



Nacogdoches Historic Landmark Preservation Committee

Wednesday, September 7, 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 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 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, Monday September, 05, 2022.

1. CALL TO ORDER.
2. Approval of minutes
 - A. Consider approval of minutes from July 5, 2022 meeting.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness for the property located at 522 East Main Street. COA #2022-004
 - B. Review status of Demolition by Neglect cases
 - C. Review status of Historic Restoration Grant projects and the upcoming HRG cycle.
 - D. Review Sample Motion Formats.
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 02, 2022 at 1 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 _____, 2022.

Name: _____ Title: _____

MINUTES
Nacogdoches Historic Landmark Preservation Committee
July 5, 2022 – 4:00 p.m. – Virtual Meeting

Commissioners Present: Carol Walsh, Perky Beisel, Gretchen Patterson, Judy Kugel, Anne Keenan, and Brad Maule

Commissioners Absent: Paul Sandul

Others Present: Brian Bray(City staff), Jessica Sowell (City staff), Richard Orton, Paul Jackson, David Kimling

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

1. Approval of Minutes: June 6, 2022

Commissioner Beisel makes a motion to approve the minutes as written. Commissioner Patterson seconds and the motion passed unanimously.

2. Consider Historic Restoration Grant reimbursement for property located at 724 East Main Street. HRG #2022-0007

Mrs. Sowell explained the request. The applicant was approved to replace the current roof with a roof to match as part of a Historic Restoration Grant request. The estimate of the project was \$24,139.75 and it was approved to receive 12% of the total not to exceed \$2,896.77.

The applicant has completed the work and submitted receipts and canceled checks in the amount of \$25,655.25. Staff recommends the approval of the reimbursement request in the amount of \$2,896.77.

Commissioner Keenan made a motion to approve the reimbursement request. The request was seconded by Commissioner Beisel and passed unanimously.

3. Discuss and consider Certificate of Appropriateness for property located at 720 Bois D’Arc St. COA #2022-008

Mrs. Sowell explained the request. The applicant was approved to replace the current roof with a roof to match as part of a Historic Restoration Grant request. The estimate of the project was \$21,900 and it was approved to receive 16% of the total not to exceed \$3,504.

The applicant has completed the work and submitted receipts and canceled checks in the amount of \$22,600. Staff recommends the approval of the reimbursement request in the amount of \$3,504.00.

Commissioner Kugel made a motion to approve the reimbursement request. The request was seconded by Commissioner Patterson and passed unanimously.

4. Discuss City of Nacogdoches Flag proposal (David Kimling)

Mrs. Sowell introduced the item and reminded the committee that this was not an action item, but rather a discussion item and no vote was required.

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Started thinking about other cities that have City flags and how they are a point of pride for other communities. Happy with the design but wants feedback from various groups.

His proposal includes representation of 9 important historical milestones in the history of Nacogdoches.

Commissioner Maule asked if there had ever been a Nacogdoches flag before.

Mr. Kimling stated that there have been other flags over Nacogdoches but the City itself has not had a flag.

Mr. Kimling also outlined the history of the vexillological society and the fundamentals of flag design. Including the symbolism in the flag he has designed.

He stated that the nine points could change over time or be added to.

Commissioner Maule stated that he felt the creeks being represented on the flag was wonderful, but having a solid line on the end made the flag feel cut off/capped.

Commissioner Beisel stated that she liked the design. Thought it would be good to point out that these are nine parts of Nacogdoches history, but other items could be used as well. She also asked to include Antonio in number 5 rather than just Gil Y'Barbo and to correct Old Stone Fort to "Stone House".

Chairman Walsh and Commissioner Maule thanked Mr. Kimling for taking the initiative to create this project.

5. Adjourn

Commissioner Walsh adjourns the meeting at 4:23 p.m.

Attest: Jessica Sowell
Asst. Community Services Director

Commissioner: Carol Walsh

Nacogdoches Historic Landmark Pre
servation Committee
STAFF REPORT

CASE NUMBER: COA 2022-004

NAME OF APPLICANT: Chris & Danielle LaBauve

LOCATION: 522 East Main Street

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Install a 8ft x 12ft x 8ft metal and wood tool shed in the back of the property.

STAFF COMMENTS:

The applicant is requesting to install a 8ft x 12ft x 8ft prefab storage shed on the back of the property at 522 East Main. The shed will have wood flooring and siding and a metal roof. The sides will be sprayed with a colored urethane to match the house.

522 East Main is listed as built in 1905 and is listed as contributing to the Sterne-Hoya Historic District. Two-and-a-half story irregular plan frame residence with hip-and-valley composition shingle roof; horizontal V-groove siding, 1/1 double-hung windows; chamfered bay has one tall window opening onto porch.

The one-story wraparound porch has plain round columns and square balusters with pedimented gable at northeast corner; latticed foundation skirt; gables have rounded shingles and half-moon lights with tracery.

There is a balcony over the entry, the door of which has a glass panel and transom over door.

Staff finds that City Ordinance Criterion d, j and k (listed below) apply to this request.

(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.

(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.





Premier Cottage Shed^{PCS}

Premier Garden Shed^{PGS}



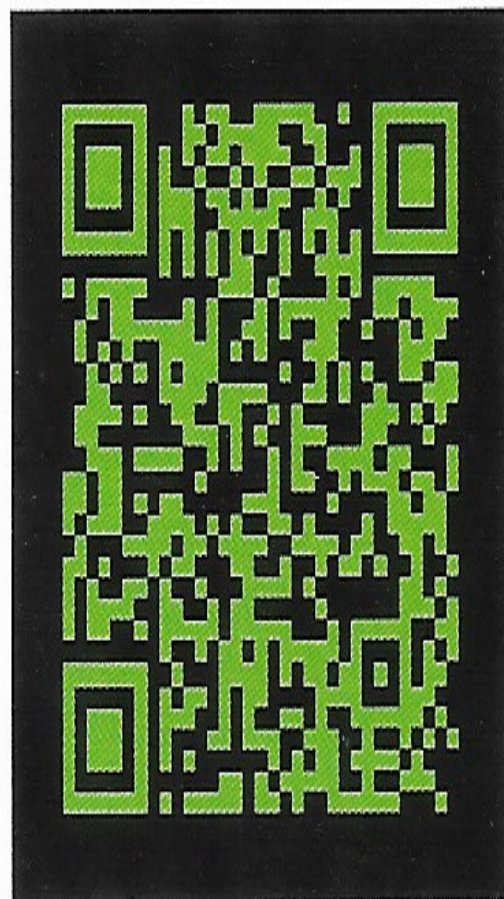
PCS



PGS

PCS
Floor Plan
STANDARD

Standard Features: 75" Rear Wall & 89" Front Wall. 70" Door Opening with Double Wooden Entry Doors. One 2'x3' Window. Door Lock and Keys, High-end Hinges, Spring Latch Hooks Top and Bottom of Left Door Ensures Security. Not Available in Metal.



SCAN ME!

Standard In *ALL PREMIER* Buildings

30-year metal roofing.

2" x 6" floor joists set into notched 4" x 6" ground skids.

5/8" tongue and groove flooring.

3/4" tongue and groove flooring in All Garages.

3/8" industry leading siding.

All buildings are sprayed with colored urethane coating.

Truss plates on doors & trusses for maximum durability.

Standard wooden doors are 70" wide and double-opening.

Diamond-Plate thresholds.

Excluding Cabins

Demolition by Neglect Correspondence Record

Date Initiated	Historic District	Violation	Status	Final Outcome
5/31/22	Zion Hill	Needs to be demolished	Condemned	
5/31/22	Zion Hill	Rubbish/Junk	Code enforcement	
5/31/22	Zion Hill	Rubbish/Junk	Code enforcement	
5/31/22	Zion Hill	unsecured & weeded lot	Code enforcement	
5/31/22	Zion Hill	unsecured & weeded	Work in progress	
5/31/22	Zion Hill	Needs to be demolished	Condemned	
5/31/22	Zion Hill	Unsecured & weeded	Final notice	
5/31/22	Zion Hill	unsecured & weeded	Final notice	
5/31/22	Zion Hill	unsecured & weeded	Final notice	
6/16/22	Zion Hill	Unsecured, missing windows and doors, and weeded lot	New owner - work in progress	
5/31/22	Zion Hill	unsecured & weeded	Final notice	
5/31/22	Zion Hill	Broken windows, missing siding, foundation issues	In Progress	
5/31/22	Downtown	Multiple broken windows on back of building	Work in progress	
5/31/22	Downtown	Multiple broken windows on back of building	Work in progress	
5/31/22	Downtown	Multiple broken 2nd story windows	Work in progress	
5/31/22	Downtown	Multiple broken windows and damaged window frames	Waiting on update	
6/16/22	Virginia Ave	Extensive damage to porch structure and roof. Tarp has been in place for many years.	2nd notice	

HRG #	COA #	Use	Project Address	Project Estimate	% Awarded	Amount Granted	FY 2022 Amount Awarded	Grant Score	Extra	Project Description	Outcome
2022-001	2021-012	Residential	704 Virginia Ave	\$ 43,585.00	16.00%	\$ 6,973.60		24		New roof and full exterior repaint	
2022-002	2021-016	Commercial	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	2021-017	Commercial	201 E. Main	\$ 16,280.00	14.00%	\$ 2,279.20		21		Repair broken windows	
2022-004	2021-015	Residential	500 Forbes	\$ 15,920.00	12.00%	\$ 1,910.40		19	\$ 1,910.40	Roof replacement	Default - sold the property
2022-005	2021-018	Commercial	222 N. Mound St.	\$ 8,491.00	10.00%	\$ 849.10		10		Replace gutters and face boards	
2022-006	2021-019	Commercial	536 E. Pillar	\$ 13,000.00	14.00%	\$ 1,820.00	\$1,743.66	21	\$ 76.34	Replace roof	Complete
2022-007	2021-020	Commercial	724 E. Main ST	\$ 24,139.75	12.00%	\$ 2,896.77	\$2,896.77	16	\$ -	Replace roof	Complete
2022-008	2021-021	Vacant	720 Bois d'Arc	\$ 21,900.00	16.00%	\$ 3,504.00	\$3,504.00	24	\$ -	Replace roof	Complete
2022-009	2021-022	Residential	520 E. Pilar St.	\$ 36,499.00	14.00%	\$ 5,109.86	\$0.00	21	\$ 5,109.86	New roof, paint exterior and level the house	Default
2022-011	2021-024	Residential	523 Virginia Ave	\$ 19,450.00	12.00%	\$ 2,334.00		16		Replace deck, repair retaining wall and shore up foundation	
2022-012	2021-025	Residential	610 Park St	\$ 10,000.00	12.00%	\$ 1,200.00		19		Paint all exterior trim	
2022-013	2021-026	Commercial	203 E. Main	\$ 9,500.00	14.00%	\$ 1,330.00		22		Repair 2 windows on east and north side	
2022-014	2021-027	Commercial	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	2021-028	Residential	522 E. Main	\$ 11,450.00	14.00%	\$ 1,603.00	\$1,603.00	22	\$ -	Full exterior repaint	Complete
2022-016	2021-029	Vacant	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	2021-030	Commercial	110 S. Pecan	\$ 11,100.00	14.00%	\$ 1,554.00		22		Paint awning, regrout brick and replace front windows	
2022-018	2021-031	Commercial	1801 North St	\$ 10,212.31	12.00%	\$ 1,225.47		19		Repair driveway brick and improve site drainage	
2022-019	2021-032	Commercial	106 N. Lanana	\$ 30,000.00	12.00%	\$ 3,600.00		20		Roof replacement and siding repair/paint	
				\$326,134		\$ 84,554.72	\$9,747.43		\$ 7,096.60		
				\$27,178	14%	\$ 7,046.23		20			

Total available funds \$89,842.61
Total unallocated funds \$5,287.89

HISTORIC LANDMARK PRESERVATION COMMITTEE

SUGGESTED CERTIFICATE OF APPROPRIATENESS MOTION FORMAT

For legal, fairness and consistency reasons, it is important to base Certificate of Appropriateness (COA) decisions on the Criteria for Approval provided in Chapter 50 Historic Preservation, Section 50-107 of the Nacogdoches Code of Ordinances. The reasons for granting, denying or modifying a COA must be based on those Criteria as guided by the City's adopted Design Guidelines and, where applicable, by the Secretary of the Interiors Standards for Rehabilitation. Therefore, motions to approve, approve with modifications, table or deny a COA application must specifically set out their basis in the Criteria as guided by the Design Guidelines and/or Standards. The stated basis for the motion constitutes the findings of HLPC which are incorporated in HLPC's written decision. HLPC's written decision not only explains the decision to the applicant but also to the City Council in the event of an appeal.

Exceptions to the Guidelines and Standards must be specified in the motion as well.

Sample Motions:

I move we **approve** application COA#2022-_____ based on a finding that ordinance section _____ & _____ have been met and is supported by Design Guidelines (or Secretary of the Interiors Standards) section _____.

I move we **approve with modifications** application COA#2022-_____ based on a finding that ordinance section _____ has been met and supported by Design Guidelines (or Secretary of the Interiors Standards) section _____ provided the following conditions are met
_____.

I move we **table** application COA#2022-_____ based on a finding that ordinance section _____ & _____ and Design Guidelines (or Secretary of the Interiors Standards) #_____ & #_____ have not been met and should be addressed through revisions. More specifically, the following concerns should be reflected in a revised COA application:
_____.

I move we **deny** application COA#2022-_____ based on a finding that ordinance section _____ & _____ and Design Guidelines (or Secretary of the Interiors Standards) #_____ & #_____ have not been met and therefore render the proposal inappropriate. More specifically, the proposal lacks compliance with those guidelines because of
_____.

You do not have to use these exact words in your motions as long as the motion references (at a minimum) the city ordinance. References to specific chapters in the Design Guidelines or specific criteria in the Secretary's Standards simply make for a stronger motion but are not mandatory.