Restoration Grant for property located at 727 Bois D'Arc.
HRG #2025-003

STAFF REPORT:

Case Number: HRG 2025-003

Name of Applicant: Tonya Solis-Mosby

Location: 727 Bois d'Arc St.

Requested Action: Historic Restoration Grant reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to replace the roof and level the back bedroom at an estimated cost of \$10,600.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$5,568.39. The project was funded at 11% of the final project cost not to exceed \$1,166.00.

The projects final cost was \$5,568.39. Staff recommends approval of the release of grant funds in the amount of \$612.52

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-585-0532

ATTACHMENTS: 1. Expense Worksheet - Solis-Mosby

HRG 2025-003 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
9/11/2025	115621	O.C. Brooks Roofing & Construction	Re-roof	\$5,200.00	
		Lowes	Materials	\$ 74.35	
		Lowes	Materials	\$ 294.04	
Total				\$ 5,568.39	

Awarded 11% of final project cost not to exceed \$1,166.00

4.95% of total = \$612.52

Total

Recommended = \$612.52



Historic Landmark Preservation Committee Meeting

Date: October 6, 2025

Agenda Item: 4.C.

ITEM/SUBJECT: Consider extension request for property located at 222 North Mound. HRG #2025-006

STAFF REPORT:

Case Number: HRG 2025-006

Name of Applicant: Walt and Marni Postlewait

Location: 222 North Mound St.

Requested Action: HRG Extension Request

PROPOSED WORK:

STAFF COMMENTS

Walt and Marni Postlewait received a Historic Restoration Grant for 11% of the final project cost not to exceed \$5,451.27 for the structure located at 222 North Mound St. The original grant deadline was October 15, 2025.

The Postlewaits are requesting an additional 12 months to complete the project. If the extension is granted, the new due date would be October 5, 2026. The applicant stated in their extension request that they have fully refurbished two upstairs housing units but have had financial hardships now that they are ready to move on to the exterior renovations.

Staff does not make recommendations on Historic Restoration Grant extensions.

FINANCIAL:

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

ATTACHMENTS: 1. Extension Request -Postlewait

HRG 2025

2 messages

Walt Postlewait <walt@northpostproperties.com>

Thu, Sep 11, 2025 at 10:10 AM

To: "Sarmiento, Cecilia" <sarmientoc@nactx.us>, Jessica Sowell <sowellj@nactx.us>

Cc: Marni Postlewait <marni@northpostdev.com>

Cecilia and Jessica,

We would like to request a 12-month extension to our Historic Restoration Grant 2025-006. After being awarded the grant, we prioritized repairs and improvements to the two upper apartments to make them habitable. This has been accomplished and we have added two units to the housing stock in Nacogdoches.

As we were beginning to turn our attention to the exterior of the property, we incurred financial hardship which has yet to be resolved. We have not had capital to invest in the exterior of the property and expect the financial hardship situation to resolve itself by the end of the year. That will allow us to again focus on the exterior of 222 N Mound Street beginning in early 2026. We still plan to paint and repair the exterior. We had expected to complete that part of the home preservation in 2025, but that won't come to be.

We very much appreciate the grant and see the grant as a very important aspect of preserving the property. We just won't be able to meet the original timeline of the grant.

If you have any questions I can be reached at 503-298-1103.

Thank you very much.

Walt

Walt Postlewait

Chief Executive Officer

NorthPost Properties, LLC

503-298-1103

walt@northpostproperties.com

 North Post
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www.northpostproperties.com



60 day - HRG 2025 - Postlewait[11].pdf
254K

Sowell, Jessica <sowellj@nactx.us>

Mon, Sep 15, 2025 at 9:41 AM

To: Walt Postlewait <walt@northpostproperties.com>

Cc: "Sarmiento, Cecilia" <sarmientoc@nactx.us>, Marni Postlewait <marni@northpostdev.com>

Hi Walt,

Thank you for the update. I will put your extension request on the October 6th HLPC agenda for consideration.

[Quoted text hidden]

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Jessica Sowell
Community Services Director
City of Nacogdoches, TX
sowellj@nactx.us
(936) 559-2935