



Nacogdoches Historic Landmark Preservation Committee

Monday, November 22, 2021 at 4:00 PM

THE NACOGDOCHES HISTORIC LANDMARK PRESERVATION COMMITTEE WILL ON ABOVE DATE AND TIME TO CONSIDER THE FOLLOWING AGENDA ITEMS. ALL AGENDA ITEMS ARE SUBJECT TO ACTION.

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 either by teleconference or in person in Council Chambers.

Members of the public who wish to submit comments on a listed agenda item must contact the Community Services office by email at andersenh@nactx.us or by calling 936-559-2960 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 5:00 PM on Friday, November, 19, 2022. For all timely requests received, staff will call the phone numbers directly during the meeting when the corresponding item comes up for comments.

1. CALL TO ORDER.
2. Approval of minutes
 - A. Consider approval of minutes from November 1, 2021.
3. Consent Agenda: Items included under the consent agenda require little or no deliberation by the HLPC. Approval of the Consent Agenda authorizes the Historic Preservation Officer to proceed with conclusion of each in accordance with the staff recommendations as reflected in the minutes of this meeting. Items included under the consent agenda require little or no deliberation by the HLPC. Approval of the Consent Agenda authorizes the Historic Preservation Officer to proceed with conclusion of each in accordance with the staff recommendations as reflected in the minutes of this meeting.
 - A. Consider COA for property located at 704 Virginia Ave. COA #2021-012
 - B. Consider COA for property located at 107/111 N. Pecan St. COA #2021-016
 - C. Consider COA for property located at 201 E. Main St. COA #2021-017



- D. Consider COA for property located at 500 Forbes St. COA #2021-015
- E. Consider COA for property located at 222 N. Mound St. COA #2021-018
- F. Consider COA for property located at 536 E. Pilar St. COA #2021-019
- G. Consider COA for property located at 724 E. Main St. COA #2021-020
- H. Consider COA for property located at 720 Bois d'Arc. COA #2021-021
- I. Consider COA for property located at 520 E. Pilar St. COA #2021-022
- J. Consider COA for property located at 610 Park St. COA #2021-025
- K. Consider COA for property located at 203 E. Main St. COA #2021-026
- L. Consider COA for property located at 315 North Church St. COA #2021-027
- M. Consider COA for property located at 522 E. Main St. COA #2021-028
- N. Consider COA for property located at 120 E. Main COA #2021-029
- O. Consider COA for property located at 1801 North St. COA #2021-031
- P. Consider COA for property located at 201 E. Main St. COA #2021-032

4. Regular Agenda

- A. Consider HRG Extension for property located at 330 E. Main St. HRG #2020-005
- B. Consider COA for property located at 523 Virginia Ave. COA #2021-011



C. Consider COA for property located at 110 S. Pecan St. COA #2021-030

D. Consider budget for the 2022 Historic Restoration Grant (HRG) Cycle.

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 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 November 18, 2020 at 4 p.m. and remained posted until meeting convened.

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
November 1, 2021 – 4:00 p.m. – Virtual Meeting

Commissioners Present: Carol Walsh, Perky Beisel, Gretchen Patterson, Anne Keenan, and Paul Sandul

Commissioners Absent: Brad Maule & Judy Kugle

Others Present: Brian Bray(City staff), Jessica Sowell (City staff)

1. Call to Order

Commissioner Walsh calls the meeting to order at 4:01 p.m.

2. Approval of Minutes: October 4, 2021

Commissioner Sandul makes a motion to approve the minutes as written. Commissioner Patterson seconds and the motion passes unanimously.

Regular Agenda:

3. Consider extension of Historic Restoration Grant for property located at 418 N. Mound St. HRG #2021-003

Mr. Bray explained that the owner of 418 N. Mound St. contacted staff and requested a 6 month extension of their HRG grant. Work has started but scheduling conflicts and additional projects have delayed the completion. If the committee approves the extension the new due date would be April 4, 2022

Commissioner Keenan made a motion to approve the extension. Commissioner Sandul seconded and the motion passed unanimously.

4. Consider Historic Restoration Grant reimbursement for the property located at 725 North Mound St. HRG #2021-004

Mr. Bray explained the reimbursement stating that the applicant had completed the work on the property. The original estimate for the work was \$29,343 and the applicant was approved for 32% not to exceed \$9,389.76. Staff recommends approval of the reimbursement in the amount of \$9,389.76.

Commissioner Beisel made a motion to approve the reimbursement. Commissioner Patterson seconded and the motion passed unanimously.

Commissioner Beisel also mentioned that this home would be featured on this years Christmas Tour of Homes.

5. Consider Historic Restoration Grant reimbursement for the property located at 408 E. Main St. HRG #2021-005

MINUTES
Nacogdoches Historic Landmark Preservation Committee
November 1, 2021 – 4:00 p.m. – Virtual Meeting

This item was tabled until appropriate receipts are sent to City staff.

6. Consider Historic Restoration Grant reimbursement for property located at 209 E. Main St. HRG #2021-011

Mr. Bray explained the reimbursement stating that the applicant had completed the work on the property. The applicant was approved for 25% not to exceed \$4,800. The work came in under the original estimated amount. Staff recommends approval of the reimbursement in the amount of \$3,087.88.

Commissioner Sandul made a motion to approve the reimbursement. Commissioner Keenan seconded the motion and it passed unanimously.

7. Consider Historic Restoration Grant reimbursement for property located at 507 E. Hospital St. HRG #2021-012

Mr. Bray explained the reimbursement stating that the applicant had completed the work on the property. The applicant was approved for 20% not to exceed \$1,180. Staff recommends approval of the reimbursement in the amount of \$1,180.00.

Commissioner Walsh adjourns the meeting at 4:11 p.m.

Attest: Jessica Sowell
Asst. Community Services Director

Commissioner: Carol Walsh

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-012

NAME OF APPLICANT: Josh Weigel

LOCATION: 704 Virginia Avenue

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Roof tear off and replacement with new flashing
- Replace rotten siding
- Repaint exterior

STAFF COMMENTS:

Applicant is requesting to tear off the existing roof and replace it with an asphalt shingle roof and new flashing. They are also requesting to replace rotten wood siding and fully repaint the exterior of the home.

This building is listed as built in 1900 by architect Diedrich Rulfs and is listed as contributing to the Virginia Avenue Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-016

NAME OF APPLICANT: Kim Crisp

LOCATION: 107/111 N. Pecan St

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Repoint and clean damaged brick
- Rebuild hand drawn elevator
- Patch existing concrete and re-install artificial grass turf in pocket park area
- Remove damaged roof over elevator and replace

STAFF COMMENTS:

This building is listed as built in 1896-1899 and is listed as contributing to the Downtown Historic District.

The work described in this application is work being done to repair damage from a structure fire on 12/3/20

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-017

NAME OF APPLICANT: Kim Crisp

LOCATION: 201 E. Main

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replace back window, framing, trim and paint
- Repair rotten framing and patch around back windows
- Caulk, re-glaze, paint, and tuck point brick on side windows and front door

STAFF COMMENTS:

This building is listed as built in 1906 and is listed as contributing to the Downtown Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-015

NAME OF APPLICANT: Dave Peterson

LOCATION: 500 Forbes St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Reroof and deck home with cedar shakes or approved metal (owner is asking for the option to use metal if plywood is cost prohibitive)

STAFF COMMENTS:

Applicant is requesting to tear off the existing roof, redeck and replace it with cedar shake shingles or an approved metal roof if plywood is cost prohibitive.

This building is listed as built in 1900 by architect Diedrich Rulfs and is listed as contributing to the Virginia Avenue Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-018

NAME OF APPLICANT: Milton Pitts

LOCATION: 222 N. Mound St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replace gutters and rotten face boards to match existing

STAFF COMMENTS:

Applicant is requesting to replace gutters and rotten face boards to match existing.

This building is listed as built in 1900-1910 by architect Diedrich Rulfs and is listed as contributing to the Washington Square Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-019

NAME OF APPLICANT: Brad Williams

LOCATION: 536 E. Pilar St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replace roof with matching shingles

STAFF COMMENTS:

Applicant is requesting to replace the roof on both structures on the property with green 3-tab shingles to match existing.

This building is listed as built between 1870-1890 and is listed as contributing to the Sterne-Hoya Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-020

NAME OF APPLICANT: Camino Group, LLC

LOCATION: 724 E. Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replace roof with matching shingles

STAFF COMMENTS:

Applicant is requesting to replace the roof on both structures on the property with green 3-tab shingles to match existing.

This building is listed as built in the 1940s and is listed as contributing to the Downtown Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-021

NAME OF APPLICANT: AAHP

LOCATION: 720 Bois d'Arc

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Removal of old roofing materials and replacement with architectural shingles

STAFF COMMENTS:

Applicant is requesting to replace the roof on both structures on the property with green 3-tab shingles to match existing.

This building is listed as built between 1900 and is listed as non-contributing to the Zion Hill Historic District. The African American Heritage Project group is working with the Texas Historical Commission to get the designation changed to "contributing".

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-022

NAME OF APPLICANT: Robert & Laurice McCarty

LOCATION: 520 E. Pilar St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Install a new roof to match existing
- Paint exterior
- Level the pier and beam foundation

STAFF COMMENTS:

This building is listed as built in 1890 and is listed as contributing to the Sterne-Hoya Historic District. Staff finds that, based on City Ordinance Criteria b, d and k (listed below), the proposed alterations are acceptable in the Sterne-Hoya Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-025

NAME OF APPLICANT: Ray and Cindy Perry

LOCATION: 610 Park St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Painting of all exterior wooden trim.

STAFF COMMENTS:

Applicant is requesting to repaint all wooden trim on the exterior of the home.

This building is listed as built between 1910 - 1915 and is listed as contributing to the Washington Square Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-026

NAME OF APPLICANT: Pati McCandless

LOCATION: 203 E. Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Repair and restoration of 2 exterior windows.

STAFF COMMENTS:

Applicant is requesting to repair and restore 2 exterior windows. The applicant is planning to repair the windows as close as possible to original condition. This also involves framing around the windows and replacement of rotten wood.

This building is listed as built in 1904 and is listed as contributing to the Downtown Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-027

NAME OF APPLICANT: Miles Bradshaw & Kelli Karczewski

LOCATION: 315 N. Church

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replacement of damaged or rotten wood siding, trim, fascia, soffit, front porch flooring, front porch railing and portions of the front porch ceiling
- Repaint exterior
- Replacement of flat roof above the porch entry and new shingles will be installed on pitched roof
- Replacement of damaged screens, outdoor lighting and ceiling fans

STAFF COMMENTS:

This building is listed as built in 1897/1915 and is listed as contributing to the Washington Square Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-028

NAME OF APPLICANT: Christopher LaBauve

LOCATION: 522 E. Main

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Painting exterior of building

STAFF COMMENTS:

Applicant is requesting to repaint the exterior of the home.

This building is listed as built in 1905 and is listed as contributing to the Downtown Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-029

NAME OF APPLICANT: Kim Crisp

LOCATION: 120 E. Main

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replace rotten windows, doors, beams and exterior wood to match existing
- Repair or restore transom windows to match existing
- Repair outdoor beams in pocket park

STAFF COMMENTS:

This building is listed as built in 1896 and is listed as contributing to the Downtown Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-031

NAME OF APPLICANT: Heritage Company LLP (Russell Smith)

LOCATION: 1801 North St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Repair west side brick driveway using original bricks when possible
- Install gutter system and drainage in yard

STAFF COMMENTS:

This building is listed as built in 1923 and is Individually designated in the 1986 Historic Sites Survey.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2021-032

NAME OF APPLICANT: Ethan Fatheree

LOCATION: 201 E. Main

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Repair existing wood siding with matching materials
- Paint exterior of building
- Replace roof with similar shingles

STAFF COMMENTS:

This building is listed as built in 1860 and is listed in the 2010 Historic Sites survey as part of the Downtown Historic District.

Routine maintenance requests, such as this one are typically administratively approved, but a COA case and staff report were generated since this request is tied to a Historic Restoration Grant application.

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: HRG 2020-005

NAME OF APPLICANT: Arlis Horrocks

PROPERTY ADDRESS: 330 E. Main

REQUESTED ACTION: Historic Restoration Grant Extension #2 Update

STAFF COMMENTS:

Ms. Horrocks received a grant for **16.8%** of the final project cost not to exceed **\$30,150.00** for the structure located at 330 E. Main. She was granted an extension on October 5, 2020. She requested an additional 11 months to complete the project and was approved for an extension with a new due date of August 28, 2021.

The applicant is requesting a second extension for the grant; as detailed in an email sent Wednesday, August 18, she says “circumstances beyond my control, such as Covid 19 virus, lack of laborers and materials are affecting the progress of this project.” If approved, the new due date will be August 28, 2022.

At the September 8th HLPC Meeting, the committee asked for an update on the project, timeline and report of what has been accomplished or started. Jessica Sowell and Hanna Andersen have made multiple attempts to reach the owner by email and phone and have not received an update.

Staff do not make recommendations on Historic Restoration Grant extensions.



Application for Certificate of Appropriateness (COA)
City of Nacogdoches Historic Landmark Preservation Committee

Applicant:

Name Shannon Hebert

Company

Address

City, State

Daytime Phone

Fax

E-mail Address

Property Owner (If Different From Applicant):

Name Same

Company

Address

City, State, Zip

Daytime Phone

Fax

E-mail Address

Status of Applicant (Check One):



Owner



Representative



Prospective Buyer

Address of Property: 523 Virginia Avenue 75964 Lot: _____ Block: _____

Date of Construction of main structure(s) on property: 1940 possibly, unsure exact year

Please Check The Appropriate Construction Activity:



Restoration/Remodel



Painting



New Construction



Fencing



Signage



Other retaining wall repair / construction

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.

Retaining wall in driveway is collapsing & needs replaced. Replacement materials used would be much more appealing and permanent such as stones (cornerstone possibly). This wall can be seen from the front and east side of the property at street view. Current decking is rotten and in need of replacement at front entrance as well as side entrance. A deck connecting the front and side decks is to be

Signature of Applicant: SH

Date: 11/12/21

Signature of Property Owner: SH

Date: 11/12/21

constructed atop the retaining wall. PVC lumber is a possible choice to avoid mold & mildew.

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: _____

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2021-011

NAME OF APPLICANT: Shannon Hebert

LOCATION: 523 Virginia Avenue

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replace existing wooden retaining wall with a stone retaining wall
- Replace rotten decking on existing front porch
- Construct a deck connecting the front and side decks made from pvc lumber on top of retaining wall.

STAFF COMMENTS:

This building is listed as built between 1920-1930 and is listed in the Washington Square Historic District. Staff finds that, based on City Ordinance Criteria d, g, j and k (listed below), the proposed alterations are acceptable in the Washington Square Historic District.

(d) **(3)** 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

(g) **(6)** 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) **(9)** 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) **(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.

Proposed new deck and retaining wall:



Current front porch, and main entry, as seen from Virginia Avenue:



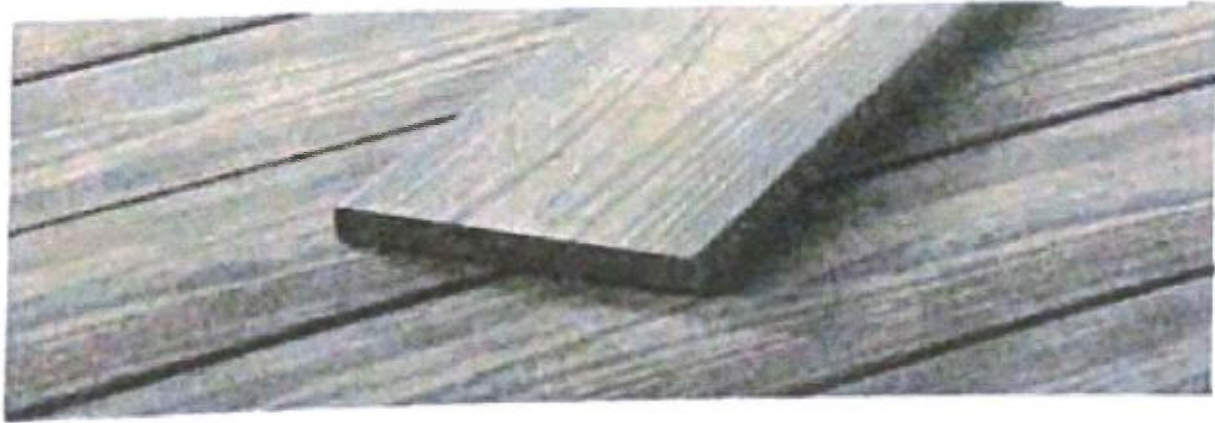
Current side porch, as seen from driveway and roadway:





Proposed area for new decking





FORTRESS BUILDING PRODUCTS

Apex 8-ft Arctic Birch Grey Square PVC Deck Board (2-Pack)



Proposed Materials

Top- Decking

Bottom—Retaining Wall

Application for Certificate of Appropriateness (COA)
City of Nacogdoches Historic Landmark Preservation Committee

Applicant:

Name Elan Ramirez

Company Stretch ER

Address [REDACTED]

City, State [REDACTED]

Daytime [REDACTED]

Fax N/A

E-mail Address [REDACTED]

Property Owner (If Different From Applicant):

Name _____

Company _____

Address _____

City, State, Zip _____

Daytime Phone _____

Fax _____

E-mail Address _____

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

Address of Property: 110 S. Pecan St. Nac. TX 75861 Lot: 75861 Block: 75861

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

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.

(as apply)
Restoration: Repaint the bricks into white grout at the front/
Painting: Paint the awning black
Other: Replace front windows that will be able to open

Signature of Applicant: [Signature] Date: 11-15-2021

Signature of Property Owner: [Signature] Date: 11-15-2021

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 75863).

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

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2021-030

NAME OF APPLICANT: Elena Ramirez

LOCATION: 110 S. Pecan St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Repainting top and bottom of existing awning black to match building
- Regrouting exterior brick with white grout
- Replacing all front plateglass windows with divided opening windows (example attached)

STAFF COMMENTS:

This building is listed as built in 1890 and is listed as contributing to the Downtown Historic District. The 1912 Sanborn Fire Map lists this building at a 1-story brick with frame awning and it was used as a pool room. Later it was used as the First National Bank and then the Royal Movie Theater. It was most recently the Heart of Texas Gift Gallery and is now StretchER, a pilates studio.

The applicant is requesting to paint the top and bottom of the existing awning black to match the black trim work. They are also requesting regrouting of the existing brick using white grout instead of the existing gray grout to match adjoining building. Grout would not be applied to the face of the bricks. The final item is replacing all existing front windows with opening, all weather windows. The window opening would remain the same but the frame and division would be altered.

Staff finds that, City Ordinance Criteria b, c, d, f, j and k (listed below), apply to this request and should be considered when reviewing this request.

(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

(d) **(3)** 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) **(5)** 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) **(9)** 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

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

(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.

Additional photos for the Historic Restoration Grants



Texas Size Bling window reference # 1



Texas Size Bling window reference # 2



German Schmear bricks reference at Fischer & Fischer Attorneys at Law.

Side by side comparison to Stretch ER store front bricks wall

HRG #	Project Address	Project Estimate	% Awarded	Amount Granted	FY 2022 Amount Awarded	Grant Score	Project Description
2022-001	704 Virginia Ave	\$ 43,585.00	10.00%	\$ 4,358.50		24	New roof and full exterior repaint
2022-002	107/111 N. Pecan	\$ 75,239.00	11.00%	\$ 8,276.29		28	Rebuild hand-drawn elevator, patch concrete and remove/replace roof over elevator
2022-003	201 E. Main	\$ 16,280.00	9.00%	\$ 1,465.20		21	Repair broken windows
2022-004	500 Forbes	\$ 15,920.00	8.00%	\$ 1,273.60		19	Roof replacement
2022-005	222 N. Mound St.	\$ 8,491.00	7.00%	\$ 594.37		10	Replace gutters and face boards
2022-006	536 E. Pilar	\$ 13,000.00	9.00%	\$ 1,170.00		21	Replace roof
2022-007	724 E. Main ST	\$ 24,139.75	8.00%	\$ 1,931.18		16	Replace roof
2022-008	720 Bois d'ARc	\$ 21,900.00	10.00%	\$ 2,190.00		24	Replace roof
2022-009	520 E. Pilar St.	\$ 36,499.00	9.00%	\$ 3,284.91		21	New roof, paint exterior and level the house
2022-011	523 Virginia Ave	\$ 19,450.00	8.00%	\$ 1,156.00		16	Replace deck, repair retaining wall and shore up foundation
2022-012	610 Park St	\$ 10,000.00	8.00%	\$ 800.00		19	Paint all exterior trim
2022-013	203 E. Main	\$ 9,500.00	9.00%	\$ 855.00		22	Repair 2 windows on east and north side
2022-014	315 N. Church St.	\$ 54,030.00	10	\$ 5,403.00		24	Repair and paint rotten flooring, railings and ceiling of front porch and roof. Also removing back door, replacing door and repainting.
2022-015	522 E. Main	\$ 11,450.00	9.00%	\$ 1,030.50		22	Full exterior repaint
2022-016	120 East Main	\$ 127,250.00	12.00%	\$ 15,270.00		32	Repair and replace all exterior wood windows and doors and repair beam over pocket park
2022-017	110 S. Pecan	\$ 41,075.00	9.00%	\$ 3,696.75		22	Paint awning, regROUT brick and replace front windows
2022-018	1801 North St	\$ 10,212.31	8.00%	\$ 816.98		19	Repair driveway brick and improve site drainage
2022-019	106 N. Lanana	\$ 30,000.00	9.00%	\$ 2,700.00		20	Roof replacement and siding repair/paint
	TOTAL	\$326,134		\$ 56,272.28			
	AVERAGE	\$27,178	85%	\$ 4,689.36		20	

Funding Key			
Score	%	Score	%
0-15	7%		
16-20	8%		
21-23	9%		
24-26	10%		
27-30	11%		
31-35	12%		

Total available funds \$59,692.61
 Total unallocated funds \$3,420.33

HRG #	Project Address	Project Estimate	% Awarded	Amount Granted	FY 2022 Amount Awarded	Grant Score	Project Description
2022-001	704 Virginia Ave	\$ 43,585.00	16.00%	\$ 6,973.60		24	New roof and full exterior repaint
2022-002	107/111 N. Pecan	\$ 75,239.00	18.00%	\$ 13,543.02		28	Rebuild hand-drawn elevator, patch concrete and remove/replace roof over elevator
2022-003	201 E. Main	\$ 16,280.00	14.00%	\$ 2,279.20		21	Repair broken windows
2022-004	500 Forbes	\$ 15,920.00	12.00%	\$ 1,910.40		19	Roof replacement
2022-005	222 N. Mound St.	\$ 8,491.00	10.00%	\$ 849.10		10	Replace gutters and face boards
2022-006	536 E. Pilar	\$ 13,000.00	14.00%	\$ 1,820.00		21	Replace roof
2022-007	724 E. Main ST	\$ 24,139.75	12.00%	\$ 2,896.77		16	Replace roof
2022-008	720 Bois d'ARc	\$ 21,900.00	16.00%	\$ 3,504.00		24	Replace roof
2022-009	520 E. Pilar St.	\$ 36,499.00	14.00%	\$ 5,109.86		21	New roof, paint exterior and level the house
2022-011	523 Virginia Ave	\$ 19,450.00	12.00%	\$ 2,334.00		16	Replace deck, repair retaining wall and shore up foundation
2022-012	610 Park St	\$ 10,000.00	12.00%	\$ 1,200.00		19	Paint all exterior trim
2022-013	203 E. Main	\$ 9,500.00	14.00%	\$ 1,330.00		22	Repair 2 windows on east and north side
2022-014	315 N. Church St.	\$ 54,030.00	16%	\$ 8,644.80		24	Repair and paint rotten flooring, railings and ceiling of front porch and roof. Also removing back door, replacing door and repainting.
2022-015	522 E. Main	\$ 11,450.00	14.00%	\$ 1,603.00		22	Full exterior repaint
2022-016	120 East Main	\$ 127,250.00	19.00%	\$ 24,177.50		32	Repair and replace all exterior wood windows and doors and repair beam over pocket park
2022-017	110 S. Pecan	\$ 41,075.00	14.00%	\$ 5,750.50		22	Paint awning, regROUT brick and replace front windows
2022-018	1801 North St	\$ 10,212.31	12.00%	\$ 1,225.47		19	Repair driveway brick and improve site drainage
2022-019	106 N. Lanana	\$ 30,000.00	12.00%	\$ 3,600.00		20	Roof replacement and siding repair/paint
	TOTAL	\$326,134		\$ 88,751.22			
	AVERAGE	\$27,178	14%	\$ 7,395.94		20	

Funding Key			
Score	%	Score	%
0-15	10%		
16-20	12%		
21-22	14%		
23-25	16%		
26-30	18%		
31-35	19		

Total available funds \$89,842.61
 Total unallocated funds \$1,091.39