



Nacogdoches Historic Landmark Preservation Committee

Monday, February 2, 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 January 5, 2026 HLPC Meeting.
3. Regular Agenda
 - A. **Public Hearing:** Discuss and consider Historic Overlay zoning application for the property located at 515 Bailey Avenue. HO #2025-002
 - B. Discuss and consider HRG reimbursement for the property located at 711 North Mound Street. HRG #2025-009
 - C. Discuss and consider Certificate of Appropriateness for property located at 601 East Main Street. COA #2026-001
 - D. Discuss and consider Certificate of Appropriateness for property located at 422 East Main Street. COA #2026-002
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
January 6, 2026 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Mitzi Blackburn

Others Present: Jessica Sowell (City Staff), Brynne Hardman (City Staff), Cindy Pickett, Trisha Perkins

Call to Order: 4:08pm

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

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

Agenda Item 3A - Discuss and consider HRG reimbursement for the property located at 614 North Mound Street. HRG #2026-004

Mrs. Sowell states that the applicant of 614 North Mound Street was approved to replace and repair rotten trim at an estimated cost of \$13,580. 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. Staff recommends approval of the release of grant funds in the amount of \$2,172.80. No comments or questions were presented.

Commissioner LaBauve makes a motion to approve item 3A. Commissioner Whitehead seconds the motion and it passes unanimously.

Agenda Item 3B– Discuss and consider Certificate of Appropriateness for property located at 421 North Lanana Street. COA #2025-027.

Mrs. Sowell states that the applicant of 421 North Lanana Street is requesting to build three new structures on the property which 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 on the property poses an imminent threat to public health or safety. 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. Sowell states that the design guidelines recommend maintaining the typical size and shape and design of structures in the district but doesn't create a false sense of history. Sowell states that we don't want to mimic history too closely, but we do want to keep the district cohesive.

Commissioner LaBauve asks where the detached will be located and Sowell states that the garage will be placed on the opposite side of the curvecut because the curvecut is not well done; the driveway is made of mixed materials.

The applicant, Mrs. Pickett comes forward to say that she and her husband have been waiting two years to do this and are very excited to be a part of downtown and to enhance the historical feel of the Zion Hill Historic District.

Commissioner Blackburn asks the applicant when they will be starting construction. The applicant states that they are hoping to start construction in March of 2026.

Commissioner Whitehead makes a motion to approve item 3B. Commissioner Sloane seconds the motion and the motion passes unanimously.

Agenda Item 3C– Discuss and consider Certificate of Appropriateness for the property located at 200 North Lanana Street. COA #2025-029

Mrs. Sowell states the applicant, the Stone Fort Chapter of the DRT, is requesting to place 5 plaques 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 new posts, or will utilize existing poles, when possible, near the burial sites of the 4 signers of the Texas Declaration of Independence.

Staff find that City Ordinance Criteria B, J, and K relate to the proposed construction.

The applicant says that there is a long list of places that have been ignored by the Daughter Republic of Texas here in Nacogdoches for a long time. They hope to keep adding additional plaques throughout Nacogdoches for the next couple of years.

Commissioner LaBuave asks about the signage and their interpretations.

The applicant states that the smaller signage would indicate a defender, citizen, or veteran and the bigger signage would indicate historic sites.

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

Adjourn @4:23pm

Attest: Brynne Hardman
Community Services Coordinator

Chairman Bradberry



Historic Landmark Preservation Committee Meeting

Date: February 2, 2026

Agenda Item: 3.A.

ITEM/SUBJECT: Public Hearing: Discuss and consider Historic Overlay zoning application for the property located at 515 Bailey Avenue. HO #2025-002

STAFF REPORT:

Case Number: HO 2025-002

Name of Applicant: Isabella Baker

Location: 515 Bailey Ave.

Requested Action: Historic Overlay Zoning designation

Sec 50-130. Criteria for designation.

- (1) Possesses significance in history, architecture, archaeology, or culture.
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) Is associated with the lives of persons significant in the city's past.
- (4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction.
- (5) Represents the work of a master designer, builder, or craftsman.
- (6) Represents an established and familiar visual feature of the city. (Ord. No. 1130, art. XI, § 6, 11-3-1998)

City Ordinance requires that at least one of the six criteria be met in order to achieve designation in a historic overlay district. In deciding this case, HLPC must consider if 515 Bailey Street meets any of the above-mentioned criteria for designation. If the property meets any one of the criteria, it qualifies for Historic Overlay zoning. If it meets none, it is ineligible.

Nacogdoches Historic Landmark Preservation Committee will make a recommendation to the Planning and Zoning Commission, which will meet on February 9, 2026. Both HLPC and Planning and Zoning will present their recommendations to City Council for final approval on February 17, 2026.

PROPOSED WORK:

The applicant is requesting Historic Overlay Zoning for the property at 515 Bailey Ave.

STAFF COMMENTS

The applicant Isabella Baker has requested the property at 515 Bailey Ave be included in the Historic Overlay Zoning. The owner has applied under Criteria 3 and 6.

515 Bailey Ave is located on Bailey Ave between North Mound and Raguet Street directly across the street from Blount Park. This property is next door to 1301 Raguet Street which was recently placed under Historic Overlay by HLPC.

The research provided by the applicant is included in the HLPC packet.

FINANCIAL:

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

ATTACHMENTS:

1. Photos
2. Narrative
3. Blueprints
4. 515 Bailey Ave Map



front of house



front porch



front of house



right side of house



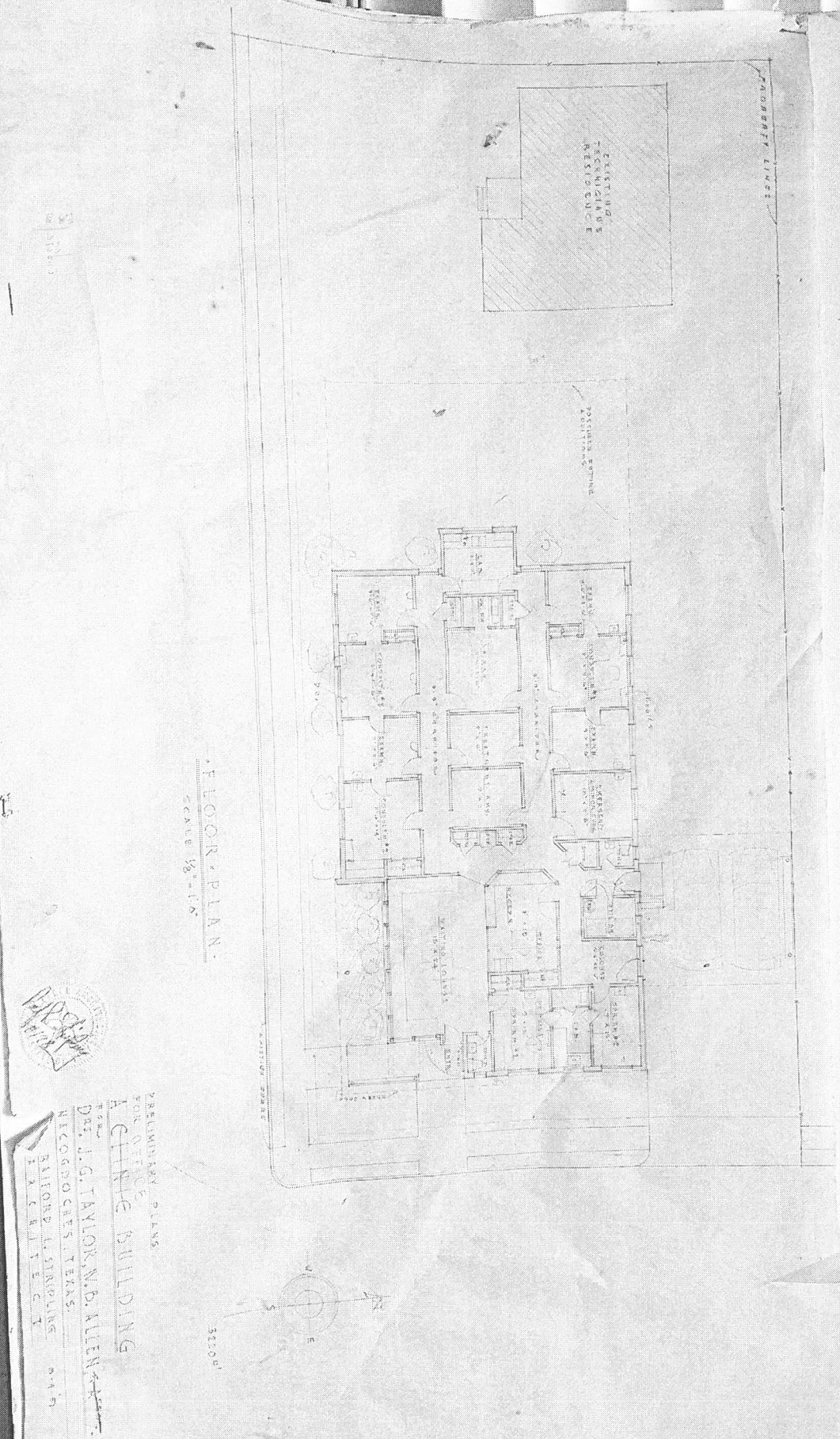
left side of house



back of house

The property on 515 Bailey Avenue has been around since before the Nacogdoches medical district was even created. The blue building was built around the early 1910s and stood when the plot for the Nacogdoches Memorial Hospital was still a body of water. When James G. Taylor had his medical office built around 1950, the building acted as lodgings for his medical staff. When Dr. Richard Baker bought the Taylor building, the property was tied along with it. It was then converted to a rental house. Dr Richard Baker's daughter Isabella also lived in this house and always appreciated the meaning and history of the property. Dr Baker has been a staple in the Nacogdoches Medical community for over 40 years and also served as the chief of staff at Nacogdoches Memorial Hospital. Over the years, this blue house has been home to countless different people. It was once even home to Charles Bright's sister and her husband once he came home from WWII. It also housed the Patton brothers who are related to Sarah Patton who's the owner of one of the most influential coffee shops in town, Java Jacks. There have been many who have been fortunate enough to call the beautiful historic house at 515 Bailey Avenue and who would love to have the home and its history preserved.

original blueprint



PRELIMINARY PLANS
FOR OFFICE
A. CLINE BUILDING
DR. J. G. TAYLOR, M.D. ALLEN
NICHOLSON, TEXAS
RAYMOND L. STIMPING
ARCHITECT

PROPERTY LINES

EXISTING
TECHNICIANS
RESIDENCE

POSSIBLE FUTURE
ADDITIONS

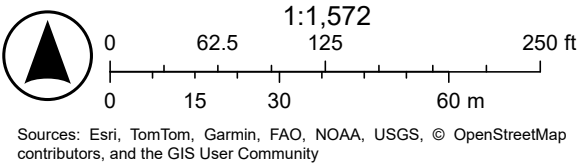
21-8

City of Nacogdoches GIS



1/28/2026, 2:08:00 PM

Buildings
 **City Limits**





Historic Landmark Preservation Committee Meeting

Date: February 2, 2026

Agenda Item: 3.B.

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

STAFF REPORT:

Case Number: HRG 2025-009

Name of Applicant: Ross Butterfield - Sigma Tau Gamma

Location: 711 North Mound Street

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to repair and replace exterior windows at an estimated cost of \$12,900.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$23,177.29. The project was funded at 11% of the final project cost not to exceed \$1,426.70.

The project's final cost was \$23,177.29. Staff recommends approval of the release of grant funds in the amount of \$1,426.70.

FINANCIAL:

If approved, a check in the amount of \$1,426.70 will be issued to the owner.

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

ATTACHMENTS: 1. Expense Worksheet - Butterfield

HRG 2025-009 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
11/6/2025	1870	Crisp Construction	window replacement	\$23,177.29	1047
Total				\$ 23,177.29	

Awarded 11% of final project cost not to exceed \$1,426.70

11% of total = \$2,549.50

Total

Recommended = \$1,426.70



Historic Landmark Preservation Committee Meeting

Date: February 2, 2026

Agenda Item: 3.C.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 601 East Main Street. COA #2026-001

STAFF REPORT:

Case Number: 2026-001

Name of Applicant: Brendyn Todd

Location: 601 East Main Street

Requested Action: Extension of existing wall and roof line at the rear of building

601 East Main Street is a part of the Downtown National Register District. The 1986 Historic Sites Survey lists it as a 1-story rectangular masonry structure with a flat roof. The property has been repainted and remodeled since that time including the addition of a porch structure on the east side of the building and a storage building at the rear of the property.

PROPOSED WORK:

The applicant is requesting to extend the back metal and metal mesh wall on the rear of the building to enclose an additional bbq pit. The existing wall is metal on the bottom with metal mesh on the top and connects to a metal roof. The roof will be extended 8 to 10 feet and the wall will be moved to enclose the additional bbq pit.

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:

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

ATTACHMENTS: 1. Existing Wall
2. 601 East Main Map



Brendyn's BBQ

Meats

BRISKET
PORK
RIBS
SAUSAGE
CHICKEN

Sides

JALAPEÑO CREAM CORN 3rd
POTATO SALAD 3rd BEANS 3rd
MAC-N-CHEESE 3rd SLAW 3

Specials

GAREBEAR
BUN, BRISKET, PORK, SAUSAGE w/ BBQ Sauces

RAMSEY
BUN, BRISKET & SAUSAGE w/ SLAW & Sweet Sauce

PIG APPLE
BUN, PORK w/ SLAW & CAROLINA Sauce

MCCOY
BUN, CHOICE OF MEAT & Sauce

O MARVELOUS TACO
BRISKET w/ CREAM CORN & Sauce 2nd

PORK w/ SLAW & Sauce

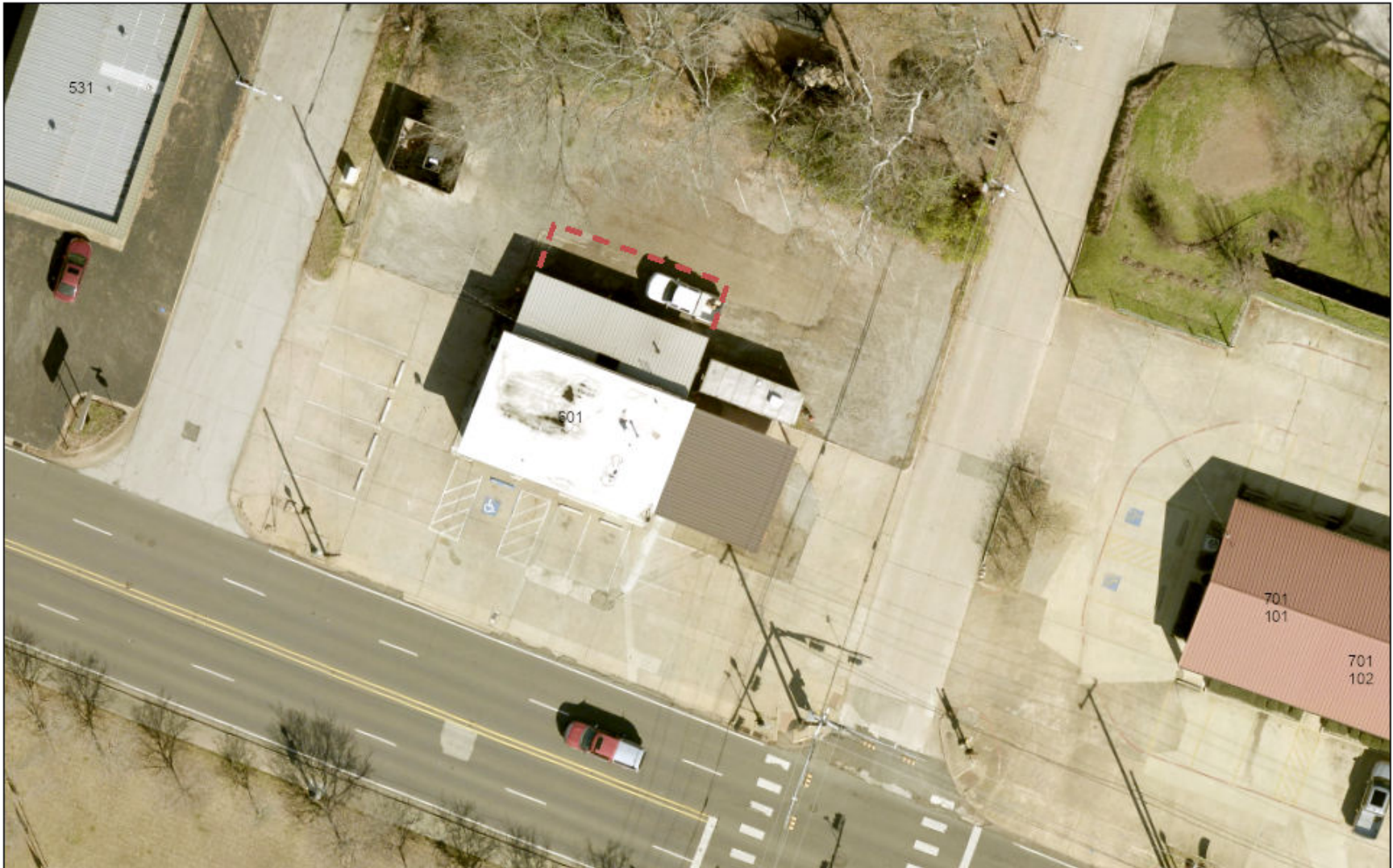
Today's Special

Loaded Spud Banana Puddin' 4

Loaded Mac Poppers 2nd each

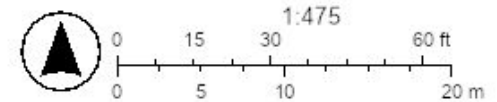


City of Nacogdoches GIS



1/28/2026, 12:34:50 PM

Buildings Image
City Limits Red: Red Blue: Blue



City of Nacogdoches
City of Nacogdoches



Historic Landmark Preservation Committee Meeting

Date: February 2, 2026

Agenda Item: 3.D.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 422 East Main Street. COA #2026-002

STAFF REPORT:

Case Number: COA 2026-002

Name of Applicant: Danielle LaBauve - Brushing Up Nac

Name of Owner: John Sloane

Location: 422 East Main Street

Requested Action: Paint a mural on the East wall of the building

In March 2024, HLPC approved a mural for this property on this wall. At the time, the applicant and owner were planning on painting a depiction of Domingo Ramon. The proposal now is for a mural of similar size, but the mural proposed now will depict Domingo Ramon's caravan entering Nacogdoches via El Camino Real. The applicant has provided a sketch of the mural.

Since the time of the original murals' approval, the Historic Landmark Preservation Committee has adopted additional guidelines for murals which are included as Chapter 11 of the Nacogdoches Design Guidelines.

PROPOSED WORK:

The applicant is requesting to paint a mural on the East facade of the building located at 422 East Main Street. The east brick facade is currently painted with the exception of brick borders around the windows. The proposed mural would depict Domingo Ramon's caravan entering Nacogdoches via El Camino Real.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D, H, 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.

H - Cleaning of structures. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic

building materials shall not be undertaken.

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 11 of the Nacogdoches Design Guidelines also applies to this project:

1. Consideration should be made for how the mural will conform to the overall historic overlay district.

2. Murals of an historic nature should strive to be historically accurate.

3. Murals shall be kept in good condition for the life of the mural.

4. The following are inappropriate in historic districts:

- Murals which imitate or appear to imitate an official traffic sign or device.
- Murals containing sexually explicit images.
- Murals containing gang affiliation symbols.
- Murals containing a political message should be avoided. Any such murals will be treated as political signs, and must comply with Sec. 78-96(4) of the Code of Ordinances and other provisions of the Sign Ordinance.

FINANCIAL:

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

ATTACHMENTS: 1. Mural sketch
2. 422 E Main Photo

1716 Ramon entrada en Tejas

The image is a historical map of Texas, featuring a colorful illustration of a 1716 expedition. The map shows the Rio Grande, Nacogdoches, and Bexar. The illustration depicts a group of men on horseback and on foot, accompanied by a dog, in a wooded area. A large black star marks Nacogdoches, and a black dot marks Bexar.



© 2023 Google

© 2023 Google

Google