



Nacogdoches Historic Landmark Preservation Committee

Monday, August 7, 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, August 4, 2023.

1. CALL TO ORDER.

2. Approval of minutes

A. Consider approval of minutes from the June 5, 2023 HLPC meeting.

3. Regular Agenda

A. New Board Member introductions.

B. Consider Historic Restoration Grant reimbursement for property located at 322 East Main Street. HRG #2023-001

C. Consider Historic Restoration Grant reimbursement for the property located at 1801 North St. HRG #2022-018

D. Consider Historic Restoration Grant reimbursement request for property located at 2700 North Pecan Street. HRG #2023-007.

E. Consider Certificate of Appropriateness for property located at 401 East Main Street. COA #2023-

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



017

- F. Consider Certificate of Appropriateness for property located at 407 East Main Street. COA #2023-018

4. ADJOURN.

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

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on Thursday, August 3, 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
June 5, 2023 – 4:00 p.m.

Commissioners Present: Carol Walsh, Perky Beisel, Gretchen Patterson, Judy Kugel & Eric Gaylord.

Commissioners Absent: Anne Keenan

Others Present: Brian W. Bray(City staff), Jessica Sowell (City staff), Cecilia Sarmiento (City staff), Veronica Amoe (City staff), Tori Huddleston (City staff), Tori Brown (City staff). Army Curtis, Ralph S. LaRue, Karen Montes, Lynn Myers, Cindy Perry, Steve Hartz, Henry & Shawn Touchette.

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

1. Approval of Minutes: April 3, 2023

Commissioner Beiel makes a motion to approve the minutes as written. Commissioner Kugle seconds the motion to approve minutes and the motion passes unanimously.

2. Agenda Item 3A - Public Hearing: Consider request for demolition for the property located at 421 North Lanana Street. Demo #2023-001

Mr. Bray explains 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. The City Building Inspector, Don Shoemaker and Don Welch, a private contractor found the structure to be unsafe and in violation to City Code Sec. 50-195. Staff reviewed the documents for this application and have determined them to be complete. The site is listed as non-contributing to the Zion Hill Historic District. 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 General Contractor found the building could not be rehabilitated and should be demolished.

Chairman Walsh opens the public hearing.

Cindy Perry (Applicant) states they are wanting to keep the neighborhood as pristine and beautiful as they can. Several homes in the neighborhood have been worked on with new roofs and new paint. The house is past repair and riddled with termites and the applicant would like to demolish the property and start from scratch for the safety and beauty of the neighborhood.

Chairman Walsh closes the public hearing.

Commissioner Kugle asks if there are plans for construction on this site?

Mr. Bray states no due to the application not requiring it. Should the applicants build something there in the future, they would be required to submit a COA and be under review by the board.

Commissioner Beisel wants to clarify that this property was under demolition by neglect a long time ago but because of the cease and desist on the city side that it was allowed to continue to get to this point.

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Mr. Bray states that is correct. The previous property owner was making repair work but when the city stopped enforcing DBN, the owner stopped working on the house. No work has been done on this property since 2010 and the building was in very poor condition then. It was salvageable in 2010 but staff does not believe it is so today.

Commissioner Beisel makes a motion to approve demo #2023-001 under C, threat to public health and safety, that it meets A, B & C that it is a major imminent threat, it's required to alleviate the threat and the only reasonable way to address it is to continue with demolition. Commissioner Gaylord seconds the motion and it passes unanimously.

3. Agenda Item 3B - Public Hearing: Consider request for demolition for the property located at 302 Hughes Street. Demo #2023-002

Mr. Bray explains the applicant is requesting a demolition permit for 302 Hughes Street. 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. The National Register Historic District nomination lists the period(s) of significance as 1859 - 1940. The building is no longer in use by the school district. It has been unoccupied for approximately 5 years and does not have viable use in the foreseeable future. The style of the classroom design is outdated for current standards, it is a distance away from the main building, making the building difficult to modify for modern security standards and the second floor is not ADA accessible like all classrooms need to be. The District intends to fully demolish the structure and leave the pad site as a green space.

Commissioner Walsh opens the public hearing.

Army Curtis with Curtis Architecture & Ralph LaRue Facilities Director with NISD step forward to speak.

Army Curtis states that this is part of a public bond project that was passed back in 2018. The building has sat unoccupied for approximately 5 years and the intent is to take the building to the ground, take the footings down about two to three feet below ground level and turn it into a grass open space.

Commissioner Walsh closes the public hearing.

Commissioner Kugle states this is a mid-century building and the Historic Sites Survey stating that the building is non-contributing to the historic overlay was done in 1991. The building is 60 years old and falls into historic status.

Mr. Bray clarifies that any building older than 50 is eligible for historic designation but does not mean that it automatically is.

Commissioner Kugle states that since they are the Historic Landmark Preservation Committee, that they don't want to set a precedent to tear a building down. She also references the Mize building as having the same era construction and architectural style as the Martin building.

Mr. Bray responds with yes they are from the same era but from different historic districts. Each historic district has its own period of significance so we cannot compare buildings from different

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districts.

Commissioner Beisel asked if NISD had done extensive photographs of what this is prior to demolition?

Mr. Curtis states that as far as documenting the building, they have taken pictures for their own uses only in terms of understanding what makes up the building, how it is connected from a utility standpoint to another part of the campus as part of the due diligence and understanding how to break the building away from the rest of site. He states they have not done any historical documentation.

Commissioner Beisel asks if they have the original architect's plans for the building?

Mr. Curtis states they have a few sheets of a site plan but it is not a full set.

Commissioner Kugle asks if they have considered adaptive reuse?

Mr. Bray states adaptive reuse is not available for the building due to it being in the middle of a school campus.

Commissioner Patterson makes a motion to approve the request for demolition for #2023-002 with the criteria that the structure is non-contributing. Commissioner Gaylord seconds the motion. Commissioners Patterson, Walsh and Gaylord vote to approve the motion. Commissioners Kugle and Beisel voted to deny the motion. The motion passes with a 3 - 2 vote.

4. Agenda Item 3C - Public Hearing: Consider request for demolition for the property located at 319 Richardson/728 Bois D'Arc. Demo #2023-003

Mr. Bray explains 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. 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. The building was taken before the 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.

Chairman Walsh opens the public hearing

No comment from the public

Chairman Walsh closes the public hearing

Commissioner Beisel asks was this followed up with the demolition by neglect and then paused?

Mr. Bray states it was not in the same category as the previous case because there was never a demolition by neglect filed. City Staff did contact the person living there at the time and notified them of the items that needed to be addressed.

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Commissioner Gaylord makes a motion to approve the request for demolition for #2023-003 meeting criteria A, B & C. Commissioner Kugle seconds the motion and it passes unanimously.

5. Agenda Item 3D - Consider Historic Grant reimbursement for property located at 201 East Main Street. HRG #2022-003

Mr. Bray explains 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.

Commissioner Beisel makes a motion to approve HRG #2022-003 to the release of grant funds in the amount of \$2,111.19. Commissioner Patterson seconds the motion and it passes unanimously.

6. Agenda Item 3E - Consider Historic Restoration Grant reimbursement for property located at 120 East Main Street. HRG #2022-016

Mr. Bray explains the applicant was approved to replace broken windows and doors on the north and east 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.

Commissioner Beisel makes a note to fix the case number on the packet.

Commissioner Patterson makes a motion to approve HRG #2022-016 to the release of grant funds in the amount of \$24,119.27. Commissioner Gaylord seconds the motion and it passes unanimously.

7. Agenda Item 3F - Consider Historic Restoration Grant extensions request for property located at 107/111 N Pecan. HRG #2023-002

Mr. Bray explains the applicant received a grant for 18% of the final project cost not to exceed \$13,543.02 for the structure located at 107/11 N. Pecan that expired on October 17, 2022. Mr. Crisp requested a 9 month extension of the grant which was approved by the HLPC in October 2022. The new due date was set as July 2, 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.

Commissioner Kugle makes a motion to approve the request of the extension of HRG #2023-002 for an additional 9 months to complete the project by March 5, 2024. Commissioner Beisel seconds the motion and it passes unanimously.

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8. Agenda Item 3G - Consider Historic Restoration Grant extension request for property located at 704 Virginia Ave. HRG #2022-001

Mr. Bray explains the applicant 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. Applicant requested a 3 month extension of the grant which was approved by HLPC in November 2022. The new date was set as February 7, 2023. Mr. Weigel requested a 2nd 3 month extension on the grant. The new date was set 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 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.

Commissioner Beisel comments that there is progress being made on the project.

Commissioner Kugle makes a motion to approve the request of the extension of HRG #2022-001 for an additional 3 months to complete the project by September 5, 2023. Commissioner Gaylord seconds the motion and it passes unanimously.

9. Agenda Item 3H - Consider Certificate of Appropriateness for property located at 216 East Pilar Street. COA #2023-013

Mr. Bray explains 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.

Steve Hartz and Lynn Myers have stated they have made an exact replica of the bottle, it will be repainted and put back up. It should look exactly like the original.

Commissioner Beisel asks where does the bottle go?

Steve Hartz said it will go over the window as the original did.

Commissioner Beisel makes a motion to approve COA #2023-013 in repairing the mural and that it meets criterias B,C,D,E,F,G&H. Commissioner Gaylord seconds the motion and it passes unanimously.

10. Agenda Item 3I - Consider Certificate of Appropriateness for property located at 510 East Pilar Street. COA #2023-014

Mr. Bray explains the applicant is proposing to construct a 36’ x 15’ metal awning/carport 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.

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Commissioner Kugle makes a motion to approve COA #2023-014 FOR 510 East Pilar Street. Commissioner Patterson seconds the motion and it passes unanimously.

11. Agenda Item 3J - Consider Certificate of Appropriateness for property located at 413 East Main Street. COA #2023-015

Mr. Bray explains 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 1920's building.

Commissioner Patterson makes a motion to approve COA #2023-015 with the caveat that if things are found, staff will be consulted and it meets the criteria B,C,D,E,F,G & H. Commissioner Beisel seconds the motion and it passes unanimously.

12. Adjourn @ 4:47pm

Attest: Cecilia Sarmiento
Recreation Assistant

Commissioner: Carol Walsh

**Nacogdoches Historic Landmark Preservation Committee
Updated 7/2023**

Name	Initial Appointment	Expires	Number of Terms	Completed Open Meetings Training?
Judy Kugle	7/06/21	7/2024	1	Yes
Perky Beisel	7/17/18	7/2024	2	Yes
**Joanne Shofner	7/11/23	7/2025	1	No
Jeff Abt	7/11/23	7/2026	1	No
Charles Bradberry	7/11/23	7/2026	1	No
Anne Keehnan	1/19/21	7/2024	1	No
Eric Gaylord	7/12/22	7/2025	1	Yes

Three-year terms.

** - Finishing an unexpired term in a position that was vacated.



Historic Landmark Preservation Committee Meeting

Date: August 7, 2023

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement for property located at 322 East Main Street. HRG #2023-001

STAFF REPORT:

Case Number: HRG 2023-001

Name of Applicant: Lynda Greer

Location: 322 East Main Street

Requested Action: Consider Historic Restoration Grant reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to scrape, caulk and repaint the front facade of the building with an estimated cost of \$3,800.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$4,149.80. The project was funded at 35% of the final project cost, not to exceed \$1,330.00.

The project's final cost was \$4,149.80. Staff recommends approval of the release of grant funds in the amount of \$1,330.00.

FINANCIAL:

CITY CONTACT: Jessica Sowell
Community Services Interim Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS:

1. 322 E Main Map
2. Before Photo
3. After Photo
4. Expense worksheet -Greer



Macgdoches
Convention &
Visitors
Bureau

St

12

Station
#5

04

100ft

Ma Hall

Commerce St

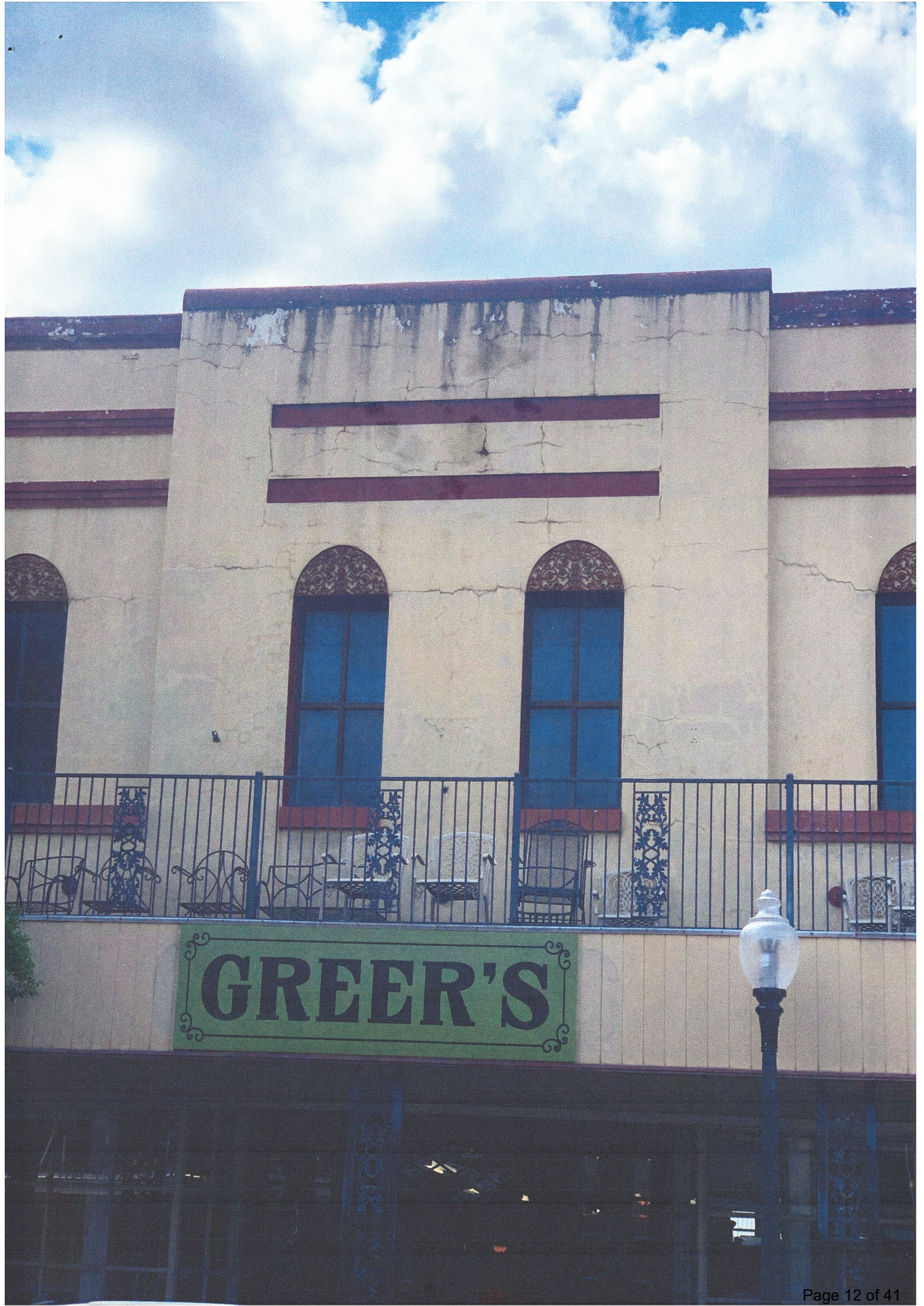
SFASU Cole
Art Center

S Fredonia St

E Pilar St

S Church St

E Pilar St





HRG 2023-001 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
5/27/2023	5861 4483-4	Manuel Guerra Painting Sherwin Williams	cleaning, sealing and Paint & materials	\$3,800.00 \$349.80	20792
Total				\$ 4,149.80	



Historic Landmark Preservation Committee Meeting

Date: August 7, 2023

Agenda Item: 3.C.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement for the property located at 1801 North St. HRG #2022-018

STAFF REPORT:

Case Number: HRG 2022-018

Name of Applicant: Russell Smith

Location: 1801 North Street

Requested Action: Reimbursement of Historic Restoration Grant Funds.

PROPOSED WORK:

The applicant was approved to repair west side brick driveway using original bricks when possible and install a drainage and gutter system in yard at an estimated cost of \$10,212.31.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$12,988.00. The project was funded at 12% of the final project cost, not to exceed \$1,225.47.

The project's final cost was \$12,988.00 . Staff recommends approval of the release of grant funds in the amount of \$1,225.47 .

STAFF COMMENTS

FINANCIAL:

CITY CONTACT: Jessica Sowell
Community Services Interim Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS:

1. 1801 North Map
2. Fairchild Photos
3. Expense worksheet - Fairchild

221 213

1836

1834

1816

1812

222

225

201

1831

1821

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1811

1811

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1811

126

126

1801

218

219

1717

Rusk St

B59

Griffith Blvd

Vista Dr

Vista Dr

Hall 15
Griffith 118

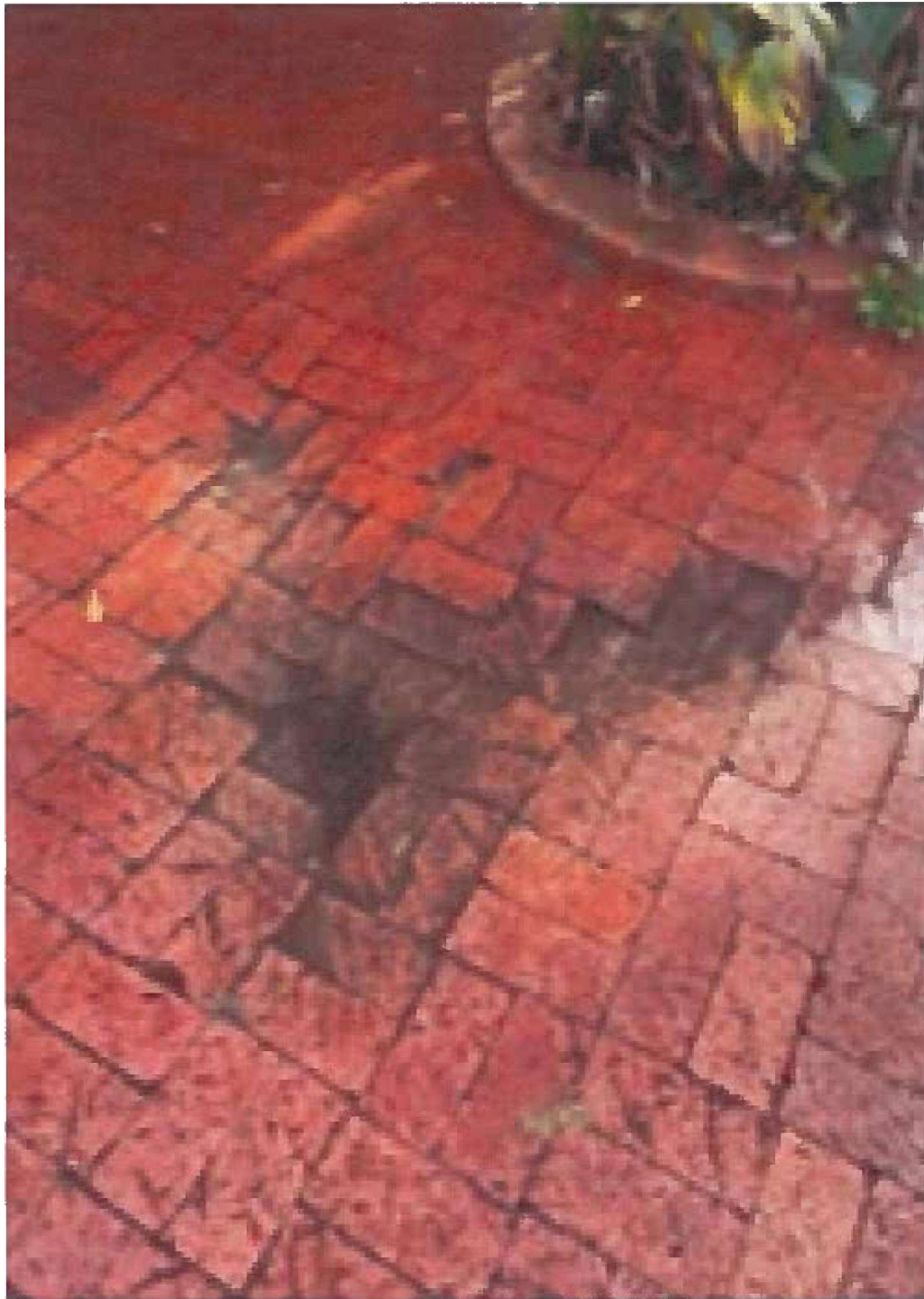
218

B59

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Before



After





Before

After



Before



After



After



Before



HRG 2022-018 Expense Report

Date	Invoice	Product	Amount	CHK#
4/11/2023	Gaddy's Works	Brick repair, ground work, etc.	\$6,808.00	250014624
6/1/2023	Gaddy's Works	Brick repair, ground work, etc.	\$6,180.00	0250014996
Total			\$ 12,988.00	
<i>Approved for 12% of the final project cost, not to exceed \$1,225.47</i>				
12% of final cost	\$1,558.56			



Historic Landmark Preservation Committee Meeting

Date: August 7, 2023

Agenda Item: 3.D.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 2700 North Pecan Street. HRG #2023-007.

STAFF REPORT:

Case Number: HRG 2023-007

Name of Applicant: Stephen Walker

Location: 2700 North Pecan Street

Requested Action: Approval to release funds for Historic Restoration Grant

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to replace rotten wood and paint the exterior of the building for an estimated cost of \$7,800.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$12,042.00. The project was funded at 18% of the final project cost, not to exceed \$1,404.00.

The project's final cost was \$12,042.00. Staff recommends approval of the release of grant funds in the amount of \$1,404.00.

FINANCIAL:

CITY CONTACT: Jessica Sowell
Community Services Interim Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS:

1. 2700 N Pecan Map
2. Expense worksheet - Walker
3. After photo 1
4. After photo 2

2715

2703

2708

211

2700

Davis St

N P St

HRG 2023-007 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
4/24/2023		Rolando's Construction	'ood repair and paintir	\$7,020.00	2392
5/8/2023		Rolando's Construction	ood repair and paintir	\$5,022.00	2441
Total				\$ 12,042.00	







Historic Landmark Preservation Committee Meeting

Date: August 7, 2023

Agenda Item: 3.E.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 401 East Main Street. COA #2023-017

STAFF REPORT:

Case Number: COA 2023-017

Name of Applicant: Dennis and Calvin White

Location: 401 East Main Street

Requested Action: Replace and repair store front windows, remove existing awning, repair masonry, rebuild balcony and canopy.

PROPOSED WORK:

The applicant is requesting to replace and repair store front windows to match historic photos of the building - the historic windows were plate glass storefront windows with transoms. The exact size of the window opening will not be known until the existing awning is removed from the building. Repair exterior masonry as well as also rebuilding the balcony and canopy along the north, south and west facades, including an exterior fire escape staircase on the North side of the building. Two main floor windows on the north side of the building will be closed in due to the required fire escape. The applicant is proposing closing in the windows but maintaining the window frame and associated brick work.

401 East Main Street is listed as contributing to the Downtown Historic District. It is a 1901 2-story brick rectangular commercial structure with a "heavily altered first level with wood and glass doors and windows". Known as the M.C. Hazle Building, the location of Hazle Department Store; shown on the 1912 Sanborn Fire Insurance Map as a 2-story brick structure with frame awning wrapping around the south and west facade, used as a furniture store. Original location of Commercial Bank of Texas.

STAFF COMMENTS

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

(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.

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

FINANCIAL:

CITY CONTACT: Jessica Sowell
Community Services Interim Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS:

1. 401 E Main Map
2. West Elevation
3. North & South Elevation
4. CBTx Photo 1
5. CBTx Photo 2
6. 1915 Photo
7. 1950s Photo
8. 2010 Image



SFASU Cole
Art Center

N Church St

21

21

21



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Calvin White, WEG		21021_ELV.dwg
05/30/23 4:00 PM		
0		
No.	Revision/Issue	Date
THIS DRAWING AND OTHER RELATED DOCUMENTS, INCLUDING DOCUMENTS ON ELECTRONIC MEDIA, WERE PREPARED BY WHITE ENGINEERING GROUP AND SHALL REMAIN THE PROPERTY OF WHITE ENGINEERING GROUP. ALL INFORMATION SHALL BE USED ONLY FOR DESCRIBING, CONSTRUCTING, OR INSTALLING THE WORK SHOWN AT THE SITE OF THE WORK SPECIFIED HEREON. ANY OTHER USE OF THIS DRAWING, INCLUDING WITHOUT LIMITATION, ANY REPRODUCTION OR ALTERATION IS STRICTLY PROHIBITED. AND WHITE ENGINEERING GROUP SHALL BE INDEMNIFIED FROM LIABILITY ARISING FROM THE CONSTRUCTION, USE, OR RESULT OF SUCH UNAUTHORIZED USE OR CHANGES.		

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www.wegroupch.com
P: 936-238-7873
TBPE F-22319
3015 PRESS ROAD
NACOGDOCHES, TX
75964

401 EAST MAIN STREET
NACOGDOCHES, TEXAS

ISSUE DATE: 5/30/2023

WEG JOB #: 21021

EXTERIOR
ELEVATIONS

ELV1.1



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Calvin White, WEG		21021_ELV.dwg
05/30/23 4:00 PM		
0		
No.	Revision/Issue	Date
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NOT FOR
CONSTRUCTION**

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TBPE F-22319

**401 EAST MAIN STREET
NACOGDOCHES, TEXAS**

ISSUE DATE: 5/30/2023
WEG JOB #: 21021

**EXTERIOR
ELEVATIONS**

ELV1.0







Winners Short Course, Ready for a Drive,
Groesbeck Texas July 21st 1915







Historic Landmark Preservation Committee Meeting

Date: August 7, 2023

Agenda Item: 3.F.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 407 East Main Street. COA #2023-018

STAFF REPORT:

Case Number: COA 2023-018

Name of Applicant: Stephanie Malott

Location: 407 East Main Street

Requested Action: Installation of a 83" x 60" sign on the front facade of the building.

PROPOSED WORK:

The applicant is requesting to install an 83" x 60" vinyl sign on the front facade of the building located at 407 East Main Street. The sign will be attached to the building using existing sign mounting hardware left over from the previous sign.

407 East Main is listed as a 1-story rectangular brick structure that was likely constructed after 1912 and is contributing to the Downtown Historic District.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, J, and K** relate to the proposed construction as well as Chapter 10 of the Nacogdoches Design Guidelines.

(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.

CHAPTER 10: SIGN GUIDELINES

Consider your building front as a part of the sign for your business.

- A sign serves functions: First, to attract attention, second to convey information. If the building front is nicely renovated, it can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner.

These types of signs may be considered:

- Flush-mounted signs (usually mounted flat to the wall, just above the display windows)
- Short free-standing signs (usually for auto-oriented businesses)
- Projecting signs (near the business entrance, near eye level)
- Window signs (painted on or hung just inside)
- Awing signs (often including a symbol)
- Monument signs affixed to the ground for auto-oriented businesses
- Product display signs (lively, and changing)

These signs are inappropriate downtown:

- Tall free-standing signs
- Flashing signs
- Signs that visually overpower the building

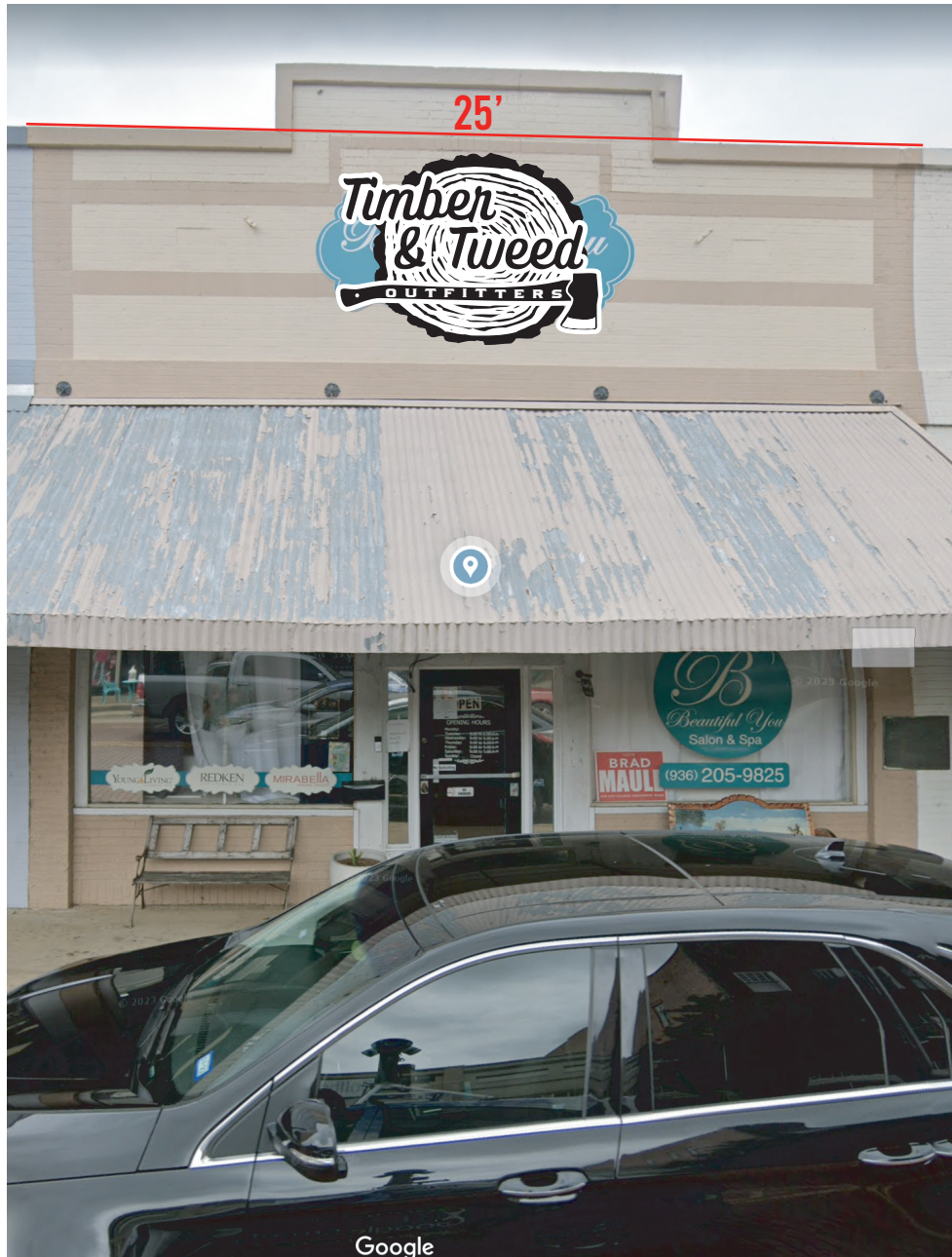
FINANCIAL:

CITY CONTACT: Jessica Sowell
Community Services Interim Director
sowellj@nactx.us
936-559-2940

ATTACHMENTS:

1. Sign Design
2. 407 E Main Photo
3. 407 Map

TIMBER AND TWEED OUTFITTERS SIGN REFACE REQUEST



37 SFT ALOUD FOR SIGN
SIGN IS 34.58 SFT



ALUPANEL SIGN
PRINTED LAMINTED VINYL

Beautiful You
SALON & SPA



BRAD
MAUL

(936) 205-9825



