



Nacogdoches Historic Landmark Preservation Committee

Monday, November 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 Friday, November, 04, 2022.

1. CALL TO ORDER.
2. Approval of minutes
 - A. Consider approval of minutes from October 3, 2022.
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 Certificate of Appropriateness for property located at 322 East Main. COA #2022-008
 - B. Consider Certificate of Appropriateness for property located at 2700 N Pecan. COA #2022-014
 - C. Consider Certificate of Appropriateness for property located at 310 N. Mound. COA #2022-016
4. Regular Agenda



- A. Consider Certificate of Appropriateness for property located at 411 North Mound. COA #2022-006
- B. Consider Certificate of Appropriateness for property located at 516 North Mound. COA #2022-007
- C. Consider Certificate of Appropriateness for property located at 1609 Rayburn Dr. COA #2022-009
- D. Consider Certificate of Appropriateness for property located at 526 Richardson. COA #2022-010
- E. Consider Certificate of Appropriateness for property located at 418 North Mound. COA #2022-011
- F. Consider Certificate of Appropriateness for property located at 118 North Church. COA #2022-012
- G. Consider Certificate of Appropriateness for property located at 207 East Main. COA #2022-013
- H. Consider Certificate of Appropriateness for property located at 408 East Main. COA #2022-015
- I. Consider Certificate of Appropriateness for property located at 813 Ernest St. COA #2022-017
- J. Consider Historic Restoration Grant reimbursement for property located at 610 Park St. HRG #2022-012
- K. Consider Historic Restoration Grant reimbursement for property located at 203 East Main St. HRG #2022-013
- L. Consider extension request for Historic Restoration Grant for property located at 704 Virginia Ave. HRG #2022-001
- M. Consider extension request for Historic Restoration Grant for property located at 523 Virginia Ave. HRG #2022-011
- N. Consider extension request for Historic Restoration Grant for property located at 315 North Church. HRG #2022-014



O. Consider budget for the 2023 Historic Restoration Grant (HRG) Cycle.

P. Discuss procedures for including properties under Historic Overlay zoning.

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 2, 2022 at 3 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
October 03, 2022 - 4:00 p.m. - Nacogdoches City Council Chambers
202 E. Pilar Street, Nacogdoches, TX 75961

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

Commissioners Absent: None

Others Present: Jessica Sowell (City Staff) Cecilia Sarmiento (City Staff), Brian W. Bray (City Staff)

1. Call to Order

Commissioner Walsh called the meeting to order at 4:00 p.m.

2. Approval of Minutes:

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

3. Agenda Item 3 A– Public Hearing: Discuss and Consider Historic Overlay zoning Application for the property located at 701 Cox Street #2022-002

Mr. Bray explains applicants have requested the property located at 701 Cox Street be included in the Historic Overlay Zoning. There are 2 other buildings on this road that are individually designated as historic - 702 Cox Street and 709 Cox Street.

Mr. Bray explains City Ordinance requires that at least one of the six criteria for designation be met in order to receive historic overlay designation. The same presentation will be presented to the Planning and Zoning Commission. Both the HLPC recommendation and Planning and Zoning recommendation will be taken to the City Council. City Council is the only authority that can actually designate a property as historic.

Commissioner Walsh opened the public hearing portion of the meeting. There are no public comments. Commissioner Walsh closed the public hearing.

Commissioner Beisel asks if the carport is attached.

The property owner, Mr. Lawrence confirms it is not attached to the building.

Commissioner Walsh asks how the owner knows the date of his house.

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Mr. Lawrence says they might have gotten it from their deed records.

Commissioner Kugle makes a motion to approve the Historic Overlay zoning request for the property located at 701 Cox street based on Criteria number 4 which states ‘Embodies the distinctive characteristics of a type or period of architecture, or method of construction.’

Commissioner Keenan seconds the motion and the motion passes unanimously.

4. Agenda Item 3 B–Consider Certificate of Appropriateness for property located at 422 East Hospital Street. COA #2022-005

Mr. Bray explains that the applicant is requesting to paint the exterior of the building, which would be an ordinary maintenance item. The board needs to consider the installation of a 6ft wooden privacy fence along approximately 100ft of the west side of the property.

Staff finds the City Ordinance Criterion b, i, j and k apply to this request. Chapter 8 of the Nacogdoches Design Guidelines applies to this request as well. Mr. Bray states that the fence will not obstruct the character defining facade of the building. The fence is serving as a visual barrier from an adjoining property.

Commissioner Keenan states she noticed that appropriate fences would be wooden picket, wood-and-wire and wrought iron fences and that the request did not state a 6ft privacy fence.

Mr. Bray explains that the style of fencing listed is only applicable if they are being installed along the front or the sides of the property. But the requested fence will not be obstructing the view of the house.

Commissioner Keenan is concerned about the fence looking like a big wall due to the location of the property downtown.

Mr. Bray explains all fencing behind properties has always been approved due to it not blocking the visibility of the house. This property is unique since so many sides of the property are visible from the public right of way.

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Commissioner Beisel makes a motion to approve the request based on the City of Ordinance Criterion b,i, j,k.

Commissioner Walsh seconds the motion and the motion passes unanimously.

5. Agenda Item 3 C– Consider extension request for Historic Restoration Grant for property located at 107/111 N. Pecan Street/ HRG #2022-002

Mr. Bray explains that Mr. Crisp received a grant for 18% of the final cost not to exceed \$13,543.02. The applicant is currently working on this project but the work has not been completed. Mr. Crisp is requesting an additional 9 month to complete the project. If the extension is granted, the new due date would be July 3, 2023.

Commissioner Beisel states the labor and materials are high and the building is needing this elevator.

Commissioner Walsh states that the board must take into consideration that Covid-19 impacted materials and supply availability.

Commissioner Keenan states that the owner is clearly working on repairing the elevator and not just putting it off by requesting the extension.

Commissioner Keenan makes a motion to approve the 9 month extension request for HRG #2022-002.

Commissioner Kugle seconds the motion and the motion passes unanimously.

6. Agenda Item 3 D– Consider extension request for Historic Restoration Grant for property located at 201 East Main St. HRG #2022-03

Mr. Bray explains that Mr. Crisp received a grant for 14% of the final project cost not to exceed \$2,279.20 for the structure located on 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.

Commissioner Patterson asks why the owner is needing an extension.

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Mr. Bray explains the applicant has applied for 3 projects, progress has been made on all three of the projects but he does not want to speak on what the delay is.

Commissioner Patterson makes a motion to approve the 9 month grant extension for HRG #2022-03.

Commissioner Beisel seconds the motion and the motion passes unanimously.

7. Agenda Item 3 E– Consider extension request for Historic Restoration Grant for property located at 120 East Main St. HRG #2022-016

Mr. Bray explains Mr. Crips 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.

Mr. Bray states the work that has been applied for is for the windows and doors.

Commissioner Kugle makes a motion to approve the 9 month extension for HRG # 2022-016.

Commissioner Keenan seconds the motion and the motion passes unanimously.

8. Agenda Item 3 F– Consider extension request for Historic Restoration Grant for property located at 1801 North St. HRG #2022-018

Mr. Bray explains Mr. Smith 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. The work has not started on this project. Mr. Crips is requesting an additional 9 months to complete the project. If the extension is granted, the new due date would be July 3, 2023.

Mr. Bray explains that Mr. Smith is having trouble trying to find a matching brick to use on the project.

Commissioner Beisel makes a motion to approve the 9 month grant extension for HRG #2022-018.

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Commissioner Kugle seconds the motion and the motion passes unanimously.

9. Meeting was adjourned at 4:28 p.m.

Attest: Cecilia Sarmiento
Recreation Assistant

Commissioner: Carol Walsh

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: COA 2022-008

NAME OF APPLICANT: Lynda Greer

LOCATION: 322 E. Main Street

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Scrape and caulk cracks on facade
- Repaint front of building

STAFF COMMENTS:

This building is listed as built in 1906-1910 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.

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STAFF REPORT

CASE NUMBER: COA 2022-014

NAME OF APPLICANT: Stephen Walker

LOCATION: 2700 N. Pecan Street

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replace rotten wood on building exterior as needed
- Scrape and paint building exterior

STAFF COMMENTS:

This building is listed as built in the 1930s and is a part of the Pecan Orchard neighborhood. It was given Individual historic designation by HLPC in 2005. It is typical of that period's bungalow style.

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.

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STAFF REPORT

CASE NUMBER: COA 2022-016

NAME OF APPLICANT: Lynn Myers

LOCATION: 310 North Mound

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

The applicant is requesting to do the following work:

- Replace the existing roof with a new roof to match.

STAFF COMMENTS:

This building is listed as built in 1897 and is contributing to the Washington Square Historic District. This house, designed by noted architect Dietrich Rulfs, was completed in 1897 for Judge Stephen W. Blount. The gingerbread detailing was provided by William Henry Rulfs, a brother of the architect

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 2022-006

NAME OF APPLICANT: Perky Beisel, Friends of Historic Nacogdoches, Inc.

LOCATION: 411 North Mound Street

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Erect a statue, supporting elements and a THC style interpretive sign.

STAFF COMMENTS:

The applicant is requesting to erect a statue to E.J. Campell on the TJR Campus. The statue, it's supporting elements and a THC style interpretive sign at 411 North Mound Street. The applicant has supplied minutes from the December 2020 NISD Board meeting indicating that the NISD School Board approved the placement of the statue

411 North Mound is listed as contributing to the Washington Square Historic District. It is a 2-story concrete block building Built by Federal Works Agency, Public Works Administration. Good example of modern style as utilized by federal agencies.

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

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

(k) 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, listed below, should be considered for this request.

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)

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- 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)
- Awing 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



Minutes of Regular Meeting by Videoconference or Telephone Call

Thursday, December 17, 2020 5:00 PM

Via Zoom from the NISD E.J. Campbell District Support Center, 420 S. Shawnee Street, Nacogdoches, TX 75961

Leabeth Abt:	Present
Rev. James Ervin:	Present
Pam Fitch: President	Present
Dr. Tyrrel Grohman:	Present
James Montoya: Vice President	Present
Farshid Niroumand:	Present
Mindy Winslow: Secretary	Present
Dr. Gabriel Trujillo: Superintendent	Present

1. CALL TO ORDER

5. Consent Agenda

D. Approval to Place Statues on the Campus of Thomas J. Rusk Elementary School

The Board approved the request from Friends of Historic Nacogdoches for placement of 2 statues on the Thomas J. Rusk campus.

Presenter: Michael Martin
Deputy Superintendent

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2022-008

NAME OF APPLICANT: James & Astrid Hogg

LOCATION: 516 North Mound St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Install a 6' wooden privacy fence along three sides of the property

STAFF COMMENTS:

The applicant is requesting to erect a 6ft wooden privacy fence along three sides of the property. The applicant has stated that the fence would be visible when looking at the front facade, but would be set back away from the front of the house.

516 North Mound is listed as contributing to the Washington Square Historic District. It is 2-1/2 story; wood frame construction; brick pier foundation with metal skirt. Prehistoric Indian mound on the southwest corner of the property; has a Recorded Texas Historic Landmark (RTHL) marker from 1966.

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.

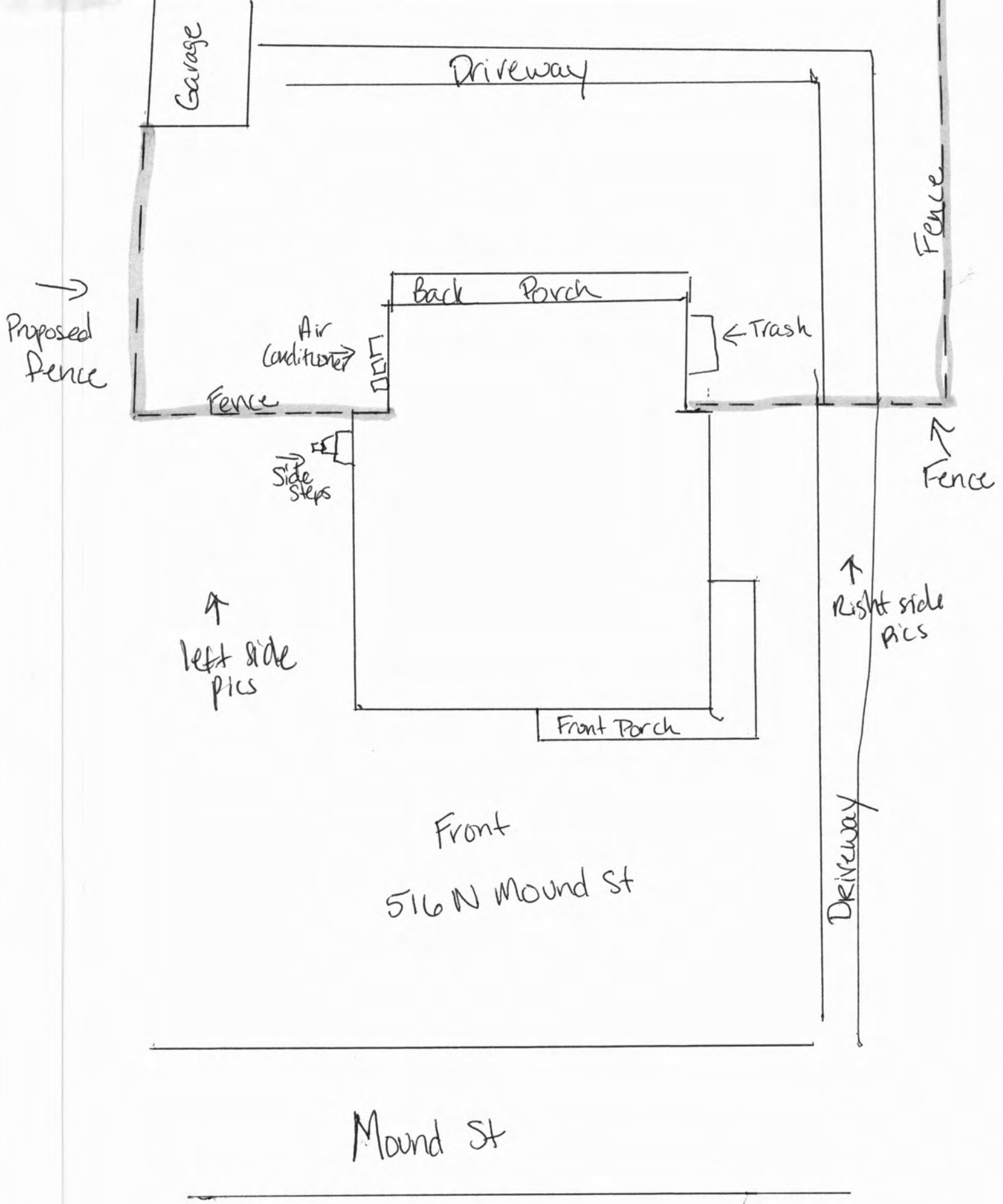
Staff also finds that Chapter 8 of the Nacogdoches Design Guidelines applies to this request.

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.
 - All wood fences should be painted. Use wrought-iron supporting posts for wrought-iron fences.

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- Avoid chain-link, rough-sawn wood, or concrete block fences for the street side(s) of a property.





Street View

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2022-010

NAME OF APPLICANT: Clayton Tannery

LOCATION: 526 Richardson Street

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Raising the structure 16" off the ground and leveling house
- Replace tin roof with new tin
- Repair damaged siding, windows, doors and trim
- Repaint exterior

STAFF COMMENTS:

The applicant is requesting to raise the structure 16" off the ground and level the house to get the building off of the ground - it is currently sitting on the ground and rotting. The applicant is also requesting to install a new tin roof on the structure. They are also requesting to repair the damaged siding, windows, doors and trim as well as paint the exterior.

526 Richardson is listed as built circa 1890 and is listed as contributing to the Zion Hill Historic District. It is a 1-story wood frame pyramidal house incorporating original saddlebag.

Staff finds that City Ordinance Criterion **b, d, f** and **g** (listed below) apply to this request.

(b) 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.

(d) 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) 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.

(g) 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.





Front



Side



Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2022-011

NAME OF APPLICANT: Thomas Tracy

LOCATION: 418 North Mound

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Restore 23 windows on the Northwest side of the house with products, materials, colors and sizes to match the existing windows.

STAFF COMMENTS:

The applicant is requesting to restore 23 windows on the Northwest side of the house. The applicant stated that these windows have some areas of rot and have been weather and weakened by the elements. Rotten, broken and missing window sills, trim and sashes will be replaced. Sashes will be removed and windows will be re-glazed and the window-weight ropes will be replaced. Window sashes and frames will be painted and sashes will be re-installed and fully functional. Windows will be the same size, shape and color, made of wood and no change to the existing design will be made.

418 North Mound Street is listed as being built in 1905 and contributing to the Washington Square Historic District.

It is a Colonial Revival style home built by Dietrich Rulfs. John Garrison hired noted architect Dietrich Rulfs to build this house in 1905 which at one time had huge, two-story wrap-around porches. In 1917 the house was conveyed to the Stripling family and became better known as the Stripling Apartments. The apartments were known to house teachers and students of Stephen F. Austin State University.

Staff finds that City Ordinance Criterion **b, c, d, f** and **g** (listed below) apply to this request.

(b) 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.

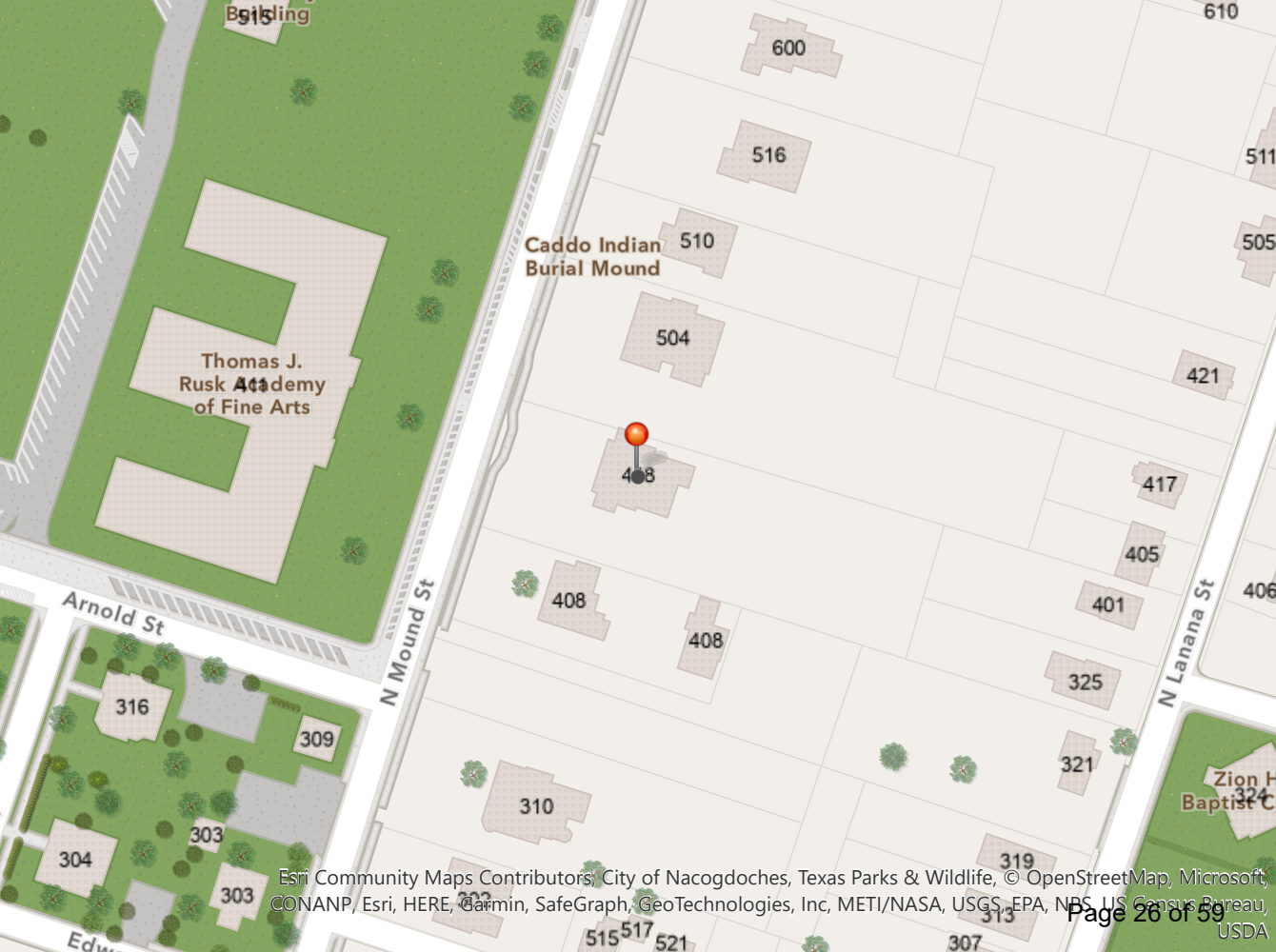
(c) Preservation of distinguishing qualities. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(d) 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) 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.

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(g) *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.







Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2022-012

NAME OF APPLICANT: Tiffany Smelley

LOCATION: 118 North Church Street

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Install a 6ft by 6ft divided paned glass window on the front of the building at 118 North Church Street.

STAFF COMMENTS:

The applicant is requesting to cut a 72" by 72" opening in the front facade of the building in order to install a wood framed, 6ft paned glass window.

118 North Church Street is listed as being built in 1910 and contributing to the Downtown Historic District. It is a 2-story with stepped parapet; flat roof; windows and doors replaced with aluminum units; front closed off with board and batten; entry to 118 has fluted pilasters and molded cornice.

History provided by applicant: Located in The Oldest Town in Texas' Historical Downtown. Built in 1900 and nicknamed "The Warehouse". From the early 1900s to 1923 it housed an African American clothing press, barber shop, and restaurant. In 1923 Sfasu was brought into Nacogdoches and all black business owners on Church St were moved down to Shawnee. Star Bakery took over the building and stayed until 1950, supplying Nacogdoches with the first white bread. Through the 1950's it housed US Government offices and other businesses. This is when the front of the building was changed to what it is now. It originally looked like all the others in the Bailey Block. Two windows with a double door in the middle. The early 60s it housed a nightclub called "Down South" By 1965 it was turned into a salon named The Normandy Wig and Hair Salon. The Lairds sold to James Young; it became JJ's Syndicut. James sold to Julia Friel in 1997, it was renamed to Julia's Hair Salon. Finally I bought in 2018. I believe this is the oldest salon in Nacogdoches still open.

Staff finds that City Ordinance Criterion **b, c, d, e, f** and **g** (listed below) apply to this request.

(b) 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) 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) 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.

(e) Previous alterations. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These

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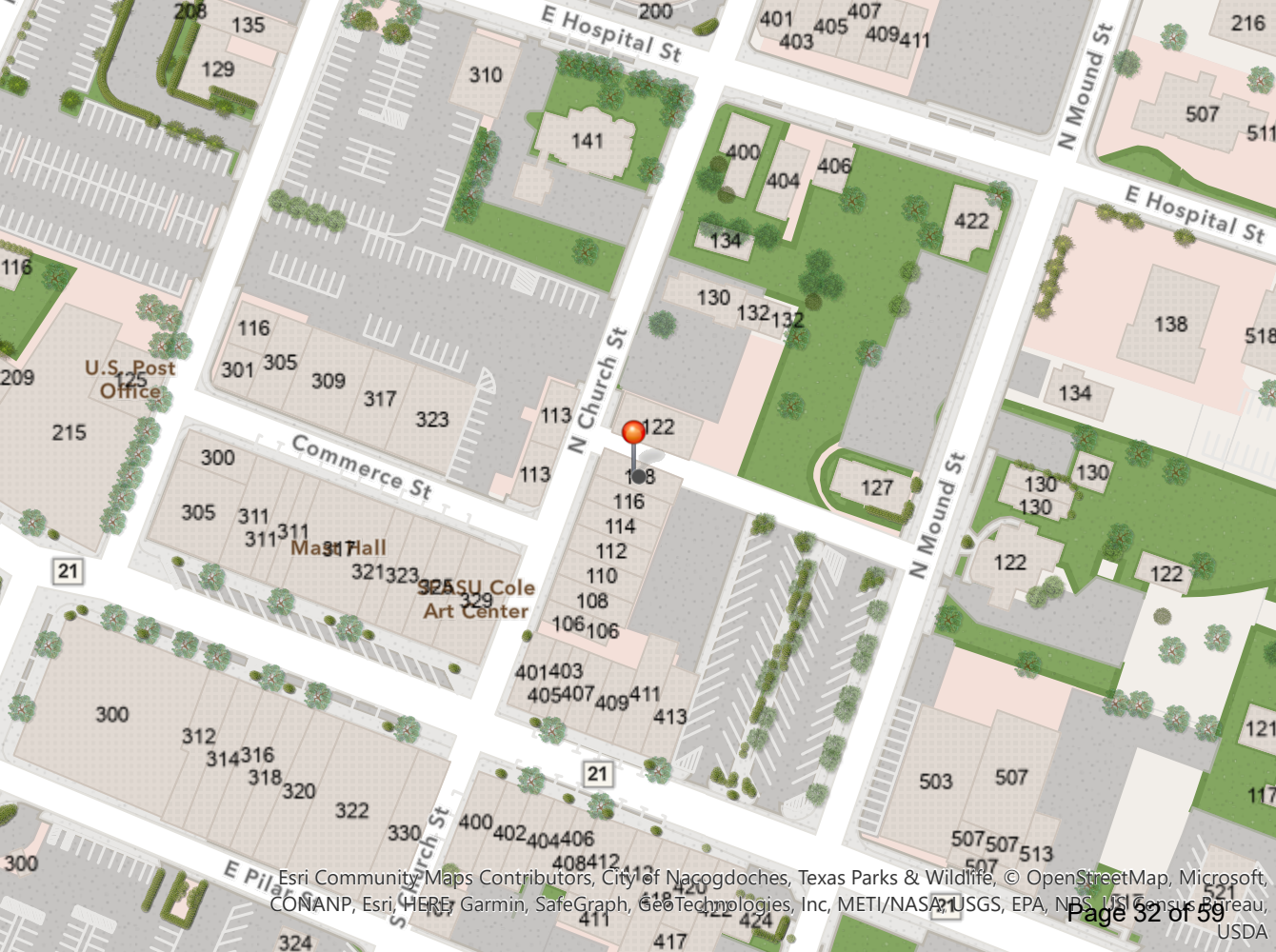
STAFF REPORT

changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(f) *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.

(g) *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.







Street View

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2022-013

NAME OF APPLICANT: Johnny Moore

LOCATION: 207 East Main Street

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace 6 windows with new, custom built wooden windows to match existing.
- Structurally support and repair 1st floor pier beam foundation.

STAFF COMMENTS:

The applicant is requesting to remove, rebuild and reinstall 6 windows on the front and back of the property. They are also requesting to install new floor joists, structural beams and piers to support the 1st floor of the structure.

207 East Main is listed as being built in 1910 and contributing to the Downtown Historic District. It is shown on 1912 Sanborn Fire Insurance Map as 2-story brick with 2-story awning or gallery on west side; used as grocery on west side, dry goods on east side, Knights of Pythias Lodge on second floor.

Staff finds that City Ordinance Criterion **b**, **c** and **g** (listed below) apply to this request.

(b) 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) 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.

(g) 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.





Front & Back



Foundation

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2022-015

NAME OF APPLICANT: Buddin Business Investments

LOCATION: 408 East Main

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Repaint front of the building including wood trim. *The brick on this facade is currently painted.*
- Fill holes in masonry on back of the building and replace bricks as needed with bricks to match original.

STAFF COMMENTS:

The applicant is requesting to fully repaint the front facade of the building. They are also requesting to repair and replace several sections of deteriorating brick on the back facade of the building with brick to match the existing.

408 East Main is listed as being built in 1910 and non-contributing to the Downtown Historic District. It is a 1-story rectangular brick commercial structure with flat roof; applied glazed tile and metal facade; plate glass windows and doors; wooden awning. Shown on 1912 Sanborn Fire Insurance Map as 1-story brick with frame awning; used as grocery.

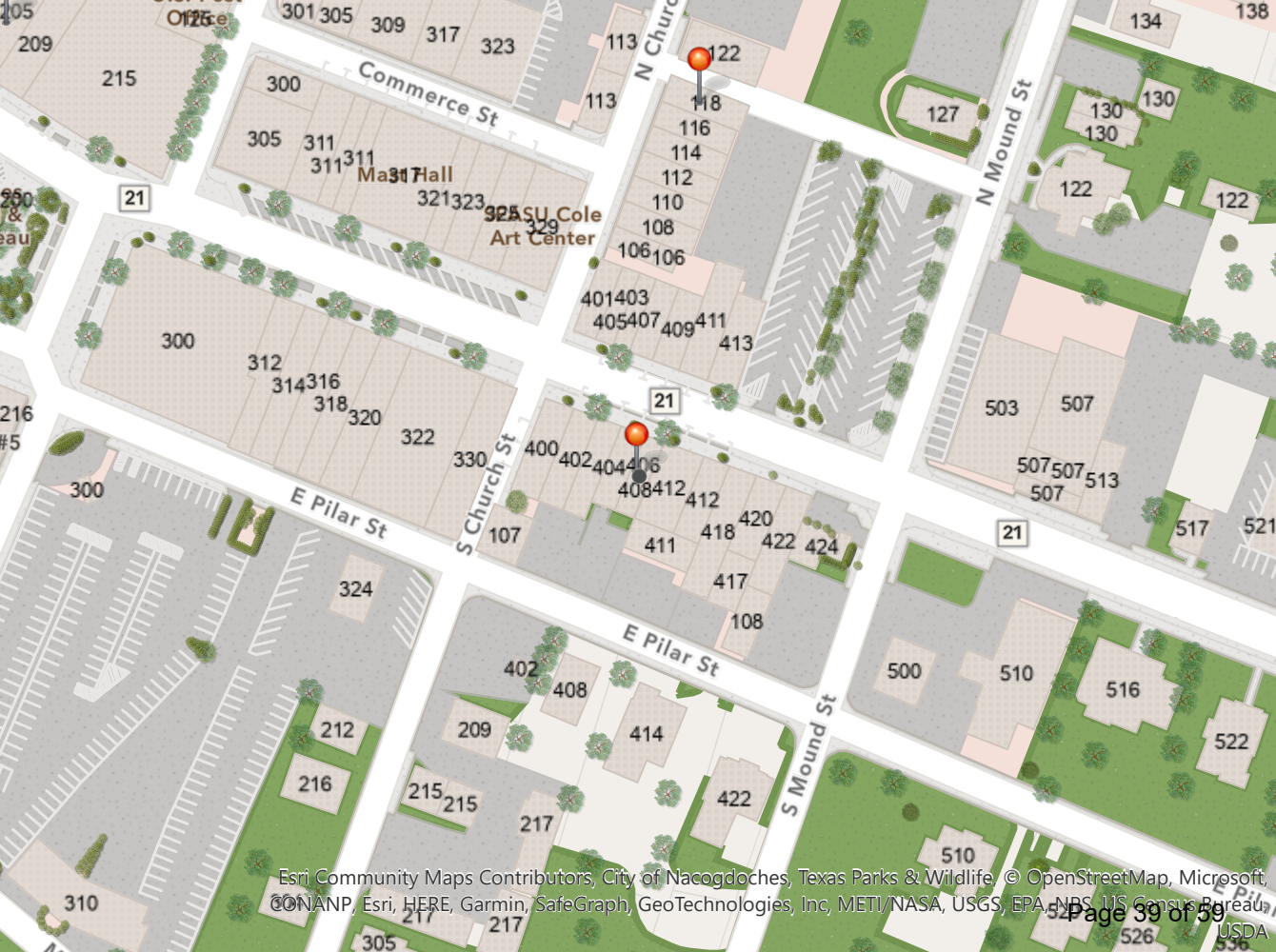
Staff finds that City Ordinance Criterion **b, c, g** and **h** (listed below) apply to this request.

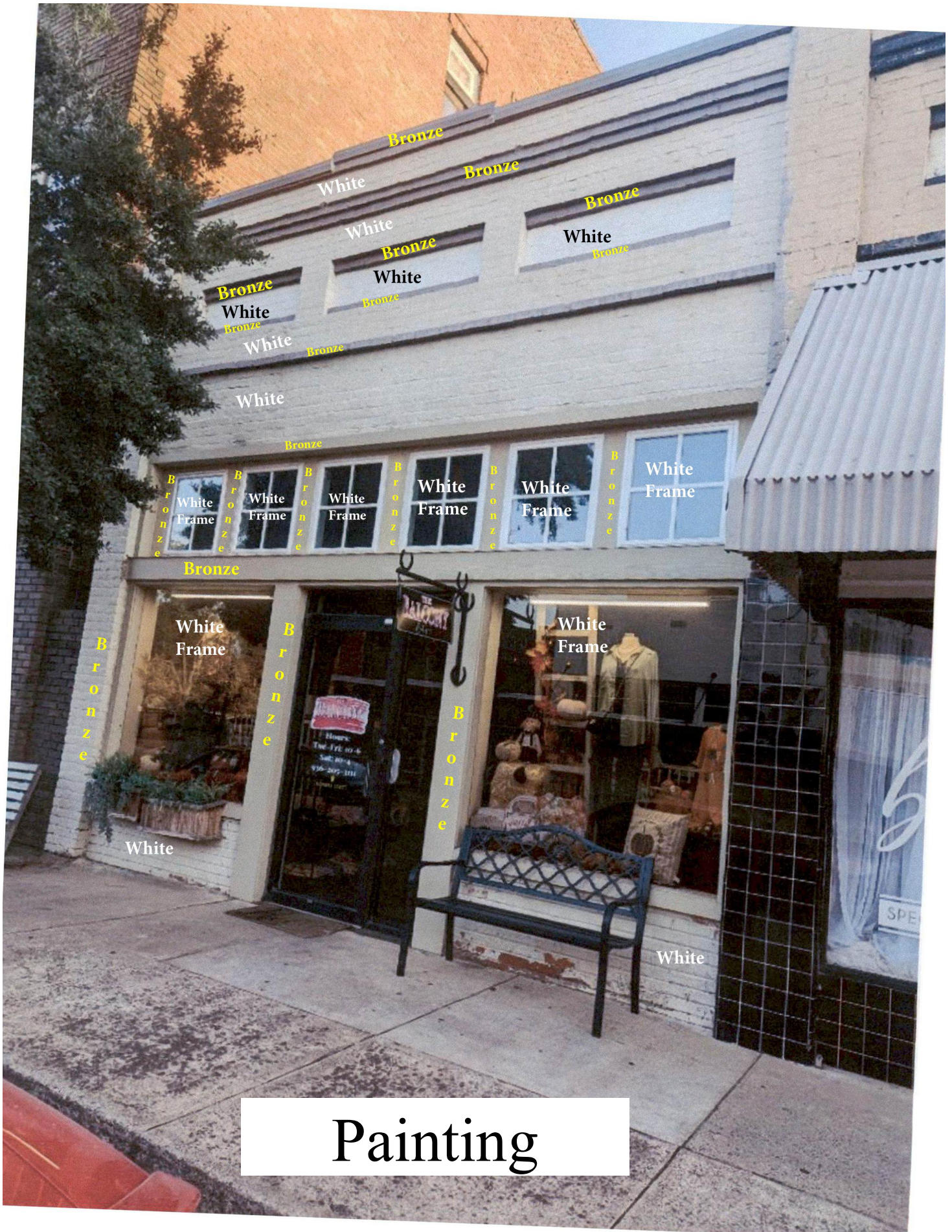
(b) Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

(c) 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.

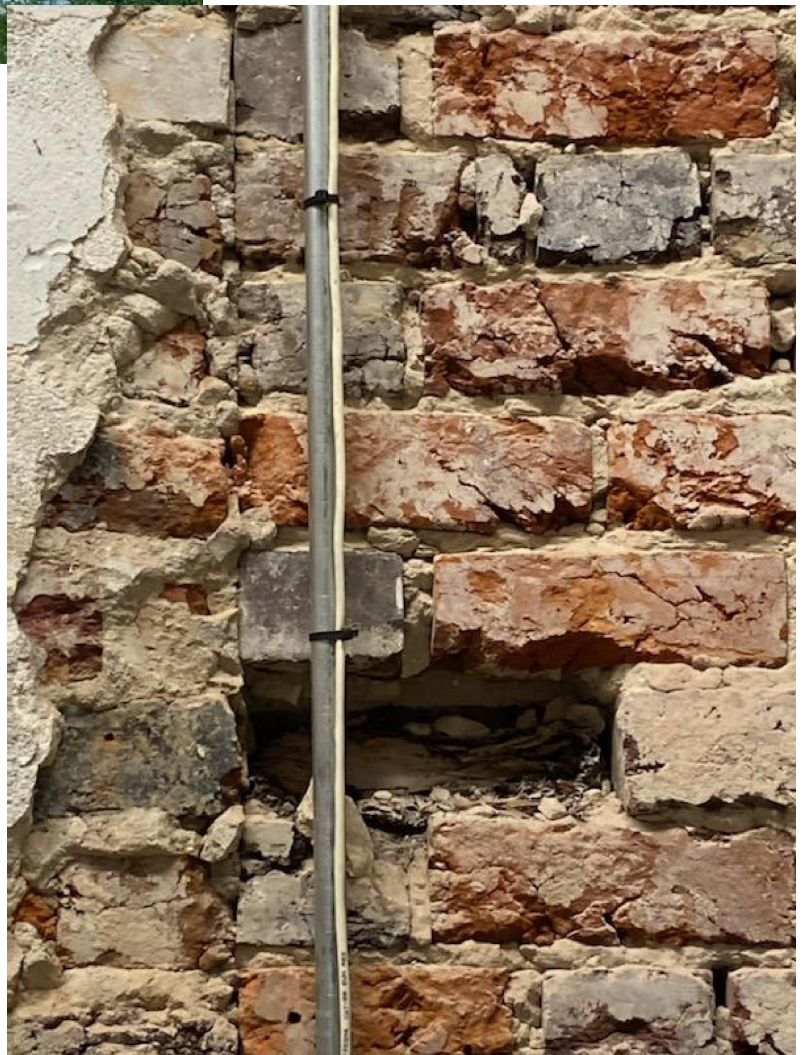
(g) Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement 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.

(h) Cleaning of structures. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.





Painting



Brick damage

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2022-017

NAME OF APPLICANT: Israel Puga

LOCATION: 813 Ernest St

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace rotten wood on exterior
- Replace existing roof with new metal roof
- Replace all windows with new built wooden windows to match existing
- Rebuild porch to match existing
- Prep and paint exterior of house

STAFF COMMENTS:

The applicant is requesting to replace rotten wood on the exterior of the building, replace existing metal roof with new metal roof, rebuild porch to match existing and prep and paint exterior of the building. The applicant is also requesting to rebuild the existing window with windows to match the historic design.

813 Ernest St. is listed as being built circa 1910 and contributing to the Zion Hill Historic District. It is a 1-story wood frame double shotgun bungalow.

Staff finds that City Ordinance Criterion **b, c, d, f, g** and **h** (listed below) apply to this request.

(b) 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.

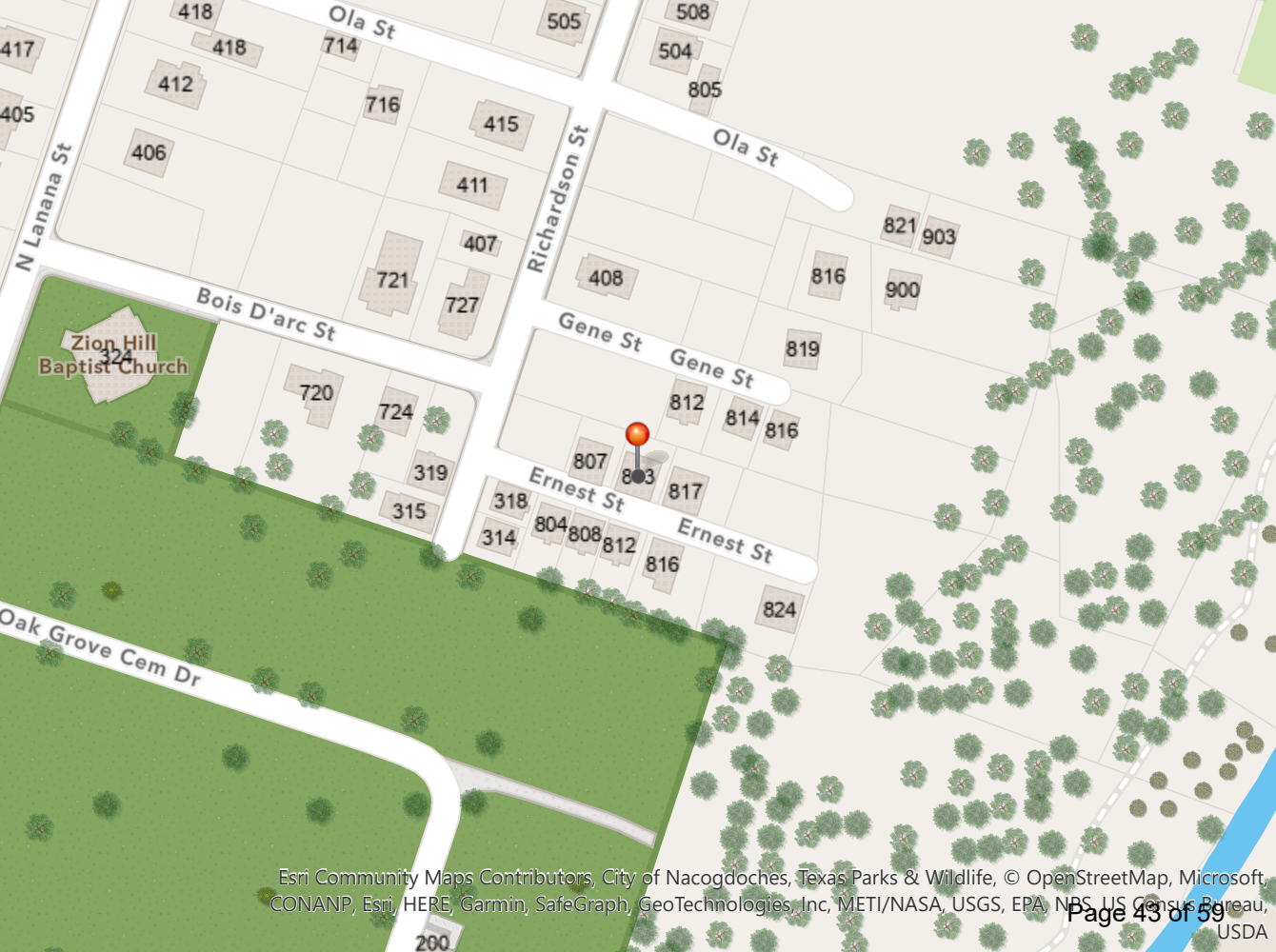
(c) Preservation of distinguishing qualities. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(d) 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) 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.

(g) 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.

(h) Cleaning of structures. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.





2013



Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-012

NAME OF APPLICANT: Alan & Cindy Perry

PROPERTY ADDRESS: 610 Park St.

REQUESTED ACTION: Approval to release funds for Historic Restoration Grant

Estimated Project Cost: \$10,000

STAFF COMMENTS:

The applicant was approved to repaint exterior wooden trim work with an estimated cost of \$10,000.

The applicant has provided staff with copies of invoices and proof of payments in the amount of **\$10,125**

The project was funded at **12%** of the final project cost, not to exceed **\$1,200.00**. The project's final cost was **\$10,125**. Staff recommends **approval** of the release of grant funds in the amount of **\$1,200**.

HRG 2022-012 Expense Report

Date	Invoice	Product	Amount	CHK#
12/15/2021	Tim Badders	Paint Trim	\$5,000.00	174
1/10/2022	Tim Badders	Paint Trim	\$5,125.00	175
Total			\$ 10,125.00	



Before



After



Before

After



Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-013

NAME OF APPLICANT: Pati McCandless

PROPERTY ADDRESS: 203 East Main St.

REQUESTED ACTION: Approval to release funds for Historic Restoration Grant

Estimated Project Cost: \$9,500

STAFF COMMENTS:

The applicant was approved to repaint exterior wooden trim work with an estimated cost of \$9,500.

The applicant has provided staff with copies of invoices and proof of payments in the amount of **\$6,550**

The project was funded at **14%** of the final project cost, not to exceed **\$1,330.00**. The project's final cost was **\$6,550**. Staff recommends **approval** of the release of grant funds in the amount of **\$917.00**.

HRG 2022-013 Expense Report

Date	Invoice	Product	Amount	CHK#
9/23/2022	Crisp Construction	Window repair	\$1,800.00	1059
10/14/2022	Crisp Construction	Window repair	\$4,750.00	0251003549
Total			\$ 6,550.00	

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-001

DATE: October 15, 2022

NAME OF APPLICANT: Joshua Weigel

PROPERTY ADDRESS: 704 Virginia Ave

REQUESTED ACTION: Historic Restoration Grant Extension

STAFF COMMENTS:

Mr. Weigel received a grant for **16%** of the final project cost not to exceed **\$6973.60** for the structure located at 704 Virginia Ave that expires on October 17, 2022.

Applicant is currently working on this project - the painting has been completed and now they are working on the roof portion of the project.

Mr. Weigel is requesting an additional 3 months to complete the project. If the extension is granted, the new due date would be **February 7, 2023**.

Staff does not make recommendations on Historic Restoration Grant extensions.



Sowell, Jessica <sowellj@nactx.us>

Historic Restoration Grant approval

Joshua Weigel [REDACTED]
To: "Sowell, Jessica" <sowellj@nactx.us>

Tue, Oct 4, 2022 at 6:35 AM

Hi Jessica,

Thank you. In order to finish the roof, we are requesting a 3 month extension on our project. We have finished the painting and are now addressing the roof. We need to get updated prices and availability of contractor, and decide what works with our schedule. We work out of town sometimes, so that has slowed things down.

Many thanks,

Josh
[Quoted text hidden]

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-011

DATE: October 15, 2022

NAME OF APPLICANT: Shannon Hebert

PROPERTY ADDRESS: 523 Virginia Ave

REQUESTED ACTION: Historic Restoration Grant Extension

STAFF COMMENTS:

Shannon Hebert received a grant for **12%** of the final project cost not to exceed **\$2,344.00** for the structure located at 523 Virginia Ave that expires on October 17, 2022.

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

Hebert is requesting an additional 12 months to complete the project. If the extension is granted, the new due date would be **October 17, 2023**. *The 12 month extension on this project is being calculated from the original due date in order to keep the request in one HRG cycle rather than having the extension request span 2 HRG cycles.*

Staff does not make recommendations on Historic Restoration Grant extensions.



Sowell, Jessica <sowellj@nactx.us>

Extension on project

Shannon Hebert <[REDACTED]>
To: "Sowell, Jessica" <sowellj@nactx.us>

Mon, Oct 10, 2022 at 11:31 AM

Hi Jessica,

We have completed part of the work but may need a extension for 523 Virginia St. Nacodoches, Tx

Thx!
Shannon

Extension on project

Shannon Hebert <[REDACTED]>
To: "Sowell, Jessica" <sowellj@nactx.us>

Tue, Oct 11, 2022 at 1:58 PM

Hi Jessica,

Let's go with a year. We have completed work on deck framing and supporting at this point.

Thanks!
Shannon
[Quoted text hidden]

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-014

DATE: October 15, 2022

NAME OF APPLICANT: Miles Bradshaw

PROPERTY ADDRESS: 315 North Church St.

REQUESTED ACTION: Historic Restoration Grant Extension

STAFF COMMENTS:

Mr. Bradshaw received a grant for **16%** of the final project cost not to exceed **\$8,644.80** for the structure located at 315 North Church Street that expires on October 17, 2022.

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

Mr. Bradshaw is requesting an additional 12 months to complete the project. If the extension is granted, the new due date would be **October 17, 2023**. *The 12 month extension on this project is being calculated from the original due date in order to keep the request in one HRG cycle rather than having the extension request span 2 HRG cycles.*

Staff does not make recommendations on Historic Restoration Grant extensions.



Sowell, Jessica <sowellj@nactx.us>

HRG Request

Miles Bradshaw <r[REDACTED]>
To: "Sowell, Jessica" <sowellj@nactx.us>

Mon, Oct 10, 2022 at 5:40 PM

Hi Jessica - thanks for reaching out. We would like a 12 month extension, please.

Miles

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From: Sowell, Jessica <sowellj@nactx.us>
Sent: Monday, October 10, 2022 5:20:55 PM
To: Miles Bradshaw <r[REDACTED]>
Subject: HRG Request

[Quoted text hidden]

HRG #	COA #	Use	Project Address	Applicant	Project Estimate	% Awarded	Amount Granted	FY 2023 Amount Awarded	Grant Score	Extra	Project Description	Outcome
2023-001	2022-008	Commercial	322 East Main	Lynda Greer	\$ 3,800.00	35.00%	\$ 1,330.00		26		Scrape, caulk and repaint front facade	
2023-002	2022-009	Commercial	1609 Rayburn Drive	Sunset Galilee Baptist Church			\$ —					
2023-003	2022-010	Residential	526 Richardson Street	Clayton Tannery	\$ 43,940.00	30.00%	\$ 13,182.00		25		Replace tin roof, repair damaged siding, windows and doors, repaint exterior and raise/level the house	
2023-004	2022-011	Commercial	418 Mound Street	Thomas Tracy	\$ 25,300.00	20.00%	\$ 5,060.00		20		Restore 23 windows to match existing	
2023-005	2022-012	Commercial	118 North Church	Tiffany Smelley	\$ 6,034.31	30.00%	\$ 1,810.29		24		Install 6 x 6 paned glass window on the front of building	
2023-006	2022-013	Commercial	207 East Main Street	Johnny Moore	\$ 35,672.00	25.00%	\$ 8,918.00		22		Replace 6 windows to match and reinforce foundation	
2023-007	2022-014	Residential	2700 N Pecan St	Stephen Walker	\$ 7,800.00	18.00%	\$ 1,404.00		15		Replace rotten wood and scrape/repaint exterior	
2023-008	2022-015	Commercial	408 East Main St	Buddin Business Investments	\$ 5,250.00	15.00%	\$ 787.50		10		Repaint building and fill/repair masonry damage	
2023-009	2022-016	Commercial	310 North Mound	Lynn Myers	\$ 16,185.00	40.00%	\$ 6,474.00		33		Replace existing roof with new roof to match	
2023-010	2022-017	Residential	813 Ernest St	Israel Puga	\$ 21,953.10	35.00%	\$ 7,683.59		26		Replace rotten wood , replace roof, replace windows, rebuild porch, paint exterior	
				TOTAL	\$160,684		\$ 46,649.38	\$0.00		\$ -		
				AVERAGE	\$13,390	28%	\$ 3,887.45		22			

Total available funds \$46,898.87
Total unallocated funds \$249.49

Encumbered HRG Funds as of November 1,2022			
Case #	Address	Applicant	Committed Funds
2022-002		Crisp	\$ 13,543.00
2022-001		Weigel	\$ 6,973.60
2022-003		Crisp	\$ 2,279.20
2022-011		Hebert	\$2,334.00
2022-012		Perry	\$1,200.00
2022-013		McCandless	\$1,300.00
2022-014		Bradshaw	\$8,644.80
2022-016		Crisp	\$24,177.50
2022-018		Smith	\$1,225.47
		Encumbered	\$ 61,677.57

Funding Key	
Score	%
0-10	15%
11-15	18%
16-20	20%
21-22	25%
23-25	30%
26-30	35%
31-35	40%