



Nacogdoches Historic Landmark Preservation Committee

Monday, February 6, 2023 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, February, 03, 2023.

1. CALL TO ORDER.

2. Approval of minutes

A. Consider approval of minutes from November 7, 2022.

3. Regular Agenda

- A. Consider extension request for Historic Restoration Grant for property located at 704 Virginia Ave. HRG #2022-001
- B. Consider Certificate of Appropriateness for property located at 100 East Main Street. COA 2023-001
- C. Consider Certificate of Appropriateness for property located at 102 East Main Street. COA 2023-002
- D. Consider Certificate of Appropriateness for property located at 106 East Main Street. COA 2023-003



- E. Consider Certificate of Appropriateness for property located at 108 East Main Street. COA 2023-004
- F. Consider Certificate of Appropriateness for property located at 110 East Main Street. COA 2023-005
- G. Consider Certificate of Appropriateness for property located at 111 East Main Street. COA 2023-006
- H. Consider Certificate of Appropriateness for property located at 113 East Main Street. COA 2023-007
- I. Consider Certificate of Appropriateness for property located at 115 East Main Street. COA #2023-008

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 February 2, 2023 at 9 a.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
November 7, 2022 – 4:00 p.m.

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

Commissioners Absent: Anne Keenan

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

Call to Order: Chairman Walsh calls the meeting to order at 4:00 p.m.

1. Approval of Minutes: October 3, 2022

Commissioner Kugle makes a motion to approve the minutes as written. Commissioner Gaylord seconds and the motion passed unanimously.

2. Agenda Item 3 - CONSENT AGENDA

- 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**

Commissioner Beisel made a motion to approve the consent agenda for the three COAs. The request was seconded by Commissioner Patterson and passed unanimously.

3. Agenda Item 4A - Consider Certificate of Appropriateness for property located at 411 North Mound. COA #2022-006

Commissioner Beisel recused herself from this item.

Mr. Bray explains the applicants have requested to erect a statue to E.J. Campell on the TJR Campus. The application includes a statue, its supporting elements and a THC style interpretive sign. The applicant has supplied minutes from the December 2020 NISD School Board meeting indicating that the NISD School Board approved the placement of the statue.

Commissioner Kugle makes a motion to approve the COA for 411 North Mound #2022-006. The request was seconded by Commissioner Patterson and passes unanimously.

4. Agenda Item 4B - Consider Certificate of Appropriateness for property located at 516 North Mound. COA #2022-008

Mr. Bray explains 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

Commissioner Gaylord asks if it is going to be painted or just a stained cedar fence.

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

Mr. Bray stated the applicant did not specify if it will be painted.

Commissioner Beisel makes a motion to approve the COA for 516 North Mound #2022-008 and that it is acceptable to the property itself and that the location meets the guidelines for fencing. Commissioner Gaylord seconds the motion and passes unanimously.

5. Agenda Item 4C - Consider Certificate of Appropriateness for property located at 1609 Rayburn Dr. COA #202 -009

This item has been pulled.

6. Agenda Item 4D - Consider Certificate of Appropriateness for property located at 526 Richardson. COA #2022-010

Mr. Bray explains the applicant is requesting several items including raising the structure 16” off the ground and leveling the house to get the building off of the ground. The structure 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. Staff finds that City Ordinance Criterion b, d, f and g apply to this request.

Commissioner Beisel states that the building needs the repairs desperately.

Commissioner Gaylord asks if they will put the same brick footers to keep the same look?
Mr. Bray confirms that.

Commissioner Beisel is wanting to clarify that the applicant is requesting to just repair the windows and not completely replace them with something different.

Mr. Bray says he will clarify with the applicant.

Commissioner Walsh makes a motion to accept the COA for 526 Richardson #2022-010. Commissioner Beisel seconds the motion and it passes unanimously.

7. Agenda Item 4E - Consider Certificate of Appropriateness for property located at 418 North Mound. COA #2022-011

Mr. Bray explains 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 weathered 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. It is tied to the Historic Restoration Grant. Staff finds that City Ordinance Criterion b, c, d, f and g apply to this request.

Mr. Bray explains this is Mr. Tracy's 3rd round of window restoration and he has done a great job in the previous restorations.

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

Commissioner Beisel makes a motion to approve COA for 418 North Mound #2022-011. Commissioner Patterson seconds the motion and it passes unanimously.

8. Agenda Item 4F - Consider Certificate of Appropriateness for property located at 118 North Church. COA #2022-012

This case has already been approved in 2020 and will be skipped.

9. Agenda Item 4G - Consider Certificate of Appropriateness for property located at 207 East Main. COA #2022-013

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. Staff finds that City Ordinance Criterion b, c and g apply to this request.

Commissioner Beisle wants to clarify that the windows that are going to be removed are the 3 upstairs and 3 downstairs?

Mr. Bray confirms that is correct.

Commissioner Patterson make a motion to approve the COA for 207 East Main #2022-013. Commissioner Gaylord seconds the motion and it passes unanimously.

10. Agenda Item 4H - Consider Certificate of Appropriateness for property located at 408 East Main. COA #2022-015

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. Staff finds that City Ordinance Criterion b, c, g and h apply to this request.

Commissioner Beisel asks if they were fixing all the exposed mortar or just the mortar around the missing brick?

Mrs. Sowell says the applicant indicated they were going to fix the area of crumbling brick and not touch the rest of it. They did not indicate doing more work on the entire back of the building, just the area of damage. We can give them specifications on mortar repair.

Commissioner Gaylord make a motion to approve COA of 408 East Main #2022-015. Commissioner Beisel seconds the motion and it passes unanimously.

11. Agenda Item 4I - Consider Certificate of Appropriateness for property located at 813 Ernest St. COA #2022-017

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

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. This is tied to the Historic Restoration Grant. Staff finds that City Ordinance Criterion b, c, d, f, g and h apply to this request.

Mr. Bray has spoken to the applicant and they are wanting to match the current style of windows and current roof type.

Commissioner Beisel makes a motion to approve the COA of 813 Ernest Street #2022-017. Commissioner Patterson seconds the motion and it passes unanimously.

12. Agenda Item 4J - Consider Historic Restoration Grant reimbursement for property located at 610 Park St. HRG #2022-012

Mr. Bray explains 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.

Commissioner Beisel makes a motion to release the grant funds of \$1,200 to HRG #2022-012. Commissioner Patterson seconds the motion and it passes unanimously.

13. Agenda Item 4K - Consider Historic Restoration Grant reimbursement for property located at 203 East Main St. RG #2022-013

Mr. Bray explains 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.

Commissioner Patterson makes a motion to release the grant funds of \$917.00 to HRG #2022-013. Commissioner Beisel seconds the motion and it passes unanimously.

14. Agenda Item 4L - Consider extension request for Historic Restoration Grant for property located at 704 Virginia Ave. HRG #2022-001

Mr. Bray explains that 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.

Commissioner Gaylord makes a motion to approve the three month extension for HRG#2022-001. Commissioner Kugle seconds the motion and it passes unanimously.

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

15. Agenda Item 4M - Consider extension request for Historic Restoration Grant for property located at 523 Virginia Ave. HRG #2022-011

Mr. Bray explains that 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.

Commissioner Patterson makes a motion to approve the twelve month extension for HRG #2022-011. Commissioner Kugle seconds the motion and it passes unanimously.

16. Agenda Item 4N - Consider extension request for Historic Restoration Grant for property located at 315 North Church. HRG #2022-014

Mr. Bray explains that 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.

Commissioner Beisel makes a motion to approve the twelve month extension for HRG #2022-014. Commissioner Patterson seconds the motion and it passes unanimously.

17. Agenda Item 4O - Consider budget for the 2023 Historic Restoration Grant (HRG) Cycle.

Mr. Bray proposes the 2023 Historic Restoration Grant Budget. Staff goes through and scores every application based on a set criteria. That score is then matched up to the funding key to determine the percentage to be reimbursed. Usually the exact funds never match up to the exact key so then percentages across the board are being decreased until it is under budget. This year the budget was \$46,898.87.

Commissioner Beisel makes a motion to approve the 2023 HRG Budget. Commissioner Patterson seconds the motion and it passes unanimously.

Mr. Bray states that this budget will now be taken to the Nacogdoches City Council for final approval.

18. Agenda Item 4P - Consider procedures for including properties under Historic Overlay zoning.

Mr. Bray explains the method for including properties under Historic Overlay Zoning. Mr. Bray states that staff can be directed by owner or HLPC to include a property under this zoning. Typically we see property owners applying for Historic Overlay Zoning which is then taken to HLPC, Planning and Zoning and City Council for approval. HLPC can also direct staff to start overlay proceedings on a property but that should be done as the result of some kind of study. Staff does not initiate Historic Overlay Zoning changes.

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

19. Adjourn

The meeting was adjourned at 4:47p.m.

Attest: Cecilia Sarmiento
Recreation Assistant

Commissioner: Carol Walsh

Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

CASE NUMBER: HRG 2022-001

DATE: January 31, 2023

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 **\$6,973.60** for the structure located at 704 Virginia Ave that expired on October 17, 2022. Mr. Weigel requested a 3 month extension of the grant which was approved by HLPC in November 2022.

The new due date was set as February 7, 2023.

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 **May 3, 2023**.

Staff does not make recommendations on Historic Restoration Grant extensions.

HRG 2022-001

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

Sat, Jan 28, 2023 at 1:07 PM

Hello Jessica,

We are requesting another extension on the Historic Restoration Grant. We will be having the roof completed as soon as possible, but have not been able to get to it. If you could allow another 3 months, that would be helpful.

Many thanks,

Josh Weigel

On Jan 18, 2023, at 8:25 AM, Sowell, Jessica <sowellj@nactx.us> wrote:

[Quoted text hidden]

PROPOSED PRESERVATION WORK



704 Virginia Ave, Nacogdoches 75964
Architect: Diedrich Rulfs
Virginia Ave. Historical District

EXTERIOR PAINT RESTORATION

We purchased the house in August, 2021. The paint on the entire house is significantly deteriorated. The front is the exception, since the previous seller applied a quick coat of blue and white paint, possibly to try to improve the curb appeal. No sanding was done on to the front, and it is not a quality paint job, so it will be repainted with the rest of the house. THE STRUCTURE IS IN GREAT SHAPE, so if the repairs are made soon, it will remain well-protected for years to come.

We propose a complete renovation of the exterior paint, beginning with the repair and replacement of all compromised/rotted wood, followed by thorough cleaning, sanding scraped paint edges smooth, sealing gaps, and applying premium primer and paint to ensure the best, longest-lasting results.

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2023-001

NAME OF APPLICANT: Randy Johnson

LOCATION: 100 East Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace existing glass and metal doors with double wooden doors. The wooden doors would match the size of the current door and transom opening.
- Installation of sidelight windows on either side of wooden double doors.

STAFF COMMENTS:

The buildings collectively known as “Johnson’s Furniture” are listed as 1-story rectangular brick commercial buildings built in approximately 1900. They are listed as contributing to the Downtown Historic District. Buildings of this time traditionally had wood doors as well as window trim; staff assumes that these buildings were originally built with wooden doors and window trim that was updated to metal somewhere between 1950-1970.

The applicant is requesting to remove the metal and glass doors and go back to a design that is more historically appropriate for the period of significance for the buildings.

Staff find that City Ordinance Criteria b, c, d, e, g, j and k (listed below) relate to the proposed construction.

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

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

(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.

(j) 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.

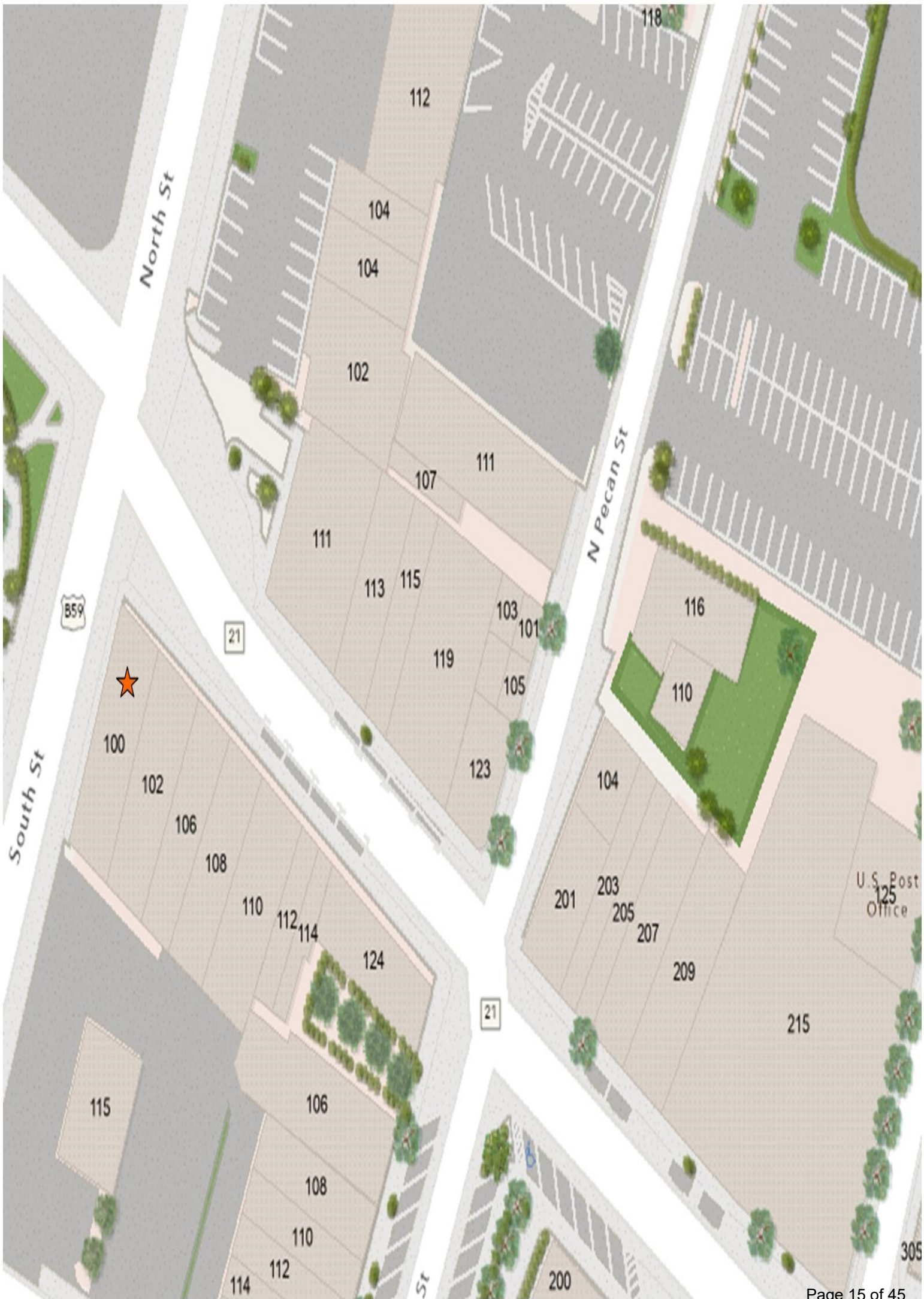
(k) Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

100 East Main - unknown date





Double Door
EXAMPLE



Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2023-002

NAME OF APPLICANT: Randy Johnson

LOCATION: 102 East Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace existing glass and metal door with a wooden door to match existing door opening.

STAFF COMMENTS:

The buildings collectively known as “Johnson’s Furniture” are listed as 1-story rectangular brick commercial buildings built in approximately 1900. They are listed as contributing to the Downtown Historic District. Buildings of this time traditionally had wood doors as well as window trim; staff assumes that these buildings were originally built with wooden doors and window trim that was updated to metal somewhere between 1950-1970.

The applicant is requesting to remove the metal and glass doors and go back to a design that is more historically appropriate for the period of significance for the buildings.

Staff find that City Ordinance Criteria b, c, d, e, g, j and k (listed below) relate to the proposed construction.

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

(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

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(j) 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.

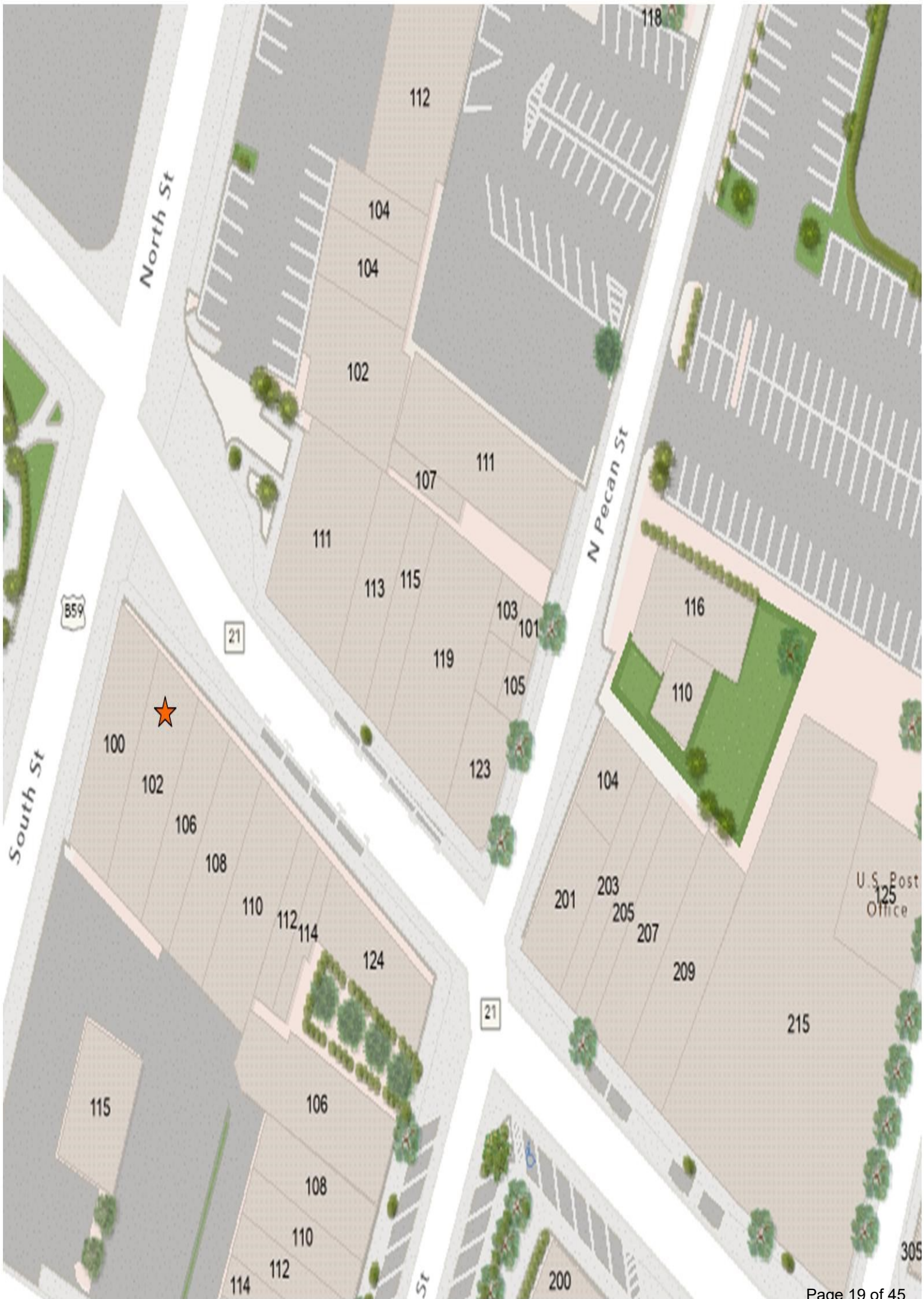
(k) Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

J.W. Powers Building - built ca. 1899, Photo of H.T. Burk Hardware, c. 1910





Single Door
EXAMPLE



Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2023-003

NAME OF APPLICANT: Randy Johnson

LOCATION: 106 East Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace existing glass and metal doors with double wooden doors to match existing door and transom opening.

STAFF COMMENTS:

The buildings collectively known as “Johnson’s Furniture” are listed as 1-story rectangular brick commercial buildings built in approximately 1900. They are listed as contributing to the Downtown Historic District. Buildings of this time traditionally had wood doors as well as window trim; staff assumes that these buildings were originally built with wooden doors and window trim that was updated to metal somewhere between 1950-1970.

The applicant is requesting to remove the metal and glass doors and go back to a design that is more historically appropriate for the period of significance for the buildings.

Staff find that City Ordinance Criteria b, c, d, e, g, j and k (listed below) relate to the proposed construction.

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

(g) Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(j) 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.

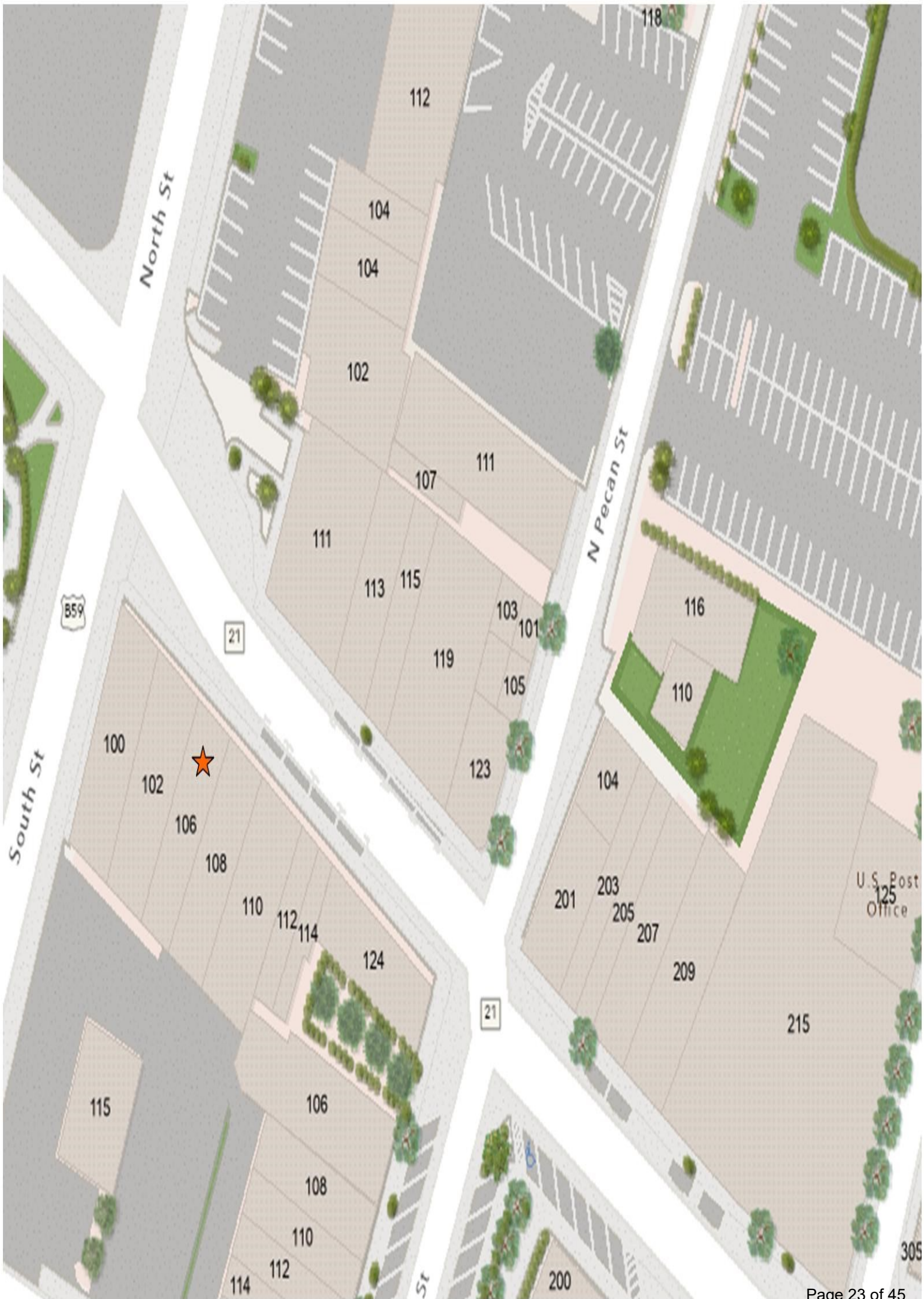
(k) Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

J.W. Powers Building - built ca. 1899, Photo of H.T. Burk Hardware, c. 1910





Double Door
EXAMPLE



Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2023-004

NAME OF APPLICANT: Randy Johnson

LOCATION: 108 East Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace existing glass and metal doors with double wooden doors to match existing door and transom opening.

STAFF COMMENTS:

The buildings collectively known as “Johnson’s Furniture” are listed as 1-story rectangular brick commercial buildings built in approximately 1900. They are listed as contributing to the Downtown Historic District. Buildings of this time traditionally had wood doors as well as window trim; staff assumes that these buildings were originally built with wooden doors and window trim that was updated to metal somewhere between 1950-1970.

The applicant is requesting to remove the metal and glass doors and go back to a design that is more historically appropriate for the period of significance for the buildings.

Staff find that City Ordinance Criteria b, c, d, e, g, j and k (listed below) relate to the proposed construction.

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

(g) Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(j) 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.

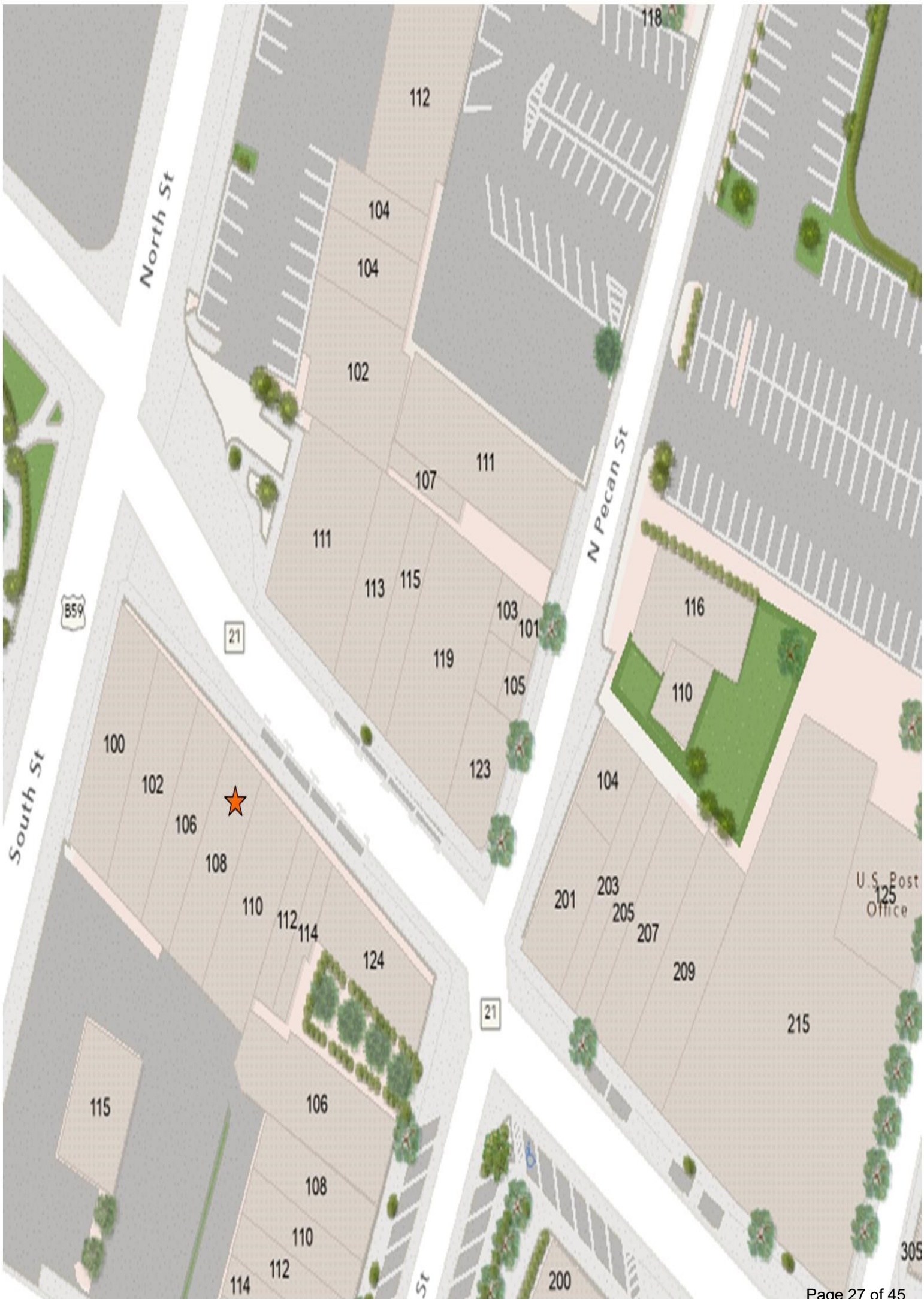
(k) Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

J.W. Powers Building - built ca. 1899, Photo of H.T. Burk Hardware, c. 1910





Double Door
EXAMPLE



Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2023-005

NAME OF APPLICANT: Randy Johnson

LOCATION: 110 East Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace existing glass and metal doors with double wooden doors to match existing door and transom opening.

STAFF COMMENTS:

The buildings collectively known as “Johnson’s Furniture” are listed as 1-story rectangular brick commercial buildings built in approximately 1900. They are listed as contributing to the Downtown Historic District. Buildings of this time traditionally had wood doors as well as window trim; staff assumes that these buildings were originally built with wooden doors and window trim that was updated to metal somewhere between 1950-1970.

The applicant is requesting to remove the metal and glass doors and go back to a design that is more historically appropriate for the period of significance for the buildings.

Staff find that City Ordinance Criteria b, c, d, e, g, j and k (listed below) relate to the proposed construction.

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

(g) Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(j) 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.

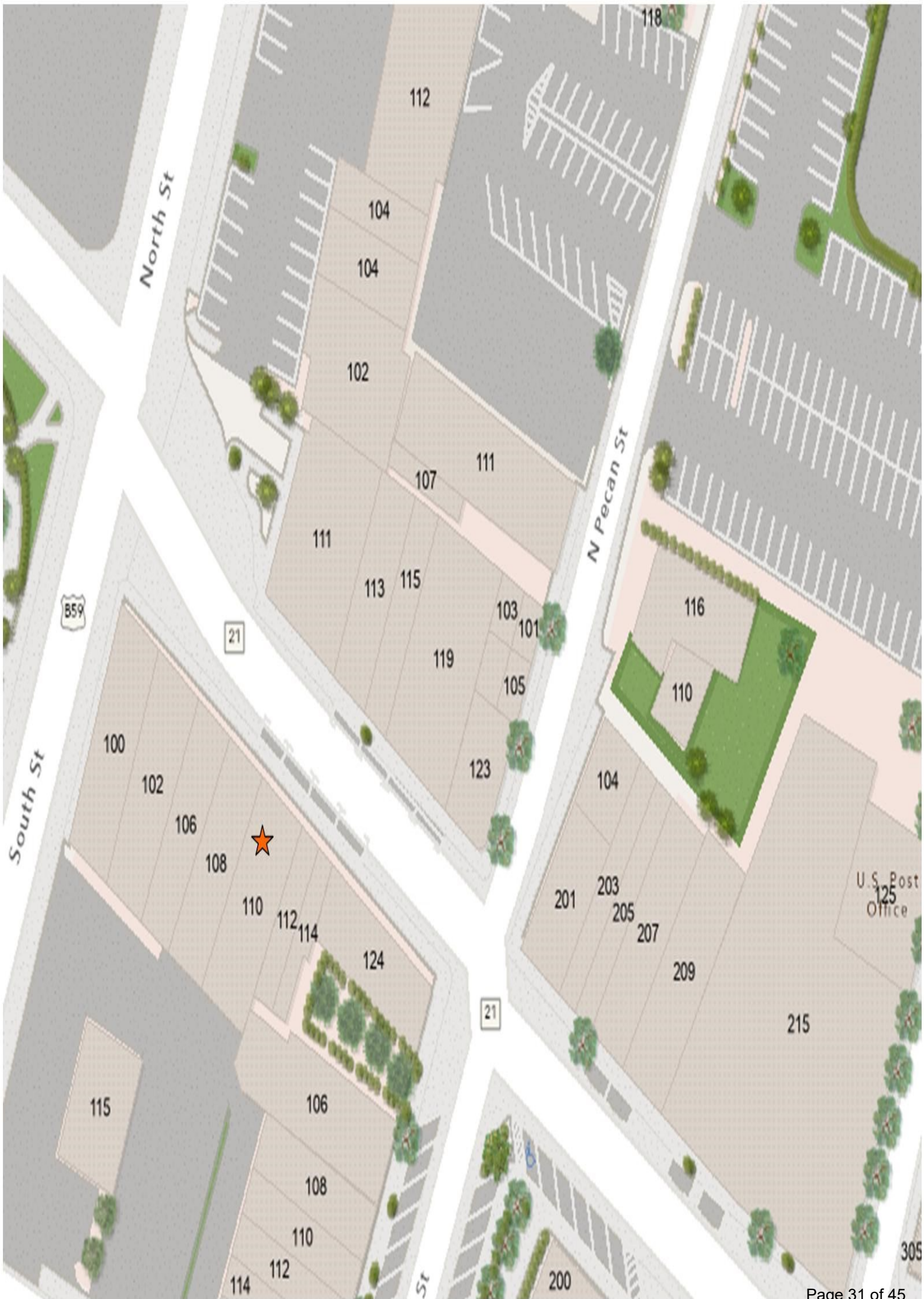
(k) Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Johnson's Furniture - unknown date





Double Door
EXAMPLE



Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2023-006

NAME OF APPLICANT: Randy Johnson

LOCATION: 111 East Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace existing glass and metal doors with double wooden doors to match existing door and transom opening.
- Replace metal window trim/framing on all windows with wooden window trim.

STAFF COMMENTS:

The buildings collectively known as “Johnson’s Furniture” are listed as 1-story rectangular brick commercial buildings built in approximately 1900. They are listed as contributing to the Downtown Historic District. Buildings of this time traditionally had wood doors as well as window trim; staff assumes that these buildings were originally built with wooden doors and window trim that was updated to metal somewhere between 1950-1970.

The applicant is requesting to remove the metal and glass doors and go back to a design that is more historically appropriate for the period of significance for the buildings. Window trim on the other “Johnson Furniture” buildings is currently wood.

Staff find that City Ordinance Criteria b, c, d, e, g, j and k (listed below) relate to the proposed construction.

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

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

(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.

(j) 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) 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.

Johnson Furniture Co - date unknown



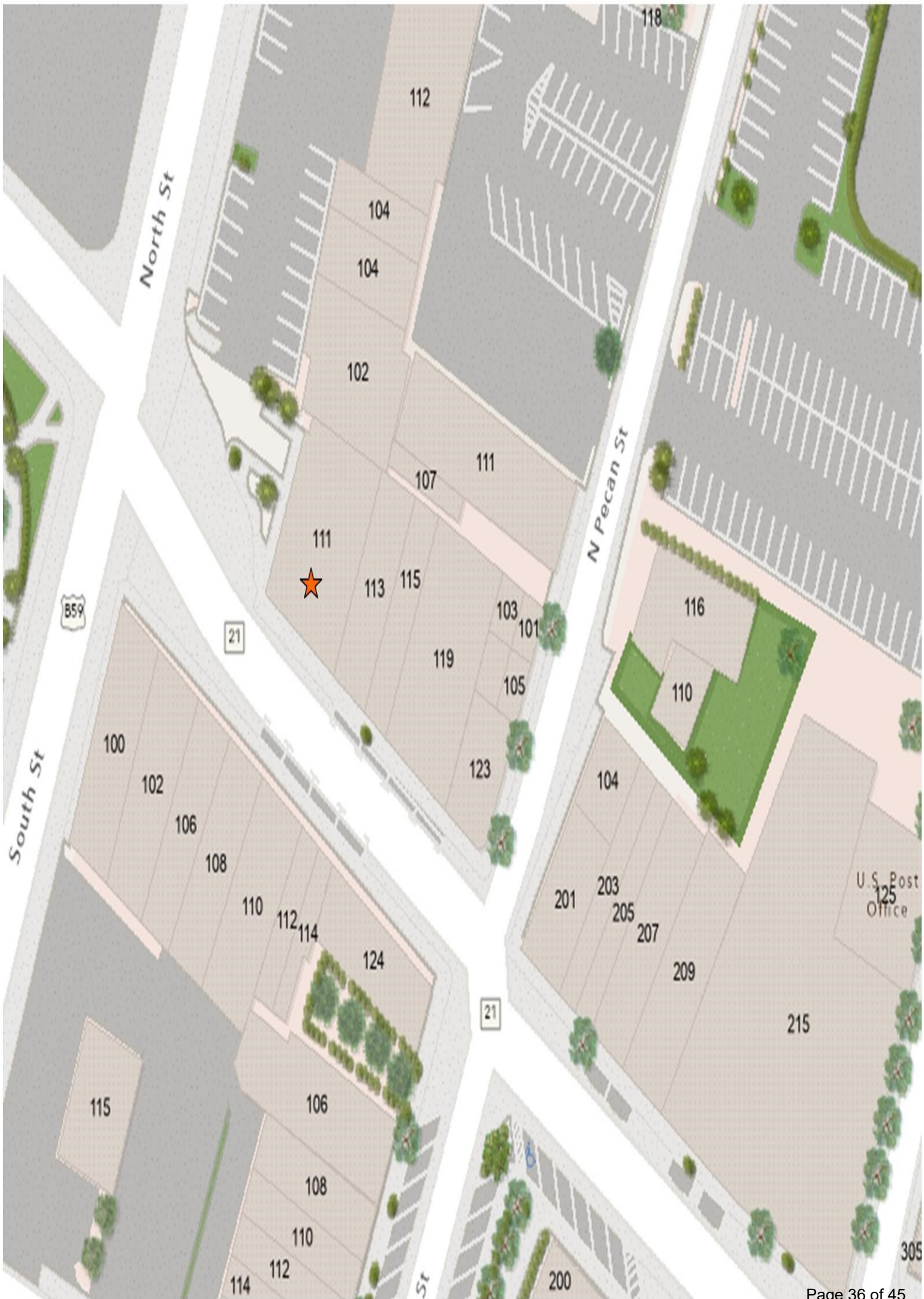
Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT

Johnson Furniture Co - date unknown





Double Door
EXAMPLE



Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2023-007

NAME OF APPLICANT: Randy Johnson

LOCATION: 113 East Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Replace existing glass and metal single door and sidelights with double wooden doors to match existing door, transom and sidelight opening.

STAFF COMMENTS:

The building at 113 East Main is listed as a 1-story rectangular brick commercial structure with a metal and plate glass entry (1986). The approximate build date of this structure is between 1900 and 1910. Buildings of this time traditionally had wood doors as well as window trim; staff assumes that these buildings were originally built with wooden doors and window trim that was updated to metal somewhere between 1950-1970.

The applicant is requesting to remove the metal and glass doors and go back to a design that is more historically appropriate for the period of significance for the buildings.

Staff find that City Ordinance Criteria b, c, d, e, g, j and k (listed below) relate to the proposed construction.

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

(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

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

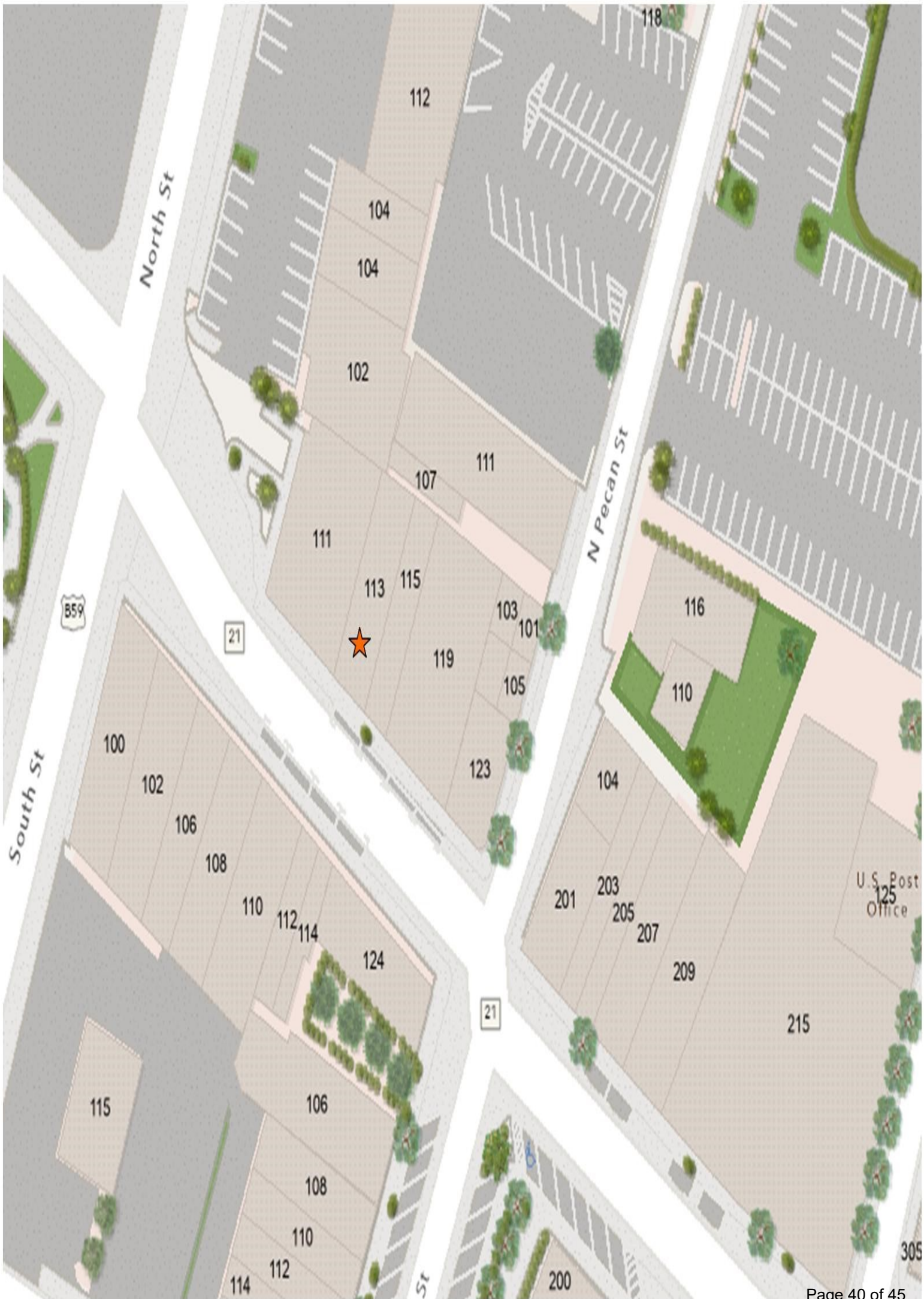
qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(j) 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.

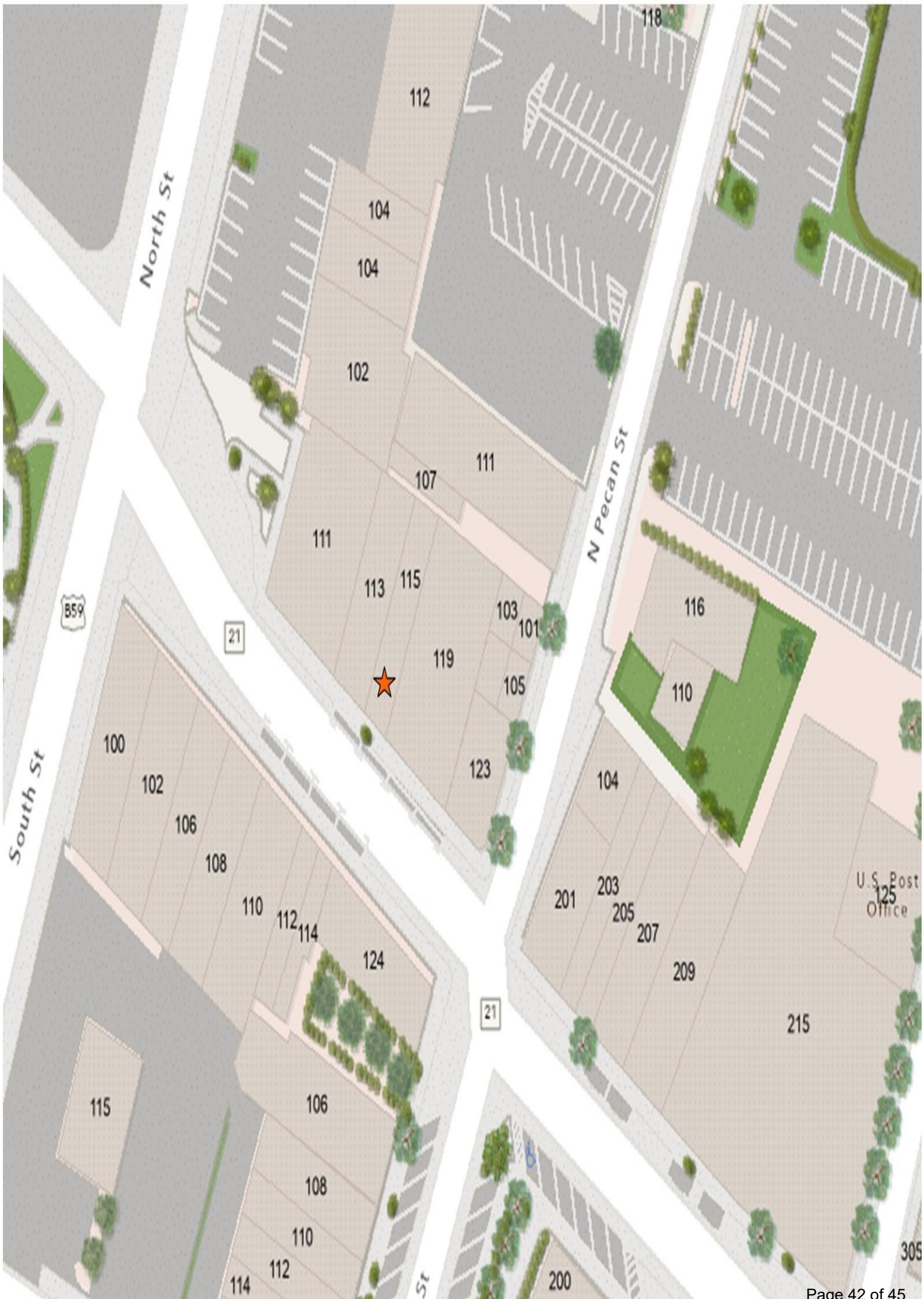
(k) Preservation of historic features with new alterations. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.



Double Door
EXAMPLE







Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

CASE NUMBER: COA 2023-008

NAME OF APPLICANT: Sally Ann Swearingen

PROPERTY OWNER: Randy Johnson

LOCATION: 115 East Main St.

REQUESTED ACTION: Certificate of Appropriateness

PROPOSED WORK:

Applicant is requesting to:

- Paint all brick on front facade of the building.
- Paint tile on the front facade.
- Install an awning sign as well as a sign on the front facade using existing sign brackets.

STAFF COMMENTS:

According to the 1986 Historic Sites Survey:

Description: 1-story rectangular brick commercial structure with flat roof; 2-bay with plate glass display windows flanking glass panel entry doors with transoms; ribbon windows above new metal awning; facade is decorated with brick dentils and raised brick panel above awning; glazed tile below.

Significance: Shown on 1912 Sanborn Fire Insurance Map as 1-story brick with frame awning; wooden post supports down center of structure on interior; intact display area and front facade in very good condition; good example of style; used in 1912 as grocery.

The applicant is requesting to paint all brick and tile on the front facade of the building. There is evidence of previous paint on the building left in some of the mortar on the front facade. Staff's assessment is that the brick was painted at some point but the paint has since been removed - leaving an unpainted brick surface. The applicant is also requesting to install an awning sign and a sign above the awning using the existing sign brackets.

Tile on the front facade, which is a maroon and yellow pattern, has been primed without approval from HLPC. Some areas, under large windows, have been both primed and painted.

Staff find that City Ordinance Criteria b, c, d, e, g, j and k (listed below) relate to the proposed construction.

(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.

Nacogdoches Historic Landmark Preservation Committee

STAFF REPORT

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

(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.

(j) 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) 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.

Current photo



Nacogdoches Historic Landmark Preservation Committee
STAFF REPORT



Paint in grout



Paint in grout

Prepared by: Jessica Sowell
COA 2023-008