



Nacogdoches Historic Landmark Preservation Committee

Wednesday, June 3, 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 May 4, 2026 HLPC Meeting.
 - B. Consider approval of minutes from the May 14, 2026 HLPC Meeting.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness for the property located at 110 N. Church Street. COA #2026-010
 - B. Discuss and consider Certificate of Appropriateness for 200 East Main Street. COA #2026-006
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
May 4, 2026 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Zee Whitehead, Joshua Weigle & Mitzi Blackburn

Others Present: Jessica Sowell (City Staff), Brynne Hardman (City Staff), Tori Proctor (City Staff), Randy Johnson, George Hooker

Call to order: 4:00pm

Agenda Item 2A- Consider approval of minutes from the February 2, 2026 HLPC Meeting.

Commissioner Abt makes a motion to approve the February 2nd minutes as written. Commissioner Sloane seconded the motion.

Commissioner LaBauve asked for clarification on why these minutes were on this agenda for approval and not last month's agenda. Mrs. Sowell clarified that she made a mistake on last month's agenda and listed the wrong month in the agenda caption, so the minutes could not be approved as presented.

The motion was called to a vote and it was approved unanimously.

Agenda Item 2B- Consider approval of minutes from the April 6, 2026 HLPC Meeting.

Commissioner Sloane makes a motion to approve the April 6th minutes as written. Commissioner Abt seconded the motion and it was approved unanimously.

Agenda Item #3A– Discuss and consider the Certificate of Appropriateness for property located at 322 East Main Street COA #2026-007

Mrs. Sowell states that the applicant of 322 East Main Street is requesting to install 6 exterior lights, approximately 6 new sections of letters on the existing facade, one 7ft x 18ft sign, and a 4 ft slip cover covered with EIFS (Exterior Insulation and Finish Systems) known as “synthetic stucco” to cover existing railing. The applicant is also looking to repaint the exterior with a dark gray and white color scheme. The slip cover would cover the existing metal railing that has been in place since the mid to late 1980s.

Randy Johnson, the property owner and applicant introduced his contractor and business manager for this project.

Arnold Tucker, project contractor, explained that they plan to install a 2' x 6' pony wall with shoring on the back side of the wall.

George Hooker explained the pony wall system and the desire for creating the new facade design while maintaining the historic feel of the building.

Commissioner LaBauve asked about Mrs. Sowell's comments about railing stability.

Mrs. Sowell stated that she didn't know if the current railing is up to code but that HLPC could and does review the designs and historic look and feel, but that building codes and standards take precedence and if the railing had to stay, it would likely have to be substantially altered to meet building codes.

The committee commented on the proposed color and light fixtures. Mrs. Sowell stated that HLPC could approve lighting as a concept and then the final light fixture would be brought back to HLPC.

Mr. Hooker said they were willing to bring back the light fixture for approval.

Commissioner Sloane makes a motion to approve the application with the caveat that the final light fixture be brought back to HLPC for approval. Commissioner Abt seconded the motion and it passed unanimously.

Adjourn - 4:26pm

MINUTES
Nacogdoches Historic Landmark Preservation Committee
May 14, 2026 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Zee Whitehead and Joshua Weigle

Others Present: Jessica Sowell (City Staff), Tori Proctor (City Staff), Scott Henderson

Call to order: 4:00pm

Agenda Item 2A- Discuss and Consider Certificate of Appropriateness for the property located at 110 North Church St.

Mrs. Sowell stated that the applicant is requesting to restore the front facade of the building located at 110 North Church Street. If approved, they will replace the existing front door with a wood and glass double door measuring 6ft wide by 8ft tall. The existing single pane windows will be replaced with new, smaller single pane windows measuring 80 inches by 72 inches. The wood framing around the doors and windows will be replaced and painted. The rear of the building will also be painted to match the front.

The applicant will also bring back a request for exterior lights, signage and final paint color at a subsequent meeting.

Commissioner Abt asked if the brick above the awning would be painted. Staff said that if the applicant wanted to paint the brick, they would have to submit an additional application as it was not a part of this request.

Scott Henderson, the property owner and applicant further explained the interior plans for the building and timeline for this project.

Commissioner Sloane makes a motion to approve Agenda Item 2A as written. Commissioner Winthrop seconded the motion.

Adjourned - 4:09 p.m.



Historic Landmark Preservation Committee Meeting

Date: June 3, 2026

Agenda Item: 3.A.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for the property located at 110 N. Church Street. COA #2026-010

STAFF REPORT:

Case Number: COA 2026-010

Name of Applicant: Scott Henderson

Location: 110 North Church Street

Requested Action: Consider approval of light fixtures and exterior painting

110 North Church Street is a 1900-1910 1-story brick commercial structure that is listed as contributing to the Downtown Historic District. The 1912 Sanborn Fire Insurance Map shows it as a 1-story brick with awning that was used as a garage/auto repair, feed warehouse and a restaurant.

At the May 14th HLPC meeting, HLPC approved the replacement of the front doors, wood siding, plate glass windows and painting.

PROPOSED WORK:

The applicant is requesting to install two light fixtures on the wooden facade above the newly installed windows and double doors. The fixtures are made of black metal and illuminate downwards. The chosen paint color is SW 0075 Holiday Turquoise, which will be painted on the front facade and rear facade along with black trim work.

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.

Chapter 4 of the Nacogdoches Design Guidelines: Guidelines for Rehabilitation of Commerical Structures relates to this request:

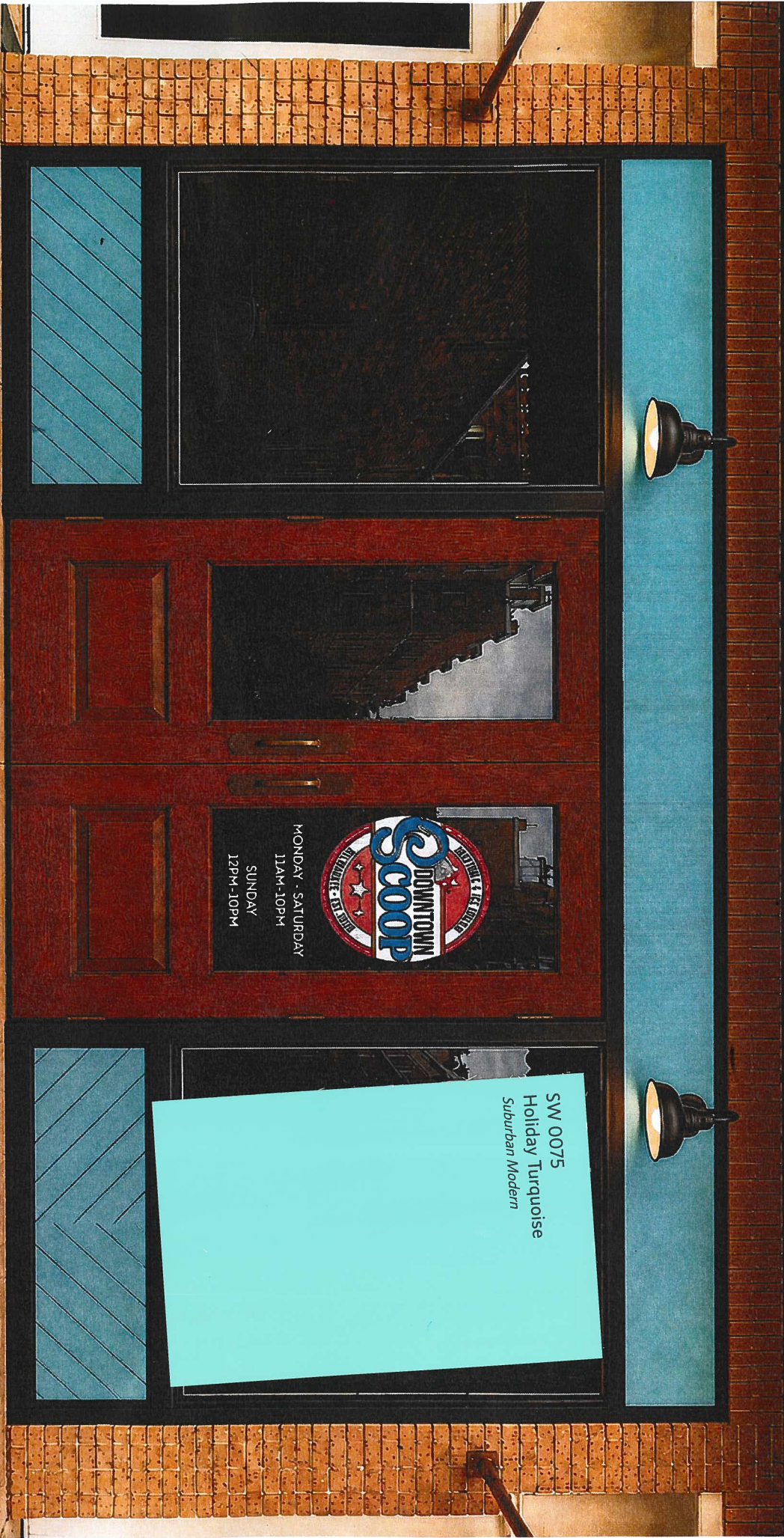
12. Use lighting to unify the building composition at night - Buildings show be interesting at night as well as by day, for pedestrians and motorists. Even when a business is closed, a well-lit store front creates a positive impression about downtown, and people are encouraged to return during business hours.

13. Balance the color and intensity of lighting among building features - Fixtures should be concealed, a very simple design, or a style that is appropriate to the period of the building. Indirect lighting from spot lights makes a good impression and complements building products and colors.

FINANCIAL:

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

ATTACHMENTS: 1. 110 North Church Front
2. 110 North Church Map



MONDAY - SATURDAY
11AM-10PM
SUNDAY
12PM-10PM



SW 0075
Holiday Turquoise
Suburban Modern

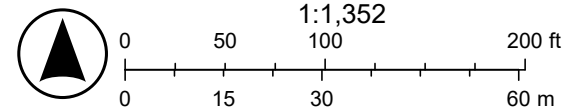
City of Nacogdoches GIS



5/6/2026, 1:41:38 PM

Buildings

 City Limits



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



Historic Landmark Preservation Committee Meeting

Date: June 3, 2026

Agenda Item: 3.B.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for 200 East Main Street. COA #2026-006

STAFF REPORT:

Case Number: 2026-006

Name of Applicant: Dorothy Smith, Chapter Regent DAR

Location: 200 East Main

Requested Action: Installation of a DAR Marker

PROPOSED WORK:

The applicant is requesting permission to install a metal plaque honoring Texas Spanish Patriots of the American Revolution. The plaque will be made of metal and mounted to a freestanding pole. The plaque will be blue with gold lettering and include a DAR logo at the top.

This marker, if approved, will be placed in one of the flower beds around the CVB Building at 200 East Main Street. The City Manager, as the property owner, has approved placement of a sign on City property, if HLPC approves, but will review the final location before placement.

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.

Nacogdoches Design Guidelines Chapter 10: Signs also 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. DAR Sign - supporting docs



Sign example
30" X 30"

(Not the actual text)

Proposed Location:



**200 E. Main St. Nacogdoches, TX
Facing El Camino Real**



**Sign placement example
(not the actual text)**

