



Nacogdoches Historic Landmark Preservation Committee

Monday, January 5, 2026 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 November 3, 2025 HLPC Meeting.
3. Regular Agenda
 - A. Discuss and consider HRG reimbursement for the property located at 614 North Mound Street. HRG #2026-004
 - B. Discuss and consider Certificate of Appropriateness for property located at 421 North Lanana Street. COA #2025-027
 - C. Discuss and consider Certificate of Appropriateness for the property located at 200 North Lanana Street. COA #2025-029
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

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
November 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, Cari Mitchell, Mitzi Blackburn

Commissioners Absent: None

Others Present: Jessica Sowell (City Staff), Brynne Hardman (City Staff), Jackson Sowell, Bill Elliott, Army Curtis, Robert Flores

Call to Order: 4:00 pm

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

Mitzi Blackburn made a motion to approve the October 3rd minutes as written. Vickie Winthrop seconded the motion and it was approved unanimously.

3A. – 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 605 Price Street. COA #2025-026

Commissioner Weigle made a motion to approve the consent agenda as presented.
Commissioner Blackburn seconded the motion and it passed unanimously.

Agenda Item 4A - Discuss and consider Historic Restoration Grant reimbursement for property located at 701 West Cox Street. HRG #2025-001

Mrs. Sowell states that the applicant of 701 West Cox Street was approved to remove the composite shingle roof and replace it with a metal roof with 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. Staff recommends approval of the release of grant funds in the amount of \$3,938.34, which is 11% of the final project cost. No comments

or questions were presented.

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

Agenda Item 4B– Discuss and consider Historic Restoration Grant reimbursement for property located at 303 North Mound St. HRG #2025-002

Mrs. Sowell states that the applicant of 303 North Mound St. 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 project's final cost was \$1,550.00. Staff recommends approval of the release of grant funds in the amount of \$170.50. No comments or questions were presented.

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

Agenda Item 4C– Discuss and consider Historic Restoration Grant reimbursement for property located at 1801 North Street. HRG #2025-007

Mrs. Sowell states that the applicant of 1801 North Street 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 project's final cost was \$14,477.09. Staff recommends approval of the release of grant funds in the amount of \$1,592.48. No comments or questions were presented.

Commissioner LaBauve makes a motion to approve item 4C. Commissioner Blackburn seconds the motion and the motion passes unanimously.

Agenda Item 4D– Discuss and consider Historic Restoration Grant reimbursement for property located at 522 East Main Street. HRG #2025-008

Mrs. Sowell states that the applicants of 522 East Main Street 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 and they are currently getting bids from other contractors. If approved, the new project deadline would be August 3, 2026. No comments or questions were presented.

Commissioner Weigle makes a motion to approve item 4D. Commissioner Winthrop seconds the motion and the motion passes unanimously.

Agenda Item 4E - Discuss and consider Historic Restoration Grant reimbursement for property located at 711 North Mound Street. HRG #2025-009

Mrs. Sowell states that the applicant of 711 North Mound Street was awarded 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. The applicant 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, 2026. No comments or questions were presented.

Commissioner Sloane makes a motion to approve item 4E. Commissioner Weigle seconds the motion passes unanimously.

Agenda Item 4F - Discuss and consider Certificate of Appropriateness for property located at 418 East Main Street. COA #2025-021

Mrs. Sowell states that the applicant of 418 East Main Street is requesting to restore the building's front facade to match historic photos of the building. This work will include removal of 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 find that City Ordinance Criteria **B, C, D, E, F, G and K** relate to the proposed construction. No comments or questions were presented.

Commissioner Weigle makes a motion to approve item 4F. Commissioner Winthrop seconds the motion passes unanimously.

Agenda Item 4G - Discuss and consider Certificate of Appropriateness for property located at 629 Logansport St. COA #2025-025

Mrs. Sowell states that the applicant of 629 Logansport Street 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 18 ft per city ordinance. The closest portion of the driveway will be 30 feet from the home. Staff find that City Ordinance Criteria **B, D, J and K** relate to the proposed construction. No comments or questions were presented.

Mr. Cox mentioned something about connecting it to an existing driveway so that a fence could be added in the future.

Commissioner Blackburn makes a motion to approve item 4A. Commissioner Sloane seconds the

motion and it passes unanimously.

Agenda Item 4H - Consider budget for the 2026 Historic Restoration Grant Cycle

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. The proposed budget would grant 16% of the final project cost to each applicant. If the attached budget is approved, it will be taken to the Nacogdoches City Council for final approval. No comments or questions were presented.

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

Agenda Item 4I - Discuss and consider Certificate of Appropriateness for property located at 106 South Pecan St. COA #2025-018

Mrs. Sowell states that the applicant of 106 Pecan Street 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 find that City Ordinance Criteria B, G, J and K relate to the proposed construction.

Chris LaBauve asked if there was an alternative that would last longer than the metal. Staff stated that there might be alternate materials, but the metal is what the applicant has requested.

Commissioner Blackburn makes a motion to approve item 4I. Commissioner Winthrop seconds the motion passes unanimously.

Agenda Item 4J - Discuss and consider a Certificate of Appropriateness located at 300 East Main Street. COA #2025-017

Mrs. Sowell explains 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, trim, and replacement. Staff find that City Ordinance Criteria B,C,D,E,F,G,J and K relate to the proposed construction.

Army Curtis, the architect for the project spoke and gave an overview of the project. Curtis explained how he will be restoring the building while keeping the historical integrity. Curtis will be keeping parts of the building, while adding new ones. Curtis informed the board of a series of renovation items, including a third-floor addition on the building's southeast corner, the removal of all existing rock veneer and replacement with two colors of brick veneer as shown in the submitted elevations, and the replacement of all exterior windows and doors with new ones that emulate the original four-story

building's materials and appearance. The proposal also included roof, trim, and related exterior replacement work as part of the full interior and exterior renovation.

Commissioner Sloane questioned the color of the window dividers, saying that the blue windows looked modern and were not historically accurate.

Mr. Elliott, the property owner, spoke and thanked the committee for their time and allowing him to do this project.

Commissioner Abt makes a motion to approve item 4J as presented. Commissioner Sloane seconds the motion passes unanimously.

Adjourn @5:20 pm

Attest: Brynne Hardman
Community Services Coordinator

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: January 5, 2026

Agenda Item: 3.A.

ITEM/SUBJECT: Discuss and consider HRG reimbursement for the property located at 614 North Mound Street. HRG #2026-004

STAFF REPORT:

Case Number: HRG 2026-004

Name of Applicant: A.T. Mast III

Location: 614 North Mound Street

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved replace and repair rotten trim and paint all trim at an estimated cost of \$13,580.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$13,580. The project was funded at 16% of the final project cost, not to exceed \$2,172.80.

The projects final cost was \$13,580.00. Staff recommends approval of the release of grant funds in the amount of \$2,172.80

FINANCIAL:

If approved, a check in the amount of \$2,172.80 will be issued to the owner.

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

ATTACHMENTS: 1. Expense Worksheet - Mast

HRG 2026-004 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
11/4/2025	3046	James Wood Construction	Paint & wood replacement	\$13,580.00	1738
Total				\$ 13,580.00	

Awarded 16% of final project cost not to exceed \$2,172.80

11% of total = \$2,172.80

Total

Recommended = \$2,172.80



Historic Landmark Preservation Committee Meeting

Date: January 5, 2026

Agenda Item: 3.B.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 421 North Lanana Street. COA #2025-027

STAFF REPORT:

Case Number: COA 2025-027

Name of Applicant: Cindy & Reisor Pickett

Location: 421 North Lanana Street

Requested Action: Certificate of Appropriateness

421 North Lanana Street is currently a vacant lot located in the Zion Hill Historic District. In June of 2023 HLPC approved the demolition of a house on the lot under Criteria C: *Demolition is sought because the structure currently on the property poses an imminent threat to public health or safety* and the structure was demolished shortly after.

PROPOSED WORK:

The applicant is requesting to build three new structures on the vacant property at 421 North Lanana Street. The applicant is requesting to build a pier and beam house with a detached garage and a detached cottage to be located directly behind the main structure. The home would have a wood and brick exterior, metal roof and a neutral color palette. The garage will have a wood exterior and will be similar in design to the house. The guest house will have a concrete slab, wood exterior and a similar design to the house. The guest house will be located directly behind the main structure and will not be easily visible from the street. The applicant has provided detailed drawings of the exterior elevations.

STAFF COMMENTS

Staff find that City Ordinance Criteria **K** relates to the proposed construction.

K - Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Chapter 5: Guidelines for New Construction of the Nacogdoches Design Guidelines relates to this request.

1. Avoid designs that imitate historic styles.

- New designs that are compatible with their historic neighbors are encouraged.

2. Maintain the typical size and shape of historic facades.

- New buildings should have similar widths and heights to those found elsewhere on the street. In cases where a new building is wider than the typical historic building, consider breaking up the facade into smaller components that resemble the scale of typical buildings in the neighborhood.
3. Maintain the typical spacing pattern of street facades.
 - Historically, side yards established a pattern of building-space-building. Although this is not a rigid pattern of exactly repeating dimensions, it is still an important element in the visual character of most neighborhoods. Consider the relationship of the new building to those of existing buildings and its side yard setbacks to those of existing buildings.
 4. Use ratios of windows to walls that are similar to historic structures.
 - This proportion of solid to void is important and should be repeated as much as possible in new construction.
 5. Use roof shapes similar to those found historically in the neighborhood.
 6. Maintain the orientation and dimensions of porches.
 - Historically, the porch protected the entrance of the house. The main porch faced the street, and it ran across the entire front of the house, or a portion of it.
 7. Maintain the typical orientation of entrances toward the street.
 - Orient the main entrance of buildings toward the street. Avoid facing main entrances toward the side yards.
 8. Maintain the typical setback of front facades.
 - In new construction, set buildings back from the street in conformance with the typical alignment of facades in the block.
 9. Minimize the visual impact of on-site parking.
 - Consider providing a driveway along the side yard of the property. The side drive can then provide access to parking in the rear of the lot.
 - Consider using textured and porous paving materials other than smooth concrete for driveways in front yards.
 10. Use materials that are similar in finish, texture and scale to those used historically.
 - New buildings should continue to reinforce these patterns and textures. Wood and brick are recommended, but other building materials may be considered as long as the finish

and texture reinforce the existing characteristics.

FINANCIAL:

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

ATTACHMENTS:

1. Exterior Elevations
2. Site Photos- current
3. 421 N Lanana Map

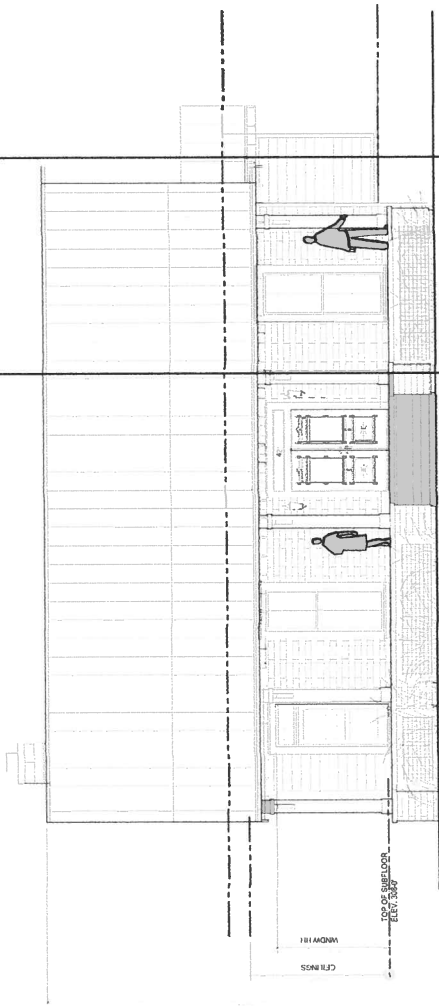
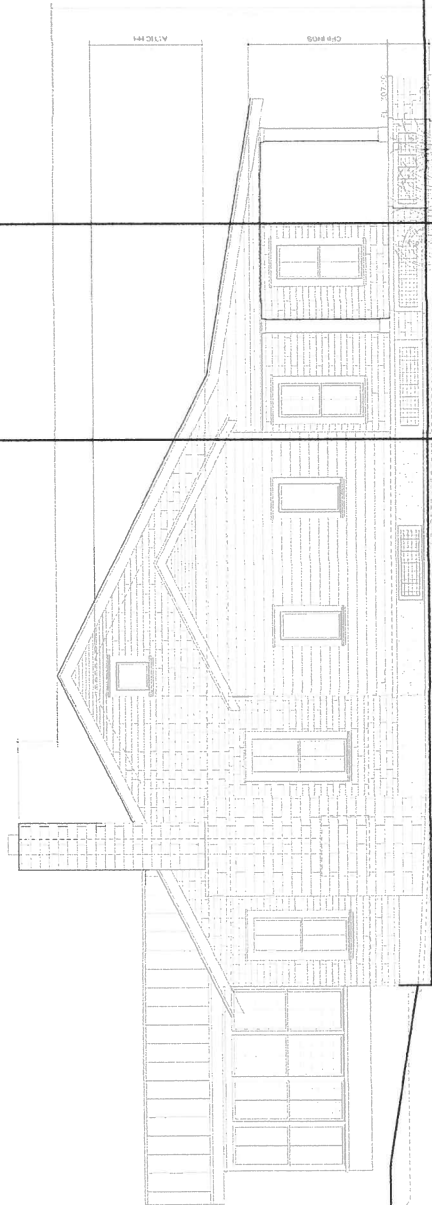
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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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PICKETT HOUSE
421 HOBBS LANE, WAXAHACH, TEXAS 75081
NFW HOME, GARAGE, GUEST HOUSE

db
studio llp.
www.dbstudio.com
TEL: 572-815-3155

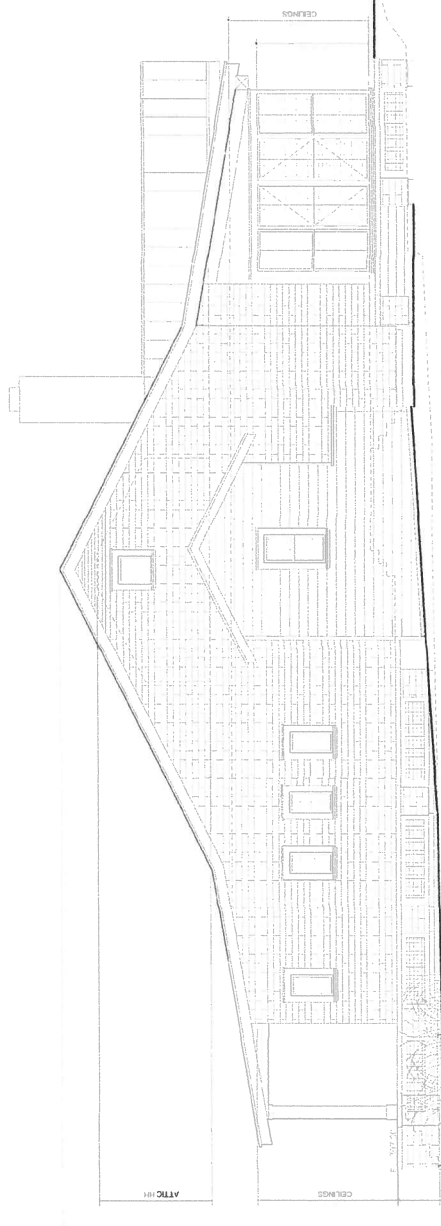


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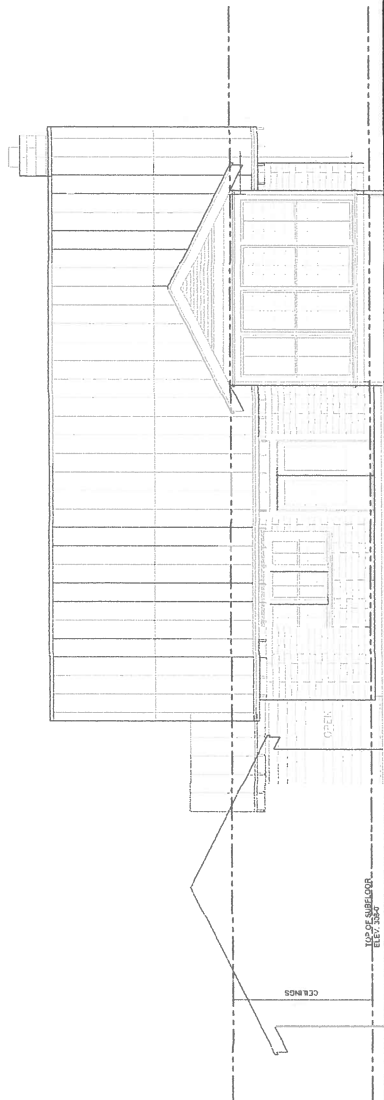


TOP OF BUILDING
FINISH

1 NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 BACK ELEVATION
SCALE: 1/4" = 1'-0"



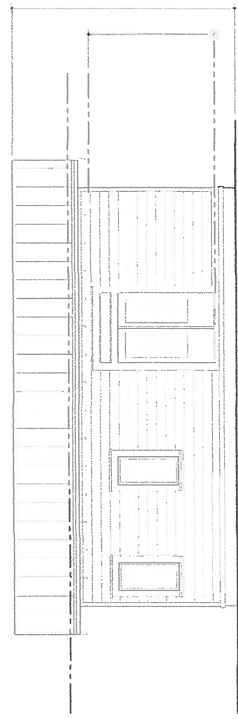
PICKETT HOUSE
421 NORTH LAKESIDE AVENUE
NEW YORK, NY 10021

db
studio llp.
WWW.DBSTUDIOOFFICE.COM
TEL: 212-619-3133

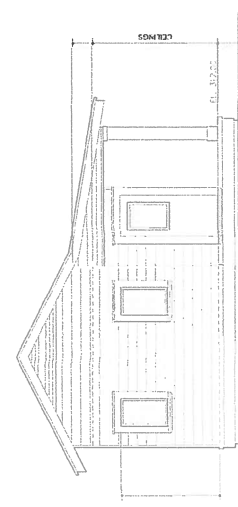
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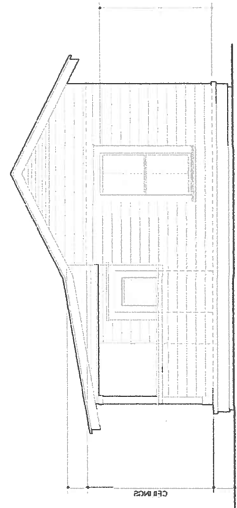
1 WEST ELEVATION
SCALE 1/4" = 1'-0"



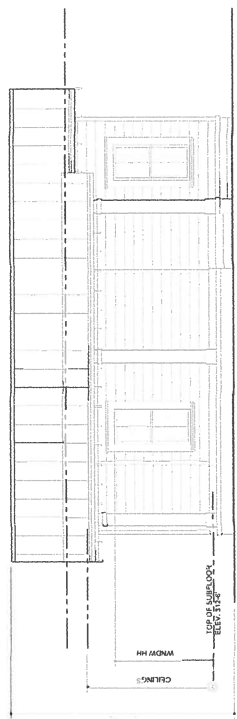
1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



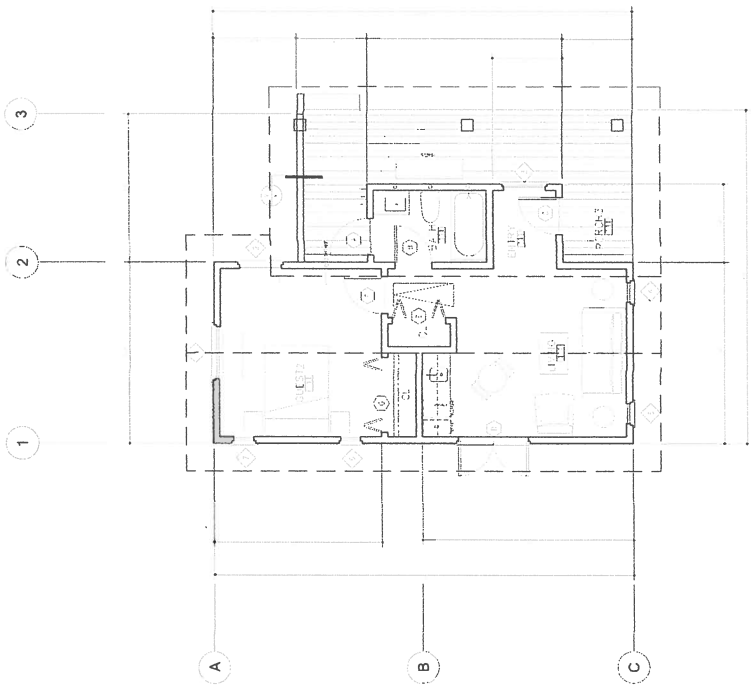
1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



1 EAST ELEVATION
SCALE 1/4" = 1'-0"



1 COTTAGE PLAN
SCALE 1/4" = 1'-0"



db studio llp.
www.davidstark.com
P: 512-819-2145

PICKETT HOUSE
421 NORTH LAMAR, CARAC, GUEST HOUSE
19-0901

PROJECT NAME	PICKETT HOUSE
ARCHITECT	db studio llp.
DATE	10/10/19
SCALE	1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	REVISION	10/10/19
2	REVISION	10/10/19
3	REVISION	10/10/19
4	REVISION	10/10/19
5	REVISION	10/10/19
6	REVISION	10/10/19
7	REVISION	10/10/19
8	REVISION	10/10/19
9	REVISION	10/10/19
10	REVISION	10/10/19

A0	COVER SHEET & GENERAL INFORMATION
A0.1	DESIGN CHANGE PLAN AND REPORT
A1	GENERAL HOUSE PLAN
A1.1	SITE & ROOF PLAN
A2.1	MAN HOUSE FLOOR PLAN
A2.2	ENLARGED KITCHEN & BATH 1 FLOOR PLAN/INTERIORS
A2.3	PROPOSED EXTERIOR ELEVATIONS
A2.4	PROPOSED INTERIOR ELEVATIONS
A2.5	INTERIOR ELEVATIONS
A2.6	SCHEMATIC & ENERGY COMPLIANCE
A5	
A6	ELECTRICAL & ENERGY COMPLIANCE
E1	STRUCTURAL NOTES
S0.0	STRUCTURAL PLAN
S1.0	FOUNDATION PLAN
S2.0	LATERAL BRACING PLAN
S2.1	SUBFLOOR AND DECK FRAMING
S2.2	ROOF FRAMING PLAN
S3.0	TYPICAL FOUNDATION DETAILS
S3.1	ROOF FRAMING DETAILS
S3.2	TYPICAL WOOD FRAMING DETAILS
S5.0	TYPICAL SHEAR WALL DETAILS
S5.1	
S5.2	

①

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, STATE OF TEXAS PLANNING REQUIREMENTS, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS, NATIONAL ELECTRICAL SAFETY CODE, NATIONAL PLUMBING CODES AND REGULATIONS, AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES. THE PHENOMENA OF THE ABOVE SHOWN SHALL GOVERN.
2. THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY INCONGRUENCY PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.
4. THE CONTRACTOR SHALL PROVIDE TENDING, BARBICANES, WARNING SIGNS/SIGNALS OR OTHER MEANS OF PROTECTION AS NEEDED TO PROTECT THE WORK FROM ANY INTERFERENCE AND TO PROTECT THE PUBLIC FROM ANY INTERFERENCE.
5. PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
6. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITHOUT DELAY.

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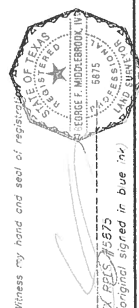
1. Surveyor did not abstract for easements or ownership.
2. Survey prepared without benefit of title commitment.
3. Bearings, distances and coordinates are based upon the Texas Coordinate System of 1983 (2011), Central Zone, Survey Feet, having a convergence angle of 2°53'40" and a combined scale factor of 0.99993708.
4. Elevations shown are based upon the North American Vertical Datum of 1988, as determined from ties to the Allterra VRS Network using Geoid18.

**TWO FIFTEEN
CONSULTING**
ENGINEERS + SURVEYORS

412 North St.
Macogoches, TX 75961
Type F-17461
TRPLS 10194339
or 936-569-0505

Surveyor Certification:

I, George F. Middlebrook, IV, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that this topographic map, surveyed for Cindy and Reisor Pickett, accurately depicts the results of a survey made on the ground, under my supervision, completed January 2, 2025.



Topographic Survey for:

CINDY & REISOR PICKETT

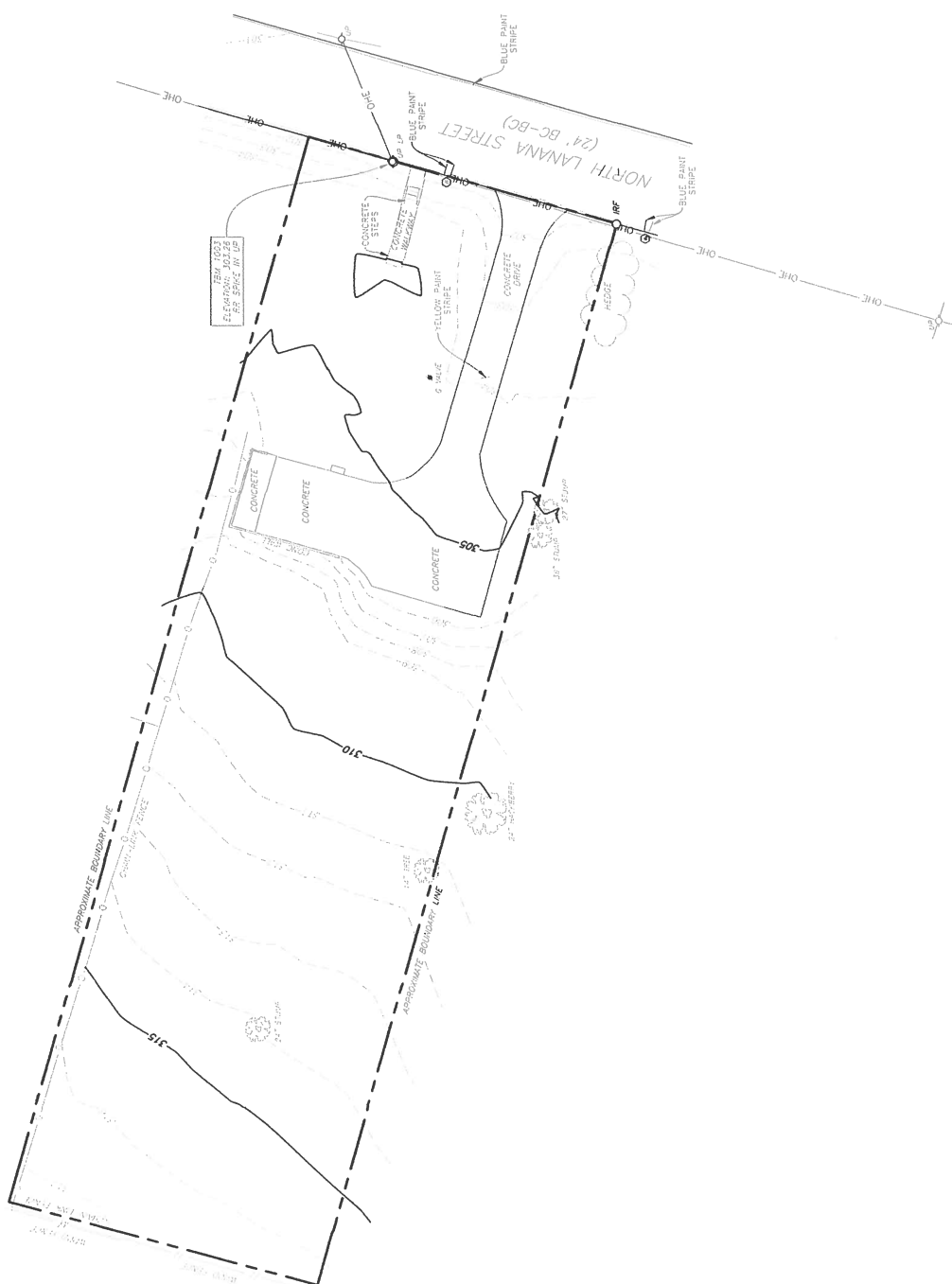
**LOTS 2-F NORTH & 2-J,
CITY BLOCK 4**

**CITY OF NACOGDOCHES
NACOGDOCHES COUNTY, TEXAS**

Scale: 1" = 20'	Issue Date: 1/2/2025
Drawn By: NMD	Checked By: GFM
File: 24081_010.dwg	Drawing No. V-010

LEGEND

- WATER METER
 SANITARY SEWER MANHOLE
 GAS VALVE
 UTILITY POLE
 WATER LINE
 GAS
 NATURAL GAS LINE
 ONE
 OVERHEAD ELECTRIC LINE
 WOOD FENCE
 CHAIN-LINK FENCE
 MAJOR CONTOUR LINE
 MINOR CONTOUR LINE







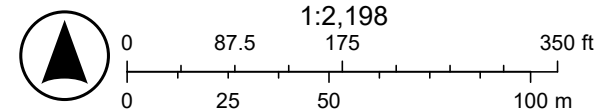


City of Nacogdoches GIS



12/16/2025, 10:43:59 AM

Buildings WASHINGTON City Limits
Historic Districts ZION HILL
OUTSIDE



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Historic Landmark Preservation Committee Meeting

Date: January 5, 2026

Agenda Item: 3.C.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for the property located at 200 North Lanana Street. COA #2025-029

STAFF REPORT:

Case Number: COA 2025-029

Name of Applicant: Trisha Perkins (DRT Representative)

Name of Owner: City of Nacogdoches - Oak Grove Cemetery

Location: 200 North Lanana Street

Requested Action: Placement of 5 DRT Markers within Oak Grove Cemetery

Oak Grove Cemetery, established ca. 1837, is an individually designated historic overlay property. The property is the site of over 3,500 burials including 4 signers of the Texas Declaration of Independence. In addition to headstones and monuments marking burials, there are multiple types of historic markers and signs throughout the cemetery. In the last several years, there has been a sign put up referring to the restoration of the wrought iron fence as well as multiple interpretive and directional signs throughout the cemetery.

PROPOSED WORK:

The applicant, the Stone Fort Chapter of the DRT, is requesting to place 5 signs throughout Oak Grove Cemetery marking the site as a Historic Site of the Republic of Texas. This designation is awarded by the Daughter of the Republic of Texas to sites that hold significance to the history of the Republic of Texas. One 11-inch marker will be placed on a pole near the entrance of Oak Grove Cemetery and 4 smaller 4-inch markers will be placed on posts, or utilizing existing poles) near the burial sites of the 4 signers of the Texas Declaration of Independence.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, 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.

J - Acceptability of contemporary designs for alterations. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood or environment.

K - Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Chapter 10: Signs of the Nacogdoches Design Guidelines relates to this request.

8. Locate pole-mounted signs in landscaped areas

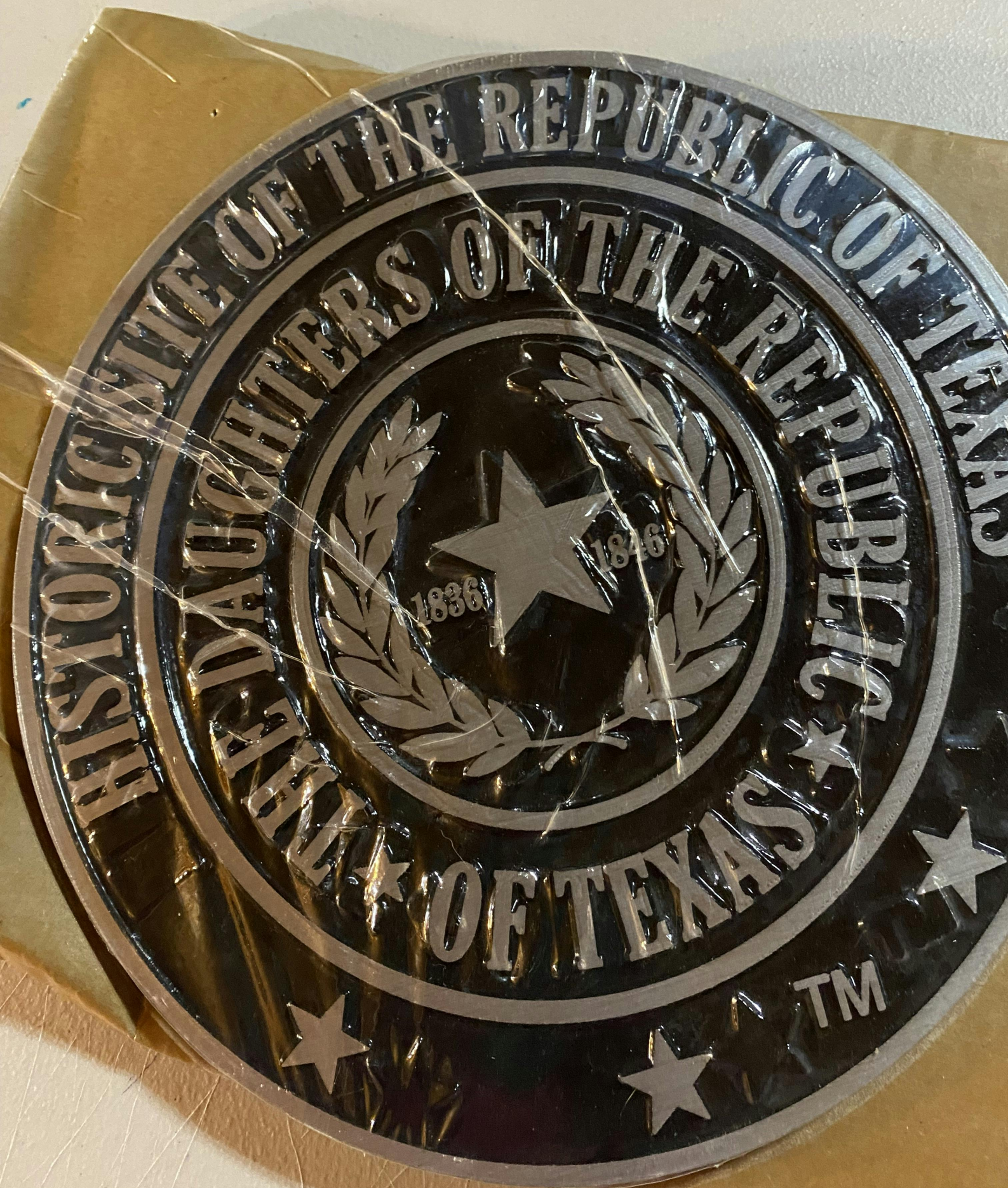
10. Invest in high quality sign materials

FINANCIAL:

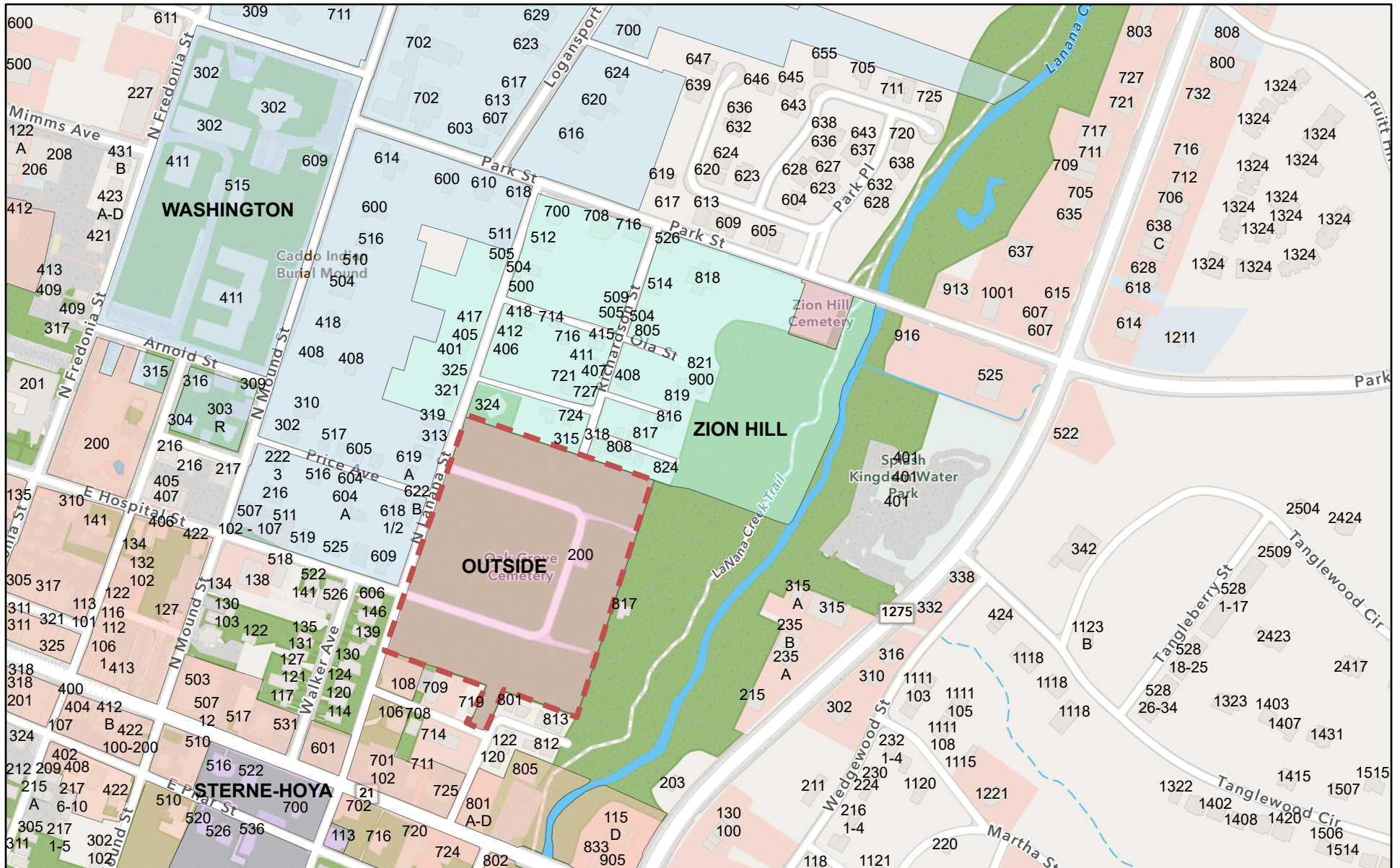
CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:

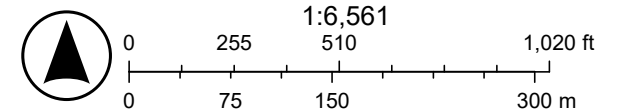
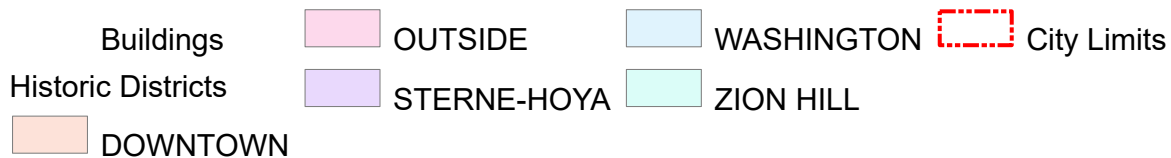
1. Large Marker image
2. Oak Grove Map
3. Signers Map



City of Nacogdoches GIS



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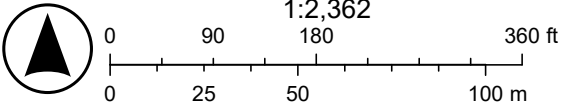
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City of Nacogdoches GIS



12/17/2025, 10:44:34 AM

 Buildings
 City Limits



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