



Nacogdoches Historic Landmark Preservation Committee

Monday, November 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 October 3, 2025 HLPC Meeting.
3. Consent Agenda
 - A. Consider Certificate of Appropriateness for property located at 111 N. Pecan Street. COA #2025-020
 - B. Consider Certificate of Appropriateness for the property located at 208 W. Pilar Street. COA #2025-023
 - C. Consider Certificate of Appropriateness for the property located at 614 North Mound Street. COA #2025-024
 - D. Consider Certificate of Appropriateness for property located at 505 Price Street. COA #2025-026
4. Regular Agenda
 - A. Discuss and consider HRG reimbursement for the property located at 701 West Cox Street. HRG #2025-001



- B. Discuss and consider HRG reimbursement for property located at 303 North Mound Street. HRG #2025-002
- C. Consider Historic Restoration Grant reimbursement request for property located at 1801 North Street. HRG #2025-007
- D. Discuss and consider HRG extension request for the property located at 522 East Main Street. HRG #2025-008
- E. Discuss and consider HRG extension request for the property located at 711 North Mound Street. HRG #2025-009
- F. Consider Certificate of Appropriateness for the property located at 418 East Main Street. COA #2025-021
- G. Consider Certificate of Appropriateness for property located at 629 Logansport Street. COA #2025-025
- H. Consider budget for the 2026 Historic Restoration Grant (HRG) cycle.
- I. Consider Certificate of Appropriateness for the property located at 106 South Pecan Street. COA #2025-018
- J. Discuss and consider a Certificate of Appropriateness for the property located at 300 East Main Street. COA #2025-017

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
October 6, 2025 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Mitzi Blackburn

Others Present: Jessica Sowell (City Staff)

Call to Order: 4:00 pm

2A. Administer Oath of Office

Savanna Skinner from the Nacogdoches City Attorneys office administered the Oath of Office to new members Joshua Weigle and Cari Mitchell.

3A - Consider approval of minutes from the September 3, 2025 HLPC Meeting.

Jeff Abt Made a motion to approve the September 3 minutes as written. John Sloane seconded the motion and it was unanimously approved

Agenda Item 4A– Consider Historic Restoration Grant reimbursement request for property located at 507 East Hospital Street. HRG #2024-017

Mrs. Sowell states that the applicant of 210 E Pilar St was approved to repair and replace rotten wood on a section of the roof at an estimated cost of \$9,875. The original project deadline was January 13th, 2025. The applicant applied for a 9 month extension and it was approved. He has completed the work and 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. Staff recommends approval of the release of grant funds in the amount of \$489.20. No comments or questions were presented.

Commissioner LaBauve makes a motion to approve item 4A. Commissioner Sloane seconds the motion and it passes unanimously.

Agenda Item 4B - Consider Historic Restoration grant reimbursement for property located at 727 Bois D’Arc. HRG #2025-003

Mrs. Sowell states that the applicant of 727 Bois D’Arc was approved to replace the roof and level the back of the house with an estimated cost of \$10,600. has completed the work and 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. Staff recommends approval of the release of grant funds in the amount of \$612.52, which is 11% of the final

project cost. No comments or questions were presented.

Commissioner Winthrop makes a motion to approve item 4B. Commissioner Whitehead seconds the motion passes unanimously.

Agenda Item 4C– Consider Historic Restoration Grant extension request for property located at 222 North Mound St. HRG #2025-006

Mrs. Sowell states that the applicant of 222 North Mound St. was approved for a historic restoration grant for 11% of a final project cost not to exceed \$5,451.27. This is for exterior work, air conditioning, replacing exterior siding. The original project deadline was October 15th, 2025. The applicant applied for a 12 month extension. The applicant started on the two upstairs units to bring in some income to then fund some of these projects. The restoration of the interior took longer than expected and there were some financial hardships, and now are ready to start on the outside. If HLPC approves, the new deadline for the project would be October 5th, 2026.

No comments or questions were presented.

Commissioner Abt makes a motion to approve item 4C. Commissioner Mitchell seconds the motion and the motion passes unanimously.

Adjourn @4:15 pm

Attest: Jessica Sowell
Community Services Director

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 3.A.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 111 N. Pecan Street. COA #2025-020

STAFF REPORT:

Case Number: 2025-020

Name of Applicant: Kim Crisp

Location: 111 North Pecan

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to do the following work:

- Replace rotten dek boards
- Repair historic hand-drawn elevator drive system
- Repair and repaint existing window shutters
- Repair and paint door
- Repair leaking wall at entryways

STAFF COMMENTS

111 North Pecan is listed as an 1888 two-part commercial building and is contributing to the Downtown National Register Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This item is related to the HRG 2026-001 application.

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

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Certificate of Appropriateness for the property located at 208 W. Pilar Street. COA #2025-023

STAFF REPORT:

Case Number: COA 2025-023

Name of Applicant: Matthew Franclemont/Nacogdoches County

Location: 208 W. Pilar Street

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to complete the following work:

- Pressure wash the exterior of the building
- Seal holes and re-caulk window frames
- Repainting exterior with a color to match the existing

STAFF COMMENTS

208 West Pilar is listed as a 1940-1950 1-story frame commercial building and is recorded as contributing to the Downtown National Register District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This application is related to HRG 2026-003

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-5592935

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 3.C.

ITEM/SUBJECT: Consider Certificate of Appropriateness for the property located at 614 North Mound Street. COA #2025-024

STAFF REPORT:

Case Number: COA 2025-024

Name of Applicant: A.T. Mast III

Location: 614 North Mound Street

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to complete the following work:

- Repair exterior wood and repaint to match existing

STAFF COMMENTS

614 North Mound is listed as a 1921 1-story residential structure with a Spanish tile roof designed and built by Diedrich Rulfs. It is contributing to the Washington Square National Register District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This application is related to HRG 2026-004

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

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 3.D.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 505 Price Street. COA #2025-026

STAFF REPORT:

Case Number: COA 2025-026

Name of Applicant: Robert Avrett

Location: 505 Price Street

Requested Action: Certificate of Appropriateness

PROPOSED WORK: The applicant is requesting to complete the following work:

- Replace roof to match existing
- Fascia repairs as needed

STAFF COMMENTS

The property at 605 Price Street is listed as a 1940 1-1/2 story frame dwelling and is contributing to the Washington Square National Register Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

FINANCIAL:

This application is related to HRG 2026-006

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

ATTACHMENTS:



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.A.

ITEM/SUBJECT: Discuss and consider HRG reimbursement for the property located at 701 West Cox Street. HRG #2025-001

STAFF REPORT:

Case Number: HRG 2025-001

Name of Applicant: Lauren & Daniel Lawrence

Location: 701 West Cox

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved remove the composite shingle roof and replace it with a metal roof at an estimated cost of \$39,018.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$35,803.16. The project was funded at 11% of the final project cost, not to exceed \$4,291.98.

The projects final cost was \$35,803.16. Staff recommends approval of the release of grant funds in the amount of \$3,938.34

FINANCIAL:

If approved a check in the amount of \$3,938.34 will be issued to the owner.

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

ATTACHMENTS: 1. _Expense Worksheet - Lawrence

HRG 2025-001 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
10/14/2025	306-837-1	Deep East Texas Roofing & Construction, LLC	Re-roof	\$35,803.16	5509538828
Total				\$ 35,803.16	

Awarded 11% of final project cost not to exceed \$4,291.98

11% of total = \$3,938.34

Total

Recommended = \$3,938.34



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.B.

ITEM/SUBJECT: Discuss and consider HRG reimbursement for property located at 303 North Mound Street. HRG #2025-002

STAFF REPORT:

Case Number: HRG 2025-002

Name of Applicant: Robbie Beck/Lisa Hutcheson

Location: 303 North Mound Street

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved for lattice replacement at an estimated cost of \$3,500.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$1,550.00. The project was funded at 11% of the final project cost, not to exceed \$385.00.

The projects final cost was \$1,550.00. Staff recommends approval of the release of grant funds in the amount of \$170.50

FINANCIAL:

If approved, a check in the amount of \$170.50 will be issued to the owner.

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

ATTACHMENTS: 1. Expense Worksheet - Hutcheson

HRG 2025-002 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
9/20/2025	0511	Barrera's Painting & Remodeling	lattice replacement	\$1,550.00	paid via bank transfer
Total				\$ 1,550.00	

Awarded 11% of final project cost not to exceed \$385.00

11% of total = \$170.50

Total

Recommended = \$170.50



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.C.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 1801 North Street. HRG #2025-007

STAFF REPORT:

Case Number: HRG 2025-007

Name of Applicant: Russell Smith

Location: 1801 North Street

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved for driveway border repair and new driveway entrance at an estimated cost of \$14,477.09.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$14,477.09. The project was funded at 11% of the final project cost, not to exceed \$1,592.48.

The projects final cost was \$14,477.09. Staff recommends approval of the release of grant funds in the amount of \$1,592.48

FINANCIAL:

If approved a check in the amount of \$1,592.48 will be issued to the owner.

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

ATTACHMENTS: 1. Expense Worksheet - Smith

HRG 2025-007 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
9/22/2025		Gaddy's Works	labor & materials	\$11,400.00	1128
10/7/25		Gaddy's Works	labor & materials	\$ 3,077.09	1129
Total				\$ 14,477.09	

Awarded 11% of final project cost not to exceed \$1,592.48

11% of total = \$1,592.48

Total

Recommended = \$1,592.48



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.D.

ITEM/SUBJECT: Discuss and consider HRG extension request for the property located at 522 East Main Street. HRG #2025-008

STAFF REPORT:

Case Number: HRG 2025-008

Name of Applicant: Chris & Danielle LaBauve

Location: 522 East Main Street

Requested Action: Historic Restoration Grant extension

PROPOSED WORK:

STAFF COMMENTS

Chris and Danielle LaBauve received a Historic Restoration Grant for 11% of the final project cost not to exceed \$741.82 for the structure located at 522 East Main Street. The original grant deadline was October 15, 2025.

The LaBauves are requesting an additional 9 months to complete the project. Their original contractor withdrew from the project at the last minute and they are currently getting bids from other contractors. If approved the new project deadline would be August 3, 2026.

FINANCIAL:

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

ATTACHMENTS: 1. LaBauve extension request



Sowell, Jessica <sowellj@nactx.us>

HRG - 30 Day Reminder

Danielle LaBauve <dani.labauve@gmail.com>

Thu, Oct 2, 2025 at 9:56 AM

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

Cc: Chris LaBauve <jiminychris@gmail.com>

Hi Jessica,

Thanks for following up! We would like to request a 9 month extension. We are going to start getting bids from other contractors asap.

Thanks,
Danielle

[Quoted text hidden]



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.E.

ITEM/SUBJECT: Discuss and consider HRG extension request for the property located at 711 North Mound Street. HRG #2025-009

STAFF REPORT:

Case Number: HRG 2025-009

Name of Applicant: Ross Butterfield

Location: 711 North Mound St.

Requested Action: Historic Restoration Grant extension request

PROPOSED WORK:

STAFF COMMENTS

Ross Butterfield (Sigma Tau Gamma Housing, Inc.) was award a Historic Restoration Grant for 11% of the final project cost not to exceed \$1,426.70 for the structure at 711 North Mound Street. The original grant deadline was October 15, 2025.

Mr. Butterfield is requesting an additional 60 days to complete the project. Construction is currently underway, and is close to completion, but was not completed by the October deadline. If the extension is approved the new project deadline would be January 5, 2025.

FINANCIAL:

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

ATTACHMENTS: 1. Extension Request - Butterfield



Sowell, Jessica <sowellj@nactx.us>

HRG - 30 Day Reminder

Ross Butterfield <ross.butterfield@gmail.com>
To: "Sowell, Jessica" <sowellj@nactx.us>

Tue, Oct 14, 2025 at 3:31 PM

Hi Jessica,

May we please get a 60 day extension for 711 North Mound Street? We have completed significant work but the project is still under construction. Let me know what you need from me.

Thanks,
Ross Butterfield
2149573498

[Quoted text hidden]



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.F.

ITEM/SUBJECT: Consider Certificate of Appropriateness for the property located at 418 East Main Street. COA #2025-021

STAFF REPORT:

Case Number: COA 2025-021

Name of Applicant: Israel Puga (applicant), Joyce Rogers (owner)

Location: 418 East Main Street

Requested Action: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to restore the building's front facade to match historic photos of the building. This work will include removing the existing front awning which has allowed for a persistent interior leak, removal of the wood panels to expose the original transom windows, replacement of the existing french doors with a new set of french doors and painting all exposed wood surfaces.

The building at 418 East Main Street is listed as a 1920-1955 1-story rectangular brick commercial building and is contributing to the Downtown National Register District.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D, E, F, G 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.

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:

This application is related to HRG 2026-02

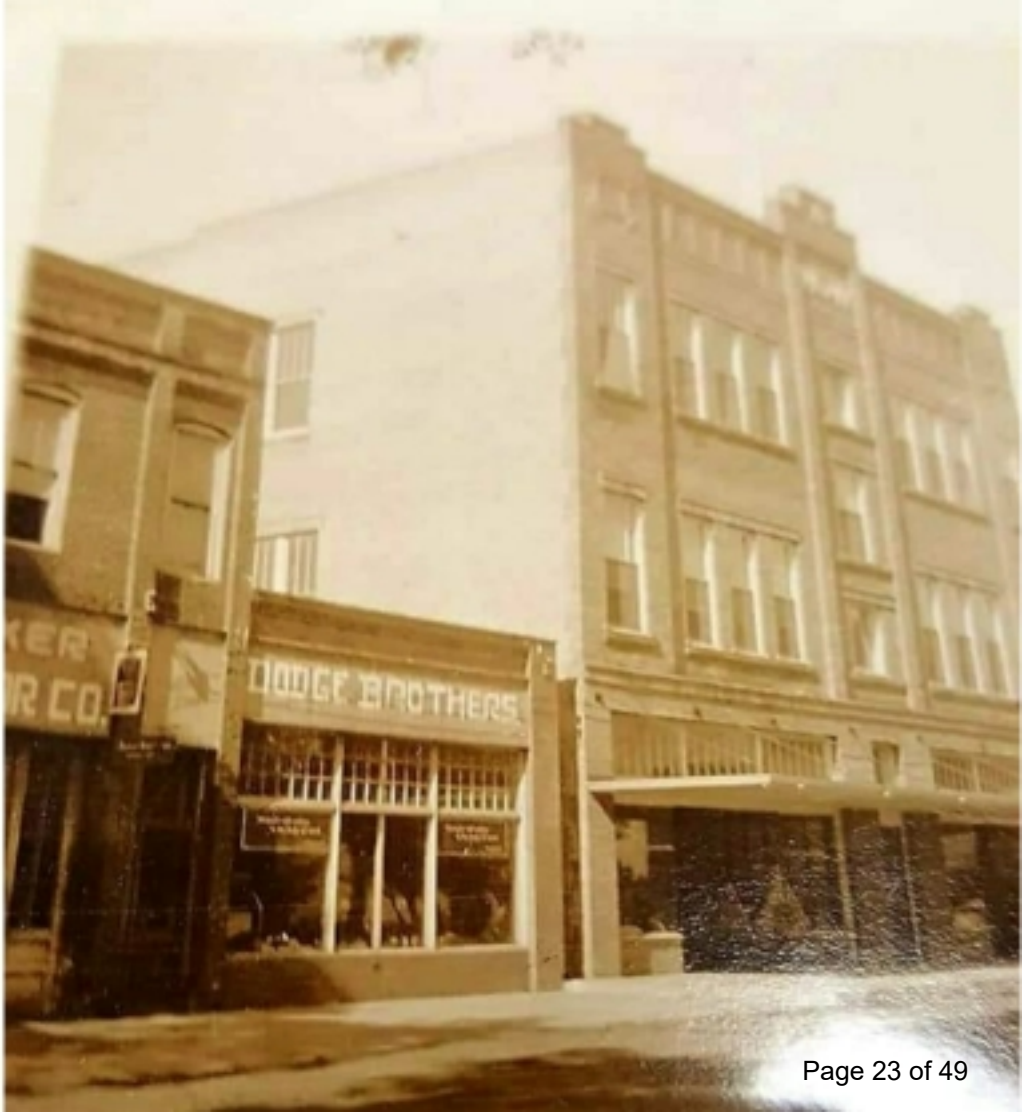
CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:

1. Front Facade - current
2. Front Facade - historic
3. Front Facade - 2010
4. 418 E Main Map

Current Exterior Look 418 E Main St - Nac





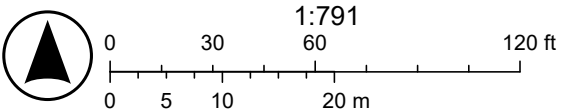


City of Nacogdoches GIS



10/28/2025, 10:19:30 AM

 Buildings
 City Limits



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



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.G.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 629 Logansport Street. COA #2025-025

STAFF REPORT:

Case Number: COA 2025-025

Name of Applicant: Campbell Cox

Location: 629 Logansport St.

Requested Action: Certificate of Appropriateness

629 Logansport is listed as a 1955 Neoclassical ranch "L" plan house in the Washington Square National Register District. The building is listed as non-contributing in the 1990 National Register listing; likely due to the fact that the period of significance for the district is 1859-1940.

PROPOSED WORK:

The applicant is requesting to install a new 2000 square foot concrete circle driveway at the property located at 629 Logansport Street. This circle driveway would be located in front of the house and would connect to an existing driveway on the North side of the property. The driveway will be 12ft wide except where it meets the street which is required to be 18ft per city ordinance. The closest portion of the driveway will be 30 feet from the home.

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.

FINANCIAL:

This application is related to HRG 2026-025

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

ATTACHMENTS:

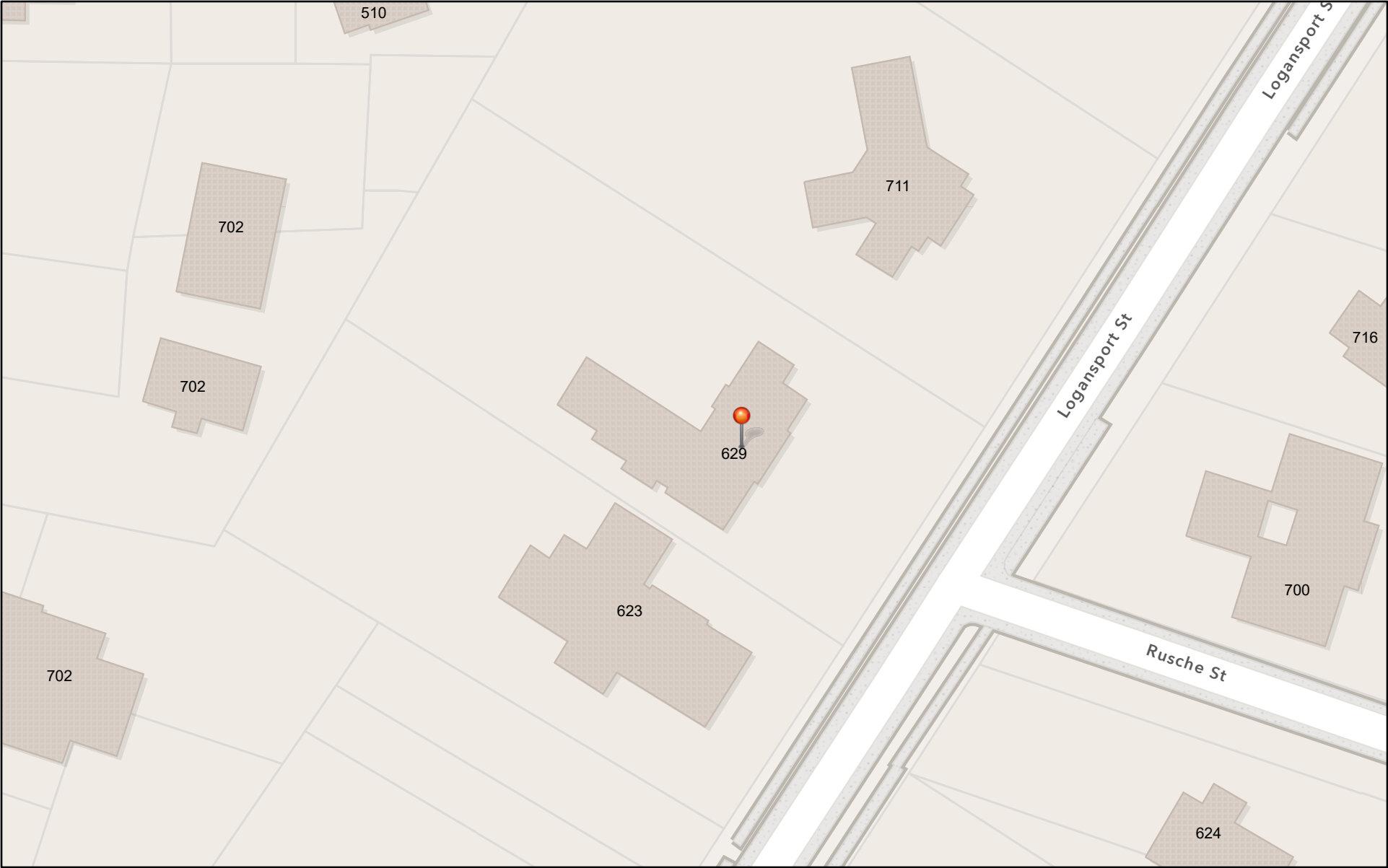
1. Driveway drawing
2. 629 Logansport Exterior
3. 629 Logansport Map



Notice: This product is for informational purposes and may not be suitable for legal, engineering, or other professional uses. It does not represent an on-the-ground survey or other professional processes. It does not represent an on-the-ground survey or other professional processes.

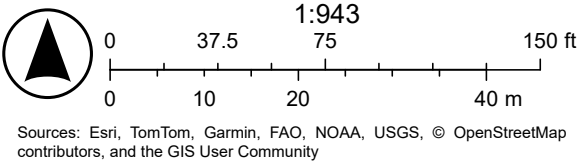


City of Nacogdoches GIS



10/28/2025, 10:22:14 AM

 Buildings
 City Limits





Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.H.

ITEM/SUBJECT: Consider budget for the 2026 Historic Restoration Grant (HRG) cycle.

STAFF REPORT:

Historic Restoration Grants have been awarded by the Historic Landmark Preservation Committee since 1989. The grants are designed to aid with the exterior preservation of historic structures in Nacogdoches and are available to those with properties inside a designated historic district or those with properties that are individually designated as historic. To date, the City has awarded over \$799,000 in Historic Restoration Grants supporting over \$5 million in preservation projects.

For the 2026 grant cycle, six applications were received for projects totaling \$155,102.50. The City has \$25,000 in available funds to award to applicants this year. If the attached budget is approved, it will be taken to the Nacogdoches City Council for final approval.

Once each project is complete, the applicants will be responsible for providing copies of invoices and payments and a reimbursement request will be brought back to HLPC for approval.

PROPOSED WORK:

STAFF COMMENTS

FINANCIAL:

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

ATTACHMENTS: 1. HRG 2026 Budget

Admin/HLPC	HRG #	COA #	Project #	Use	Project Address	Project Estimate	% Awarded	Amount Granted	Project Description
Admin	2026-001	2025-020		Comm...	111 N. Pecan Street	\$50,750.00	16.00%	8,120.00	Repair rotted boards, repair elevator, repair/paint shutters
HLPC	2026-002	2025-021		Comm...	418 East Main Street	\$27,062.50	16.00%	4,330.00	Restore the front facade - remove awning, restore transom windows, new french doors and trim
Admin	2026-003	2025-022		Comm...	101 West Main Street	\$17,310.00	16.00%	2,769.60	Paint existing painted brick (same color)and waterproofing
Admin	2026-004	2025-023		Reside...	614 North Mound Street	\$13,580.00	16.00%	2,172.80	Replace and paint rotten trim, paint all trim
HLPC	2026-005	2025-024		Reside...	629 Logansport Street	\$16,000.00	16.00%	2,560.00	Install new concrete circle driveway
Admin	2026-006	2025-025		Reside...	605 Price Street	\$30,400.00	16.00%	4,864.00	Replace roof and fascia repairs
					Project Total	\$155,102.50	Amount Granted	\$24,816.40	
					Average	\$25,850.42	Remainder	\$183.60	



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.I.

ITEM/SUBJECT: Consider Certificate of Appropriateness for the property located at 106 South Pecan Street. COA #2025-018

STAFF REPORT:

Case Number: COA 2025-018

Name of Applicant: Morris Jackson

Location: 106 S. Pecan Street

Requested Action: Certificate of Appropriateness

PROPOSED WORK:

The applicant is proposing to replace the current metal awning with a new metal awning to match existing. The existing awning, which has been in place for many years, is now dented and leaks down the front facade and collects mud and rain as it is not draining properly. The new awning would use the same attachments to the front of the building and will be the same size and shape.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, 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.

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
936-559-2935

ATTACHMENTS: 1. 106 S. Pecan Pictures
2. 106 S. Pecan Map





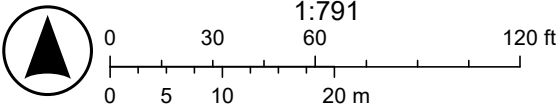


City of Nacogdoches GIS



10/28/2025, 10:53:12 AM

 Buildings
 City Limits



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



Historic Landmark Preservation Committee Meeting

Date: November 3, 2025

Agenda Item: 4.J.

ITEM/SUBJECT: Discuss and consider a Certificate of Appropriateness for the property located at 300 East Main Street. COA #2025-017

STAFF REPORT:

Case Number: COA #2025-017

Name of Applicant: Army Curtis (applicant) and Josh Thomas (owner representative)

Location: 300 East Main Street

Requested Action: Certificate of Appropriateness

300 East Main is listed as a 1965 contemporary 1-1/2 story and 2-story rectangular rock veneer commercial structure with flat roof, plate glass windows and doors. It is listed as non-contributing in the 1986 Historic Sites Survey as well as the Downtown National Register nomination which was completed in 2007.

The Historic Landmark Preservation Committee approved COA 2024-034 in September of 2024, which allowed for selective demolition in four places on the exterior of this building as a part of the discovery phase of building renovation. The Committee also approved the demolition of an accessory ATM structure and Teller Drive-Through structure in September of 2025.

PROPOSED WORK: The applicant is requesting to complete the following work as a part of the full building exterior and interior renovation:

- Third floor addition on the southeast corner of the building
- Removal of all rock veneer and replacement with two colors of brick veneer per submitted elevations
- Remove all exterior windows and doors and replace with windows and doors emulating the original materials from the four story, SW corner
- Roof and trim replacement

The renovation of the Elliott Electric building will include a new third floor addition on the southeast corner of the building which will have charcoal gray metal panels and a storefront glass system visible from the South elevation. This third floor addition will bring the south-east corner roofline flush with the center tower portion of the building. The addition will not span the full area of the building but will be located just on the Southeast corner of the building.

North Elevation - Removal of existing rock veneer and replacement with "Sunset Beige" brick veneer. New monument entrance of cultured rock or fine finish EIFS plaster. Brick veneer to match existing brick on the North East Corner along with three new windows above street level. *The third floor addition, while visible on the elevations, will likely not be visible from East Main or South Fredonia at street level.*

West Elevation - New curtainwall replacement with light blue tinted glass and 'Elliott Blue'

spandrel panel. Existing brick to remain and 'Sunset Beige' brick veneer to replace rock veneer.

South Elevation - Existing brick to remain and 'Sunset Beige' brick veneer to replace existing rock veneer. New third floor addition consisting of charcoal metal wall panels and a storefront glass system. This third floor addition will bring the south-east corner roofline flush with the center tower portion of the building.

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
936-559-2935

ATTACHMENTS:

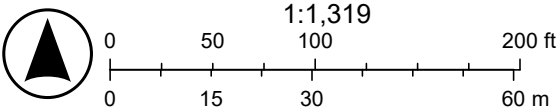
1. 300 East Main Map
2. Elliott Building Elevations
3. Elliott Existing Conditions
4. Elliot Elevations - sidebyside

City of Nacogdoches GIS



10/28/2025, 11:13:14 AM

 Buildings
 City Limits



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

Autodesk Docs//20241985 - Elliott Building/CARCH_202404_ Elliott_Building_EXT_2024_acurtis@curtisarchitecture.net.rvt
10/9/2025 9:18:50 AM

G

F

E

D

C

B

A

New Third Floor Addition
Beyond,
Charcoal Gray Metal Panels



'Sunset Beige'
Brick Veneer

Brick Veneer to match existing
brick as closely as possible.

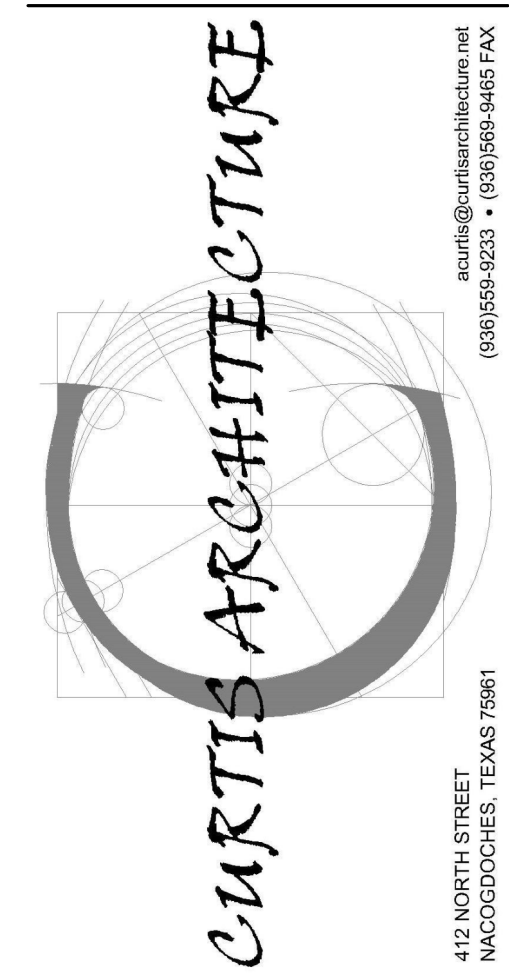
New Monument Entrance,
Cultured Rock or
Fine Finish EIFS Plaster

① 01 NORTH ELEVATION - Presentation
1/8" = 1'-0"



② 3D Main St Elev. 1
12" = 1'-0"

1 2 3 4 5 6 7 8



24004
ELLIOTT
CORPORATE
BUILDING
RENOVATION
300 EAST
MAIN
NACOGDOCHES,
TX 75961
CLIENT
ELLIOTT
ELECTRIC
SUPPLY

#	DESCRIPTION	DATE
---	-------------	------

PRESENTATION

A900

SCALE	As indicated
-------	--------------

PHASE 1 DEMOLITION /
ELEVATOR RENOVATION
9

G

F

E

D

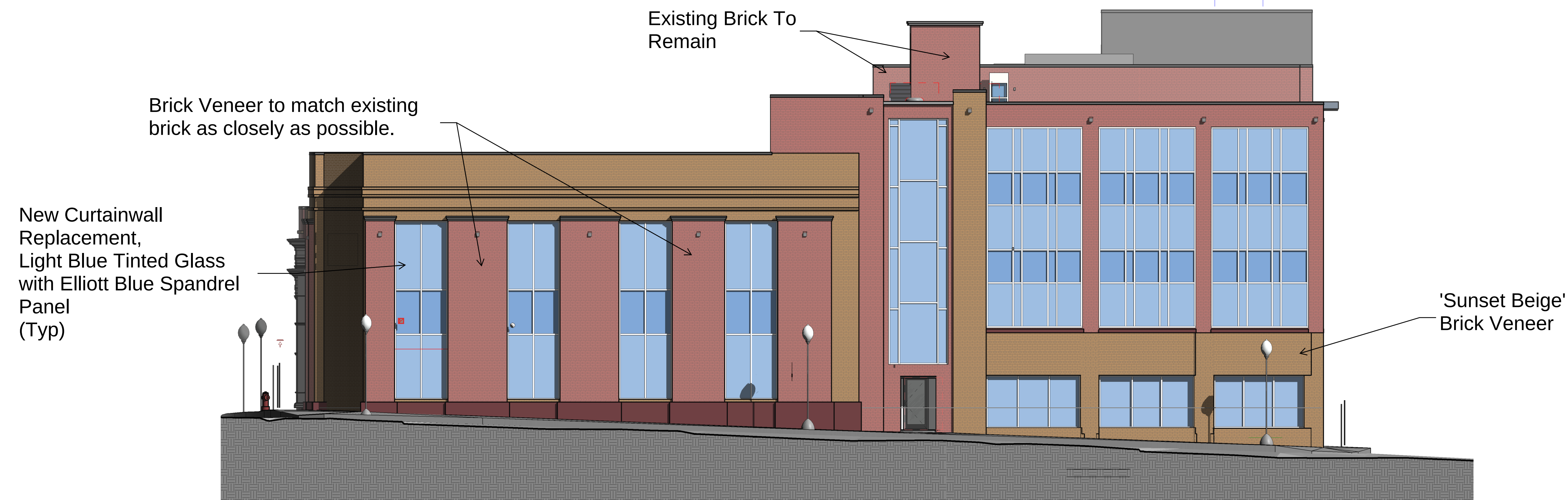
C

B

A

Autodesk Docs//20241985 - Elliott Building/CARCH_202404_Elliott_Building_EXT_2024_acurtis@curtisarchitecture.net.rvt

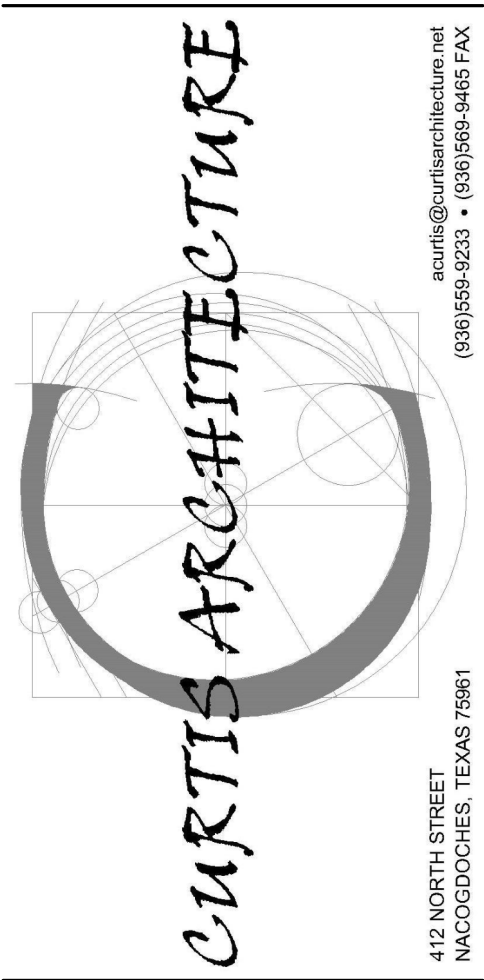
10/9/2025 9:19:21 AM



① 04 WEST ELEVATION - Presentation
1/8" = 1'-0"



② 3D NW Main St View_1
1/2" = 1'-0"



24004
ELLIOTT
CORPORATE
BUILDING
RENOVATION
300 EAST
MAIN
NACOGDOCHES,
TX 75961
CLIENT
ELLIOTT
ELECTRIC
SUPPLY

#	DESCRIPTION	DATE
---	-------------	------

PRESENTATION

A901

SCALE	As indicated
-------	--------------

PHASE 1 DEMOLITION /
ELEVATOR RENOVATION
9

Autodesk Docs//20241985 - Elliott Building/CARCH - Elliott Building_EXT_2024_acurtis@curtisarchitecture.net.rvt
10/9/2025 9:19:54 AM

G

F

E

D

C

B

A



① 03 SOUTH ELEVATION - Presentation
1/8" = 1'-0"

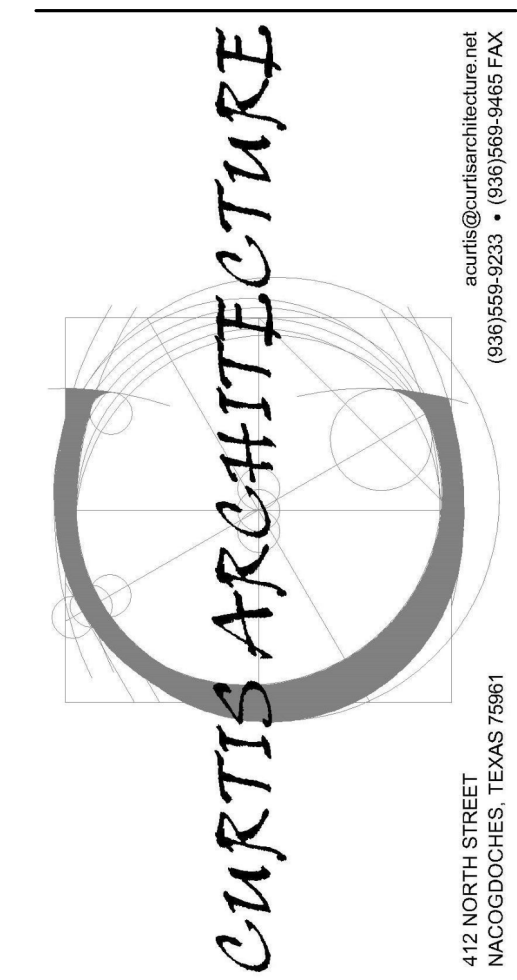


③ SW Corner (1)
1/2" = 1'-0"



② South View
1/2" = 1'-0"

PHASE 1 DEMOLITION /
ELEVATOR RENOVATION



24004
ELLIOTT
CORPORATE
BUILDING
RENOVATION
300 EAST
MAIN
NACOGDOCHES,
TX 75961
CLIENT
ELLIOTT
ELECTRIC
SUPPLY

#	DESCRIPTION	DATE
---	-------------	------

PRESENTATION

A902

SCALE As indicated

1

2

3

4

5

6

7

8

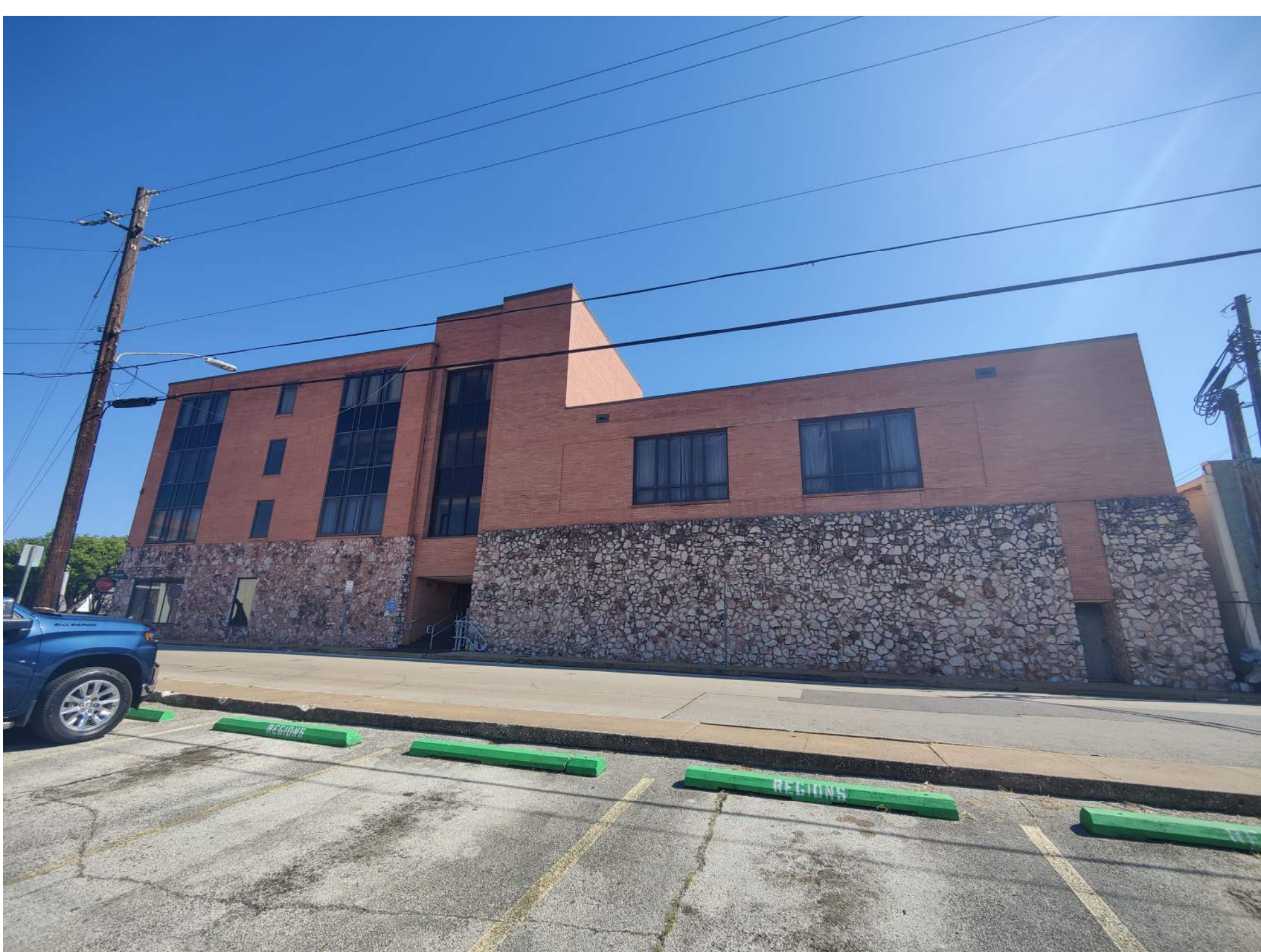
9



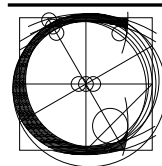
MAIN ST. ELEVATION



FREDONIA ST. ELEVATION



PILAR ST. ELEVATION



CURTIS ARCHITECTURE
acurtis@curtisarchitecture.net

412 North St.
Nacogdoches, TX 75961
936-559-9233
936-569-9465 F



West Elevation



North
Elevation





South Elevation