



## Nacogdoches Historic Landmark Preservation Committee

### Monday, October 4, 2021 at 4:00 PM

THE NACOGDOCHES HISTORIC LANDMARK PRESERVATION COMMITTEE WILL MEET ON THE ABOVE DATE AND TIME IN THE NACOGDOCHES CITY COUNCIL CHAMBERS, 202 EAST PILAR STREET, NACOGDOCHES, TEXAS TO CONSIDER THE FOLLOWING AGENDA ITEMS. ALL AGENDA ITEMS ARE SUBJECT TO ACTION.

**PLEASE NOTE: A quorum of the Nacogdoches City Council may attend the above board meeting.**

1. Call to order.
2. Approval of minutes
  - A. Consider approval of minutes from September 20, 2021.
3. Regular Agenda
  - A. Discuss and consider Certificate of Appropriateness for property located at 310 E. Hospital St. COA #2021-011
  - B. Discuss Historic Nacogdoches Coloring Book (Commissioner Beisel)
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 the Community Services Director, Brian W. Bray, at 936-559-2960 for further information.

#### **CERTIFICATION**

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on September 29, 2021 at 2:30 p.m. and remained posted until the meeting convened.



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Jan Vinson, City Secretary

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 \_\_\_\_\_, 2021.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

**MINUTES**  
**Nacogdoches Historic Landmark Preservation Committee**  
**September 20, 2021 - 4:00 p.m. - Nacogdoches City Council Chambers**  
**202 E. Pilar Street, Nacogdoches, TX 75961**

**Commissioners Present:** Carol Walsh, Gretchen Patterson, Perky Beisel, Judith Kugle, Anne Keehan(joined via GoogleMeet)

**Commissioners Absent:** Paul Sandul and Brad Maule

**Others Present:** Jessica Sowell (City Staff) Cecilia Sarmiento (City Staff)

**1. Call to Order**

Commissioner Walsh calls the meeting to order at 4:04 p.m.

**2. Approval of Minutes:**

Commissioner Beisel makes a motion to approve the minutes as written. Commissioner Kugle seconds and the motion passes unanimously.

**3. Consider Certificate of Appropriateness for property allocated at 700 E. Main Street. COA # 2021-007**

Mrs. Sowell explains and discusses the project, which includes installation of a 22" x 30" bronze plaque on a pole to be placed at Eugenia Sterne Park by the Texas Society US Daughters of 1812. She discusses the desired location of the plaque and the history of the site. Rachel Underwood, the applicant, spoke about the importance of the Gutierrez-Magee Expedition, the history of the event and why they chose Eugenia Sterne Park as the location.

Commissioner Beisel makes a motion to approve of the COA. Commissioner Patterson seconds and the motion passes unanimously.

**4. Consider Certificate of Appropriateness for property located at 207 E. Main Street. COA #2021-008.**

Mrs. Sowell discusses the addition of the store of Merle Norman to downtown. She talks about the applicants wanting to paint the wood a different color, repair rotten wood around windows, and install a 11' by 12' metal sign on the front facade. She says the building was built in 1907 and is listed as contributing to the Downtown Historic District.

Commissioner Beisel expresses concern about the sign damaging the brick and asks that it be drilled into the mortar rather than the brick.

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Commissioner Kugle asks if HLPC has a specific color pallet they can recommend. Mrs. Sowell advises that we do not have a specific color pallet but typically refer applicants to the Benjamin Moore Historic color pallet.

Commissioner Patterson makes a motion to approve of the COA. Commissioner Kugle seconds and the motion passes unanimously.

**5. Consider Certificate of Appropriateness for property located at Downtown Historic District. COA #2021-009**

Mrs. Sowell discusses the importance of having crossing markers installed downtown and the 3 different locations due to the influx of traffic and pedestrians in our Downtown District. She explains the on demand LED flashers and styles of poles. The committee has the option to choose a straight dark green pole or a fluted 3" pole with a decorative base similar to the existing antique street lights. The crossing signs will be located at the corner of East Main and North Pecan, East Main and North Church and East Main and North Mound Streets.

Commissioner Kugle motions to approve the location of the crossing markers. Commissioner Beisel seconds and the motion passes unanimously.

Commissioner Beisel motions to vote to approve option 2, the fluted 3" pole with decorative base for crossing markers since option 2 looks similar to the existing light poles. Kugle seconds and the motion passes unanimously.

**6. Consider Certificate of Appropriateness for granting extension of the Historic Restoration Grant for property located at 330 E. Main Street. HRG #2020-005**

Mrs. Sowell explains the HRG extension request. The applicant was originally awarded a grant for 16.8% of the final project cost not to exceed \$30,150.00 on December 3, 2019. that the applicant did already receive 1 extension with a new due date of August 28, 2021. The applicant is requesting a second extension for the grant which, if approved, will move the due date of August 28, 2022. The applicant has stated that due to COVID-19, lack of laborers and materials are affecting the progress on the project.

Commissioner Beisel asks how much progress has been made since the last extension but the applicant has not submitted any progress report thus far. Commissioner Keehnan and

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Commissioner Beisel state they want to request a progress report of any work that was able to be done before granting them the extension.

Mrs. Sowell reminds the commission that they have the option to table the request until a progress report is given before approving the extension.

Commissioner Kugle motions to table the request until a progress report and project timeline have been submitted. Commissioner Walsh seconds the motion and it passes unanimously.

**7. Adjourn**

Meeting was adjourned at 4:29 p.m.

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Attest: Cecilia Sarmiento  
Recreation Assistant

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Commissioner: Carol Walsh

# **Nacogdoches Historic Landmark Preservation Committee**

## **STAFF REPORT**

**CASE NUMBER:** COA 2021-011

**NAME OF APPLICANT:** Amy Still

**LOCATION:** 310 East Hospital Street

**REQUESTED ACTION:** Certificate of Appropriateness

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### **PROPOSED WORK:**

The applicant is requesting to do the following work:

- Install sign from building overhang

### **STAFF COMMENTS:**

Applicant is requesting to install a 72" wide by 24" tall aluminum sign. The sign will be hung by chains from the building overhang and will NOT be illuminated.

This building is listed as built in 1953 and contributing to the Downtown Historic District. Staff finds that, based on City Ordinance Criteria b, c and k (listed below), the proposed alterations are acceptable in the Downtown Historic District. This request also requires consideration of the Sign Guidelines. The proposed sign is appropriate as it fits within existing architectural features and does not visually overpower the building.

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(b) **(1)** 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) **(2)** 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.

(k) **(10)** 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: SIGN GUIDELINES**

Consider your building front as a part of the sign for your business.

- A sign serves functions: First, to attract attention, second to convey information. If the building front is nicely renovated, it can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner.

These types of signs may be considered:

- Flush-mounted signs (usually mounted flat to the wall, just above the display windows)
- Short free-standing signs (usually for auto-oriented businesses)
- Projecting signs (near the business entrance, near eye level)
- Window signs (painted on or hung just inside)

# **Nacogdoches Historic Landmark Preservation Committee**

## **STAFF REPORT**

- **Awning signs (often including a symbol)**
- Monument signs affixed to the ground for auto-oriented businesses
- Product display signs (lively, and changing)

These signs are inappropriate downtown:

- Tall free-standing signs
- Flashing signs
- Signs that visually overpower the building

Position flush-mounted signs so they will fit within architectural features

Locate projecting signs along the first floor level of the façade, not above

Place signs near the business entrance, to guide your customer's eyes to the door. Use symbols in projecting signs. These are more easily identified and remembered. They also add interest to the building.

# Application for Certificate of Appropriateness (COA)

City of Nacogdoches Historic Landmark Preservation Committee

## Applicant:

Name Amy Still

Company Still Interiors At The Fredonias

Address [REDACTED]

City, State [REDACTED]

Daytime [REDACTED]

Fax [REDACTED]

E-mail [REDACTED]

## Property Owner (If Different From Applicant):

Name Richard DeWitt

Company Fredonia Hospitality LLC

Address [REDACTED]

City, State [REDACTED]

Daytime [REDACTED]

Fax [REDACTED]

E-mail [REDACTED]

Status of Applicant (Check One): ☐ Owner ☒ Representative ☐ Prospective Buyer

Address of Property: 310 E. Hospital St. Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Date of Construction of main structure(s) on property: 1955

## Please Check The Appropriate Construction Activity:

☐ Restoration/Remodel

☐ Painting

☐ New Construction

☐ Fencing

☒ Signage

☐ Other \_\_\_\_\_

## Proposed Work

Please describe your proposed work simply and accurately including work to be done and materials to be used. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

Sign to hang by chain from overhang of the building; Sign to be Aluminum 24" X 72" W  
LOGO Design Attached

Signature of Applicant: Amy Still Date: 8/31/2021

Signature of Property Owner: Richard DeWitt Date: 8/31/2021

## Application Deadline

Application material must be completed and submitted by 5:00pm the third Monday of each month before the Nacogdoches Historic Landmark Preservation Committee can consider the approval of any change affecting the exterior of any building. This form, along with any supporting documentation, must be filed with the Historic Preservation Officer at the C.L. Simon Recreation Center located at 1112 North St., Nacogdoches, TX (Mailing Address: P.O. Box 635030, Nacogdoches, Texas 75963).

Please use the criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information.

## To be completed by Historic Sites Staff

COA Application #: \_\_\_\_\_ Accepted by: \_\_\_\_\_ NHLPC Meeting Date: \_\_\_\_\_



**Proposed sign location  
Northwest corner of the building**

STILL INTERIORS

— AT THE FREDONIA —

DESIGN STUDIO ∴ BOUTIQUE SHOWROOM

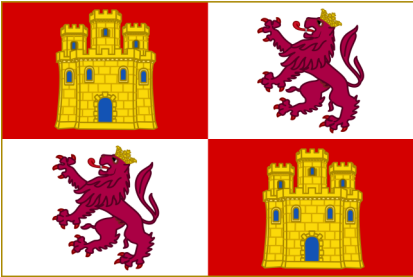
Proposed sign text



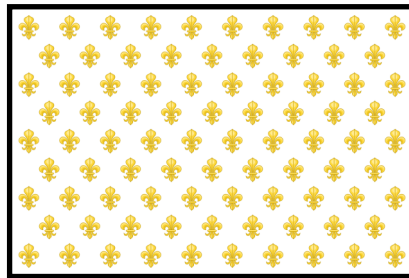
# **Nacogdoches Historic Landmark Preservation Committee Activity Book**

Welcome to historic Nacogdoches. We are proud of our 300+ years of history. Many sites and buildings standing today reflect our long past. As the Nacogdoches Historic Landmarks Preservation Commission, our job is to help ensure that resources designated as historic are preserved for the future.

Nine flags have flown over Nacogdoches, but only six over the State of Texas!



Spain (1519-1821)



France (1685-1689)



Gutierrez-Magee (1812-1813)



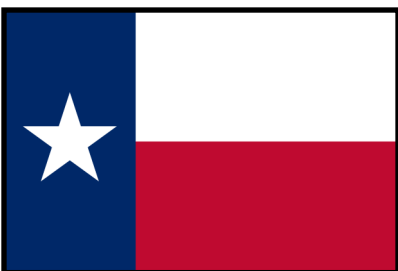
Dr. James Long (1819-1821)



Mexico (1821-1836)



Fredonia Rebellion  
(1826-1827)



Republic of Texas  
(1836-1845)



Confederate States of America  
(1861-1865)

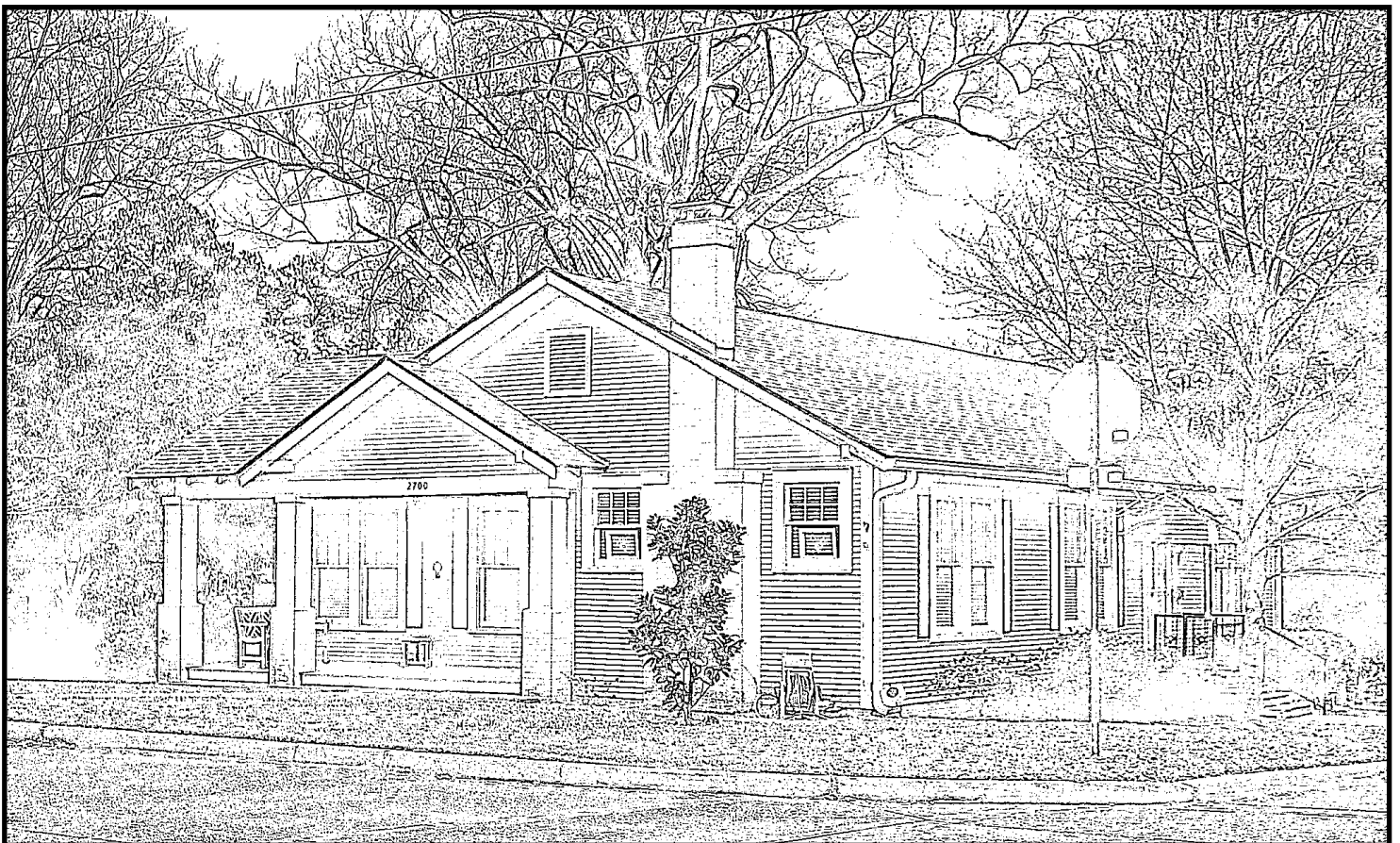


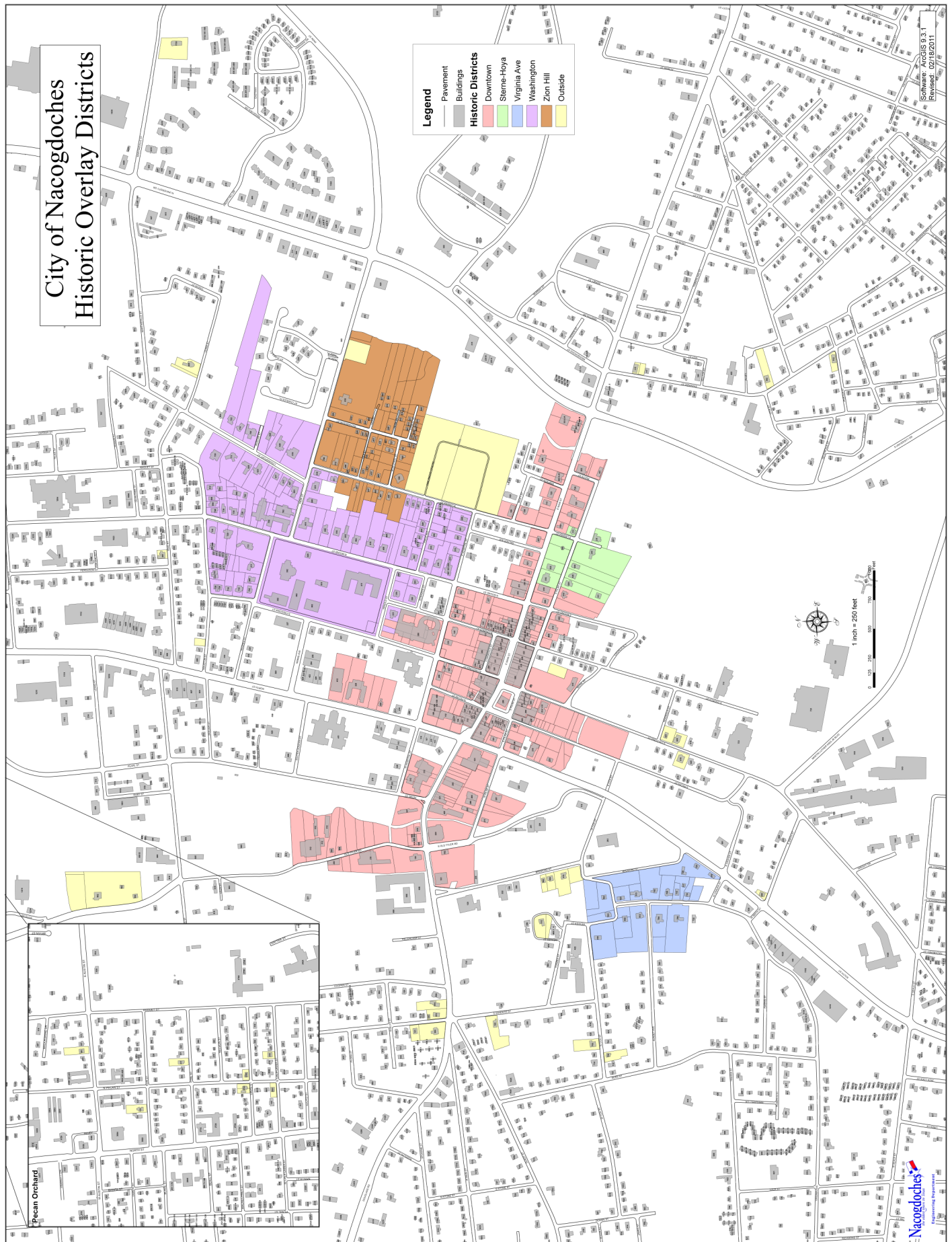
United States of America  
(1845-1861, 1865-present)

The City of Nacogdoches is the oldest town in Texas and over the years our citizens have done much to preserve our historic sites and buildings. In 1994 the city adopted its Historic Preservation Ordinance to identify, protect, and support the town's historic resources. There are five historic overlay districts (or areas) whose properties are overseen by the Historic Landmark Preservation Committee: Downtown, Washington Square, Zion Hill, Sterne-Hoya, and Virginia Avenue. In addition we have many properties whose owners have received individual overlays with the same requirements. The committee reviews all exterior work such as renovations, additions, demolitions, but it does not consider projects such as interior changes or new paint colors on previously painted buildings. By the early 2000s, all five of the historic zoning areas had also been approved by the National Park Service as National Register Historic Districts. Being listed on the National Register is a great honor, but it does not result in any oversight like the historic overlay designation.

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This independent overlay home represents the popular 1910s-1940s bungalow style with its tapered square columns, exposed rafter ends, and divided upper sashes over one-pane lower window sashes.





The Old University Building (1858-1860) was built for the Nacogdoches University established in 1845. The designers used the Greek Revival style known for its triangular pediment, broad cornice, and evenly spaced Doric columns. Today it is a museum open to the public, but generations of school children had classes in this building as well as the first classes of Stephen F. Austin State Normal College.



# Nacogdoches

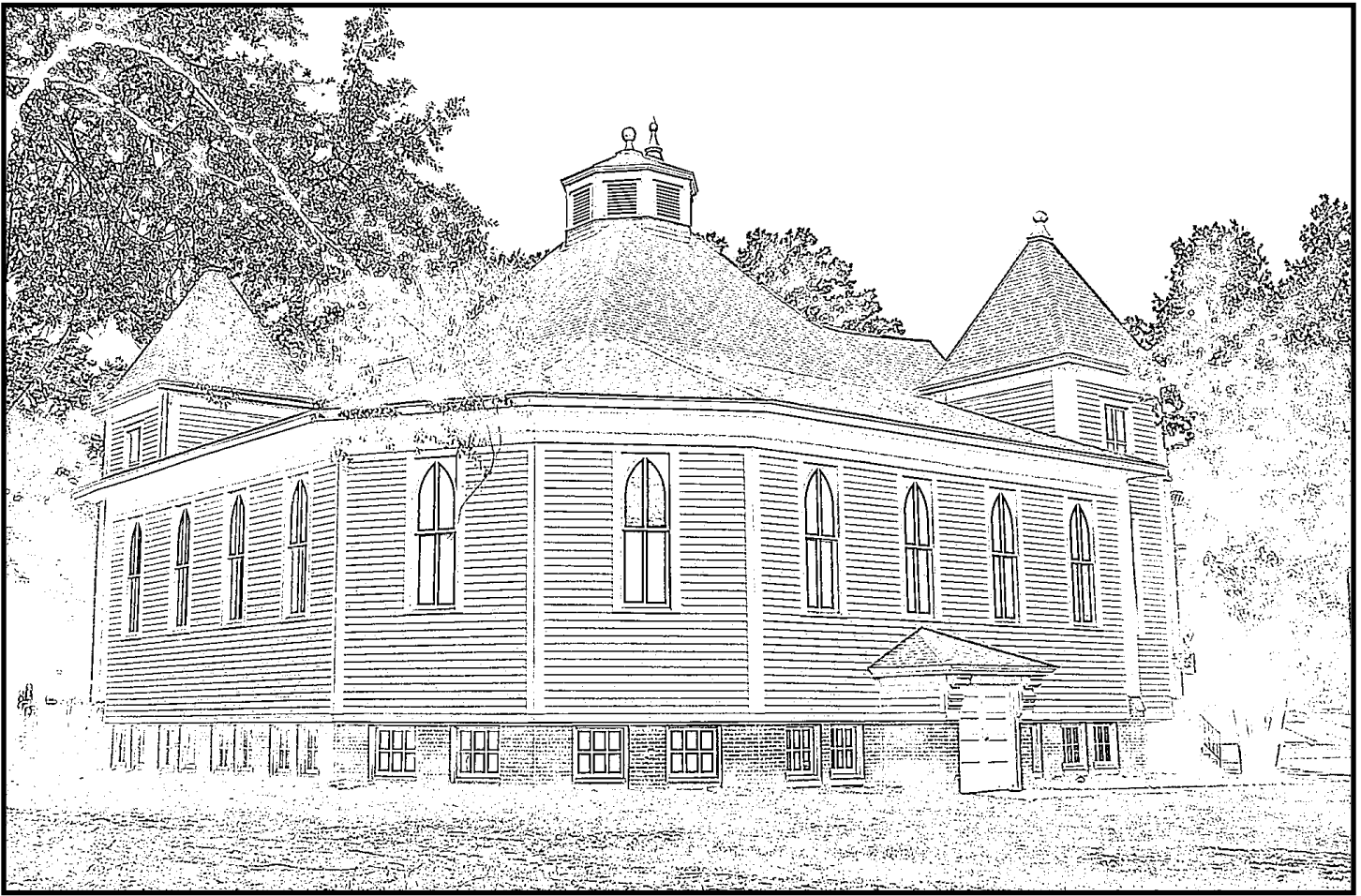
Name: \_\_\_\_\_ Date: \_\_\_\_\_



Find and circle each of the words from the list below. Words may appear forwards or backwards, horizontally or vertically in the grid.

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Washington Square   Sterne-Hoya   Individual Overlay   Old Opera House   Nac Railroad Depot  
Oak Grove Cemetery   Zion Hill Baptist Church   Old University Building   Park Street Cemetery  
Fredonia Hotel   Downtown   Virginia Avenue   Zion Hill



Zion Hill Baptist Church (1914) was the third location of East Texas's oldest African American Baptist congregation. Designed by local architect Diedrich Rulfs in a simplified Gothic Revival style, it was a church until the 1970s. The pointed arch "lancet" windows with colored glass on the main level and the cloverleaf cutouts at the entrance are typical for the style. Today the City of Nacogdoches manages the building as a historic site, public events venue, and a local African American history museum.



The Fredonia Hotel opened in 1955 as a community-funded venture. Over the years it grew, changed, and was sold into private hands. In 2018 new owners completed a \$20+ million dollar rehabilitation project and The Fredonia is now once again a gathering place for locals and visitors alike.



## Architecture Types and Styles

Nacogdoches Has Neat Buildings! Please unscramble the words below

Created on TheTeachersCorner.net Scramble Maker

1. Beuxa-rtsA

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2. rAt eDoc

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3. dMi-tenuyCr eMdonr

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4. Gitcho aelvRvi

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5. uaBwongl

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Italianate

Shotgun

Queen Anne

Prairie

Tudor Revival

Beaux-Arts

Folk Victorian

Mid-Century

Modern

Art Deco

Ranch

Greek Revival

Bungalow

Commercial

Craftsman

Gothic Revival

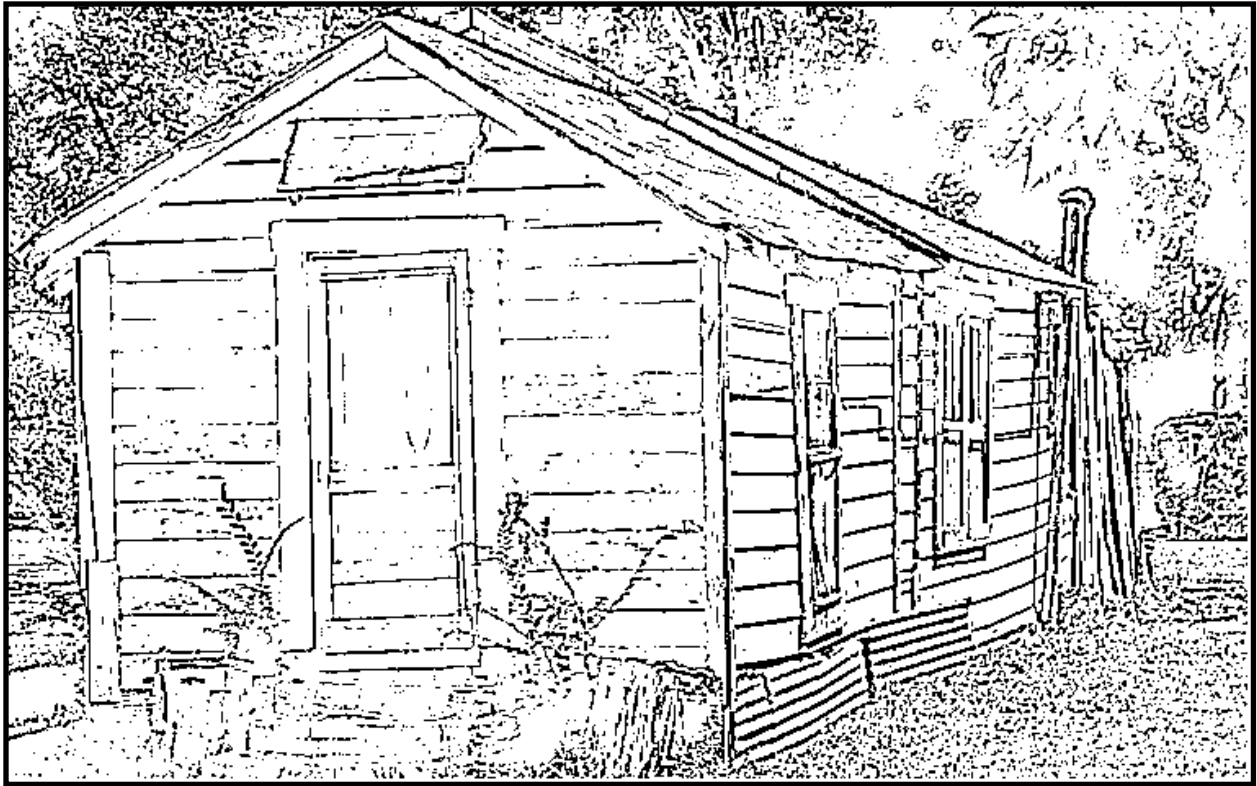
Vernacular

Brick

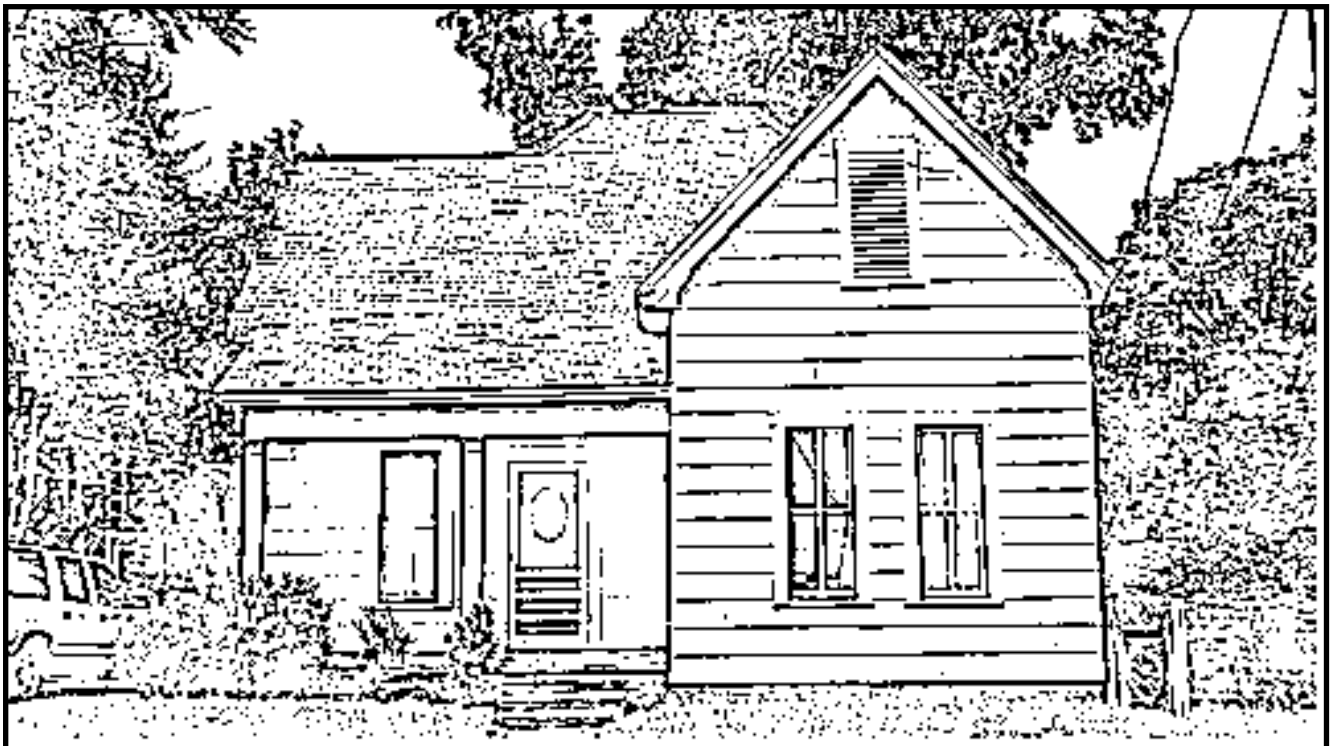
Mission Revival

Located on the east side of the Convention & Visitor's Bureau, the statue is along El Camino Real in what the Spanish called the plaza principal. Although Spanish Catholic priests had come to Nacogdoches in 1716, Europeans did not continuously live here until the Spanish families arrived in 1779 after first living in San Antonio and then at Bucareli along the Trinity River. The expedition leader, Antonio Gil Y'Barbo (1729-1806) later built a stone house and store across the street from where his statue is now and he was a well-known rancher, trader, and military leader.





Like most towns, Nacogdoches's historic areas have many more everyday, wooden, local or vernacular style buildings than fancy ones designed by architects. These two homes, the shotgun house above and the gable-front-and-wing house below, are typical working class family homes constructed in the late nineteenth and early twentieth centuries. To see more visit the Zion Hill Historic District, which is a historic African American neighborhood, and the Virginia Avenue Historic District on the hill south of downtown.



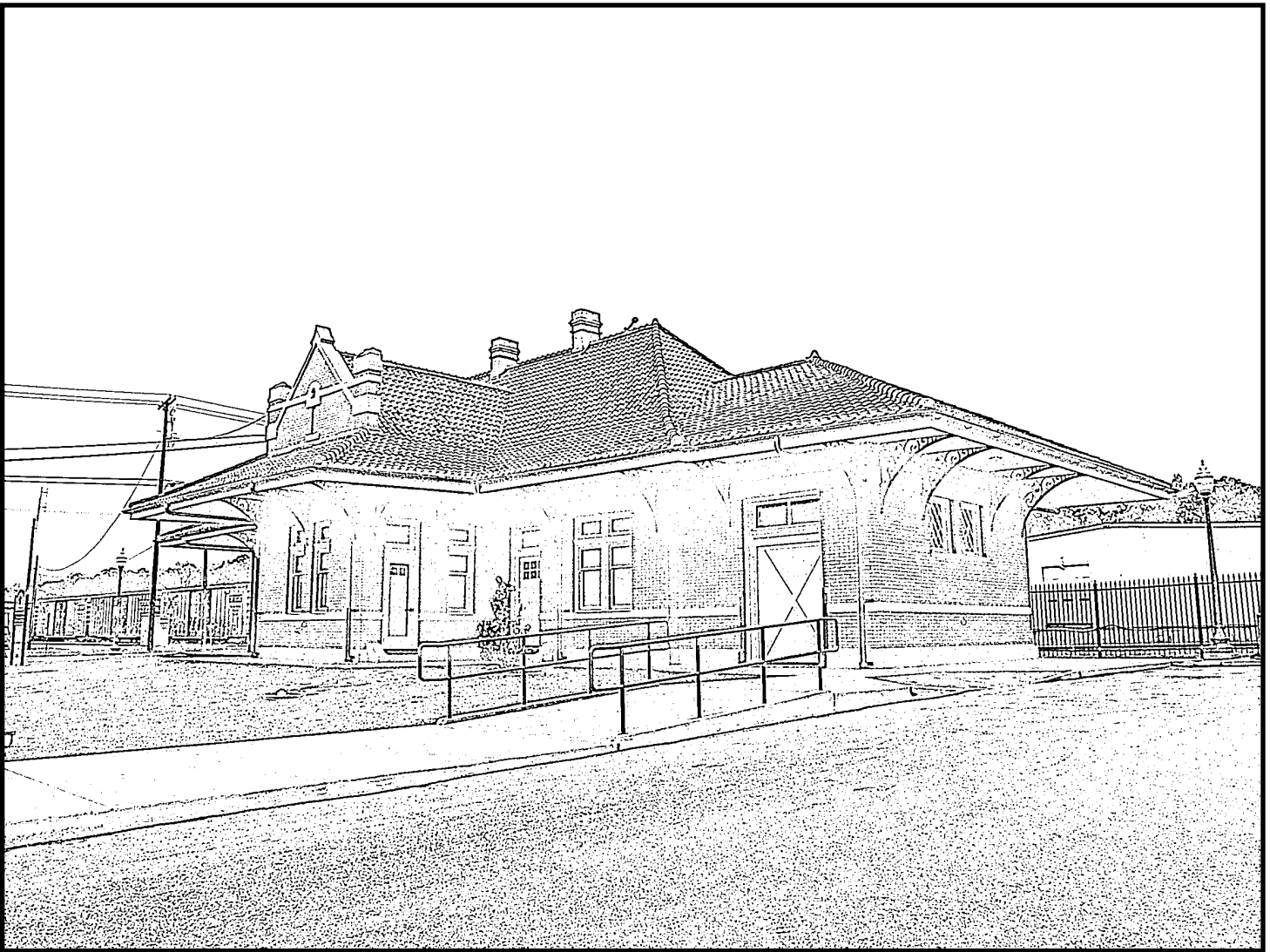
# Nacogdoches ANSWER KEY



Find and circle each of the words from the list below. Words may appear forwards or backwards, horizontally or vertically in the grid.

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Washington Square   Sterne-Hoya   Individual Overlay   Old Opera House   Nac Railroad Depot  
Oak Grove Cemetery   Zion Hill Baptist Church   Old University Building   Park Street Cemetery  
Fredonia Hotel   Downtown   Virginia Avenue   Zion Hill



Railroads were the most common form of long-distance travel from the 1850s to the 1950s. The 1911 Nacogdoches Railroad Depot was an important stop along the Southern Pacific Railroad until 1954 when it closed for passenger service. This Spanish style building with its tile roof, wide eaves, and parapet, is now a transportation museum with permanent exhibits and special events.

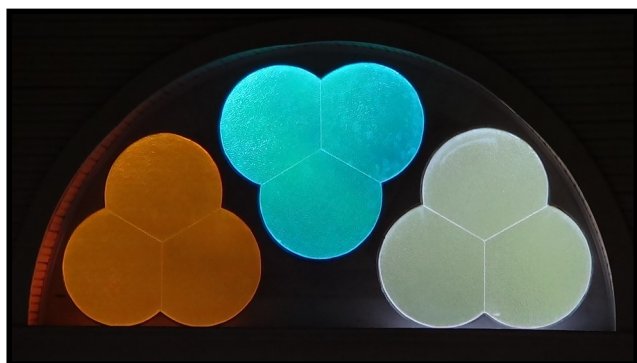


**Always check for  
trains before crossing  
railroad tracks.**

When reviewing a proposed Certificate of Appropriateness (COA), the NHLPC evaluates the COA using the city's historic preservation criteria. These ten criteria are based on the Secretary of the Interior's Standards for Rehabilitation. Together they provide a way for the NHLPC to ensure that the work respects the site or structure's history, significance, distinctive characteristics, and style while enabling property owners to update and to maintain the buildings well into the twenty-first century. In most cases the NHLPC reviews only the property's publicly visible exterior.

#1—A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

For example: The former Nacogdoches post office is now a visitor center, keeping with its historic use as a public space.



#2—The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

For example: These windows in Zion Hill Church would not be replaced with a single pane of semi-circular plain glass.

#3—Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

For example: This brick commercial building in Louisiana has been altered to look like the front porch of a house.



#4—Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

For example: This 1766 stone house in Harrisburg, PA was updated in 1863 with the second-story Victorian style cast iron porch.



#5—Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

For example: The swooping roof line and rounded windows of this Nacogdoches house are Tudor characteristics that should not be altered.



#6—Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

For example: Replacement spindles displayed at the 2010 National Trust for Historic Preservation conference.



*Rehabilitation is defined in federal law (36 CFR 67) as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.*

#7—Chemical or physical treatments, such as sand-blasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

For example: Whether on a gravestone or a building, improper cleaning can do permanent damage.



#8—Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall undertaken.

For example: Use caution when digging new foundations or laying new utility lines.



#9—New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

For example: This elevator addition to the Westfield (MA) municipal building satisfies all of the elements.

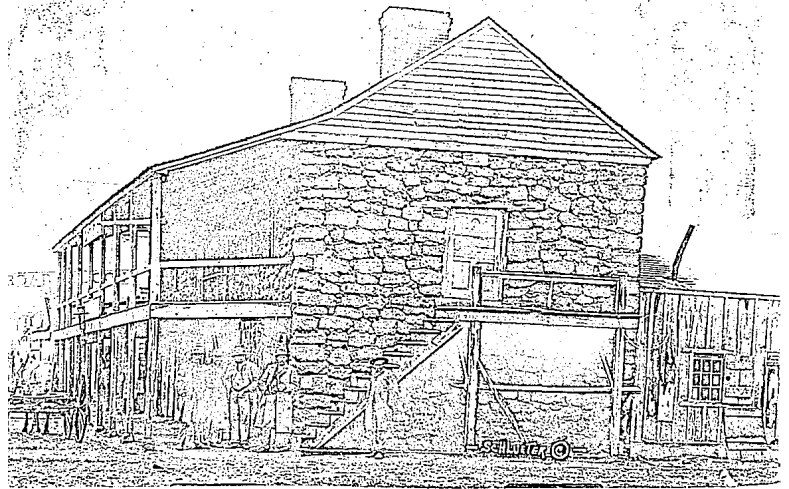
#10—New additions, exterior alterations, or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For example: While “modern” this connecting passage in Baltimore is simply between the two buildings, not attached to either one.



Nacogdoches women have been important caretakers of our history for several generations. The Cum Concilio Club, a woman's study club established in 1894 and the second oldest literary club in Texas, erected the first fencing around Oak Grove Cemetery, saved some stones of the original 1779 Stone House, and helped raise funds for the 1936 replica built on the SFA campus as part of the Texas Centennial celebration.

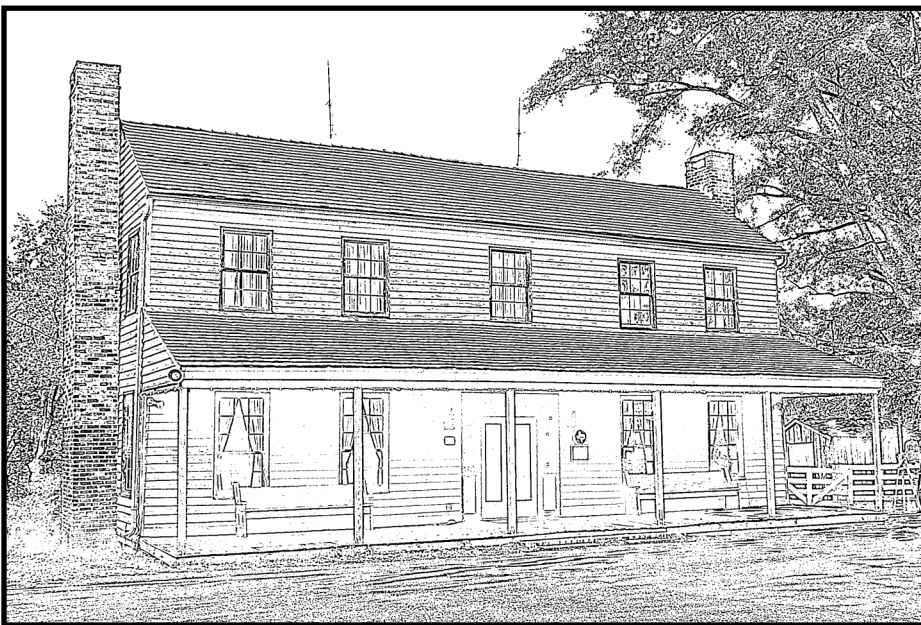
Image courtesy of the East Texas Research Center.



*Old Stone Fort, Nacogdoches, in 1885*

Karle Wilson Baker, successful author and poet who was nominated for the 1931 Pulitzer Prize in Poetry while a teacher at SFA, described Nacogdoches as the “Gateway to Texas.”

Other notable Nacogdoches women include hymnist Mary Palmer Dana Shindler (1810-1883), Anna Raguet (1819-1883) courted by Sam Houston prior to the Texas Revolution, and 1930s/1940s Hollywood actress Helen Vinson (1907-1999).



Lera Millard Thomas (1900-1993), born and raised in Nacogdoches, was elected in 1966 to serve as the first female U.S. Representative from Texas. Lera then retired to Nacogdoches where she began to save historic buildings

by moving them to her property on the north end of town, thus founding Millard's Crossing Historic Village. The c. 1837 Millard-Lee House is a Recorded Texas Historic Landmark.

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