



Nacogdoches Historic Landmark Preservation Committee

Monday, June 5, 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, June 2, 2023.

1. CALL TO ORDER.

2. Approval of minutes

A. Consider approval of minutes from the April 3, 2023 HLPC Meeting.

3. Regular Agenda

- A. **Public Hearing:** Consider request for demolition for the property located at 421 North Lanana Street. Demo #2023-001
- B. **Public Hearing:** Consider request for demolition for the property located at 302 Hughes Street. Demo #2023-002
- C. **Public Hearing:** Consider request for demolition for the property located at 319 Richardson/728 Bois d'Arc. Demo #2023-003
- D. Consider Historic Restoration Grant reimbursement for property located at 201 East Main Street. HRG 2022-003

City of Nacogdoches – Community Services Division

PO Drawer 635030 – Nacogdoches, TX 75963 ☐ (936) 559-2960 ☐ Fax (936) 564-1759
www.ci.nacogdoches.tx.us ☐ Home of Stephen F. Austin State University ☐ www.sfasu.edu



- E. Consider Historic Restoration Grant reimbursement for property located at 120 East Main Street. HRG 2022-016
- F. Consider Historic Restoration Grant extension request for property located at 107/111 N Pecan. HRG #2022-002
- G. Consider Historic Restoration Grant extension request for property located at 704 Virginia Ave. HRG #2022-001
- H. Consider Certificate of Appropriateness for property located at 216 East Pilar St. COA #2023-013
- I. Consider Certificate of Appropriateness for property located at 510 East Pilar Street. COA #2023-014
- J. Consider Certificate of Appropriateness for the property located at 413 East Main Street. COA #2023-015

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 June 1, 2023 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
April 3, 2023 – 4:00 p.m.

Commissioners Present: Anne Keenan, Perky Beisel, Carol Walsh, Eric Gaylord, and Judy Kugle.

Commissioners Absent: Gretchen Patterson and Brad Maule.

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

Call to Order:

1. Approval of Minutes: March 6, 2023

Commissioner Beisel made a motion to approve the minutes of March 6th. Commissioner Keenan seconds the motion. It passes unanimously.

2. Agenda Item 3A - Consider Certificate of Appropriateness for property located at 418 East Main Street. COA 2023-010

Mr. Bray explains the applicant is requesting to install three “gooseneck” angled downlight fixtures over the sign on the store front. The lights will be attached to the current wooden cladding. The current cladding covers the original storefront. Staff finds that the City Ordinance Criteria B, D, F, and J apply to the proposed construction. The Nacogdoches Design Guidelines do not spell out this type of lighting, this is the style of lighting that has been encouraged for downtown businesses because it complies with our Dark Skies ordinance and it is not an internally lit sign which is on one of the things the design guidelines say you should not do.

The applicant is present in case the committee has any questions.

Commissioner Keenan asks if the lights will cover the sign.

Scott Runnels confirms they will not cover the sign. It will go below the overhang and above the sign. There will be enough room for it to point down on the sign without getting in the way of the sign.

Commissioner Gaylord confirms that only three lights will be installed.

Scott Runnels confirms that is correct. There will be lights installed on one of each end and one in the center.

Commissioner Beisel says it really speaks to what is written in Chapter 4, Item 13 of the Design Guidelines. The lights are simple, they are indirect, and the focus is going to be on the sign rather than the lights themselves.

Commissioner Keenan makes a motion to accept the COA as written for property 418 East Main Street. Commissioner Gaylor seconds the motion. It passes unanimously.

3. Agenda Item 3B- Consider Certificate of Appropriateness for property located at 418 East Main Street. COA 2023-011

Mr. Bray explains 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

MINUTES
Nacogdoches Historic Landmark Preservation Committee
April 3, 2023 – 4:00 p.m.

and hooks on the current wooden portions of the facade, but the holes will be minimal and easily patched and painted. Staff find the City Ordinance Criteria B, F, J, and K apply to the proposed construction.

Commissioner Walsh confirms that it will be installed in the wood.

Mr. Bray confirms that is correct.

Commissioner Beisel asks staff what is the city position if the floral display starts degrading and becoming an eyesore as opposed to an attraction.

Mr. Bray explains there is nothing spelled out for these types of things downtown. That can be a part of the committee's approval and they can put criteria or recommendation on that. Then it would be enforced like a City Ordinance because it is a directive of a ruling body.

Commissioner Beisel states she would like to start a precedent on the upkeep of the display.

Commissioner Walsh wonders if the committee should look at this similar to downtown Christmas decorations and how the store owners are responsible for the upkeep of their decorations.

Mr. Bray explains an old case where banners were hung in front of the CVB and HLPC approved the placement of those banners and that they were allowed to stay up as long as they were not tattered, torn or frayed.

Commissioner Beisel asks if the applicant has a maintenance plan for the floral display.

Scott Runnels states they discussed with a person who does floral decorations that there is a spray that you can put on the artificial flowers to keep them bright such as a UV protection spray.

Commissioner Beisel asks if stating the displays cannot become broken, tattered, or missing would give the committee some parameters.

Chairman Walsh asks the committee if they would like to state it that it be maintained and not allowed to fall into a state of disrepair in addition to the approval.

Commissioner Beisel makes a motion to approve COA 2023-011 that it meets the guidelines B, F, J, and K and in addition that they must be well maintained and not allowed to fall into a state of disrepair. Commissioner Gaylord seconds the motion. It passes unanimously.

4. Adjourn @ 4:16

Attest: Cecilia Sarmiento
Recreation Assistant

Commissioner: Carol Walsh



Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.A.

ITEM/SUBJECT: Public Hearing: Consider request for demolition for the property located at 421 North Lanana Street. Demo #2023-001

STAFF REPORT:

Case Number: Demo 2023-001

Name of Applicant: Ray and Cindy Perry

Location: 421 N. Lanana Street.

Requested Action: Demolish the building located at 421 N. Lanana Street

PROPOSED WORK: The applicant is requesting a demolition permit for 421 N. Lanana Street. The applicant is requesting demolition claiming Category C: *The structure poses an imminent threat to public health or safety.* City Building Inspector Don Shoemaker, and Contractor, Don Welch, found the structure to be unsafe and in violation to City Code, see attached documents.

City Code Sec. 50-195. Application Requirements According to the ordinance, a request for demolition of this sort requires the following information:

A written statement showing that the demolition is sought for one or more of the following reasons:

- a. To replace the structure with a new structure that is more appropriate and compatible with the historic overlay district.
- b. No economically viable use of the property exists.
- c. **The structure poses an imminent threat to public health or safety.**
- d. The structure is non contributing to the historic overlay district because it is newer than the period of historic significance.

To demolish or remove a structure that poses an imminent threat to public health or safety, the following must be included:

- a. Drawings, photographs, or written descriptions of the current condition of the structure.
- b. A study performed regarding the nature, imminence, and severity of the threat, performed by a licensed architect or engineer.
- c. A restoration study of the structure, performed by a licensed architect or engineer. This study should analyze feasibility - structurally and financially - of restoration and/or adaptive reuse of the structure.

To approve a request to demolish or remove a structure that poses an imminent threat to public health or safety, HLPC must find the following:

- a. The structure is a documented major and imminent threat to public health and safety
- b. The demolition or removal is required to alleviate the threat to public health and safety

c. There is no reasonable way, other than demolition or removal to eliminate the threat in a timely manner.

STAFF COMMENTS

City staff reviewed the documents for this application and have determined them to be complete. 421 North Lanana Street is included in the 1986 Historic Sites Survey and is listed as non-contributing to the Zion Hill Historic District. It is a 1-story wood frame dwelling built in approximately 1920. The property has been the subject of an ongoing Demolition by Neglect case first documented in 2010 and then again in 2022. The building was allowed to fall into such a state of disrepair between 2010 and 2022 that both the City Building Inspector and a General Contractor found the building could not be rehabilitated and should be demolished.

Reports from Don Shoemaker (Building Inspector) and Don Welch (contractor) as well as photos are included as a part of this application.

If the Historic Landmark Preservation Committee determines that the structure should be demolished or removed, and no appeal to the City Council is made within ten days, the Historic Preservation Officer shall issue a demolition permit if all other requirements of this Code are met.

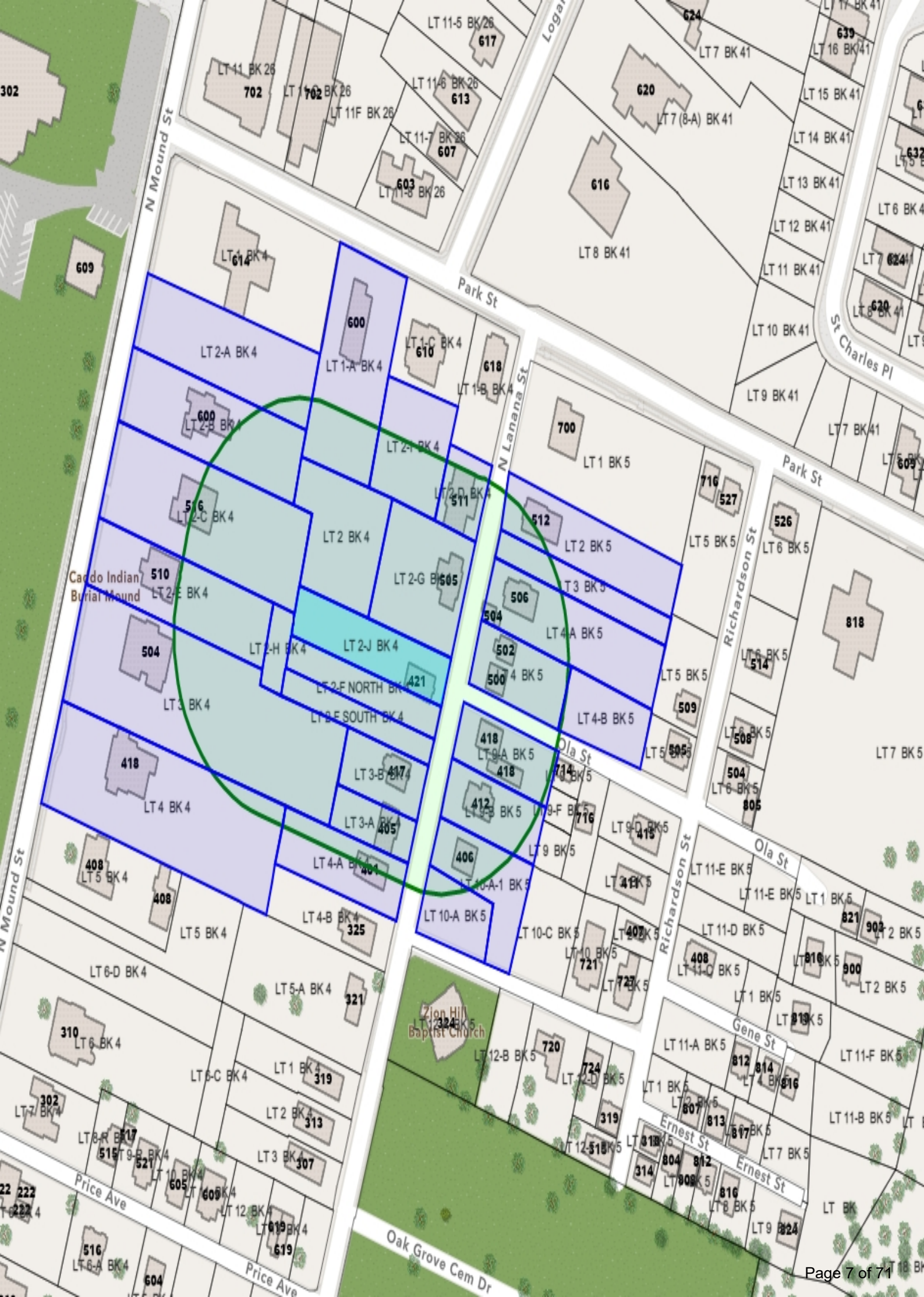
If the committee determines that the structure should not be demolished, the application shall be suspended for a period not to exceed one year from the date of the final decision, at which point the application can be resubmitted for consideration.

FINANCIAL:

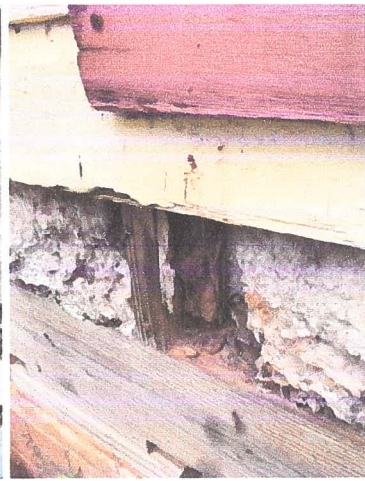
CITY CONTACT: Brian W. Bray, Community Services Director
brayb@nactx.us
936-559-2935

ATTACHMENTS:

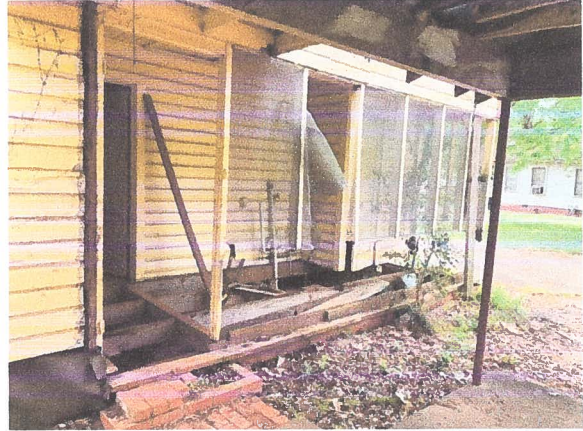
1. 200' map
2. Photos
3. Contractor Letter - Welch
4. Building Inspector Letter - Shoemaker



421 Lanana st, Lot 2-J, block 4









P.O. Box 630931 Nacogdoches, TX 75963 | 936-552-9202 | don@donwelchconstruction.com

March 29, 2023

City of Nacogdoches
Historic Sites

To whom it may concern,

It is my professional opinion as a general contractor licensed with the City of Nacogdoches, that the structure located at 421 Lanana Street in the City of Nacogdoches is dilapidated and beyond reasonable repair. In order to maintain compliance with city codes and ordinances, I would recommend that the structure be demolished. I would also recommend that consideration be given to the fact that water wells and or cisterns are associated with structures of this age and should be located, if present, and sufficiently backfilled to prevent mishap.

Sincerely,

Don Welch

Fwd: 421 Lanana

1 message

Brian W. Bray <brayb@nactx.us>
To: dgcindyperry@yahoo.com
Cc: Jessica Sowell <sowellj@nactx.us>

Tue, Mar 7, 2023 at 1:44 PM

Cindy,

Don Shoemaker and I toured the house at 421 Lanana this morning. Don and I both agree that the house is too far gone to salvage and recommend demolition. Since this house falls within the historic overlay, if you want to proceed with demolition, you would need to submit a demolition request. Please let Jessica or I know if this is the avenue you would like to pursue.

Brian W. Bray
Community Services Director,
Historic Preservation Officer
City of Nacogdoches, TX
brayb@nactx.us
936-559-2935 phone



"Life isn't about waiting for the storm to pass...
It's about learning to dance in the rain."

----- Forwarded message -----

From: **Shoemaker, Donald** <shoemakerd@nactx.us>
Date: Tue, Mar 7, 2023 at 11:27 AM
Subject: 421 Lanana
To: Brian W. Bray <brayb@nactx.us>

Brian,
Upon inspecting the structure at 421 Lanana St. extensive rot and disrepair was observed . It is my opinion this structure is not repairable and should be demolished.

--

Don Shoemaker
Building Inspector
936.559.2554





Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.B.

ITEM/SUBJECT: Public Hearing: Consider request for demolition for the property located at 302 Hughes Street. Demo #2023-002

STAFF REPORT:

Case Number: Demo 2023-002

Name of Applicant: Nacogdoches ISD (NISD)

Location: 302 Hughes St.

Requested Action: To demolish the building located at 302 Hughes Street.

PROPOSED WORK: The applicant is requesting a demolition permit for 302 Hughes St. The applicant is requesting demolition claiming Category D: *The structure is non contributing to the historic overlay district because it is newer than the period of historic significance.*

City Code Sec. 50-195. Application Requirements According to the ordinance, a request for demolition of this sort requires the following information:

A written statement showing that the demolition is sought for one or more of the following reasons:

- a. To replace the structure with a new structure that is more appropriate and compatible with the historic overlay district.
- b. No economically viable use of the property exists.
- c. The structure poses an imminent threat to public health or safety.
- d. **The structure is non contributing to the historic overlay district because it is newer than the period of historic significance.**

To demolish or remove a structure that is noncontributing to the historic overlay district, the following must be included:

1. Documentation that the structure is noncontributing to the historic overlay district.
2. Documentation of the age of the structure
3. A statement of the purpose of the demolition.

To approve a request to demolish or remove a structure that poses an imminent threat to public health or safety, HLPC must find the following:

- a. The structure is a documented major and imminent threat to public health and safety
- b. The demolition or removal is required to alleviate the threat to public health and safety
- c. There is no reasonable way, other than demolition or removal to eliminate the threat in a timely manner.

STAFF COMMENTS

City staff reviewed the documents for this application and have determined them to be complete.

302 Hughes Street was listed as **non-contributing** to the Washington Square Historic District in the 1991 National Register Historic District information. It is a 1963 2-story classroom building located on Lot 1, Block 3 Sites No. D. The National Register Historic District nomination lists the period(s) of significance as 1859-1940.

Supporting Documentation and a Statement of Purpose have been provided by the applicant and are included in the application.

Statement of Purpose (supplied by applicant):

The Martin Building is no longer in use by the school district. It has been unoccupied for approximately 5 years and does not have a viable use in the foreseeable future. The style of the classroom design is outdated for current standards with outdoor corridors, lack of support space and its distance away from the main TJR building, making the building difficult to modify for modern security standards. The second floor is not ADA accessible like all classrooms need to be. A past study on integrating an elevator proved too disruptive to the layout of the building. The District intends to fully demolish the structure and leave the pad site as a green space.

If the Historic Landmark Preservation Committee determines that the structure should be demolished or removed, and no appeal to the City Council is made within ten days, the Historic Preservation Officer shall issue a demolition permit if all other requirements of this Code are met.

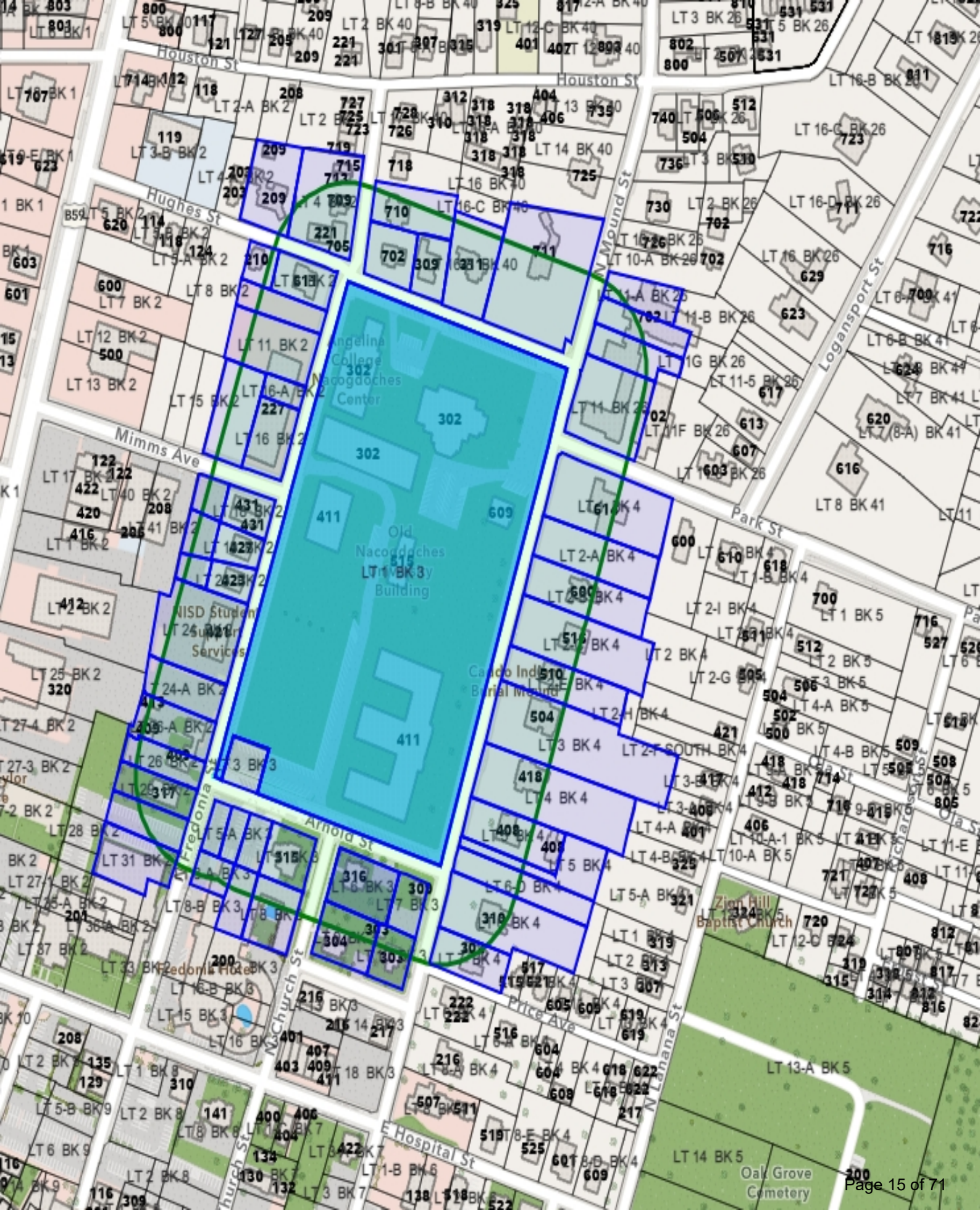
If the committee determines that the structure should not be demolished, the application shall be suspended for a period not to exceed one year from the date of the final decision, at which point the application can be resubmitted for consideration.

FINANCIAL:

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

ATTACHMENTS:

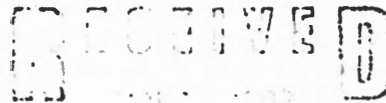
1. 200' Map
2. Supporting Documents
3. Photos



NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

NATIONAL
REGISTER

1. Name of Property

Historic Name: Washington Square Historic District

Other Name/Site Number: N/A

2. Location

Street & Number: Roughly bounded by Houston, Logansport, N. Lanana,
E. Hospital and N. Fredonia streets

Not for Publication: N/A

City/Town: Nacogdoches

State: TX County: Nacogdoches

Code: 347

Zip Code: 75961

3. Classification

Ownership of Property: Private; Public-local

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
55	25	buildings
0	0	sites
0	0	structures
0	0	objects
55	25	Total

Number of contributing resources previously listed in the National Register: 2

Name of related multiple property listing: Historic and Architectural Resources of Nacogdoches, Texas

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria.

☐ See continuation sheet.

Carrie Russell
Signature of certifying official

30 Dec. 1991
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the National Register

☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

Antoinette A. Lee

2/14/92

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic
Education

Sub: Single dwelling
School

Current : Domestic
Education

Sub: Single dwelling
School

7. Description

Architectural Classification:

LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival

Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Other Description: N/A

Materials:	foundation	Brick
	walls	Wood
	roof	Asphalt
	other	N/A

Describe present and historic physical appearance.

☒ See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: 1859-1940

Significant Dates: 1859

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Rulfs, Dietrich A. W.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet.

9. Major Bibliographical References

See Historic Context List of References.

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- ☒ State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Texas Historical Commission, Austin, TX

10. Geographical Data

Acreeage of Property: approximately 70 acres

UTM References: Zone Easting Northing Zone Easting Northing

A	15	343440	3498340	B	15	343920	3498180
C	15	343520	3497420	D	15	343140	3497560

____ See continuation sheet.

Verbal Boundary Description:
See continuation sheet

Boundary Justification:
See continuation sheet

11. Form Prepared By

Name/Title: Edward A. Galloway/Research Assistant
(with assistance from Dwayne Jones, THC)

Organization: Hardy-Heck-Moore

Date: June 1990

Street & Number: 2112 Rio Grande

Telephone: 512-478-8014

City or Town: Austin

State: TX Zip: 78705

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1

The Washington Square Historic District is a large residential area comprised mostly of domestic buildings erected from the late 19th to the early 20th centuries. The district includes an approximately 10-block area that centers on Washington Square on N. Mound Street and that once was one of the most affluent and prestigious neighborhoods in the city. Many of the houses are among the grandest in Nacogdoches. The district, like the city, developed slowly over time and in a piecemeal fashion. Consequently, no single architectural style prevails, and the district is somewhat eclectic in character with many styles and types represented. The most common architectural expressions are the Queen Anne, Classical Revival and Craftsman-inspired styles, although examples of Tudor Revival houses are also found. The district's focal point and the primary impetus for its development is the old Nacogdoches University Building (N.R. 1971), a 2-story Greek Revival edifice that is probably the most significant architectural landmark in the community. The Washington Square Historic includes 80 buildings of which 55 are classified as Contributing.

Terrain in the district is relatively level and well suited for residential development. The land slopes gently to the east and southeast where Banita Creek flows. The streets, more or less, follow a grid pattern in roughly cardinal directions. Logansport Street, however, runs in a northeasterly direction from Park Street. Most lots in the district are rectangular in shape and are amply sized. Those fronting onto Logansport are less regular, while lots along Price Street, which includes the Price-Sturdevant Subdivision, are much smaller than those elsewhere in the district. The largest and most substantial houses face east-west onto N. Mound; however, those on cross streets such as Houston, Price and Park streets, are oriented to the north and south. Individual property owners traditionally have landscaped their own yards; therefore few, if any, coordinated efforts have been undertaken.

Only a small number of vacant lots are in the district which is densely developed with domestic buildings. Washington Square in the west-central section of the district is a large, mostly open space that includes roughly a 3-city block area. Structures on the square are all institutional (educational-related) buildings.

The oldest structure in the district is the Old Nacogdoches University Building which was erected in 1859. Although it is a dominant physical element in the neighborhood, it shares few physical attributes that are characteristic of the district. Most of the structures are 1- to 2-story frame dwellings with either wood siding or brick exterior walls. Many structures have outbuildings that display noteworthy architectural detailing or features and, therefore, are significant in their own right.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 2

The Queen Anne style was often preferred by residents who built houses during the 1890s and very early 1900s, and many of these structures in the district are among the finest local examples. These dwellings typically are 2 or 2 1/2 stories in height, of wood-frame construction and have ornate woodwork on the porch. The woodwork is either turned, jigsawn or carved which is reflective of the style. Good illustrations of Queen Anne structures in the district are Stephen Blount House at 310 N. Mound (NR, 1991) and the Perkins House at 516 N. Mound. Examples of vernacular plan types (modified L-plans) are also seen in the district, such as the dwelling at 310 Arnold Street.

The district also boasts numerous Craftsman- or Arts and Crafts-inspired bungalows which range from modest 1-story cottages such as 308 Arnold Street to grand 2 1/2-story residences such as the house at 216 N. Mound Street. All are of frame construction and, with the exception of the Hoya Houses on Logansport, have wood siding. The Hoya Houses have brick-veneer exterior walls. A variety of roof types are found on Craftsman-inspired bungalows including front, side or cross-gable roofs, as well as low-pitched hip roofs. Virtually all have extended eaves with exposed rafter ends which subtly reinforce their horizontal emphasis.

Most dwellings built from about 1925 to 1935 have Tudor Revival detailing. Some are relatively small and are considered to be bungalows with modest Tudor Revival features. A good example is the house at 516 Price. This structure is of frame construction but has brick exterior walls. The steeply pitched roof and round-arched front door are indicative of the style. Other houses, such as the one at 510 N. Mound, are architect-designed interpretations of the style and display features steeply pitched multi-gable roofs, round-arched openings with cast-stone coping and framing materials, and finely crafted and highly visible chimneys.

Nonresidential structures in the district are limited to institutional buildings and include churches, schools and school-related ancillary structures. There are two commercial buildings in the district (in the 300 block of N. Mound) but are small and relative unobtrusive. Regardless of their subcategory classification, these institutional buildings are large and impressive structures and have load-bearing masonry construction with brick walls. They typically were designed by architects, or as was true for the Old Nacogdoches University Building, by master builders. The Old Nacogdoches University Building is a Greek Revival styled structure with a 2-story pedimented portico with 2-story Doric columns. The other buildings, which were erected from the 1920s to the 1930s display Classical Revival detailing.

Relatively little new construction has taken place within the district and only a small number of houses were erected after 1941, which marks the end of the district's period of

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 3

significance. Most noncontributing buildings are historic structures that have been altered to such an extent that their original or historic integrity has been compromised and, in their present state, detract from the district's overall historic character. These structures can be reclassified if restoration or rehabilitation efforts are undertaken that are sensitive to the building's original fabric and are in compliance with the Secretary of the Interior's Guidelines for Rehabilitation.

DEFINITION OF CATEGORIES

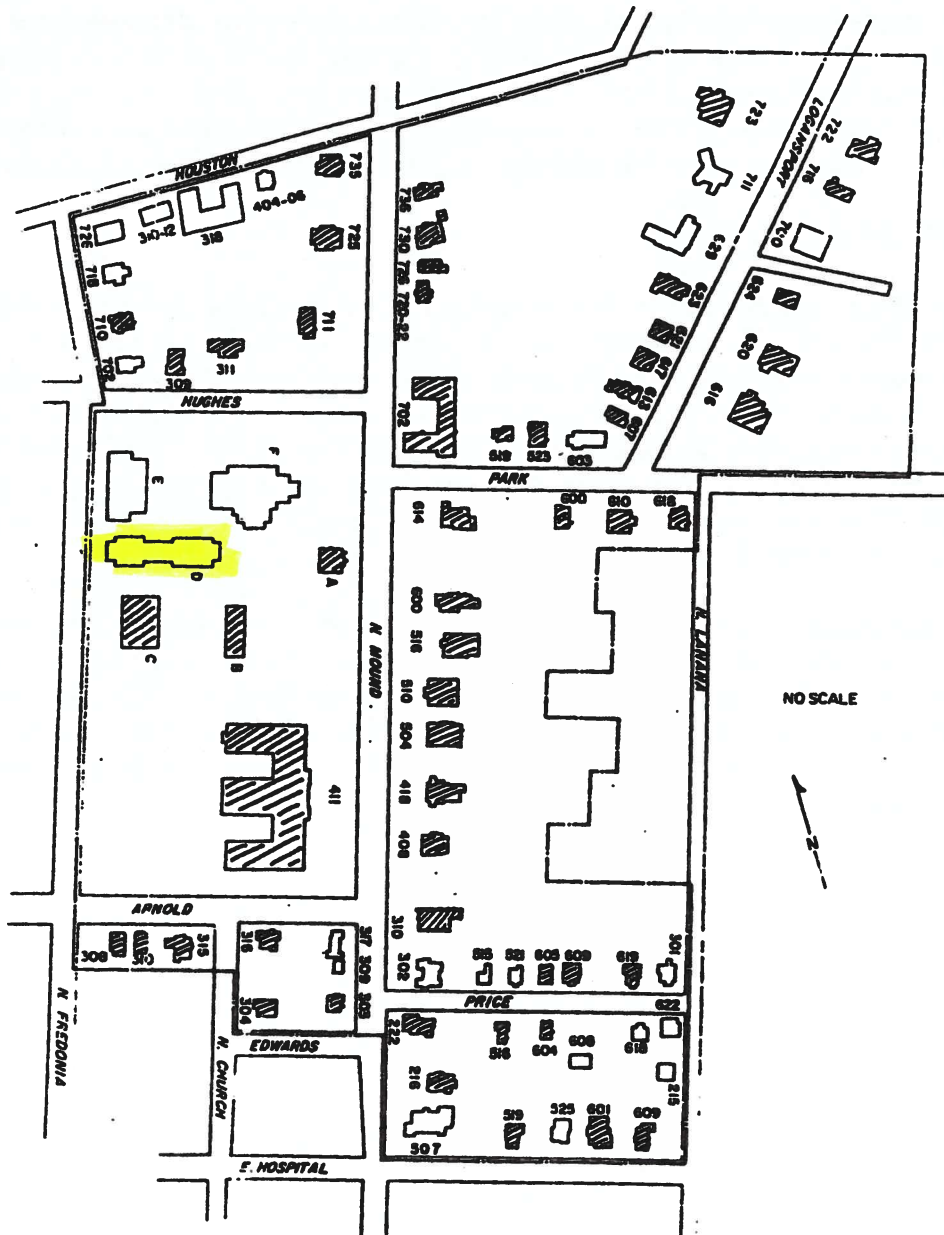
Contributing. Properties in this category include structures that add to the district's overall historic character. To be included in this category, a building must be at least 50 years old and must retain most of its historic character. More recent post-1940 changes that can affect historic integrity include the partial infill of porches, the application of aluminum or vinyl siding over the original wood siding or the addition of new rooms and wings. These alterations often detract from the original character of the structure, but if the dwelling's basic form remains intact and adds, if only to a small degree, to the district's overall historic ambiance, the property is classified as a contributing element.

Noncontributing. Properties in this category are those that detract from the district's historic character. The majority are less than 50 years and have little or no architectural or historic significance. An example includes the modern residence at 700 Logansport Street. Noncontributing structures also include pre-1940 structures that have been so severely altered that little, if any, of their original or historic fabric is recognizable. A good example is the house at 624 Logansport.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4



WASHINGTON SQUARE HISTORIC DISTRICT

- ☒ CONTRIBUTING ☐ NONCONTRIBUTING
 ————— DISTRICT BOUNDARY

302 Hughes (Classroom Building, Boys Gym, and Cafeteria)

302 Hughes Photographs



302 Hughes (Cafeteria) Rear Photograph by Ryan Gullett, August 2010



302 Hughes



302 Hughes



302 Hughes



302 Hughes



302 Hughes

302 Hughes (Classroom Building) 2010 Summer Survey Information

- **Description:** Modern Colonial Style, two story, school building. Hipped-flat roof. East and west façades are red brick veneered while north and south are white plastered. All second floor façades dominated by wrap-around concrete porch supported by metal columns on each side. From left to right, the south façade consists of two brown metal doors separated by a ribbon of five single-hung sashed windows, then two sets of 1/1 single-hung sashed windows separated by a set of brown metal double doors. Then a ribbon of five 1/1 single-hung sashed windows, a brown metal door, then two more brown metal doors separated by a ribbon of five single-hung sashed windows. The north façade mirrors the south façade.
- Click here for the 2010 [survey form](#).

302 Hughes (Classroom Building) 1990 National Register Information

- **Address:** 400-600 N. Mound
- **Date:** 1963

- **Category:** Noncontributing
- **Block:** 3
- **Lot:** 1
- **Site No.:** D
- **Description:** 2-story classroom building.

302 Hughes (Boys' Gym) 2010 Summer Survey Information

- **Description:** Neoclassical Revival Style, two story, asymmetrical, flat roofed, gymnasium. Exterior façades are brick veneered with quoins and wood/brick cornice. Front (east) façade of gymnasium has smaller brick entrance with projecting full-height entry porch with pediment with semi circular oculus with keystone and supported by four square classical columns and two pilasters on façade. Brick entry has three entry ways. The middle serves as a ticket booth with paneled base, while the entry on each side of the ticket booth has a set of paneled double doors. Each door is flanked by pilasters and topped with an entablature. A bricked oculus sits above each entry way. South façade dominated by bay wing with four large filled in windows and a central double metal door with two white metal downspouts incorporated as pilasters with wood/brick cornice. To the west of bay wing, the south façade consists of a metal double door with casing and keystone and a 6/6 single-hung sashed window to west of door. Ribbon of 4 1/1 single-sashed windows to west of 6/6 window. North façade is dominated by five ribbons of three triple-paned awning windows three across and three down. Two white metal downspouts incorporated as pilasters with wood/brick cornice.
- Click here for the 2010 [survey form](#).

302 Hughes (Boys' Gym) 1990 National Register Information

- **Address:** 400-600 N. Mound
- **Date:** 1927
- **Category:** Contributing
- **Block:** 3
- **Lot:** 1
- **Site No.:** C
- **Description:** Boys' gymnasium.

This property was nominated to the National Register under its former address of [400-600 block N. Mound](#).

302 Hughes (Cafeteria) 2010 Summer Survey Information

- **Description:** Modern Style, single story, hipped-flat roofed, cafeteria building. Front (east) façade dominated by large wrap-around entry porch supported by eight metal columns. From left to right, front façade consists of two ribbons of six 1/1 single-hung sashed windows separated by pilasters, a ribbon of four 1/1 single-hung sashed windows, two sets of brown metal double doors with side lights separated by a pilaster and two 1/1 single-hung sashed windows separated by a pilasters and another set of brown, metal double doors with side lights and another set of two 1/1 single-hung sashed windows. South façade dominated by two ribbons of three 1/1 single-hung sashed windows separated by a set of brown, metal double doors. North façade dominated by a metal truck receiving bay and coolers.
- Click here for the 2010 [survey form](#).

302 Hughes (Cafeteria) 1990 National Register Information

- **Address:** 400-600 N. Mound
- **Date:** 1963
- **Category:** Noncontributing
- **Block:** 3
- **Lot:** 1
- **Site No.:** E
- **Description:** 1-story cafeteria building.

Asbestos drives up cost of repairs at Nacogdoches High School

By JOSH EDWARDS Staff Writer
May 9, 2023



Trujillo

Nacogdoches ISD will pay more than a quarter million dollars to repair flood damage to the high school band hall and remove asbestos that was unexpectedly found.

The school board last month approved spending \$269,206 to complete the repairs and asbestos abatement at Nacogdoches High school. That will supplement a nearly \$150,000 insurance payment and help the district build back “with superior products” compared to what will be torn out, Deputy Superintendent Michael Martin said.

The band hall was flooded Dec. 23 when a heating and air conditioning unit froze, causing extensive water damage to the room, instruments and the high school’s band music library.

Asbestos was found when the damage was being inspected, Superintendent Dr. Gabe Trujillo said.

“We should have not have found asbestos. Logically when you look at the building, it is far beyond the date of concern when red flags are there,” he said.

Heavy limits were placed on asbestos after the Toxic Substances Control Act of 1976, and it was largely phased out by the end of that decade. Nacogdoches High School was built in 1979.

Exposure to airborne asbestos fibers can cause serious health problems including certain types of cancers. Asbestos tiles themselves are relatively safe until the surface is scraped or they become brittle and crumble and toxic dust is released into the air.

The asbestos found at the high school has been covered with an adhesive that prevents dust from becoming airborne, Trujillo said.

The tiles will be removed when school isn't in session.

"The minute they go in and start removing that, it's going to look like ET is there," he said comparing the safety measures to those seen in the classic Stephen Spielberg film.

In March, the school board learned that the former Emeline Carpenter Elementary School on Railroad Street and Lenvill B. Martin Educational Center on Fredonia Street would cost nearly \$750,000 to demolish, largely because of asbestos abatement.

Around 40% of that cost is for asbestos removal while the other 60% covers demolition and debris removal at both campuses.

The Martin Center and former Carpenter Elementary were both built in 1964 when asbestos tiles were commonly used for flooring and other construction.

Demolition of those campuses will begin this summer. The former Martin Center will be turn down first so as not to disturb activities at other district facilities near Fredonia and Hughes streets.

Josh Edwards' email is josh.edwards@dailysentinel.com.

Josh Edwards



2023 Photos





Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.C.

ITEM/SUBJECT: Public Hearing: Consider request for demolition for the property located at 319 Richardson/728 Bois d'Arc. Demo #2023-003

STAFF REPORT:

Case Number: Demo 2023-003

Name of Applicant: City of Nacogdoches

Location: 319 Richardson/728 Bois d'Arc

Requested Action: To demolish the building at 319 Richardson/728 Bois d'Arc

PROPOSED WORK: The applicant is requesting a demolition permit for 319 Richardson/728 Bois d'arc. The applicant is requesting demolition claiming *Category C: The structure poses an imminent threat to public health or safety.*

City Code Sec. 50-195. Application Requirements According to the ordinance, a request for demolition of this sort requires the following information:

A written statement showing that the demolition is sought for one or more of the following reasons:

- a. To replace the structure with a new structure that is more appropriate and compatible with the historic overlay district.
- b. No economically viable use of the property exists.
- c. **The structure poses an imminent threat to public health or safety.**
- d. The structure is non contributing to the historic overlay district because it is newer than the period of historic significance.

To demolish or remove a structure that poses an imminent threat to public health or safety, the following must be included:

1. Drawings, photographs, or written descriptions of the current condition of the structure.
2. A study performed regarding the nature, imminence, and severity of the threat, performed by a licensed architect or engineer.
3. A restoration study of the structure, performed by a licensed architect or engineer. This study should analyze feasibility - structurally and financially - of restoration and/or adaptive reuse of the structure.

To approve a request to demolish or remove a structure that poses an imminent threat to public health or safety, HLPC must find the following:

- a. The structure is a documented major and imminent threat to public health and safety
- b. The demolition or removal is required to alleviate the threat to public health and safety
- c. There is no reasonable way, other than demolition or removal to eliminate the threat in a timely

manner.

STAFF COMMENTS

This request is being brought forward by the City of Nacogdoches Staff due to the condemnation of the building and vote for demolition by the Building Standards Commission.

728 Bois d'Arc/319 Richardson was built circa 1920 and is a 1-story rectangular wood frame residence with composition shingle cross-gable roof with some clipped gables; horizontal drop siding; 4/1 double-hung windows; small wood gabled porch roof with arch, plain columns. It is listed as contributing to the Zion Hill Historic District and was in Fair condition in 1986. The property was surveyed again in 1992 and then finally in 2012 when it was noted that the property was vacant.

The building at 319 Richardson/728 Bois d'arc was taken before the Building Standards Commission on May 10, 2023 for demolition consideration. The condemned notice was posted on the building in June 2022 and since that time there has been no contact from the owner. The structure has continued to deteriorate and is a nuisance to the neighborhood. The Building Standards Commission voted to demolish the structure. An excerpt from the Building Standards Commission packet is included in the documentation.

DRAFT Section from BSC Meeting Minutes (May 5, 2023)

2. 319 Richardson St. / 728 Bois D'Arc

CES Sowell stated the house is located in the Historic District. Several notices have been sent to the owner with no response. CE Sowell stated the taxes are delinquent and the property has been neglected, covered in weeds, there is no structural support, and beyond repair.

Commissioner Sanders asked if the owner lived out of town.

CES Sowell stated they live in Nacogdoches.

Commissioner Walker made the motion to demolish the structure located at 319 Richardson/728 Bois D'Arc. Commissioner Sanders seconded the motion, and the motion to demolish the structure was passed unanimously (6-0).

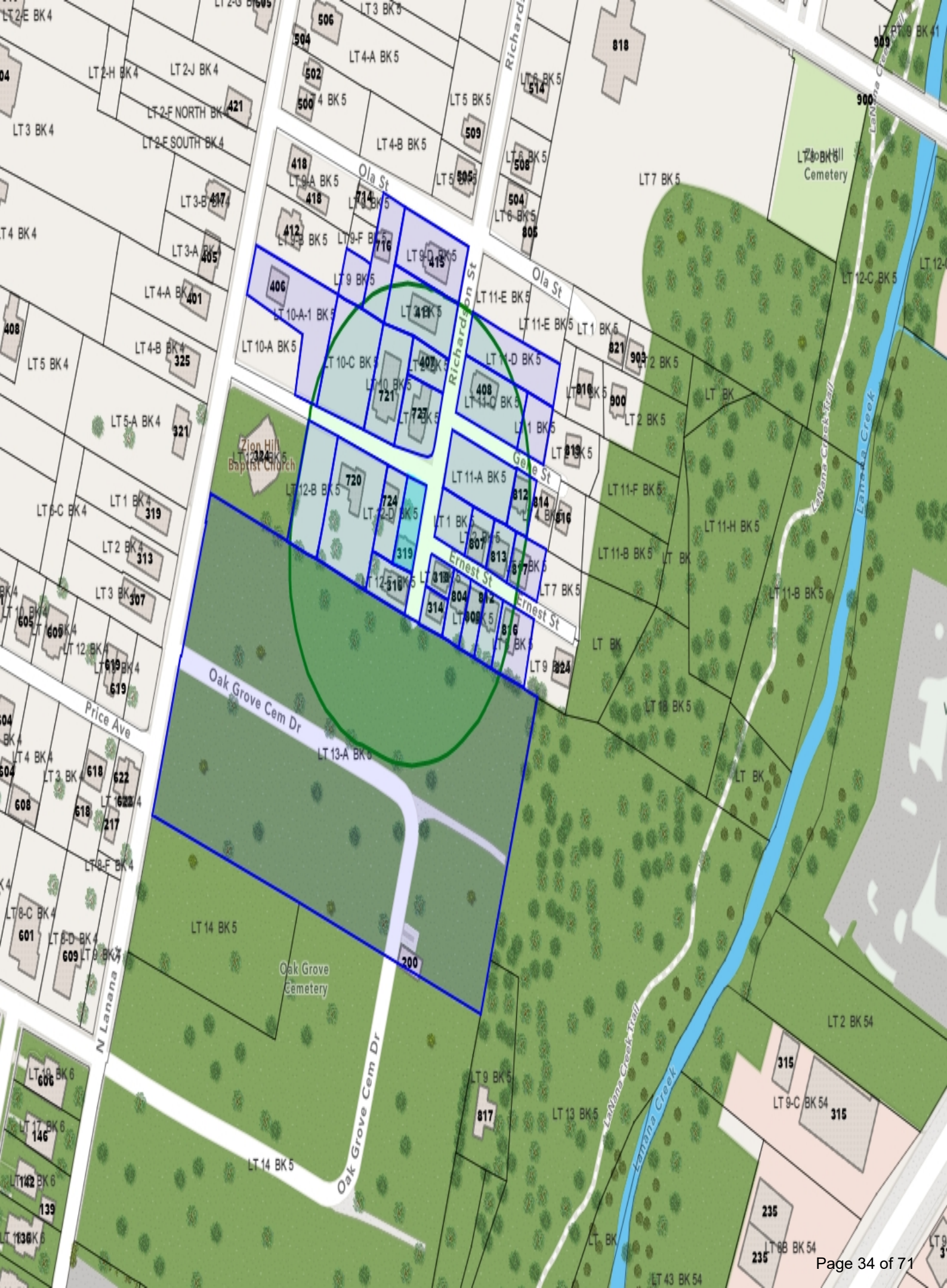
If the Historic Landmark Preservation Committee determines that the structure should be demolished or removed, and no appeal to the City Council is made within ten days, the Historic Preservation Officer shall issue a demolition permit if all other requirements of this Code are met.

If the committee determines that the structure should not be demolished, the application shall be suspended for a period not to exceed one year from the date of the final decision, at which point the application can be resubmitted for consideration.

FINANCIAL:

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

- ATTACHMENTS:**
1. 200' Map
 2. Supporting Documents
 3. BSC Meeting Minutes_05.10.2023





Notice of Meeting and Agenda
Building Standards Commission
3:00 p.m., Wednesday, May 10, 2023
City Commission Chambers 202 East Pilar Street, Nacogdoches TX 75961

1. Call to Order
2. Introduction of New Staff Members: Aimee Cloutier, Office Assistant III
and Robin Bruton, Code Enforcement Technician
3. Approval of Minutes: September 14, 2022 (draft)
4. Consider Granting a Variance – Gulf Coast Alumni Association – 321 Old
Tyler Rd.
5. Public Hearing — Consider the following structures:
 - 824 Ernest St., Lt 9 Buttross Fourth
 - 319 Richardson St/728 Bois D'Arc., Lt 12-E Bk 5
 - 1110 Shawnee St., Lt 3 Bk 1 Cleaver
 - 2123 Railroad St., Lts 8 & 8-B Blk 57
 - 715 Second St., Lt 5-B Bk 2 Brewer
 - 1000 Orton St., Lt 10 Bk 1 J G Orton & Lt 8 Bk 6 J G Orton
 - 621 Arthur Weaver St. Lt 7 Bk 15 J G Orton
 - 1716 Greer St., Lts 4 & 5 Bk 24 J G Orton
 - 806 Richmond St., Lt 9 Stone
6. Adjourn

All interested parties are invited to attend.

Aimee Cloutier, Office Assistant III



This notice is posted as required under G.C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011; the City Secretary's Office at (936) 559-2506; or visit the City of Nacogdoches website at www.nactx.us.

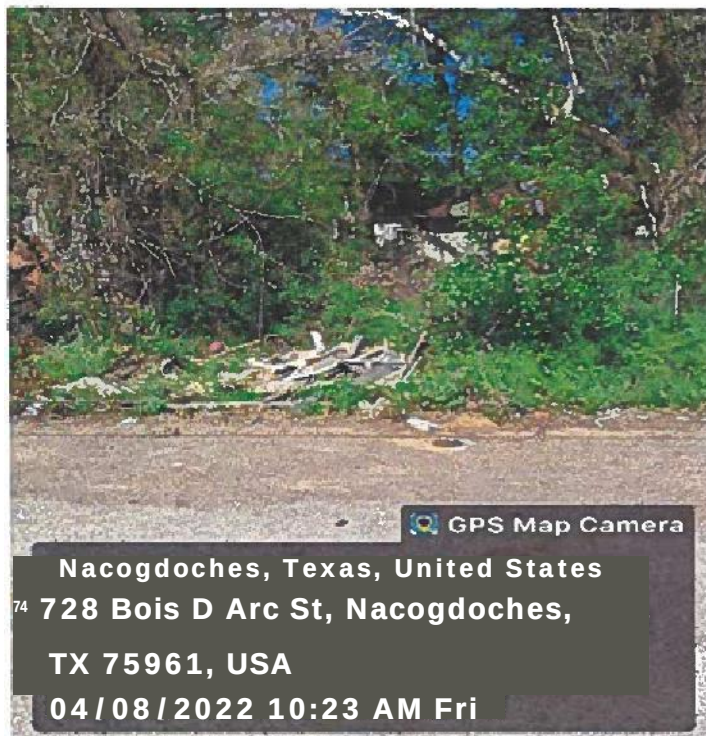
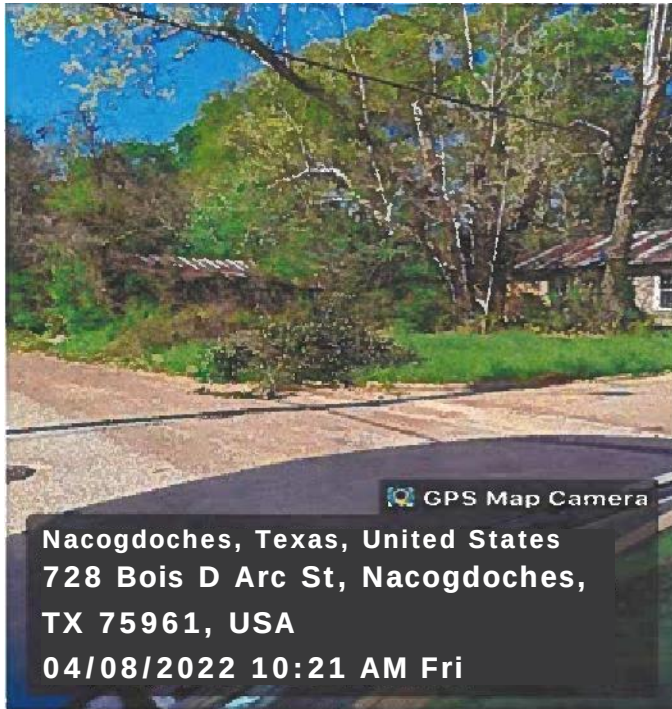
The City of Nacogdoches City Commission Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (936) 559-2506 or FAX (936) 559-2912 for further information.

CERTIFICATION

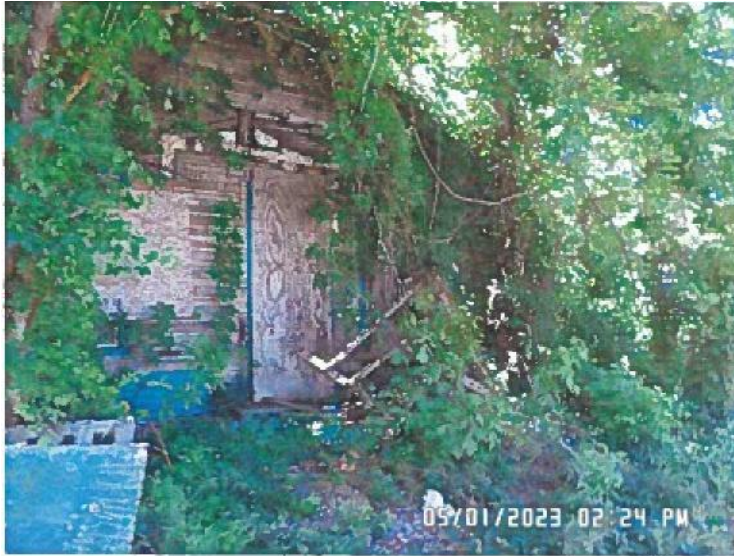
I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on May 5, 2023, before 3:00 p.m. and remained posted until the meeting convened.

Aimee Cloutier, Office Assistant III

728 BOIS D' ARC



319 RICHARDSON ST.





STAFF REPORT

319 RICHARDSON ST./728 BOIS D' ARC

- Structure posted June 2022
- Notice sent
- No contact from owner
- Structure has deteriorated and is a nuisance to neighborhood

Taxes: Delinquent \$ 2,542.58

**MINUTES TO THE
BUILDING STANDARDS COMMISSION MEETING
MAY 10, 2023 – 3:00 P.M.
Regular Meeting
DRAFT MINUTES**

Members Present: Nathaniel Walker; Michael Bailey; Sally Ann Swearingen; Travis Davis; Rusty Sanders; and John Windham

Members Absent: None

Staff Present: Angela Sowell, Code Enforcement Supervisor (CES); Armando Rodriguez, Code Enforcement Officer; Robin Bruton, Code Enforcement Technician; Aimee Cloutier, Office Assistant; and Steve Bartlett; City Engineer; Don Shoemaker, Building Inspector;

Others Present: John Ward; Margie Bonilla; Sherman Kossie; Steve Corey; Bonnie Greu; Yorida R. Hernandez;

1. **Call to Order:** Chairwoman Swearingen called the meeting to order at 3:00 p.m. and led the Pledge of Allegiance
2. **Introduction of New Staff Members: Aimee Cloutier, Office Assistant III, and Robin Bruton, Code Enforcement Technician.**
3. **Public Hearing-** Consider the following structures:

319 Richardson St. / 728 Bois D'Arc

CES Sowell stated the house is located in the Historic District. Several notices have been sent to the owner with no response. CE Sowell stated the taxes are delinquent and the property has been neglected, covered in weeds, there is no structural support, and beyond repair.

Commissioner Sanders asked if the owner lived out of town.

CES Sowell stated they live in Nacogdoches.

Commissioner Walker made the motion to demolish the structure located at 319 Richardson/728 Bois D'Arc. Commissioner Sanders seconded the motion, and the motion to demolish the structure was passed unanimously (6-0).

7. Adjourned:

Chairwoman Swearingen adjourned the meeting at 4:31 p.m.

Chairwoman Sally Ann Swearingen

Attest: Aimee Cloutier, Office Assistant III



Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.D.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement for property located at 201 East Main Street. HRG 2022-003

STAFF REPORT:

Case Number: HRG 2022-003

Name of Applicant: Kim Crisp

Location: 201 East Main Street

Requested Action: Approval to release funds for Historic Restoration Grant

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to replace broken windows on the west side of the building with an estimated cost of **\$16,280.00**.

The applicant has provided staff with copies of invoices and proof of payments in the amount of **\$15,079.90**

The project was funded at **14%** of the final project cost, not to exceed **\$2,279.20**. The project's final cost was **\$15,079.90**. Staff recommends approval of the release of grant funds in the amount of **\$2,111.19**.

FINANCIAL:

CITY CONTACT: Brian W. Bray, Community Services Director
brayb@nactx.us
sowellj@nactx.us

ATTACHMENTS:

1. After Photo
2. Expense worksheet - 201 E. Main



HRG 2022-003 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
12/9/2021	7847-7	Sherwin Williams Co	paint	\$48.41	
12/8/2021	2462-4	Sherwin Williams Co	paint	\$40.46	
12/8/2021	7757-8	Sherwin Williams Co	paint	\$46.31	
1/4/2022	2912-8	Sherwin Williams Co	paint	\$27.80	
			paint & glazing		
12/22/2021	9300	Lowe's	materials	\$196.52	
1/29/2022	9955-6	Sherwin Williams Co	paint	\$37.03	
4/13/2022	3397-7	Sherwin Williams Co	paint	\$36.56	
1/19/2021		Renfro Glass	glass	\$414.06	
Materials Total				\$ 847.15	
2/14/2022		Serna Construction Services	subcontractor	\$5,000.00	1445
			window sash and		
12/7/2021	6172	Lytle's Custom Woodcraft	frame	\$800.00	20371
2/10/2021	6168	Lytle's Custom Woodcraft	window	\$600.00	20469
12/23/21	1212	Hernandez Brothers	window & brick repair	\$7,832.75	
Labor Total				\$14,232.75	
Project Total				\$ 15,079.90	

Approved for 14% of final cost not to exceed \$2,279.20
 14% of final material cost \$118.60
 14% of final including labor \$2,111.19



Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.E.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement for property located at 120 East Main Street. HRG 2022-016

STAFF REPORT:

Case Number: HRG 2022-003

Name of Applicant: Kim Crisp

Location: 120 East Main Street

Requested Action: Approval to release funds for Historic Restoration Grant

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to replace broken windows on the west side of the building with an estimated cost of \$127,250.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$126,943.55.

The project was funded at 19% of the final project cost, not to exceed \$24,177.50. The project's final cost was \$126,943.55. Staff recommends approval of the release of grant funds in the amount of \$24,119.27.

FINANCIAL:

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

ATTACHMENTS:

1. Wettermark Photos
2. Expense worksheet - Crisp



Before



After





After



HRG 2022-016 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
2/25/2022	109787-3	Pro Star Rental Nacogdoches	Lift rental	\$350.73	969
3/20/2022		Frankie	Flashing	\$30.00	30041
1/5/2022	2201-138540	Harry's Building Supplies	wood	\$43.19	
1/13/2022	2201-144076	Harry's Building Supplies	white masonry	\$260.20	
1/20/2022	422138	Lehman's Piple & Steel	steel	\$1,860.44	20447
1/4/2022	10520	Lowe's	misc supplies	\$498.91	
2/2/2022	4229110	Lehman's Piple & Steel	steel	\$3,633.90	20464
3/3/2022	4249090	Lehman's Piple & Steel	steel parts	\$609.63	
12/13/2022		City of Nacogdoches Landfill	dump fee	\$67.70	21082
12/22/2022	2212-895240	Ritter Lumber	doors and lumber	\$389.31	
12/27/2022	6781-9	Sherwin Williams	paint	\$37.15	
12/22/2023	6614-2	Sherwin Williams	paint	\$349.76	
12/21/2023	1934-3	Sherwin Williams	paint	\$404.95	
12/20/2022		Harry's Building Supplies	foam sealant	\$60.18	
1/5/2023	7156-3	Sherwin Williams	paint	\$358.79	
1/12/2023	2301-928654	Ritter Lumber	lumber	\$108.25	
1/19/2023	7886-5	Sherwin Williams	paint & thinner	\$40.55	
2/2/2023	2302-101729	Harry's Building Supplies	wood & nails	\$348.06	
2/3/2023	8607-4	Sherwin Williams	paint & misc	\$77.28	
2/6/2023	2302-103620	Harry's Building Supplies	wood & nails	\$333.25	
2/13/2023	2981-3	Sherwin Williams	paint supplies	\$87.11	
2/22/2023		City of Nacogdoches Landfill	dump fee	\$94.78	21173
3/2/2023	3424-3	Sherwin Williams	paint	\$27.58	
3/7/2023	0127-1	Sherwin Williams	paint	\$83.16	
3/11/2023	0384-8	Sherwin Williams	paint	\$141.10	
11/10/2023	2211-048025	Harry's Building Supplies	nails	\$81.73	
11/21/2023		Overseas Hardwood Company	misc supplies	\$6,768.60	20963
11/10/2023	4629-2	Sherwin Williams	wood filler	\$8.82	
11/9/2023	4554-2	Sherwin Williams	paint	\$255.59	
11/4/2023	0782-7	Sherwin Williams	paint supplies	\$17.47	
11/2/2022	4410410	Lehman's Piple & Steel	steel parts	\$784.11	20978
9/9/2022	1131542-3	Pro Star Rental Nacogdoches	tool rental	\$146.14	
8/23/2022	1128981-3	Pro Star Rental Nacogdoches	tool rental	\$128.82	
6/13/22	2206-246884	Harry's Building Supplies	white masonry	147.78	
4/19/23	1458	Nacogdoches Home Design Cente	Door hardware	1018.5	
9/12/22	1132073-3	Pro Star Rental Nacogdoches	tool rental	70.36	
9/9/23	113542-3	Pro Star Rental Nacogdoches	tool rental	146.14	
9/28/23	2372-1	Sherwin Williams	paint supplies	104.58	
1/20/23	1730	Lowes	paint supplies	488.38	
8/30/22	2208-299696	Harry's Building Supplies	misc supplies	49.43	
8/30/2023	2208-299467	Harry's Building Supplies	misc supplies	\$123.92	
6/30/2023	2207-467477	Harry's Building Supplies	misc supplies	\$147.78	
3/23/2023	7162126	McCoy's	wood	\$214.00	
12/20/2023	7158171	McCoy's	wood & supplies	\$204.59	
2/16/2022	7145077	McCoy's	misc supplies	\$22.20	
3/7/2022	7145829	McCoy's	wood & supplies	\$912.89	
3/15/2022	7146159	McCoy's	wood & supplies	\$47.65	
3/24/2023	7146462	McCoy's	wood	\$2,370.74	
3/24/2022	7146466	McCoy's	misc supplies	\$40.29	
6/14/2023	7150012	McCoy's	wood	\$602.14	
7/29/2022	7151926	McCoy's	misc supplies	\$95.58	
6/23/2022	2208-294573	Harry's Building Supplies	misc supplies	\$29.24	

9/14/2023	9358-7	Sherwin Williams	paint supplies	\$21.84	
8/31/2023	0828-4	Sherwin Williams	paint & supplies	\$68.92	
2/17/2023	659107	Brazos Forest Products	lumber	\$848.70	
2/14/2022	4236401	Lehman's Piple & Steel	steel parts	\$1,565.02	
1/6/2023	7205-8	Sherwin Williams	paint	\$103.91	
9/1/2022	15339	Nix Forest Industries	lumber	\$1,724.33	
3/21/2023	953302	Nix Forest Industries	lumber	\$4,200.00	
Materials Total				\$ 33,856.15	
8/26/2022		4-J Remodeling	labor	\$4,193.75	30211
2/21/2023		Lytle's Custom Woodcraft	labor & materials	\$3,773.70	
8/31/2022		4-J Remodeling	labor & materials	\$5,057.50	
9/15/2022		4-J Remodeling	labor & materials	\$3,557.52	20886
9/20/2022		4-J Remodeling	labor & materials	\$2,750.00	
9/29/2022		4-J Remodeling	labor & materials	\$750.00	
10/11/2022		Delbert Richardson	Structural enginner	\$600.00	20917
9/22/2022		4-J Remodeling	labor & materials	\$5,340.00	30083
9/8/2022		4-J Remodeling	labor & materials	\$2,490.00	
12/15/2022		Lytle's Custom Woodcraft	labor & materials	\$5,887.98	21083
2/22/2023		Lytle's Custom Woodcraft	labor & materials	\$3,773.70	21174
10/11/2022		Lytle's Custom Woodcraft	labor & materials	\$4,250.00	20932
2/25/2022		Jason Brawley	Welding	\$2,200.00	30022
11/16/2022		Jason Brawley	welding	\$900.00	20997
11/11/2022		Jason Brawley	welding	\$2,555.00	20992
2/18/2022		Jason Brawley	welding	\$2,300.00	30021
2/10/2022		Jason Brawley	welding	\$2,200.00	20199
3/17/2022		Jason Brawley	welding	\$3,635.00	20532
9/30/2022		Jason Brawley	welding	\$1,000.00	30090
11/23/2022		4-J Remodeling	labor & materials	\$2,968.75	21026
3/2/2023		4-J Remodeling	labor & materials	\$5,300.00	21189
2/9/2023		4-J Remodeling	labor & materials	\$5,450.00	21154
12/15/2022		4-J Remodeling	labor & materials	\$5,950.00	21075
12/8/2022		4-J Remodeling	labor & materials	\$5,850.00	21054
12/1/2022		4-J Remodeling	labor & materials	\$4,290.00	21042
10/6/2022		4-J Remodeling	labor & materials	\$1,343.75	
3/17/2022		Jason Brawley	welding	\$3,635.00	20532
8/18/2022		4-J Remodeling	labor & materials	\$845.75	20826
11/3/2022		Gustavo Mendly	carpentry	\$240.00	20970
Labor Total				\$93,087.40	
Project Total				\$ 126,943.55	

Approved for 19% of final cost not to exceed \$24,177.50

19% of final material cost \$6,432.67

19% of final including labor \$24,119.27



Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.F.

ITEM/SUBJECT: Consider Historic Restoration Grant extension request for property located at 107/111 N Pecan. HRG #2022-002

STAFF REPORT:

Case Number: HRG 2022-002

Name of Applicant: KimCrisp

Location: 107/111 N. Pecan Street

Requested Action: Historic Restoration Grant Extension

PROPOSED WORK:

STAFF COMMENTS

Mr. Crisp received a grant for 18% of the final project cost not to exceed \$13,543.02 for the structure located at 107/111 N. Pecan that expired on October 17, 2022. Mr. Crisp requested a 9 month extension of the grant which was approved by HLPC in October 2022. The new due date was set as July 3, 2023.

The applicant has 2 other Historic Restoration Grant projects which have been the focus over the last year. Those projects are completed and work on this one will be next.

Mr. Crisp is requesting an additional 9 months to complete the project. If the extension is granted, the new due date would be March 5, 2024.

Staff does not make recommendations on Historic Restoration Grant extensions.

FINANCIAL:

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

ATTACHMENTS: 1. Photos





Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.G.

ITEM/SUBJECT: Consider Historic Restoration Grant extension request for property located at 704 Virginia Ave. HRG #2022-001

STAFF REPORT:

Case Number: HRG 2022-001

Name of Applicant: Joshua Weigel

Location: 704 Virginia Ave.

Requested Action: Historic Restoration Grant Extension

PROPOSED WORK:

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.

Mr. Weigel requested a 2nd 3 month extension on the grant which was approved by HLPC in February 2023. The new due date was set as May 3, 2023.

Applicant is currently working on this project. The applicant was out of town for work for an extended period of time and since being back has had to do another roof inspection, re-scope the project and is now in the process of discussing shingle options with the contractor. The contractor expects the work to take about 3 weeks to complete.

Mr. Weigel is requesting an additional 3 months to complete the project. If the extension is granted, the new due date would be September 5, 2023.

Staff does not make recommendations on Historic Restoration Grant extensions.

FINANCIAL:

CITY CONTACT: Brian W. Bray, Community Services Director
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936-559-2935

ATTACHMENTS: 1. Photos





Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.H.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 216 East Pilar St. COA #2023-013

STAFF REPORT:

Case Number: COA 2023-013

Name of Applicant: Lynn Myers

Name of Owner: Steve Hartz

Location: 216 East Pilar Street

Requested Action: To repaint and repair existing mural

PROPOSED WORK:

The applicant is requesting to restore the Coca-Cola Mural on the east side of the building located at 216 East Pilar Street. The proposed work includes repainting the red areas to restore the "Coca-Cola" colors and logo, clean the white painted area that is currently stained by rust drippings and seal the areas that are peeling. The applicant is also requesting to replace the wooden "Coca-Cola bottle" over the window that fell off several years ago. This was an original part of the mural that is now missing.

216 East Pilar Street was built in 1906 and is listed as contributing to the Downtown National Register Historic District. It is a 1-1/2 story rectangular brick commercial structure with flat roof, 3-bay facade with wood and glass entry doors with transoms set in openings with segmental arches; corbeled string course above and below inset panels; sheet metal awning; stepped parapet on east wall, which has 2/2 double-hung windows.

Historical background from 2007 National Register Nomination:

Constructed in 1904, the Roberts Building represents an intact example of a modest one-part commercial block. The one-story, red brick building is sited on the south side of the plaza principal, on a corner lot that slopes southward toward Banita Creek. The primary entrance on Pilar Street is accessed by a raised sidewalk. The building features a rectangular plan, with a partial basement beneath the south end of the building. The primary facade faces Pilar Street and the former Post Office, and is divided on the ground floor into three principle bays. Each bay contains a doubledoor entry with two-light transoms set within a segmental arch. A corbelled cornice separates the lower portion from the parapet area. The parapet repeats the three bay configuration, and is marked by inset panels. There are few decorative details on this building. The east elevation, facing Fredonia Street, has long been painted with murals or advertisements. Historically, this building bore an advertisement for Firestone tires. This elevation of the building allows access to the basement through small wooden doors set in segmental archways. This side also features several wood-sash windows set in segmental arch-topped openings. On the ground floor (or store-level), the east elevation features two single double-hung wood sash windows set in segmental arch-topped openings. A small addition above the basement level has been framed in and clad in sheet metal.

As Nacogdoches grew, desirable lots around the plaza principal came to be used primarily for

commercial purposes. The Roberts building was erected around 1904 by the Roberts family on the former homestead site of John S. Roberts. Roberts, who moved to Nacogdoches in 1820s, was a prominent citizen, a signer of the Texas Declaration of Independence, and took part in the Fredonia Rebellion. Although a residence stood on the lot until at least 1900, by about 1904 it had been demolished to make way for this commercial property. The building was leased by the Roberts family to a variety of businesses, including: a grocery store and warehouse (Sanborn 1906); a restaurant (Sanborn 1912); a grocer and plumber (Sanborn 1921); a grocer, cobbler, barber and auto repair shop (Sanborn 1922); a furniture repair shop (Sanborn 1926); and a key shop and the City Cafe.

Currently the location of The General Mercantile and Old Time String Shop, the building won a beautification award in 1979 for restoration efforts completed by owner Steve Hartz. The Roberts Building, as one of the "least altered historic buildings fronting on the old Principal Square" is listed on the National Register (1992) under Criterion C as a noteworthy example of early twentieth-century commercial architecture.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D, E, F, G and H** 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.

(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.

FINANCIAL:

CITY CONTACT: Brian W. Bray, Community Services Director
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ATTACHMENTS:

1. Map
2. 2013 Mural photo
3. 2023 Mural Photo

300

212

Fire Station
214
#5

208

204

Fire Station
#5

Fire Museum

300

S Fredonia St

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Nacogdoches, Texas

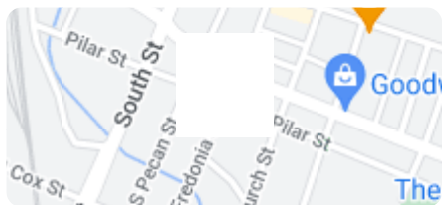
Google Street View

Mar 2013

See latest date



Image capture: Mar 2013 © 2023 Google





ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 510 East Pilar Street. COA #2023-014

STAFF REPORT:

Case Number: COA 2023-014

Name of Applicant: Karen Montes

Location: 510 East Pilar St.

Requested Action: To construct a 36' x 1'5 metal awning

510 East Pilar Street was not included in the 1986 Historic Sites Survey or the 2007 National Register Nomination. The 2010 Historic Sites survey update recorded the building as a 1940 Colonial Revival wood framed commercial building with double hung windows. It is listed as excellent condition.

PROPOSED WORK:

The applicant is proposing to construct a 36' x 15' metal awning behind the office. The awning will not be tied to the existing building. HLPC previously approved a metal storage building in the same approximate location.

The applicant started work without knowing a building permit or a Certificate of Appropriateness was required. Once they were informed of the requirements, applications were submitted and work stopped.

STAFF COMMENTS

Staff find that City Ordinance Criteria B, 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.

(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 Services Director
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936-559-2935

ATTACHMENTS:

1. Awning 1
2. Awning 2
3. Map









Historic Landmark Preservation Committee Meeting

Date: June 5, 2023

Agenda Item: 3.J.

ITEM/SUBJECT: Consider Certificate of Appropriateness for the property located at 413 East Main Street. COA #2023-015

STAFF REPORT:

Case Number: COA 2023-015

Name of Applicant: Bailey & Diane McLain

Location: 413 E. Main Street

Requested Action: Remove deteriorating plaster from wall and repair brick and mortar

PROPOSED WORK:

The applicant is requesting permission to remove existing deteriorating plaster from the exterior wall on the east side of the building located at 413 East Main Street. This would require removal of plaster and mortar and reapplication and repair of any and all brick that is damaged underneath the plaster. This would restore the original look of the 1920s building.

413 East Main is listed as contributing to the Downtown Historic District. The building is not shown on the 1912 Sanborn Fire Insurance Map, leading staff to believe it was built after 1912. It is a 1-story brick commercial structure with flat roof, metal and glass entry doors and display windows.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D, E, F, G and H** 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.

(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.

FINANCIAL:

CITY CONTACT: Brian W. Bray, Community Services Director
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936-559-2935

ATTACHMENTS: 1. Map
2. Photos



SFASU Cole
Art Center

N Church St





