



Nacogdoches Historic Landmark Preservation Committee

Monday, May 4, 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 February 2, 2026 HLPC Meeting
 - B. Consider approval of minutes from the April 6, 2026 HLPC Meeting.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness for property located at 322 East Main Street. COA #2026-007
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, P. Beesel, Jeff Rowell, John Zdoya, Danielle LaBauve, Noah

Call to Order: 4:00pm

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

Blackburn made a motion to approve the January 6th minutes as written. 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 proceeded to go into detail about the criteria. The applicant selected criteria 2 and 6. Selection 2 states that the property is associated with events that have made a significant contribution to the board patterns of local, regional, state, or national history. Selection 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 is affiliated with Charles Bright.

Abt asks about what criteria the Planning and Zoning Board will consider when determining whether or not the property will be accepted. Sowell states that they consider the same criteria as HLPC and Sowell has not seen Planning and Zoning go against HLPC's recommendation.

Abt asks what would happen if Planning and Zoning rejected HLPC's request. Sowell States that the applicant could reapply and appeal to the city council.

Sloane asks if the applicant will be selling the property or maintaining it. Sowell states that the property will continue to be a part of Historic Overlay Zoning if there is a different owner and the owner could let the property fall into demolition if approved.

Commissioner Abt makes a motion to approve item 3A. 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

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

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

Sowell states that Sloane will be excusing himself from this COA because he does own the property and he is not the applicant. 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 Domingto 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.

Bradberry asks if the sign in the sketch will be removed and Rowell explains that the sign will be

moved and possibly relocated. Bradberry asks how many windows will be covered by the mural. Rowell asks the artist, JD Cole, to come up and answer any questions about the design.

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.

Winthrop states that the mural is larger than the original proposal.

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 Bradberry

MINUTES
Nacogdoches Historic Landmark Preservation Committee
April 6, 2026 - 4:00 p.m.
City Council Chambers

Commissioners Present: Charles Bradberry, Jeff Abt, John Sloane, Cari Mitchell, Josh Weigel

Commissioners Absent: Mitzi Blackburn, Chris LaBauve, Vickie Winthrop, Zee Whitehead

Others Present: Jessica Sowell

Call to Order: 4:00pm

Consider approval of minutes from the February 2, 2026 HLPC Meeting.

Commissioner Abt made a motion to deny the February 2nd Minutes, as the meeting date on the agenda was incorrect. Commissioner Mitchell seconded the motion and it was denied unanimously.

Agenda Item 3A - Discuss and consider Certificate of Appropriateness for property located at 200 North Lanana Street. COA 2026-005

Sowell explains that the applicant would like to place 4 Daughters of the Republic of Texas Markers within Oak Grove Cemetery. This request is similar to the request brought by this same group a few months ago. The markers will be 4” and will be placed on their own posts or on existing posts near four headstones with placement being agreed upon by the Cemetery Department.

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

Adjourn @4:09pm

Attest: Jessica Sowell
Director of Community Services

Chairman Charles Bradberry

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 322 East Main Street. COA #2026-007

STAFF REPORT:

Case Number: COA 2026-007

Name of Applicant: Randy Johnson

Location: 322 East Main Street

Requested Action: Installation of lights, multiple signs and a railing slipcover on the front facade of the building.

322 East Main is listed as a 1906-1910 2-story rectangular masonry structure with a flat roof. The 1986 Historic Sites Survey lists plate glass windows, a metal awning and a stuccoed second level. The 1986 survey also lists the building as substantially altered from its original construction. The 1986 Survey lists the building as contributing to the Downtown District, but the 2007 National Register Nomination lists the building as non-contributing.

PROPOSED WORK: The applicant is requesting to make several changes to the front facade of the building which faces East Main Street. They are requesting to install:

- 6 exterior lights
- Approximately 6 new sections of letters on the existing facade
- One 7ft x 18ft sign
- A 4ft slip cover covered with EIFS (Exterior Insulation and Finish Systems) known as "synthetic stucco" to cover existing railing
- Repaint exterior with a dark gray and white color scheme to match photo.

The second floor metal railing has been in place since approximately the mid to late 1980s but is not original to the building. The railing has now become unstable. The slip cover will be covered with EIFS to give it a similar texture to the 2nd floor stucco and will be removable.

STAFF COMMENTS

Staff find that City Ordinance Criteria B, 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.

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. 322 E Main Design
 - 2. 322 E Main - Existing
 - 3. 322 E Main Map



Sign
7 ft height x 18 ft wide

Existing railings remain
but covered

haus
by JOHNSON FURNITURE

INTERIOR DESIGN SERVICES

Letters attached here
to existing facade

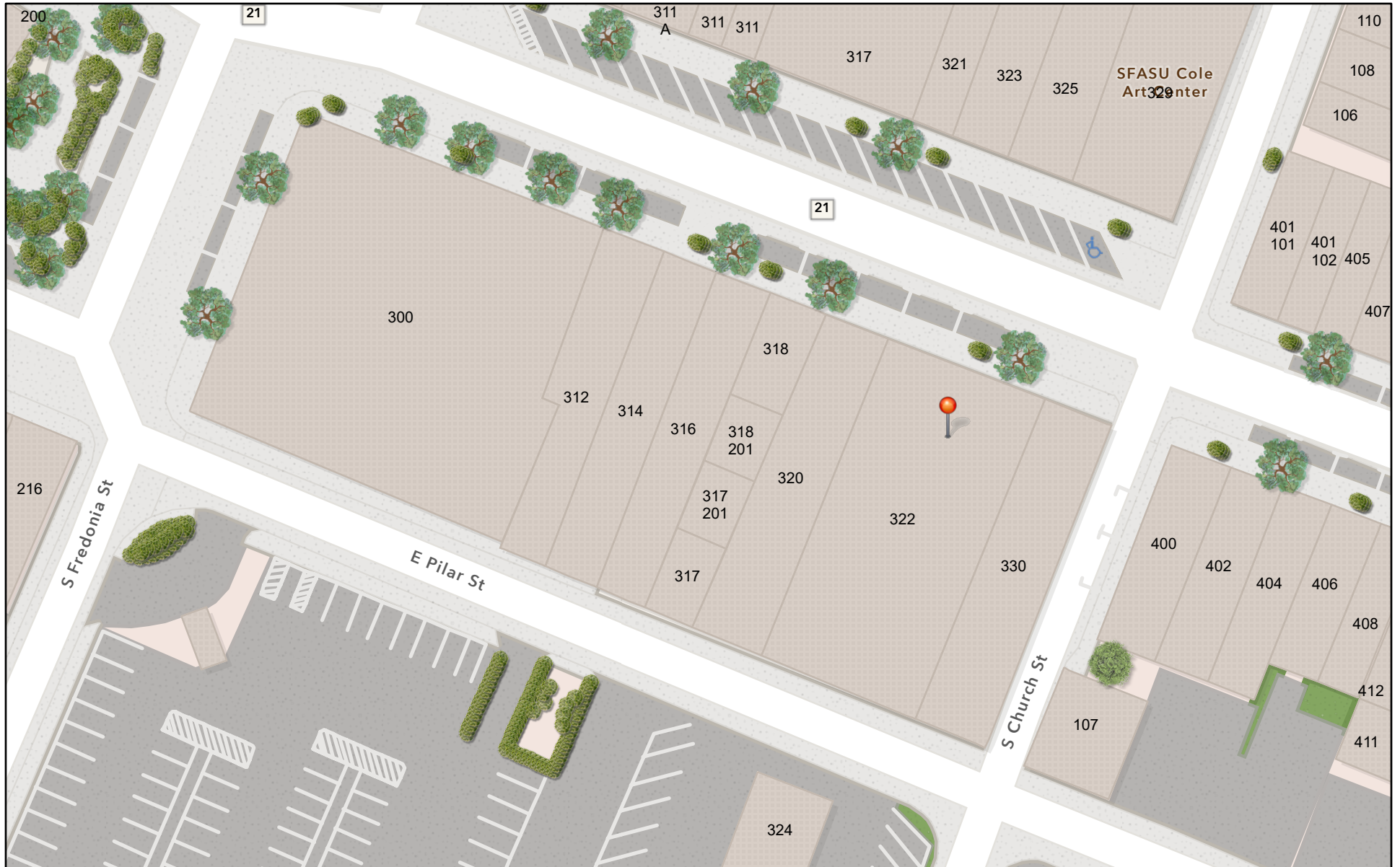
upholstery furniture decor

wallpaper bedding floors



GREER'S

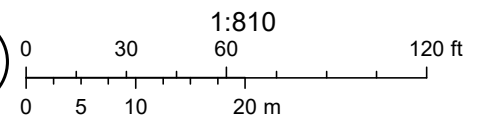
City of Nacogdoches GIS



4/27/2026, 4:11:45 PM

Buildings

 City Limits



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