



Nacogdoches Historic Landmark Preservation Committee

Monday, October 3, 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 Friday, September, 30, 2022.

1. CALL TO ORDER.

2. Approval of minutes

- A. Consider approval of minutes from September 9, 2022.

3. Regular Agenda

- A. **Public Hearing:** Discuss and Consider Historic Overlay zoning application for the property located at 709 Cox Street. HO #2022-002
- B. Consider Certificate of Appropriateness for property located at 422 East Hospital Street. COA #2022-005
- C. Consider extension request for Historic Restoration Grant for property located at 107/111 N. Pecan Street. HRG #2022-002
- D. Consider extension request for Historic Restoration Grant for property located at 201 East Main St. HRG #2022-003



- E. Consider extension request for Historic Restoration Grant for property located at 120 East Main St. HRG #2022-016
- F. Consider extension request for Historic Restoration Grant for property located at 1801 North Street. HRG #2022-018

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 26, 2022 at 5 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
September 7, 2022 – 4:00 p.m.

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

Commissioners Absent: Eric Gaylord and Anne Keenan

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

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

1. Approval of Minutes: July 5, 2022

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

2. Agenda Item 3 A - Discuss and consider Certificate of Appropriateness for the property located at 522 East Main Street. COA #2022-004

Mr. Bray explained the request. The applicant is requesting to install a 8ft x 12ft x 8ft metal and wood tool shed in the back of the property. The sides will be sprayed with a colored urethane to match the house. The staff find that the City Ordinance Criterion D, J, and K apply to this request.

Commissioner Walsh is concerned about the positioning and placement of the shed.

Commissioner Beisel mentions that she drove by the residence and didn't see an issue of where it would be placed.

Commissioner Beisel made a motion to approve the request based on meeting sections D, J and K of the Historic Preservation Ordinance. The request was seconded by Commissioner Maul and passed unanimously.

3. Agenda Item 3 B- Review status of Demolition by Neglect cases

Mr. Bray explains that staff would like to bring an update to committee on the Demolition by Neglect Cases and that no action is needed.

He stated that the addresses were not included in the attached document because the projects are in progress and they have either already abated the violation or are on their way to abating the violation. They are listed by historic district. Code enforcement has condemned two of the properties. He stated that code enforcement is proceeding not with the demolition but with the condemnation of those two properties.

The properties listed with Code Enforcement are ones with unsecured & weeded and rubbish junk.

The properties listed as Final Notice are all under the same property owner, and not owner occupied. Mr. Bray stated that at the next meeting, if these violations are not abated or progress made towards abating them, the committee will be asked to review the Demolition by Neglect Case. If the committee makes that ruling, those cases will be turned over to Code Enforcement who will start issuing citations.

MINUTES
Nacogdoches Historic Landmark Preservation Committee
September 7, 2022 – 4:00 p.m.

4. Agenda Item 3C - Review status of Historic Restoration Grant projects and the upcoming HRG cycle.

Mr. Bray stated that this is just an update and that no action is needed by the committee.

Mr. Bray explained the ones highlighted in red are defaulted. Green ones have been completed. 3 have requested an extension. Mr. Bray states that each property gets 4 separate letters notifying them of their date of completion or request for an extension.

Letters for the next cycle of HRG have been sent out to all property owners in the five historic districts with explanations of the HRG process and that grants are due October 15th. A recommendation will be given to the committee at the next meeting for consideration and the recommendations will then be carried to the City Council for final approval.

Commissioner Beisel wants to clarify if the unallocated funds will get added back into the HRG account to be redistributed.

Mr. Bray confirmed that is correct.

5. Agenda Item 3 C - Review Sample Motion Formats

Mr. Bray explains the committee has 4 options anytime they are reviewing a case. Committee members can make a motion to approve, approve with modifications, table or deny. Each motion will need to have a detailed reason as to why it was motioned in that way. The motion cannot be detailed in a subjective manner as there is no way to appeal it and the owner would not understand why it was approved or denied. He explains City ordinances that apply to the case that needs to be listed when motions to approve, deny or table a COA.

6. Adjourn

Commissioner Walsh adjourns the meeting at 4:18 p.m.

Attest: Cecilia Sarmiento
Recreation Assistant

Commissioner: Carol Walsh

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: HO 2022-002

NAME OF APPLICANT: Lauren & Daniel Lawrence

LOCATION: 701 Cox Street

REQUESTED ACTION: Historic Overlay zoning designation

STAFF COMMENTS:

Applicants Lauren & Daniel Lawrence have requested the property located at 701 Cox Street, be included in the Historic Overlay Zoning. This property is eligible under Criteria 4.

701 Cox Street is located West of the Virginia Avenue Historic District and Nettie Marshall Elementary School campus. There are 2 other buildings on this road that are individually designated as historic - 702 Cox Street and 709 Cox Street.

Research provided by applicant:

701 Cox Street was built in 1888 and is located in an older neighborhood that is a mix of renovated historic homes and dilapidated rentals. We love our neighborhood and hope to gradually see it restored. Almost 10 years ago, we bought three houses in a row on Cox Street and live in the 701 house. We are doing our best to bring them all back to life inside and out, restoring them to their historic origins yet making them more energy efficient in the process.

Ours is a single story Victorian style home with wooden siding built on a pier and beam. The house has 12' ceilings and the original floors as well as shiplap ceilings. The height of the house alone gives it that unique character of being from a different era.

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)

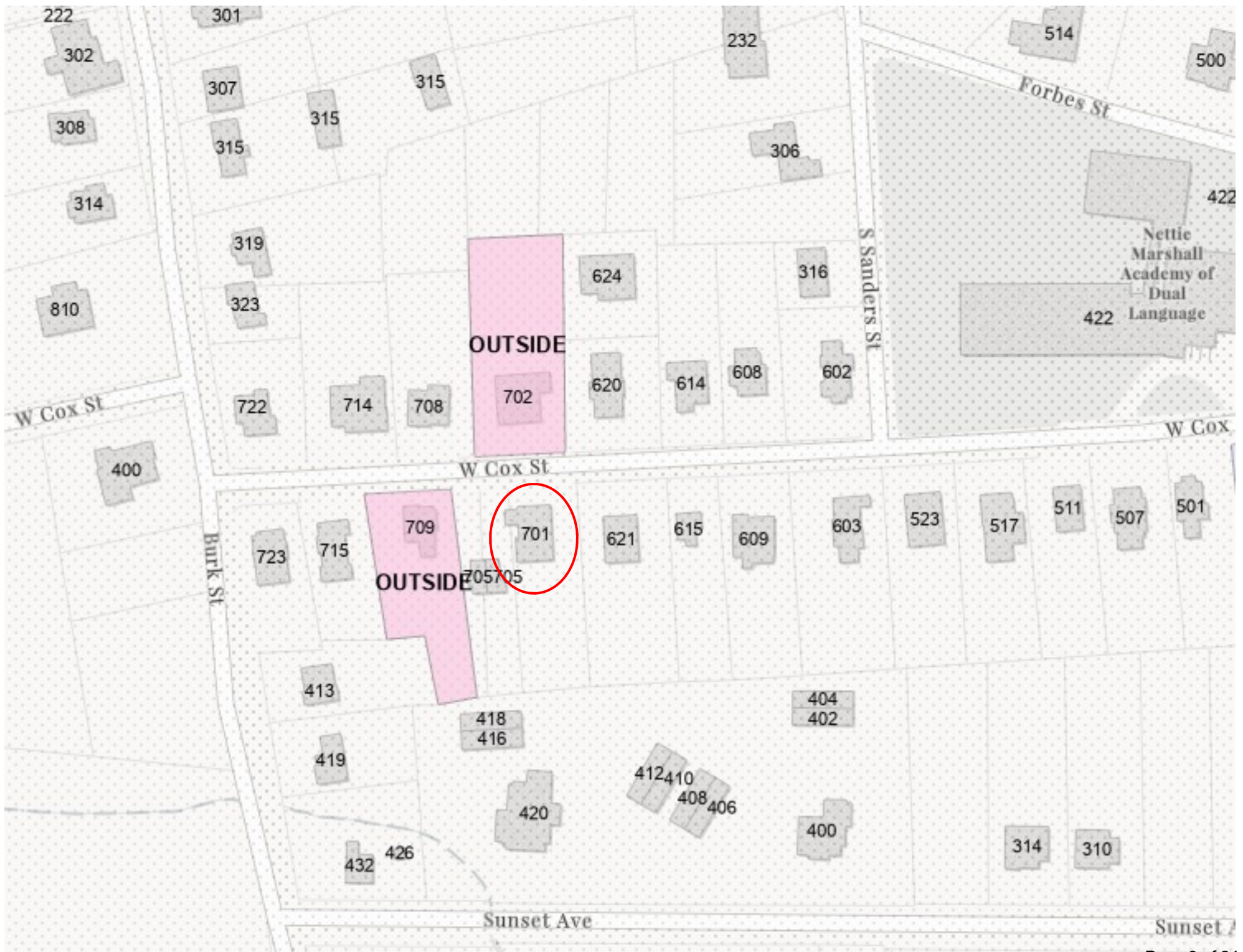
City Ordinance requires that at least one of the six criteria be met in order to achieve designation in a historic overlay district. In deciding this case, HLPC must consider if 701 Cox Street meets any of the above mentioned criteria for designation. If the property meets any one of the criteria, it qualifies for Historic Overlay zoning. If it meets none, it is ineligible.

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

Nacogdoches Historic Landmark Preservation Committee will make a recommendation to the Planning and Zoning Commission, who will meet on October 10, 2022. Both HLPC and Planning and Zoning will present their recommendations to City Council for final approval on October 18, 2022.









NACOGDOCHES HISTORIC LANDMARK PRESERVATION COMMITTEE

September 2, 2022

Name
Address
Address

Dear Sir or Madam:

This is notice the following public hearings have been scheduled:

Historic Landmark Preservation Committee	Monday, October 3, 2022 at 4:00pm
Planning & Zoning Commission	Monday, October 10, 2022 at 5:00 pm
City Council	Tuesday, October 18, 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 90, City Block 42**, located at **701 Cox Street**. 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
Community Services Director,
Historic Preservation Officer
brayb@nactx.us

cc: File
Alania Helton, Director of Neighborhood Services

City of Nacogdoches - Community Services Department
P.O. Drawer 635030 • Nacogdoches, TX 75963 • (936) 559-2960 •
www.nactx.us • Home of Stephen F. Austin State University • www.sfasu.edu

Nacogdoches Historic Landmark Pre
servation Committee
STAFF REPORT

CASE NUMBER: COA 2022-005

NAME OF APPLICANT: Sharon Ferden

LOCATION: 422 E. Hospital Street

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Paint exterior of building a gray/beige color
- Install a 6ft wooden privacy fence along approximately 100ft of the west side of the property.

STAFF COMMENTS:

The applicant is requesting to paint the exterior of the building and install a 6 ft tall wooden privacy fence along approximately 100ft of the west side of the property.

422 East Hospital Street is listed as built in 1910 and is a part of the Downtown Historic District. 1-story frame residential structure, rectangular, with composition shingle hip roof; pedimented gable with brackets over wood porch with box columns and plain balusters; horizontal bull-nosed siding; 1/1 double-hung windows; glass and wood panel entry door.

Staff finds that City Ordinance Criterion **b, i, j** and **k** (listed below) apply to 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.

(i) **(8)** Archaeological resources. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(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.

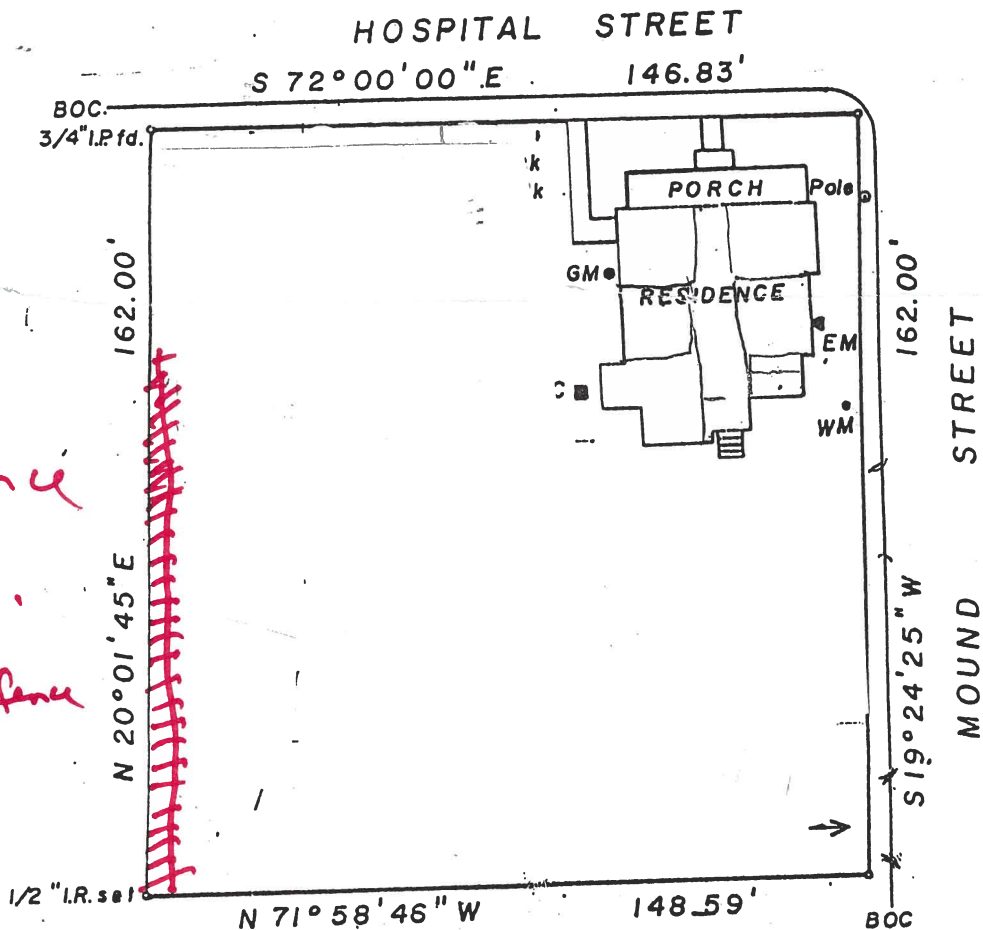
Staff also finds that Chapter 8 of the Nacogdoches Design Guidelines applies to this request.

Chapter 8:Guidelines for Site Design

1. Maintain historic fences and retaining walls
 - Simple wood picket, wood-and-wire and wrought-iron fences are appropriate.

Nacogdoches Historic Landmark Pre
servation Committee
STAFF REPORT

- All wood fences should be painted. Use wrought-iron supporting posts for wrought-iron fences.
- Avoid chain-link, rough-sawn wood, or concrete block fences for the street side(s) of a property.



SURVEYED FOR
EAST TEXAS EXPLORATION
PART OF LOT 2 and LOT 3, BLOCK 7
NACOGDOCHES, TEXAS
SCALE 1" = 40' AUGUST 15, 1984

I, Jeffrey D. Opperman, a duly Registered Public Surveyor for the State of Texas hereby certify that the above plat of the property surveyed for EAST TEXAS EXPLORATION being PART OF LOT 2 and LOT 3, BLOCK 7 of the City of Nacogdoches, is true and correct, there are no visible easements or encroachments from adjoining owners (other than shown) and the same was surveyed by me on the ground the 15th day of August, 1984. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Jeffrey D. Opperman
Registered Public Surveyor No. 4168







E. Hospital Street



Mound Street

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-002

DATE: September 22, 2022

NAME OF APPLICANT: Kim Crisp

PROPERTY ADDRESS: 107/111 N Pecan

REQUESTED ACTION: Historic Restoration Grant Extension

STAFF COMMENTS:

Mr. Crisp received a grant for **18%** of the final project cost not to exceed **\$13,543.02** for the structure located at 107/111 N. Pecan that expires on October 17, 2022.

Applicant is currently working on this project but the work has not been completed.

Mr. Crisp is requesting an additional 9 months to complete the project. If the extension is granted, the new due date would be **July 3, 2023**.

Staff does not make recommendations on Historic Restoration Grant extensions.

GRANT

KIM CRISP [REDACTED]

Tue, Sep 6, 2022 at 10:51 AM

To: "brayb@nactx.us" <brayb@nactx.us>, "Sowell, Jessica" <sowellj@nactx.us>

Good Morning. We are working on the three projects that we applied for the grants this year and are making progress. We need an extension and ask for 9 months if possible. Thank you so much for your consideration.

201 E Main

[107/111 N Pecan](#)

120 E Main. Wettermark bldg.

Thank you

Crisp Construction Inc
[REDACTED]

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-003

DATE: September 22, 2022

NAME OF APPLICANT: Kim Crisp

PROPERTY ADDRESS: 201 East Main Street

REQUESTED ACTION: Historic Restoration Grant Extension

STAFF COMMENTS:

Mr. Crisp received a grant for **14%** of the final project cost not to exceed **\$2,279.20** for the structure located at 201 East Main Street that expires on October 17, 2022.

Applicant is currently working on this project but the work has not been completed.

Mr. Crisp is requesting an additional 9 months to complete the project. If the extension is granted, the new due date would be **July 3, 2023**.

Staff does not make recommendations on Historic Restoration Grant extensions.



Sowell, Jessica <sowellj@nactx.us>

GRANT

KIM CRISP [REDACTED]

Tue, Sep 6, 2022 at 10:51 AM

To: "brayb@nactx.us" <brayb@nactx.us>, "Sowell, Jessica" <sowellj@nactx.us>

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201 E Main

[107/111 N Pecan](#)

120 E Main. Wettermark bldg.

Thank you

Crisp Construction Inc
[REDACTED]

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-016

DATE: September 22, 2022

NAME OF APPLICANT: Kim Crisp

PROPERTY ADDRESS: 120 East Main Street

REQUESTED ACTION: Historic Restoration Grant Extension

STAFF COMMENTS:

Mr. Crisp received a grant for **19%** of the final project cost not to exceed **\$24,177.50** for the structure located at 120 East Main Street that expires on October 17, 2022.

Applicant is currently working on this project but the work has not been completed.

Mr. Crisp is requesting an additional 9 months to complete the project. If the extension is granted, the new due date would be **July 3, 2023**.

Staff does not make recommendations on Historic Restoration Grant extensions.

GRANT

KIM CRISP [REDACTED]

Tue, Sep 6, 2022 at 10:51 AM

To: "brayb@nactx.us" <brayb@nactx.us>, "Sowell, Jessica" <sowellj@nactx.us>

Good Morning. We are working on the three projects that we applied for the grants this year and are making progress. We need an extension and ask for 9 months if possible. Thank you so much for your consideration.

201 E Main

[107/111 N Pecan](#)

120 E Main. Wettermark bldg.

Thank you

Crisp Construction Inc
[REDACTED]

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-018

DATE: September 22, 2022

NAME OF APPLICANT: Russell Smith

PROPERTY ADDRESS: 1801 North Street

REQUESTED ACTION: Historic Restoration Grant Extension

STAFF COMMENTS:

Mr. Crisp received a grant for **12%** of the final project cost not to exceed **\$1,225.47** for the structure located at 1801 North Street that expires on October 17, 2022.

Work has not started on this project.

Mr. Crisp is requesting an additional 9 months to complete the project. If the extension is granted, the new due date would be **July 3, 2023**.

Staff does not make recommendations on Historic Restoration Grant extensions.



Fairchild, Price, Haley & Smith L.L.P.

NACOGDOCHES | CENTER | HOUSTON

Russell R. Smith
Partner

rsmith@fairchildlawfirm.com

September 20, 2022

Via email to brayb@nactx.us
Mr. Brian W. Bray
Director of Community Services
Historic Preservation Officer
P. O. Drawer 635030
Nacogdoches, TX 75963-5030

Re: Nacogdoches Historic Landmark Preservation Committee
COA 2021-031 and HRG 2022-018 / Heritage Company, LLP application

Dear Mr. Bray:

Per our conversation, we are having trouble getting bricks to match and contractors to agree to perform the brick work to repair the driveway. We hereby request a nine-month extension to all of our requested and approved repairs completed.

Please advise if you need anything further regarding this matter and thank you again for your assistance.

Yours very truly,

Russell R. Smith

RRS/td