



Nacogdoches Historic Landmark Preservation Committee

Monday, April 6, 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. Discuss and consider Certificate of Appropriateness for property located at 200 North Lanana Street. COA 2026-005
4. ADJOURN.

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact 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
February 2, 2026 - 4:00 p.m.
City Council Chambers

Commissioners Present: Charles Bradberry, Chris LaBauve, Jeff Abt, John Sloane, Vickie Winthrop, Mitzi Blackburn,

Commissioners Absent: Cari Mitchell, Josh Weigel

Others Present: Jessica Sowell (City Staff), Brynne Hardman (City Staff), Tori Huddleston (City Staff), Jennifer Adams, Austin Bleier, Olivia Stonge, Perky Beisel, Jeff Rowell, John Zdoya, Danielle LaBauve, Noah

Call to Order: 4:00pm

Consider approval of minutes from the January 6, 2026 HLPC Meeting.

Commissioner Blackburn made a motion to approve the January 6th minutes as written. Commissioner Winthrop seconded the motion and it was approved unanimously.

Agenda Item 3A - Public Hearing: Discuss and consider Historic Overlay zoning application for the property located at 515 Bailey Avenue. HO #2025-002

Sowell states that the applicant is requesting to be included in Historic Overlay Zoning for the property at 515 Bailey Avenue. The property 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. Sowell stated that there are Historic Overlay Zoning designations that have a different procedure than a COA and reviews the criteria for designation with the committee. The applicant selected criteria 2 and 6. Criteria 2 states that the property is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history. Criteria 6 states that the property represents an established and familiar visual feature of the city. Sowell explains that the property was built in the 1910's and the house was frequently used as lodgings for the physicians working in the area as well as other well known citizens.

Commissioner Abt asks about what criteria the Planning and Zoning Board will consider when determining whether or not the property will be placed under the overlay. Sowell states that they consider the same criteria as HLPC and then both recommendations are taken to the City Council for final approval.

Commissioner Abt asks what would happen if Planning and Zoning rejected HLPC's request. Sowell States that the applicant could reapply with additional information or they could appeal to the City Council.

Commissioner Sloane asks if the applicant will be selling the property or maintaining it. Sowell states that she does not know the owners intention with the property. If the overlay request is approved the property will continue to be a part of Historic Overlay Zoning even if the property ownership changes hands since the designation follows the property not the owner. If approved the owner will have to adhere to the same Chapter 50 Historic Preservation ordinance that all other overlay properties are subject to - including receiving approval for exterior work and keeping the property in good condition.

Commissioner Abt makes a motion to approve item 3A as stated. Commissioner Sloane seconds the motion and it passes unanimously.

Agenda Item 3B– Discuss and consider Historic Restoration Grant reimbursement for the property located at 711 North Mound Street. HRG #2025-009

Mrs. Sowell states that 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.

Commissioner LaBauve makes a motion to approve item 3B. Commissioner Winthrop seconds the motion and the motion passes unanimously.

Agenda Item 3C– Discuss and consider Certificate of Appropriateness for the property located at 601 East Main Street. COA #2026-001

Mrs. Sowell states that the property is Brendyn Todd of Brendyn’s BBQ. Todd 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 find that City Ordinances Criteria B,D,J, and K relate to the proposed construction.

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

Agenda Item 3D– Discuss and consider Certificate of Appropriateness for the property located at 422 East Main Street. COA #2026-002

Mrs. Sowell states that Sloane will be recusing himself from this COA as he is the owner of the property. In March 2024, HLPC approved a mural on the East wall of 422 East Main Street. 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. 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 on the Nacogdoches Design Guidelines. Staff find that City Ordinance Criteria B, C, D, H, J, and K relate to the proposed construction. Sowell explains the differences between the original sketch of the mural and the current one.

Commissioner Bradberry asks if the sign in the sketch will be removed and the applicant explains that the sign will be moved and possibly relocated. Commissioner Bradberry asks how many windows will be covered by the mural.

The artist JD Cole explains the history of the mural, its details, and gives an overview of the size of the mural in relation to the building it would be placed on.

Commissioner Winthrop states that the mural seems to be larger than the original proposal.

The applicant, Brandon Rowell, explains the original mural was going to also be a single individual and as far as square footage is concerned, it is not much larger.

The committee asked Cole about the historical accuracy of the mural.

Commissioner Abt makes a motion to approve item 3D. Commissioner Blackburn seconds the motion and the motion passes unanimously.

Adjourn @4:26pm

Attest: Brynne Hardman
Community Services Coordinator

Chairman Charles Bradberry



Historic Landmark Preservation Committee Meeting

Date: April 6, 2026

Agenda Item: 3.A.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 200 North Lanana Street. COA 2026-005

STAFF REPORT:

Case Number: COA 2026-005

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 4 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 4 signs throughout Oak Grove Cemetery marking four individual burials with the DRT Defender Medallion. 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. Four, 4-inch markers will be placed on posts, or utilizing existing poles, near the burial sites of Adolphus Sterne, Dr. Robert Irion, Haden Edwards and Captian Hayden Arnold.

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

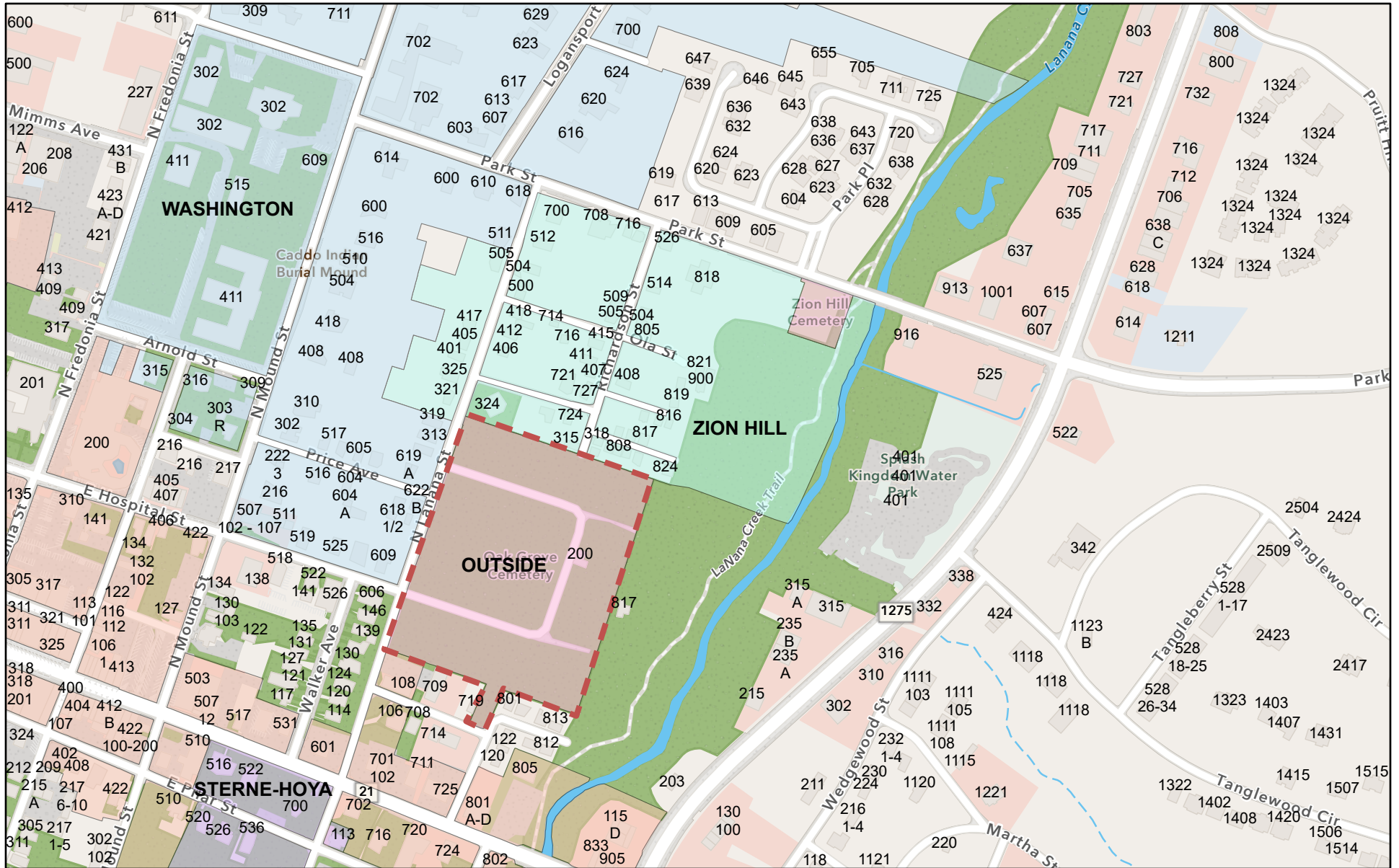
10. Invest in high quality sign materials

FINANCIAL:

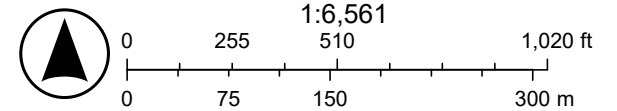
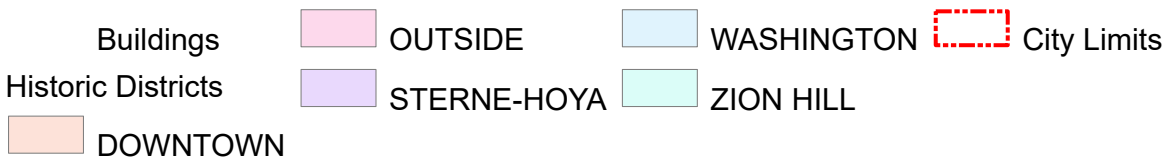
CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS: 1. Oak Grove Map
2. Defender Medallion - image

City of Nacogdoches GIS



12/17/2025, 10:29:34 AM



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

