



Nacogdoches Historic Landmark Preservation Committee

Monday, April 4, 2022 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 the City Council Chamber 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 Historic Landmark Preservation Committee Members may attend via videoconference but a quorum of the Historic Landmark Preservation Committee and the Presiding Officer will be at the above-stated physical location. The meeting will be streamed live at <http://www.nactx.us/21>

Members of the public who wish to submit comments on a listed agenda item must contact the Community Services office by email at sowellj@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, April, 2, 2022. For all timely requests received, staff will call the phone numbers directly during the meeting when the corresponding item comes up for comment.

1. CALL TO ORDER.
2. Approval of minutes Consider approval of minutes from the March 7, 2022 meeting.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness for property located at 504 N. Mound St.
 - B. **Public Hearing:** Discuss and consider Historic Overlay Zoning application for the property located at 403 S. Shawnee St. HO #2022-001
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 March 30, 2022 at 3 p.m. and remained posted until the 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: _____

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2022-001

NAME OF APPLICANT: Mike and Marianne Keller

LOCATION: 504 N. Mound St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Construct a new one-bedroom apartment attached to the existing carport located behind the house.
- The new addition will be located on the East side of the existing carport and house, with hardie plank siding, a shingled roof and vinyl windows.
- The building site is not visible from the public right-of-way.

STAFF COMMENTS:

The proposed work is behind the main structure (unattached) and not visible from the public right-of-way. The applicant is requesting to make significant changes to the existing carport in the backyard of the property by adding a 23' by 41' foot apartment.

The residence at 504 N. Mound was built in 1901 and is listed as contributing to Washington Square Historic District. It is significant for its association with Nacogdoches architect Dietrich Rulfs and is an example of a Folk Victorian residence. From the 1990 National Register nomination:

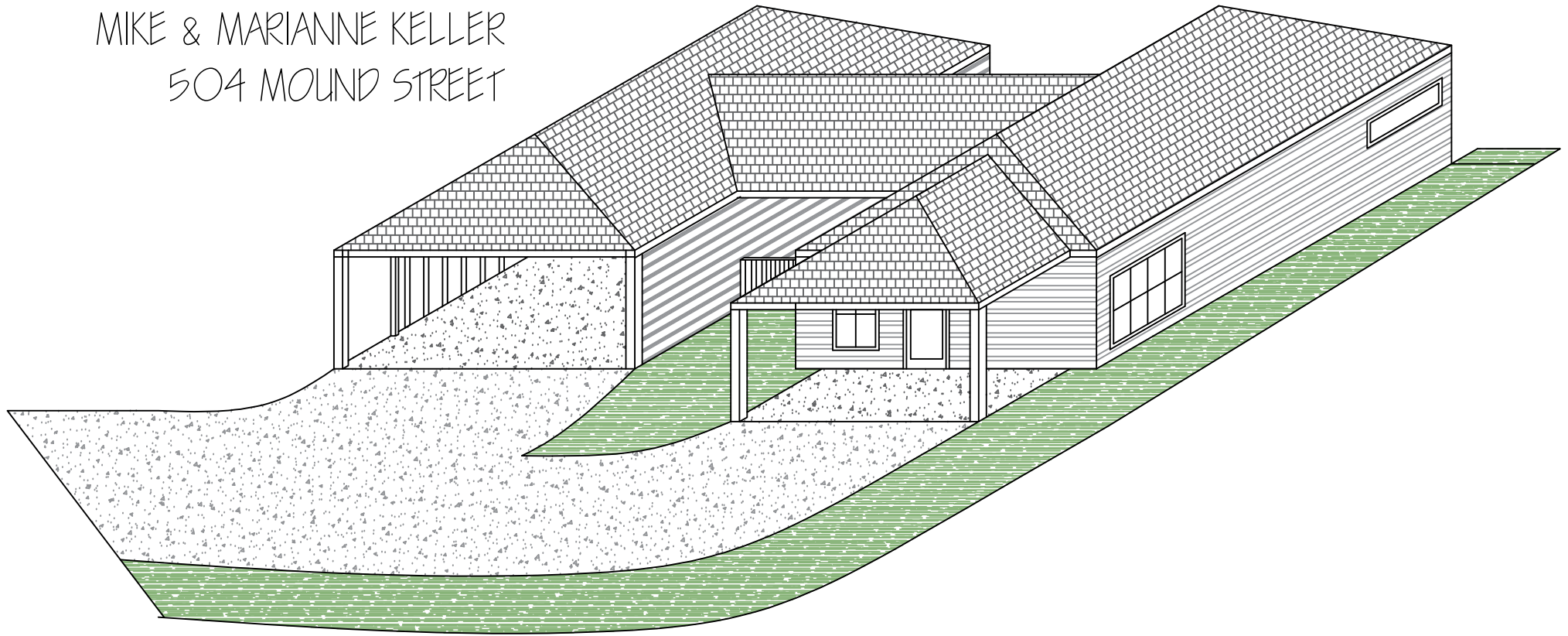
Designed by master architect Dietrich Rulfs, F. H; Tucker built this structure in 1901. Kline P. Branch purchased the house in 1913 and following the end of World War I, he added the second story in the rear. It became the Earl Elliott residence in 1956.

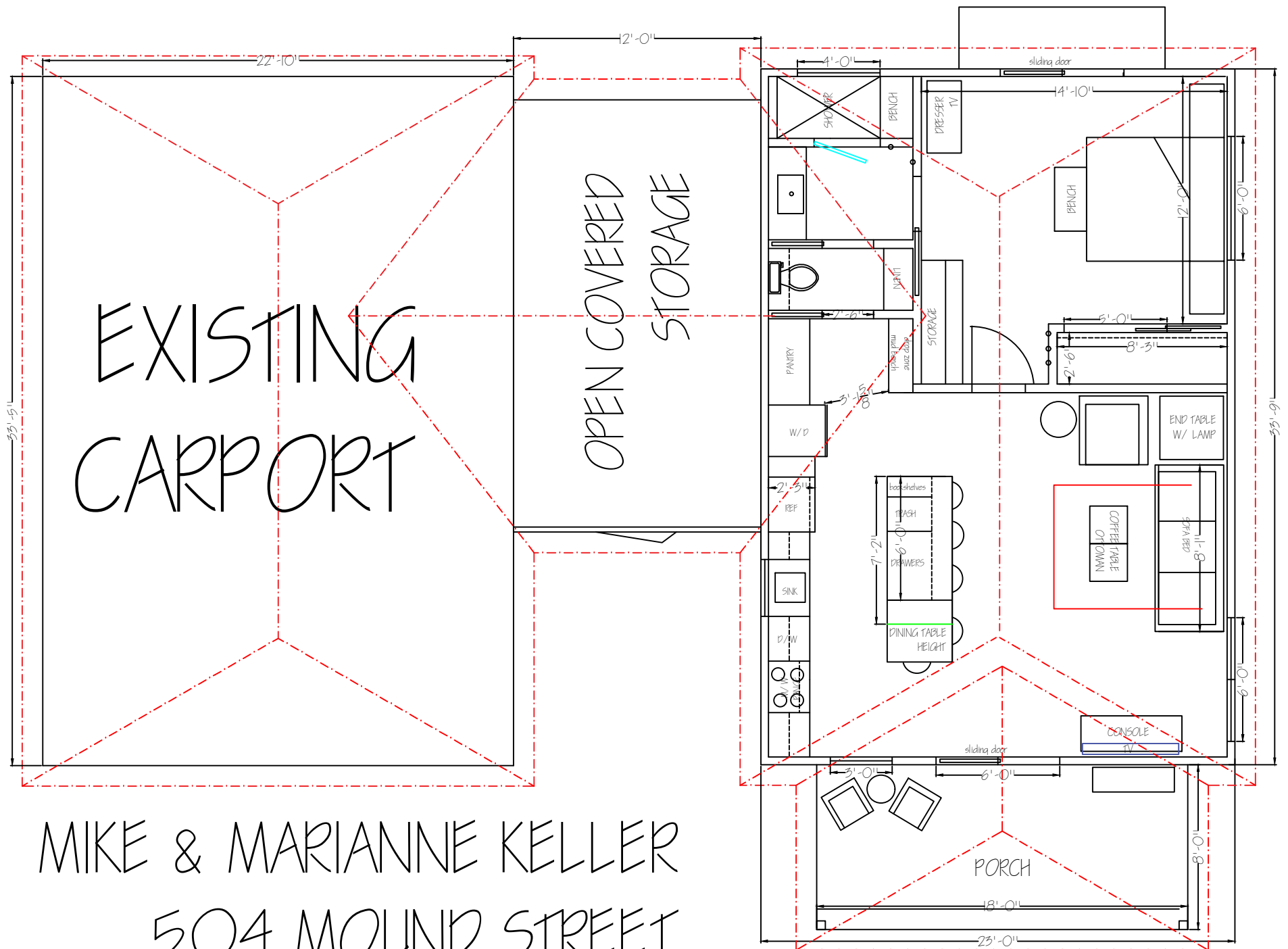
Staff finds that, based on City Ordinance Criterion j (listed below), the proposed construction is acceptable in the Washington Square Historic District.

(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

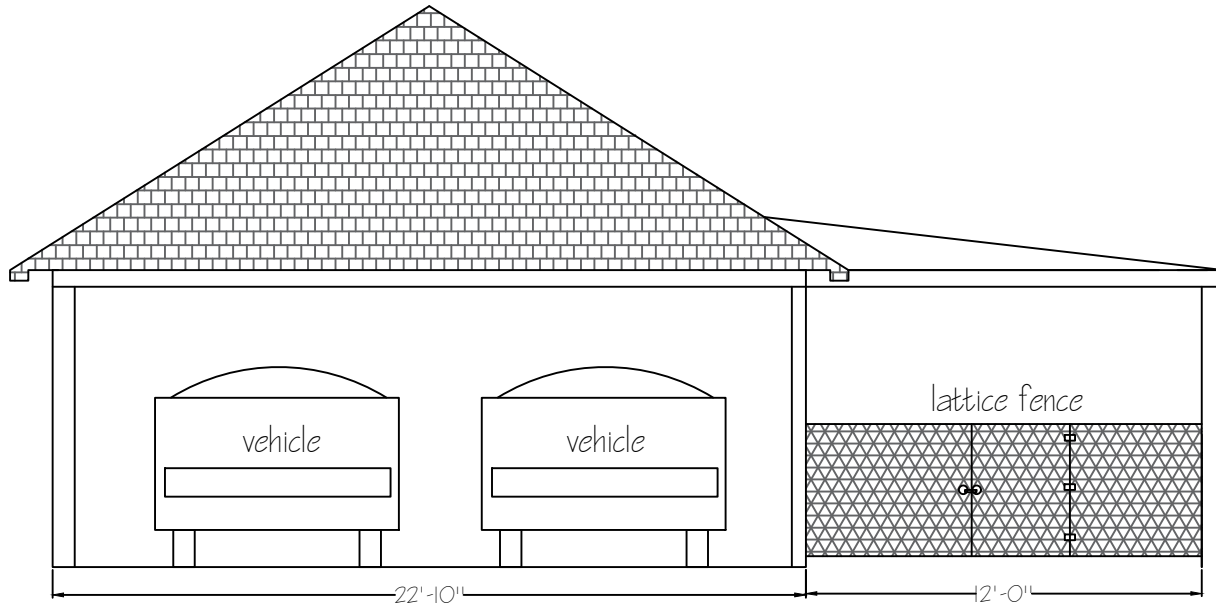


MIKE & MARIANNE KELLER
504 MOUND STREET

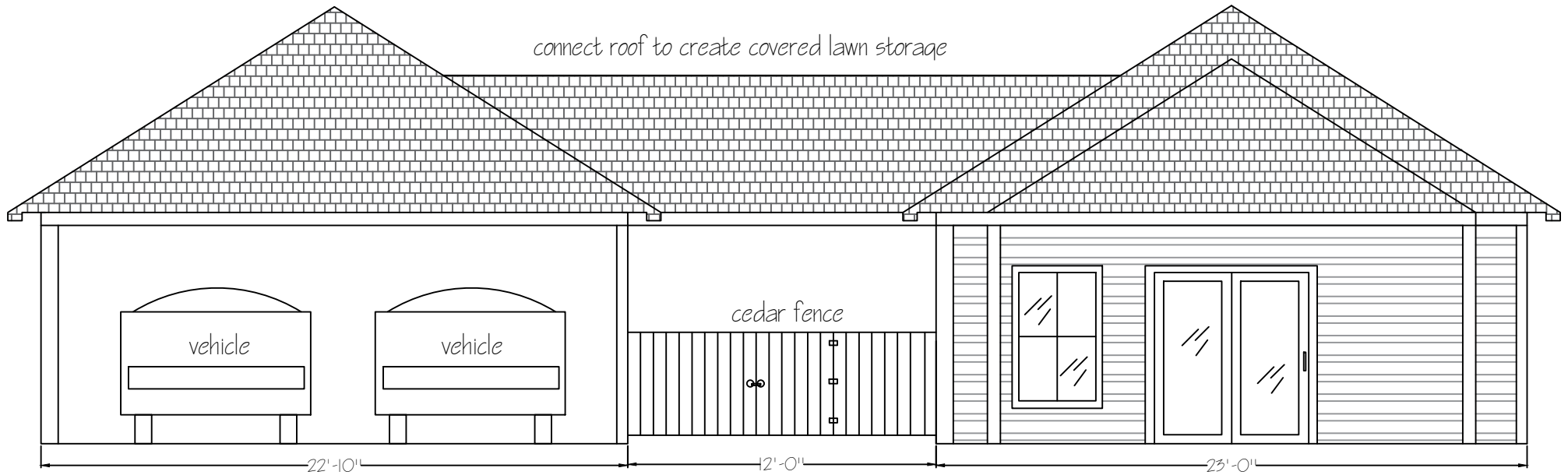




MIKE & MARIANNE KELLER
504 MOUND STREET



EXISTING CARPORT

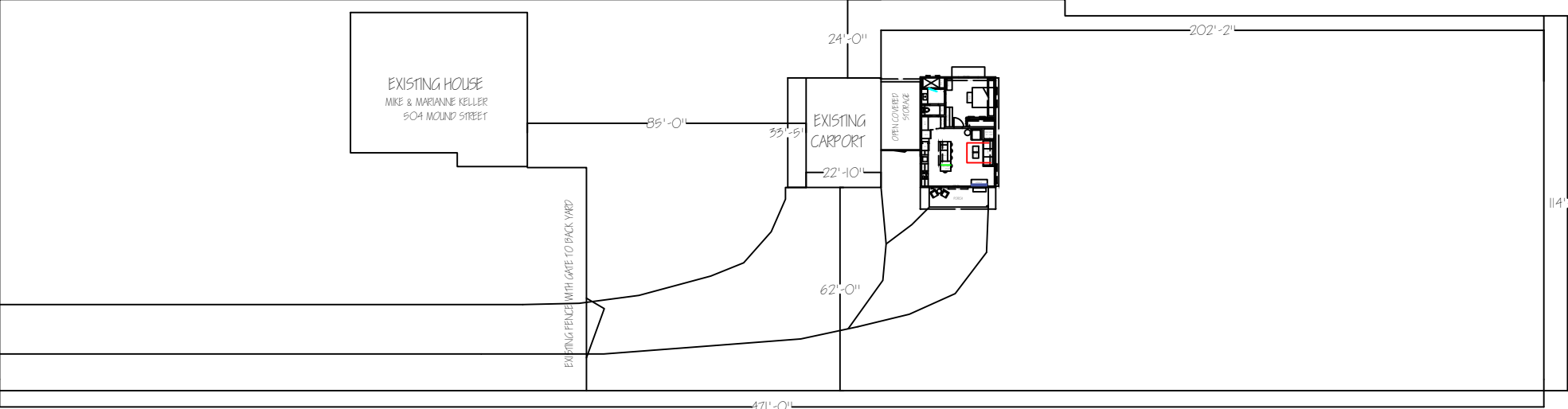


EXISTING CARPORT

LIVING QUARTERS ADDITION

WEST - NORTH MOUND STREET

NORTH - 510 N MOUND STREET



SOUTH - 418 N MOUND STREET MOCKINGBIRD SUITES

EAST - BACK FENCE





Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: HO 2022-001

NAME OF APPLICANT: Cleo Jenkins - E.J. Campbell Alumni Association

LOCATION: 403 S. Shawnee St.

REQUESTED ACTION: Historic Overlay zoning designation

STAFF COMMENTS:

Applicant Cleo Jenkins, representative of the E. J. Campbell Alumni Association, has requested the property located at 403 S. Shawnee St., known as the E. J. Campbell High School, be included in the Historic Overlay Zoning. This property is eligible under Criteria 1, 2 and 3.

The school's location on Shawnee St. places it firmly within what was, until the 1960s, the de facto segregated middle-class residential and business district of Nacogdoches. Prior to the construction of University Drive in the 1980s, the Shawnee Street area on the western slope of Orton Hill, extending along and south from Main Street, was geographically and socially distinct from the downtown business district and the older African American Zion Hill Neighborhood.

Research provided by Cleo Jenkins, applicant:

E. J. Campbell School received a Historic Marker through the Texas Historical Commission Marker program in 2014. The marker text is as follows:

Until it closed in 1970, the year Nacogdoches schools fully integrated, the E. J. Campbell School at this site served African American students from the town and surrounding area. The school opened in 1903 at a time when the need was evident for new educational facilities to serve growing African American communities of the area. Originally named the Nacogdoches Colored School, it was renamed for longtime principal E. J. Campbell in 1937.

Like many other communities at the time, Nacogdoches and its educational institutions were segregated in accordance with state and federal laws. Officially, these facilities were to be "separate but equal," although they often lagged behind in terms of financial support and education opportunities.

The original school, a simple four-room schoolhouse, became a central educational and social meeting place for African American communities in Nacogdoches County. Students came from miles around to attend the new school, which continued to grow over the subsequent decades. Significantly, beginning with principal Campbell's term, and under his direction, high school students regularly visited Prairie View Normal School (later Prairie View A&M University) to learn of higher education opportunities available to them. At one point, more than two-thirds of the students graduating from the E. J. Campbell School went on to attend college and excel in a number of professional fields. Notably, many of the students became certified as teachers at Prairie View and returned to work in the Nacogdoches school district. (2014)

1946 Sanborn Map:

The E. J. Campbell School is included in the 1946 Sanborn Fire Map survey as the *Nacogdoches High School and Grade School (colored)*. The building is drawn in 4 sections each with their respective build dates. The sections were built in 1094, 1917, 1927 and 1936. The school also included a Home Economics and Agriculture building (separate) built in 1929 and a Auditorium (separate) built in 1940; both of those

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

buildings have been torn down. The map also makes a note of “Houses Beyond (Colored)” on two sides of the school, identifying E.J. Campbell school as a cornerstone of a historically black neighborhood.

STAFF REPORT:

Sec 50-130. Criteria for designation.

- (1) Possesses significance in history, architecture, archaeology, or culture.
 - (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
 - (3) Is associated with the lives of persons significant in the city's past.
 - (4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction.
 - (5) Represents the work of a master designer, builder, or craftsman.
 - (6) Represents an established and familiar visual feature of the city.
- (Ord. No. 1130, art. XI, § 6, 11-3-1998)

City Ordinance requires that at least one of the six criteria be met in order to achieve designation in a historic overlay district. In deciding this case, HLPC must consider if E. J. Campbell School meets any of the above mentioned criteria for designation. If the property meets any one of the criteria, it qualifies for Historic Overlay zoning. If it meets none, it is ineligible.

Nacogdoches Historic Landmark Preservation Committee will make a recommendation to the Planning and Zoning Commission, who will meet on April 11, 2022. Both HLPC and Planning and Zoning will present their recommendations to City Council for final approval on April 19, 2022.



NACOGDOCHES HISTORIC LANDMARK PRESERVATION COMMITTEE

March 11, 2022

Name
Address
Address

Dear Sir or Madam:

This is notice the following public hearings have been scheduled:

Historic Landmark Preservation Committee
Planning & Zoning Commission
City Council

Monday, April 4, 2022 at 4:00 pm
Monday, April 11, 2022 at 5:00 pm
Tuesday, April 19, 2022 at 5:30 pm

These hearings will be held in the **City Council Chambers, Room 119 at 202 East Pilar Street**, Nacogdoches, Texas. The purpose of these meetings is to consider a request for historic overlay for **Lot 3, City Block 6**, located at 403 S. Shawnee St. This letter is being sent in accordance with the Zoning Ordinance of the City of Nacogdoches, because you own property within 200 feet of the lot(s) involved in this request. If you choose to attend these hearings, you will be given an opportunity to speak to the Historic Landmark Preservation Committee, Planning & Zoning Commission and/or the City Council in either support or opposition to the above request.

If you are unable to attend a meeting, you are welcome to file a written response (either in person, via email, or USPS) to the Planning Department within ten days of the postmark date of this letter.

Respectfully,

The Nacogdoches Historic Landmark Preservation Committee

Brian W. Bray
Director of Community Services,
Historic Preservation Officer
brayb@ci.nacogdoches.tx.us

cc: File
Alania Chafin, Director of Planning

4" W PIPE UNPAVED SHAWNEE
4" W PIPE UNPAVED SHAWNEE
4" W PIPE UNPAVED SHAWNEE

38' TO 1st FR D

HOUSES A BEYOND (COLORED)

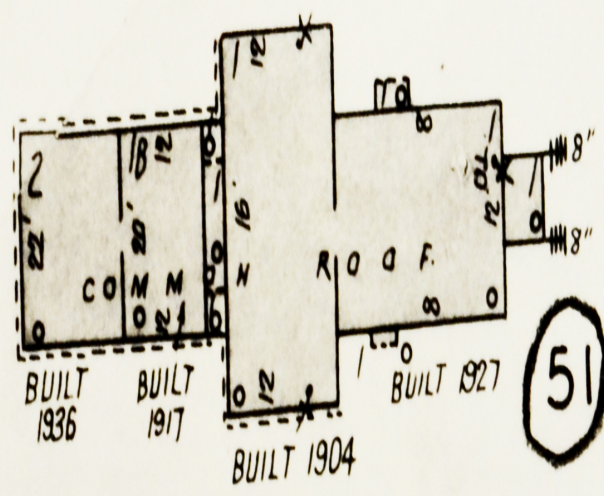
S

NACOGDOCHES HIGH &
GRADE SCHOOL
(COLORED)
HEAT: GAS STOVES

BUILT 1929

HOME ECONOMICS &
AGRICULTURAL BLDG
HEAT: GAS STOVES

AUDIT M.
BUILT 1940.
STEEL TRUSSES
12 PILLARS 12 WALLS.
18-28 32'
28 28'



HOUSES BEYOND (COLORED)



CLUB

D

2 HALL
(COLORED)
003'

(BL. 51)

2 D&A

(BL. 51)

E. J. Campbell School

Historical marker location:

403 Shawnee Street, Nacogdoches, Texas

Until it closed in 1970, the year Nacogdoches schools fully integrated, the E. J. Campbell School at this site served African American students from the town and surrounding area. The school opened in 1903 at a time when the need was evident for new educational facilities to serve growing African American communities of the area. Originally named the Nacogdoches Colored School, it was renamed for longtime principal E. J. Campbell in 1937.

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Marker year: 2014



Figure 1: Mr. E. J. Campbell



