



Nacogdoches Historic Landmark Preservation Committee

Monday, July 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 June 3rd HLPC Meeting.
3. Regular Agenda
 - A. Discuss and consider Historic Restoration Grant reimbursement for property located at 629 Logansport St. HRG 2026-005
 - B. Discuss and consider Certificate of Appropriateness for property located at 322 East Main Street. COA 2026-011
 - C. Discuss and Consider Certificate of Appropriateness for property located at 311 South Mound Street. COA 2026-012
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
June 3, 2026 - 4:00 p.m.
City Council Chambers

Commissioners Present: Josh Weigle, Cari Mitchell, Jeff Abt, Chris LaBauve, Vickie Winthrop, Mitzi Blackburn

Commissioners Absent: Zee Whitehead, Charles Bradberry and John Sloane

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

Call to order: 4:00pm

Agenda Item 2

- A. Consider approval of minutes from the May 4, 2026 HLPC Meeting**
- B. Consider approval of minutes from the May 14, 2026 HLPC Meeting**

Commissioner Labauve made a motion to approve agenda item 2. Commissioner Winthrop seconded the motion and it passed unanimously.

Agenda Item 3A - Discuss and consider Certificate of Appropriateness for the property located at 110 North Church St. COA #2026-010

Mrs. Sowell explained the request. The applicant is requesting permission to install two light fixtures on the wooden facade above the newly installed windows and double doors. The fixtures are black metal and illuminate downwards. The chosen paint color for the front and rear facade is SW 0075 Holiday Turquoise. Mrs. Sowell mentioned that similar light fixtures can be found on several buildings downtown including Romas, Rees Jewelry and Goodwill. Staff find that B, D, J and K of the City Ordinance as well as parts of Chapter 4 of the Nacogdoches Design Guidelines apply to this request.

Commissioner Winthrop made a motion to approve the item as presented. Commissioner Blackburn seconded. Commissioner Abt asked for any discussion on the item.

Commissioner Weigle expressed concern about the paint color and its appropriateness in this historic district. The committee and staff discussed how HLPC can make decisions on color such as what surfaces can be painted or if the applicant is requesting to paint a mural on a property. But normal paint color changes are not decided upon by HLPC.

Commissioner Weigle stated a desire to update the Design Guidelines to better inform property owners on what would be most appropriate for their property. Mrs. Sowell said that updating the design guidelines is one of the upcoming projects that would be brought before HLPC in the near future.

Commissioner Weigle made a motion to approve the lights but not approve the paint color. The

motion did not receive a second so died for lack of a second.

Commissioner Winthrop reminded the committee that she had already made a motion that had received a second. The motion was called to a vote and passed 5 to 1 with Commissioner Weigle voting no.

Agenda Item 3B - Discuss and consider Certificate of Appropriateness for 200 East Main Street. COA #2026-006

Mrs. Sowell explained the request. The applicants are requesting permission to install a metal plaque honoring Texas Spanish Patriots of the American Revolution on the North West corner of the CVB Square at 200 East Main Street. The blue and gold plaque will be made of metal and mounted to a freestanding pole and placed in the flowerbed around the CVB. Mrs. Sowell noted that if the marker was approved by HLPC the City Manager would have final approval over the placement location as the property owner. City Ordinance criteria B, J and K relate to this request as well as portions of Chapter 10 of the Nacogdoches Design Guidelines.

Commissioner Blackburn asked who would be responsible for maintaining the plaque if placed. Mrs. Sowell stated that once the plaque was put on City property the city would handle the cleaning and every day maintenance but if the sign was damaged or in need of major repairs or replacement that would be the responsibility of the DAR.

The committee asked if there was a method for reviewing sign content in relation to the proposed sign location. They expressed concern about who decides what history is most appropriate for high impact spots downtown. Mrs. Sowell stated that there currently was not a process for reviewing content. There was an old downtown plaque policy from many years ago but it has not been used for many years.

Commissioner Blackburn asked if there was a limit to how many signs could be placed downtown. Mr. Sowell states that there is not a limit.

The applicant, Mrs. Dorothy Smith and Mrs. Weda _____ spoke to the committee about the DARs desire to commemorate America 250 and Nacogdoche's contribution to the American Revolution. They spoke to the history of the sign and the required placement facing the El Camino Real.

Commissioner Labauve made a motion to approve the item as presented. Commissioner Blackburn seconded the motion.

Commissioner Weigle expressed concern about approving a sign in a prime location without a mechanism to review the text on the plaque.

Commissioner Blackburn asked if the applicant was open to any other locations. The applicant stated that the marker needed to face the El Camino Real and they were intentionally trying to not be right next to other Texas Historical Commission markers.

The motion was called to a vote and passed 4 to 2 with Commissioners Abt and Weigle voting no.

Adjourned - 4:37 p.m.



**Historic Landmark Preservation
Committee Meeting**

Date: July 6, 2026

Agenda Item: 3.A.

ITEM/SUBJECT: Discuss and consider Historic Restoration Grant reimbursement for property located at 629 Logansport St. HRG 2026-005

STAFF REPORT:

Case Number: HRG 2026-006

Applicant: Campbell Cox

Location: 629 Logansport St.

Requested Action: Historic Restoration Grant Reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to install a concrete circle driveway in front of the house at 629 Logansport St. at an estimated cost of \$16,000.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$16,000. The project was funded at 16% of the final project cost, not to exceed \$2,560.00.

The projects final cost was \$16,000. Staff recommends approval of the release of grant funds in the amount of \$2,560.00.

FINANCIAL:

If approved, a check in the amount of \$2,560.00 will be issued to the owner.

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

ATTACHMENTS: 1. Expense Worksheet - Cox

HRG 2026-005 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
3/9/2026		Ridge Martin Concrete LLC	labor & materials	\$16,000.00	4589
Total				\$ 16,000.00	

Awarded 16% of final project cost not to exceed \$2560.00

16% of total = \$2,560.00

Total

Recommended = \$2,560.00



Historic Landmark Preservation Committee Meeting

Date: July 6, 2026

Agenda Item: 3.B.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness for property located at 322 East Main Street. COA 2026-011

STAFF REPORT:

Case Number: COA 2026-011

Name of Applicant: Randy Johnson

Location: 322 East Main Street

Requested Action: Installation of 6 exterior lights on front facade

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.

At the May 4, 2026, meeting, HLPC approved several changes to this building, including a building sign, a pony wall over the existing railing, new lettering on the front facade and new paint.

PROPOSED WORK:

The applicant is proposing to install 6 exterior lights on the front facade of the building located at 322 East Main Street. There will be three light fixtures to the right of the building sign and three to the left side of the sign. The lights are black powder-coated, heavy-duty steel fixtures with a downward-facing, indirect light. The lights will be attached to the newly installed pony wall on the front facade.

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.

The Nacogdoches Design Guidelines Chapter 4: Guidelines for Rehabilitation of Commercial Structures also applies to this request:

12. Use lighting to unify the building composition at night. Buildings should 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. Coordinate lighting of these four elements: window displays, entrances, signs, and building details. The display window lighting should remain the dominant element. Don't overpower this with extensive lighting on other facade elements.

13. Balance the color and intensity of lighting among building features. Sign lighting should have intensity with light in display windows. Warm colored light is preferred for all exterior lighting, since this is more pleasing to the eye, and will more easily draw attention to window displays. Avoid blue fluorescent light. 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. Front facade
 - 2. Light example 1
 - 3. Light example 2
 - 4. 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



Gardena Indoor & Outdoor Barn
Light | Handcrafted Light Fixture

GARDENA

Haus








322 East Main

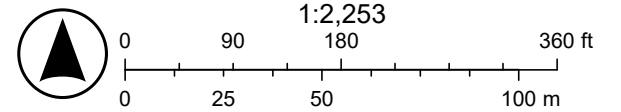


City of Nacogdoches GIS



6/22/2026, 1:31:35 PM

- | | | | | | | |
|--------------------|---|-------------|---|--------------|---|-------------|
| Buildings |  | OUTSIDE |  | VIRGINIA AVE |  | ZION HILL |
| Historic Districts |  | STERNE-HOYA |  | WASHINGTON |  | City Limits |
| |  | DOWNTOWN | | | | |



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



Historic Landmark Preservation Committee Meeting

Date: July 6, 2026

Agenda Item: 3.C.

ITEM/SUBJECT: Discuss and Consider Certificate of Appropriateness for property located at 311 South Mound Street. COA 2026-012

STAFF REPORT:

Case Number: COA 2026-012

Name of Applicant: Steve Hartz

Location: 311 South Mound Street

Requested Action: Installation of a 12' x 21' addition to the north-east side of the house

311 South Mound Street is included in the Sterne-Hoya National Register District. The property was photographed in the 1986 survey but no individual property record was made. According to a 2012 survey, the house is an approximately 1900 wood frame, pier and beam house with a composite shingle roof in good condition.

PROPOSED WORK:

The applicant is requesting permission to build a 12' x 21' addition to the north-east corner of the home to be used as a kitchen and dining area. The new siding, paint color, windows and shingles will match the existing house.

STAFF COMMENTS

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

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.

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

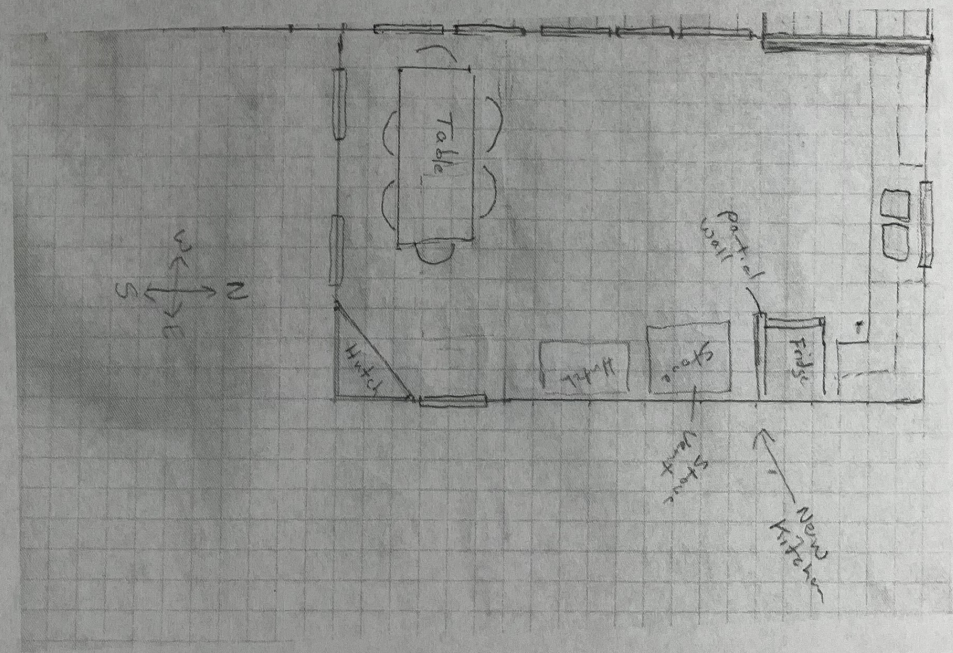
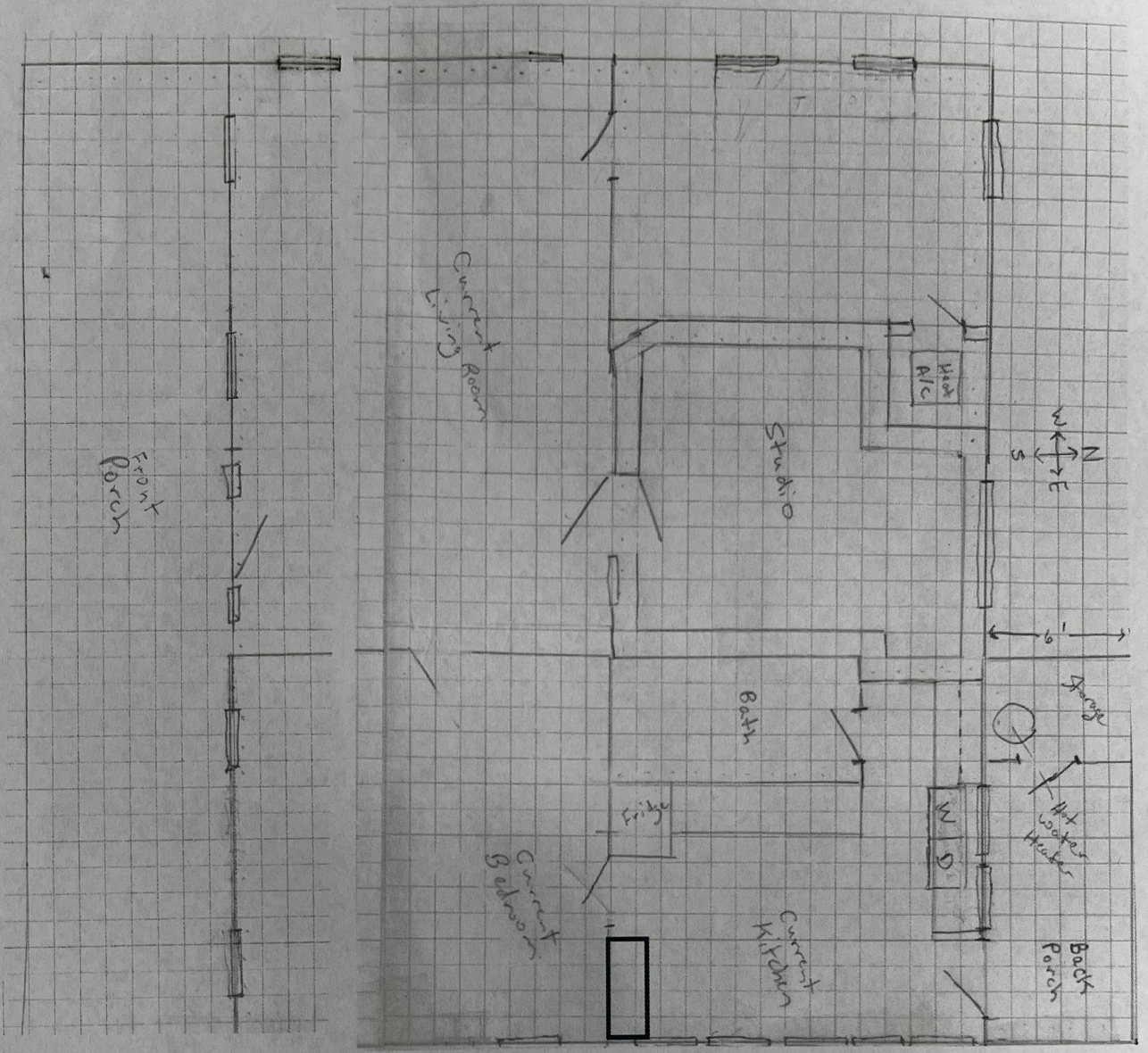
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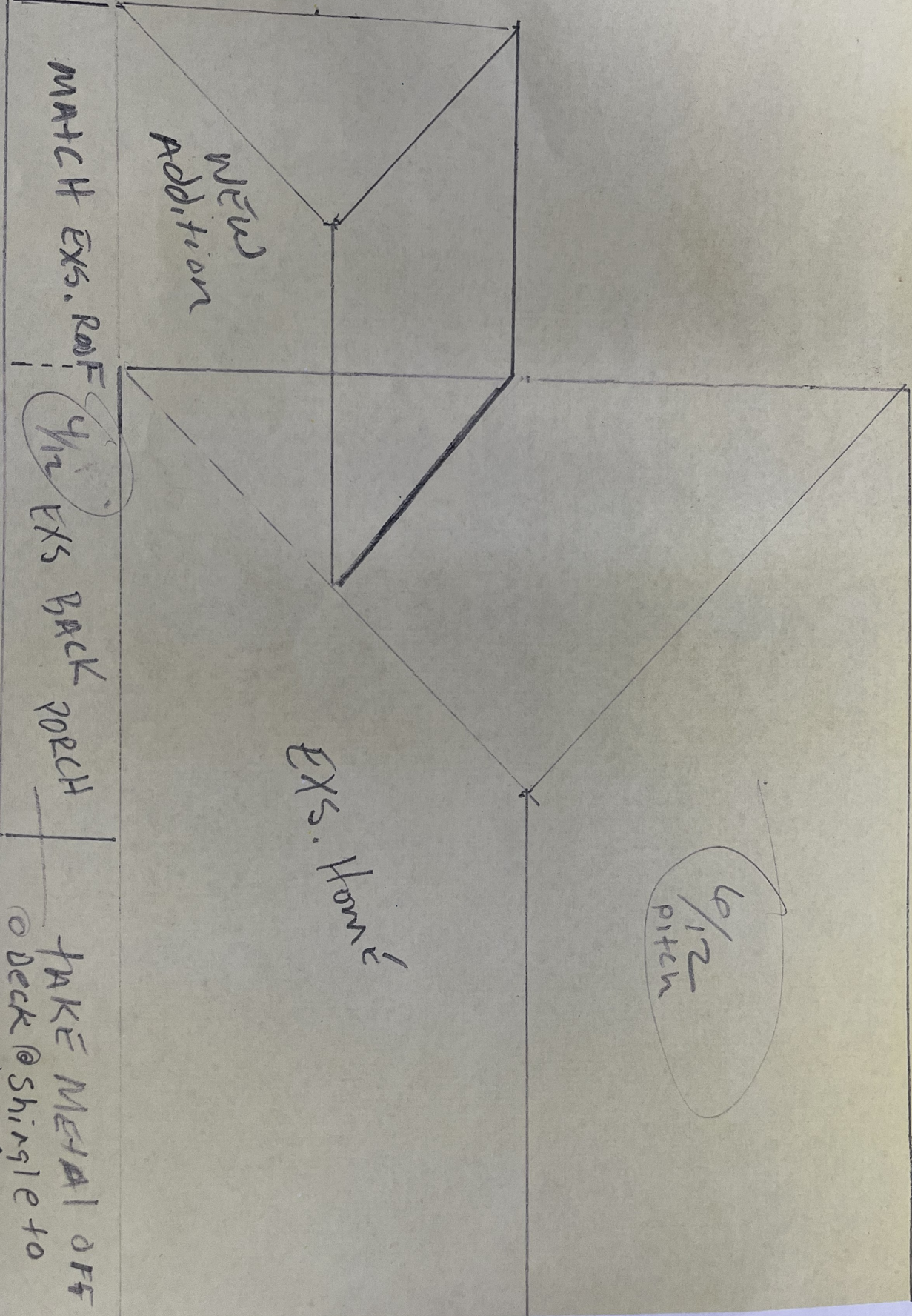
K - Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building,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

FINANCIAL:

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

- ATTACHMENTS:**
- 1. Proposed Addition
 - 2. Proposed addition - aerial
 - 3. 311 Mound - back
 - 4. 311 Mound - Front
 - 5. 311 Mound - Side
 - 6. 311 South Mound Map





NEW
Addition

MATCH EXS. ROOF

MATCH EXS. BACK PORCH

EXS. Home

6/12
PITCH

TAKE MEAL OFF
DECK @ SHINGLE TO
MATCH EXS,

Back of House (North side of home)



Front of home/facing south



East Side of house showing shed in the back

