



Nacogdoches Historic Landmark Preservation Committee

Wednesday, August 12, 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. Oath of Office
 - A. Administer Oath of Office to newly appointed Historic Landmark Preservation Committee Members.
3. Approval of minutes
 - A. Discuss and consider approval of minutes from the July 6, 2026 HLPC Meeting.
4. Regular Agenda
 - A. Discuss and consider the certificate of appropriateness for the property located at 116 South Pecan Street. COA #2026-013
 - B. Discuss and consider Historic Restoration Grant for the property located at 522 East Main Street. HRG 2025-008
5. 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
July 6, 2026 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Zee Whitehead, Mitzi Blackburn and Josh Weigle

Others Present: Jessica Sowell (City Staff), Terra White (City Staff), Randy Johnson

Call to order: 4:00pm

Agenda Item 2A - Consider approval of minutes from the June 3, 2026 HLPC Meeting

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

Agenda Item 3A - Discuss and consider Historic Restoration Grant reimbursement for property located at 629 Logansport St. HRG 2026-005

Mrs. Sowell explained the request. 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 \$2,600.00. Staff recommended approval of the release of grant funds in the amount of \$2,600.00.

Commissioner Winthrop made a motion to approve the item as presented. Commissioner Turner seconded the motion and it passed unanimously.

Agenda Item 3B - Discuss and consider Certificate of Appropriateness for property located at 322 East Main Street. COA #2026-011

Mrs. Sowell explained the request. At the May 4, 2026 meeting, HLPC approved several changes to this building, including installation of a sign, constructing a pony wall over the existing railing, new lettering on the front facade and new paint. The applicant is proposing to install 6 exterior lights on the front facade; three light fixtures to the right of the building sign and three to the left 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. Mrs. Sowell mentioned that similar light fixtures can be found on several buildings downtown including Romas, Rees Jewelry and Goodwill. Staff find that City Ordinance criteria B, D, J and K relate to the proposed construction as well as portions of Chapter 4 of the Nacogdoches Design Guidelines.

The applicant, Mr. Randy Johnson, presented the physical light fixture to the committee for review.

Commissioner Sloane made a motion to approve the item as presented. Commissioner Abt seconded the motion and it passed unanimously .

Agenda Item 3C - Discuss and consider Certificate of Appropriateness for property located at 311 South Mound Street. COA #2026-012

Mrs. Sowell explained the request. 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 find that City Ordinance criteria B, C, D, F, J, and K relate to the proposed construction.

Commissioner Sloane asked if the house had been moved to its current location or if this was the original location of the house.

Mrs. Sowell stated that the house was shown in that location in the 1986 survey but she did not have any information beyond that.

Commissioner LaBauve questioned imitating an existing historic house by matching the siding, shingles, and windows with the addition would go against the guidelines within the ordinances. Mrs. Sowell explained that the ordinance section with that wording is generally applied to new builds trying to look too much like a historic house. Cohesive additions to existing historic houses are generally encouraged.

Commissioner Winthrop asked what the plan was if the applicant could not find matching siding. Mrs. Sowell explained that the applicant indicated they are able to find matching siding but if not they could have siding milled to match if necessary. Mrs. Sowell has notified the applicant that if he made any changes to the siding, he would have to come back before HLPC before installation.

Commissioner Winthrop made a motion to approve the item presented. Commissioner Sloane seconded the motion and it passed unanimously.

Adjourned - 4:14 p.m.



Historic Landmark Preservation Committee Meeting

Date: August 12, 2026

Agenda Item: 4.A.

ITEM/SUBJECT: Discuss and consider the certificate of appropriateness for the property located at 116 South Pecan Street. COA #2026-013

STAFF REPORT:

Case Number: COA 2026-013

Name of Applicant: Milinda Monday

Name of Owner: Stacey Ogden

Location: 116 S. Pecan Street

Requested Action: Approval of a 48" by 20" aluminum awning sign

PROPOSED WORK:

The applicant is proposing to install a 48" by 20" .080 aluminum double-sided awning sign. The proposed sign would utilize an existing sign pole located above the front door.

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 of the Nacogdoches Design Guidelines also pertains to this request:

2. These types of signs may be considered: Projecting signs (near the business entrance, near eye level), Awning signs (often including a symbol)
5. Locate projecting signs along the first floor level of the facade, not above.
7. Mount signs so they will not obscure any architectural details.

FINANCIAL:

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

ATTACHMENTS: 1. Sign rendering
2. Front facade

.080 ALUMINUM / DOUBLE SIDED / HP DIGITAL PRINT







Historic Landmark Preservation Committee Meeting

Date: August 12, 2026

Agenda Item: 4.B.

ITEM/SUBJECT: Discuss and consider Historic Restoration Grant for the property located at 522 East Main Street. HRG 2025-008

STAFF REPORT:

Case Number: HRG 2025-008

Name of Applicant: Chris & Danielle LaBauve

Location: 522 East Main Street

Requested Action: Historic Restoration Grant reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to install wood and brick skirting around the exterior of the house at 522 East Main Street at an estimated cost of \$6,743.80.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$7,849.07. The project was funded at 11% of the final project cost, not to exceed \$741.82.

The project's final cost was \$7,849.07. Staff recommends approval of the release of grant funds in the amount of \$741.82.

FINANCIAL:

If approved, a check in the amount of \$741.82 will be issued to the owner.

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

ATTACHMENTS: 1. Expense Worksheet - LaBauve

HRG 2025-008 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
2/20/2026		WallyKnight	Labor	\$207.88	2096
2/26/2026		McCoy's	Materials	\$337.52	2097
3/6/2026		WallyKnight	Labor	\$830.89	2100
3/10/2026		McCoy's	Materials	\$1,206.70	2102
3/24/2026		McCoy's	Materials	\$1,257.13	2103
3/24/2026		WallyKnight	Labor	\$704.00	2104
4/10/2026		McCoy's	Materials	\$432.55	2105
4/7/2026		WallyKnight	Labor	\$600.00	2106
4/17/2026		WallyKnight	Labor	\$630.00	2107
4/21/2026		McCoy's	Materials	\$285.25	2131
4/30/2026		WallyKnight	Labor	\$520.00	2134
4/30/2026		McCoy's	Materials	\$171.23	2135
5/15/2026		WallyKnight	Labor	\$568.00	2032
5/15/2026		McCoy's	Materials	\$97.92	2033

Total	\$ 7,849.07
--------------	--------------------

Awarded 11% of final project cost not to exceed \$1,592.48

11% of total = \$741.82

Total

Recommended = \$741.82