



Nacogdoches Historic Landmark Preservation Committee

Monday, April 3, 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, March 31, 2023.

1. CALL TO ORDER.
2. Approval of minutes
 - A. Consider approval of minutes from the March 6, 2023 HLPC Meeting.
3. Regular Agenda
 - A. Consider Certificate of Appropriateness for property located at 418 East Main Street. COA 2023-010
 - B. Consider Certificate of Appropriateness for property located at 418 East Main Street. COA 2023-011
4. ADJOURN.

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Community Services Director, Brian W. Bray, at 936-559-2960 for further information.



CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on March 30, 2023 at 4:30 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
March 6, 2023 – 4:00 p.m.

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

Commissioners Absent: Eric Gaylord

Others Present: Brian W. Bray(City staff), Jessica Sowell (City staff), and Tori Huddleston (City Staff)

Call to Order: Chairman Walsh calls the meeting to order at 4:00pm

1. Approval of Minutes: February 6, 2023

Commissioner Maule makes a motion to approve the minutes with an amendment to agenda item 10 - he voted Nay and the minutes state it was a unanimous vote.

Commissioner Keenan seconds the motion to approve the amended minutes and the motion passes unanimously.

2. Agenda Item 3A - Consider Historic Restoration Grant reimbursement for property located at 310 North Mount St. HRG #2023-009

Mr Bray explains the applicant was approved to replace the roof on the building at 310 N. Mound Street with an estimated cost of \$16,185.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$35,930.00

The project was funded at 40% of the final project cost, not to exceed \$6,474.00. The project's final cost was \$35,930.00. Staff recommends approval of the release of grant funds in the amount of \$6,474.00.

Commissioner Kugle makes a motion to reimburse the applicant \$6,474.00. Commissioner Beisel seconds the motion and it passes unanimously.

3. Agenda Item 3B- Consider Certificate of Appropriateness for property located at 106 N. Church Street. COA #2023-009

Mr. Bray explains the applicant is requesting approval for signs measuring 16 by 21.5 and 16 by 24. He states she is also requesting to paint but that is ordinary maintenance so the only item the board is acting on is to consider the signage.

Mr. Bray shows where the two proposed awning signs would go along with the flush mounted signs. He states the sections of the design guidelines that apply to this request are in chapter 10.

Commissioner Beisel wants to clarify that the brick is painted?

Mr. Bray states that is correct, the bottom is painted.

Commissioner Kugle asks how the applicant is fixing the photos?

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Mr. Bray states the proposal says with liquid nails.

Commissioner Maule asks if the pictures will remain the same or are they subject to change?

Mrs. Shaw states they would stay the same and not be interchangeable.

Commissioner Beisel makes a motion to approve COA 2023-009 in that the awning signs and the product display signs meet the city ordinance related to sign projects and are adhering to the paint, not the brick. Commissioner Keenan seconds the motion and it passes unanimously.

4. Agenda Item 3C - Review and Discuss the different types of historic designations available to Nacogdoches residents.

Mr. Bray explains the different types of historical designations and markers available. The City of Nacogdoches has 5 National Register Historic Overlay Districts - Sterne-Hoya, Washington Square, Zion Hill, Downtown and Virginia Avenue. There are individual designated properties outside of those districts which are still subject to Chapter 50 of the Design Guidelines. Historic or older neighborhoods are different from historic overlays or districts. Only properties under historic overlay district require approval to do exterior modifications. There are also National Register Sites and Recorded Texas Historical Landmarks which convey historical significance on a state and national level. There are not many properties that fall under those two designations since a lot of properties only have relevance on the state or local level and don't have relevance on the national level, so therefore they do not qualify. There is no enforcement to go through the State Historic Preservation Officer but it is recommended that all applications and work go through that office. Local Landmarks are recognition awards done locally for buildings that are under historic overlay and have local significance. An application would need to be filled and turned in for it to be approved.

Commissioner Beisel stated that there is also a State Antiquities Architectural Landmark and Mr. Bray says there is also a State Archaeological Landmark.

Commissioner Kugle asks about a mid century building in Nacogdoches, does she have to work with the city to get something done to get it on the State National Registry?

Mr. Bray said yes.

Commissioner Beisel are the National Register Properties the exact same as the overlay or not?

Mr. Bray says all match the boundaries except Downtown. There were 4 maps that showed the boundaries but all were combined into one map.

Commissioner Kennan asks if there is an advantage for the city if more people apply for their properties to be a part of a district or designated?

Mr. Bray states that at a local level, yes. The houses on North Street were not under historic overlay so there was nothing that could be done to protect the architecture years ago when those buildings were torn down.

Commissioner Kugle asks how to extend the overlay to other houses/areas?

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Mr. Bray states that the owner must request for their property to be in an overlay district or for it to be individually registered. New districts must start with a historic sites survey, once a survey is done of a neighborhood then it has to be determined what the boundaries of the historic significance is. The Shawnee district is a historic area, it does not have any protection. The first step is to fund a historic site survey and then it goes to City Council to get approved.

Commissioner Kugle asks if there is a downside?

Mr. Bray states there is a misconception with awarding requests. 96% of all requests have been approved since this process started in 1980.

Commissioner Beisel asks if the 96% request approved are first round or were there more that were approved when the request came back?

Mr. Bray states that yes, most of them that were denied, modified their request, came back and were approved. Only a handful have been appealed to City Council without being modified and approved by the HLPC board.

5. Adjourn @ 4:29pm

Attest: Cecilia Sarmiento
Recreation Assistant

Commissioner: Carol Walsh



Historic Landmark Preservation Committee Meeting

Date: April 3, 2023

Agenda Item: 3.A.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 418 East Main Street. COA 2023-010

STAFF REPORT:

Case Number: COA 2023-010

Name of Applicant: Scott Runnels for Rees Jewelry

Location: 418 East Main St.

PROPOSED WORK:

The applicant is requesting to install three "gooseneck" angled downlight fixtures over sign on the storefront. Lights will be attached to the current wooden cladding. Current cladding covers the original storefront.

The building at 418 East Main has an estimated construction date of 1920 and is contributing to the Downtown Historic District. It is a 1-story rectangular brick commercial structure with flat roof; plate glass and metal windows; glass paneled wood entry doors; applied textured brick veneer.

STAFF COMMENTS

Staff find that City Ordinance Criteria B, D, F and J 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.

(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.

(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.

The Nacogdoches Design Guidelines reference lighting in Chapter 4, items 12 and 13 as follows:

12. Use lighting to unify the building composition at night.

-Buildings should be interesting at night as well as by day, for pedestrians and motorists. Even

when a business is closed, a well-lit store front creates a positive impression about downtown, and people are encouraged to return during business hours.

- Coordinate lighting of these four elements: window displays, entrances, signs and building details.

13. Balance the color and intensity of lighting among building features.

- Fixtures should be concealed, a very simple design, or a style that is appropriate to the period of the building. Indirect lighting from fixtures makes a good impression and complements building products and colors.

The Nacogdoches Design Guidelines reference lighting in Chapter 10, items 11 and 12 as follows:

11. Indirect light sources are best for signs.

- These focus light on the sign and the objects that are on display in a similar manner, so the viewer's eye moves comfortably between the two elements.

12. Illuminate signs in such a way as to enhance the overall composition of the facade.

- Spot lights are a good solution because the light will also dramatize interesting architectural details that may frame the sign.

FINANCIAL:

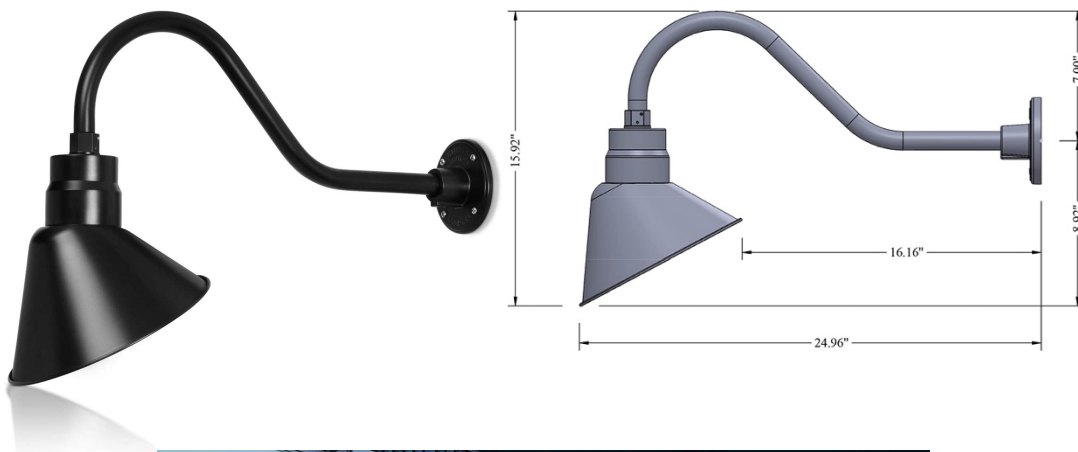
CITY CONTACT: Brian W. Bray, Community Services Director
936-559-2940
brayb@nactx.us

ATTACHMENTS: 1. 418 East Main Map
2. Lighting Example





-This is a conceptual image, before actual sign was installed-





Historic Landmark Preservation Committee Meeting

Date: April 3, 2023

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 418 East Main Street. COA 2023-011

STAFF REPORT:

Case Number: COA 2023-011

Name of Applicant: Scott Runnels for Rees Jewelry

Location: 418 East Main

PROPOSED WORK:

The applicant is requesting to install seasonal artificial floral displays around front windows on the exterior, changing every few months. They are proposing to utilize screws and hooks on the current wooden portions of the façade, but holes will be minimal and easily patched and painted. The current wooden/paneling façade is a later addition, cladding over the original storefront. The original storefront will not be damaged. Similar floral display examples have been provided by the applicant.

The building at 418 East Main has an estimated construction date of 1920 and is contributing to the Downtown Historic District. It is a 1-story rectangular brick commercial structure with flat roof; plate glass and metal windows; glass paneled wood entry doors; applied textured brick veneer.

STAFF COMMENTS

Staff find that City Ordinance Criteria B, F, J and K 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.

(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.

(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.

FINANCIAL:

CITY CONTACT: Brian W. Bray, Community Service Director
brayb@nactx.us
936-559-2935

ATTACHMENTS: 1. 418 East Main Map
2. Floral Storefront Examples



