



Nacogdoches Historic Landmark Preservation Committee

Wednesday, January 10, 2024 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 Monday, January 8, 2024.

1. CALL TO ORDER.
2. Approval of minutes
 - A. Consider approval of minutes from November 6, 2023 HLPC Meeting
3. Regular Agenda
 - A. Review and discuss Open Meetings Act and role of Historic Landmark Preservation Committee. (Jerry Baker, City Attorney)
 - B. Consider Historic Restoration Grant reimbursement request for property located at 207 East Main Street. HRG #2023-006
 - C. Discuss and consider the 2024 Historic Restoration Grant budget.
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 Jessica Sowell, at 936-559-2960 for further information.

Jessica Sowell, Interim Community Services Director

Rhonda Lewis, Deputy 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 _____, 2023.

Name: _____ Title: _____

MINUTES
Nacogdoches Historic Landmark Preservation Committee
November 6, 2023 - 4:00 p.m.
City Council Chambers

Commissioners Present: Perky Beisel, Judy Kugle, Joanne Shofner, Charles Bradberry, Eric Gaylord, Zee Whitehead, Vickie Winthrop, Anne Keenan and Jeff Abt.

Commissioners Absent: None

Others Present: Jessica Sowell (City Staff), Cecilia Sarmiento (City Staff) and Tori Huddleston (City Staff). Danielle LaBauve, Chris LaBauve, Hallie Wurth and Joan Parker.

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

1. Approval of Minutes: October 2, 2023

Vice Chairman Abt states he would like to hear the report on the last written minutes in regards to Commissioner Kugle stating she stressed that Mr. Sloane comes back with details drawn by a structural engineer, not an interior designer. Staff stated they would review the recording and update the motion if needed.

Mrs. Sowell states the motion itself did not require a structural engineer. In the discussion, Commissioner Kugle recommended a structural engineer due to previous drawings being done by an interior designer but the motion itself did not say that a structural engineer was required.

Commissioner Bradberry makes a motion to approve the minutes as written.
Commissioner Gaylord seconds the motion and it passes unanimously.

2. Agenda Item 3 A– Consent Agenda

Mrs. Sowell states Consent Agendas are meant to be voted on as a slate or have individual cases removed from the consent agenda if discussion is needed. All of the items listed on the consent agenda are normally considered administratively approved items since they fall under ordinary maintenance. Normally these cases would not come to the HLPC board for review but since they are tied to Historic Restoration Grant applications they are being brought to HLPC.

The board has no comments or questions.

Vice Chairman Abt makes a motion to approve the consent agenda. Commissioner Kugle seconds the motion and it passes unanimously.

3. Agenda Item 4A–Consider Historic Restoration Grant request for the property located at 408 East Main St. #2023-008

Mrs. Sowell explains the applicant was approved to repaint building exterior and fill and repair masonry at an estimated cost of \$5,250.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$5,250.00. The project was funded at 15% of the final project cost, not to exceed \$787.50. The project's final cost was \$5,250.00. Staff recommends approval of the release of grant funds in the amount of \$787.50.

The board had no comments or questions.

Chairman Beisel makes a motion to approve HRG 2023-008 to approve the release of grant funds in the amount of \$787.50. Commissioner Abt seconds the motion and it passes unanimously.

4. Agenda Item 4B– Consider Certificate of Appropriateness for property located at 516 East Main St. COA #2023-022

Mrs. Sowell explains the applicant is requesting to paint wooden trim, paint porch floor and ceiling, replace rotten wood where needed and to replace the original wrought iron front yard fence and gate. All items, except for the wrought iron fence, are considered ordinary maintenance. The original wrought iron fence on the property was taken down by the owner but pictures of that fence have been supplied. The applicant is requesting to install a new, custom-made fence to match the previous fence in style, location, color and design. Staff find that City Ordinance Criteria B, C, F and G relate to the proposed construction.

Chairman Beisel asks if the example of fence style is their fence?

Mrs. Sowell states no, the pictures are just examples of types of wrought iron fences that are seen in this time period.

Commissioner Bradberry makes a motion to approve the COA based on City Ordinance criteria B, C, F and G. Commissioner Kugle seconds the motion and it passes unanimously.

5. Agenda Item 4C– Consider Certificate of Appropriateness for property located at 2703 N Pecan St. COA #2023-028

Mrs. Sowell explains the applicant is requesting to paint the exterior of the home. The applicant originally had an addition to the house but that has been pulled and the board is only voting on the painting.

Commissioner Shofner asks if it will be repainted the same color?

Mrs. Sowell states the applicant has not told staff the color. According to our ordinances staff and HLPC can review the material that can be painted but do not regulate what colors can be used.

Commissioner Bradberry makes a motion to approve the COA under City Ordinance criteria B. Commissioner Winthrop seconds the motion and it passes unanimously.

6. Agenda Item 4D– Consider Certificate of Appropriateness for property located at 522 East Main St. COA #2023-029

Mrs. Sowell explains the applicant is requesting to disassemble and reassemble the retaining wall located in front of the house as well as install driveway pavers to create a new driveway. The driveway would consist of excavating a portion of the dirt, installing a compact base material and laying pavers.

Staff find that City Ordinance Criteria B, I, J and K relate to the proposed construction.

Commissioner Keenan asks if it is true that no that a second story was added to the house but if the house was raised up?

Chris LaBauve, applicant, states the original picture is a one story house and that it looks exactly like the first story does now. He believes they lifted the roof up and put the second story between.

Chairman Beisel asks the applicant if they are intending to leave the tree or go around the tree?

Chris LaBauve states they will leave the tree.

Commissioner Kugle would like to applaud the applicant for doing a permeable pavement.

Commissioner Kugle makes a motion to approve COA 2023-029. Commissioner Bradberry seconds the motion and it passes unanimously.

7. Agenda Item 4E– Consider Certificate of Appropriateness for property located at 819 Gene Aly. COA #2023-034

Mrs. Sowell explains the applicant is requesting to complete the following work: Replace rotten siding with shiplap style hardie plank, replace 3 rotten doors with solid wood doors, replace 9 windows with wooden one over one windows, level foundation, paint exterior and replace roof with corrugated metal roofing.

Many of these items fall under ordinary maintenance, but since many of the doors and windows are currently missing from the building, these would be considered "new" additions rather than replacements.

Staff find that City Ordinance Criteria B, C, D, F and G relate to the proposed construction.

Bradberry asks staff what they will do with the house?

Mrs. Sowell states the owner wants to get it to where someone could occupy it.

Shofner asks if there is a budget of some sort?

Mrs. Sowell states she supplied a budget with her historic restoration grant application. Mrs. Sowell states she believes the applicant estimated \$80,000 for the project.

Chairman Beisel makes a motion to approve COA 2023-034 that it meets Criteria B, C, D, F and G. Commissioner Shofner seconds the motion and it passes unanimously.

8. Adjourn @ 4:26pm.

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Beisel



Historic Landmark Preservation Committee Meeting

Date: January 10, 2024

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 207 East Main Street. HRG #2023-006

STAFF REPORT:

Case Number: HRG 2023-006

Name of Applicant: Johnny Moore

Location: 207 East Main Street

Requested Action: Historic Restoration Grant reimbursement

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to replace 6 windows to match existing and reinforce foundation at an estimated cost of \$35,672.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$32,837.11. The project was funded at 25% of the final project cost, not to exceed \$8,918.00.

The project's final cost was \$32,837.11. Staff recommends approval of the release of grant funds in the amount of \$8,209.27.

FINANCIAL:

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

ATTACHMENTS:

1. Expense worksheet - Moore
2. Windows After
3. Windows After 2
4. Foundation After

HRG 2023-006 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
8/3/2022		Tyler Foundation Repair	floor repair	\$2,500.00	301
11/11/2022		Tyler Foundation Repair	floor repair	\$5,060.00	305
11/21/2022		Tyler Foundation Repair	floor repair	\$7,560.00	305
11/28/2023	1571	Puga & Sons	window repair	\$3,050.00	314
8/22/2023		Cassidy Jones	building materials	\$7,904.96	311
6/12/2023		Cassidy Jones	building materials	\$6,762.15	309
Total				\$ 32,837.11	



STREET
05

MERLE NORMAN

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Historic Landmark Preservation Committee Meeting

Date: January 10, 2024

Agenda Item: 3.C.

ITEM/SUBJECT: Discuss and consider the 2024 Historic Restoration Grant budget.

STAFF REPORT:

Due to the number of Historic Restoration Grant applications, total project estimates and minimum grant funding, HLPC is being presented with two funding options for the 2024 HRG cycle. Projects associated with these grant requests were brought before HLPC at the November 6, 2023 meeting and approved.

The two options are included in the attachments and explained below:

Option A - Each applicant would receive an equal percentage of the \$25,000 grant fund. The grant amount will be 4.95% of their total project estimate.

Option B - The \$25,000 grant fund would be split evenly among all 17 grant applications. All applicants would receive equal dollar amounts and their project total would not be taken into account. For HRG application 2024-015 and HRG 2024-016 the total dollar amount would need to be lowered in order to not award over 50% of the project estimate, as laid out in our HRG application. The "Option B with adjustment" spreadsheet shows this adjustment.

The approved 2024 Historic Restoration Grant budget will be taken to the Nacogdoches City Council for final approval.

PROPOSED WORK:

STAFF COMMENTS

FINANCIAL:

CITY CONTACT:

- ATTACHMENTS:**
1. Option A
 2. Option B
 3. Option B with adjustment
 4. 2024 HRG Location Map

Option A

HRG #	COA #	Use	Project Address	Project Estimate	% Awarded	Amount Granted	Project Description	Outcome	Notes
2024-001	2023-022	residential	516 East Main Street	\$ 52,205.00	4.95%	\$ 2,586.22	paint trim, replace rotten wood, replace fence		
2024-002	2023-023	residential	526 East Pilar	\$ 11,255.00	4.95%	\$ 557.57	replace roof		Admin
2024-003	2023-024	residential	520 East Pilar	\$ 9,500.00	4.95%	\$ 470.63	rotten wood, paint exterior, replace porch and deck wood		admin
2024-004	2023-025	commercial	801 East Main	\$ 59,550.00	4.95%	\$ 2,950.08	replace roof, repair fence, exterior doors, rotten wood		Admin
2024-005	2023-026	commercial	113 S. Lanana	\$ 10,750.00	4.95%	\$ 532.55	repaint		admin
2024-006	2023-027	commercial	323 East Main St.	\$ 5,400.00	4.95%	\$ 267.51	replace door		admin
2024-007	2023-028	residential	2703 N. Pecan St	\$ 9,850.00	4.95%	\$ 487.97	paint exterior, home add on		
2024-008	2023-029	residential	522 East Main	\$ 35,338.93	4.95%	\$ 1,750.68	driveway/paver installation and retaining wall		
2024-009	2023-030	residential	303 N. Mound St	\$ 38,000.00	4.95%	\$ 1,882.51	paint exterior		Admin
2024-010	2023-031	residential	515 Price St.	\$ 11,050.00	4.95%	\$ 547.41	replace rotten wood and repaint		Admin
2024-011	2023-032	commercial	401 East Main St	\$ 206,000.00	4.95%	\$ 10,205.16	replace doors, windows, masonry repair and balcony		work already approved
2024-012	2023-033	residential	210 S. Lanana St	\$ 10,500.00	4.95%	\$ 520.17	replace rotten wood, clean, paint and foundation leveling		Admin
2024-013	2023-034	residential	819 Gene Aly	\$ 22,372.67	4.95%	\$ 1,108.33	replace rotten wood, paint, replace doors and windows, level foundation		
2024-014	2023-035	residential	123 East Main	\$ 9,000.00	4.95%	\$ 445.86	tuck point mortar joints		Admin
2024-015	2023-036	commercial	322 East Main	\$ 1,600.00	4.95%	\$ 79.26	paint columns and front doors		Admin
2024-016	2023-037	residential	619 Price St	\$ 2,400.00	4.95%	\$ 118.90	replace rotten wood, paint exterior, glaze windows		Admin
2024-017	2023-038	commercial	507 E. Hospital	\$ 9,875.00	4.95%	\$ 489.20	replace rotten wood, painting new wood, roof repair		Admin
				TOTAL	\$504,647		\$ 25,000.00		
				AVERAGE	\$29,685	5%			

Total available funds \$ 25,000.00

Total unallocated funds

Option A - Each applicant receives an equal percentage of the \$25,000 grant fund. Their 2024 grant amount will be 4.95% of their total project estimate.

Option B

HRG #	COA #	Use	Project Address	Project Estimate	% Awarded	Amount Granted	Project Description	Outcome	Notes
2024-001	2023-022	residential	516 East Main Street	\$ 52,205.00	2.82%	\$ 1,470.59	paint trim, replace rotten wood, replace fence		
2024-002	2023-023	residential	526 East Pilar	\$ 11,255.00	13.07%	\$ 1,470.59	replace roof		Admin
2024-003	2023-024	residential	520 East Pilar	\$ 9,500.00	15.48%	\$ 1,470.59	rotten wood, paint exterior, replace porch and deck wood		admin
2024-004	2023-025	commercial	801 East Main	\$ 59,550.00	2.47%	\$ 1,470.59	replace roof, repair fence, exterior doors, rotten wood		Admin
2024-005	2023-026	commercial	113 S. Lanana	\$ 10,750.00	13.68%	\$ 1,470.59	repaint		admin
2024-006	2023-027	commercial	323 East Main St.	\$ 5,400.00	27.23%	\$ 1,470.59	replace door		admin
2024-007	2023-028	residential	2703 N. Pecan St	\$ 9,850.00	14.93%	\$ 1,470.59	paint exterior, home add on		
2024-008	2023-029	residential	522 East Main	\$ 35,338.93	4.16%	\$ 1,470.59	driveway/paver installation and retaining wall		
2024-009	2023-030	residential	303 N. Mound St	\$ 38,000.00	3.87%	\$ 1,470.59	paint exterior		Admin
2024-010	2023-031	residential	515 Price St.	\$ 11,050.00	13.31%	\$ 1,470.59	replace rotten wood and repaint		Admin
2024-011	2023-032	commercial	401 East Main St	\$ 206,000.00	0.71%	\$ 1,470.59	replace doors, windows, masonry repair and balcony addition		work already approved
2024-012	2023-033	residential	210 S. Lanana St	\$ 10,500.00	14.01%	\$ 1,470.59	replace rotten wood, clean, paint and foundation leveling		Admin
2024-013	2023-034	residential	819 Gene Aly	\$ 22,372.67	6.57%	\$ 1,470.59	replace rotten wood, paint, replace doors and windows, level foundation		
2024-014	2023-035	residential	123 East Main	\$ 9,000.00	16.34%	\$ 1,470.59	tuck point mortar joints		Admin
2024-015	2023-036	commercial	322 East Main	\$ 1,600.00	91.91%	\$ 1,470.59	paint columns and front doors		Admin
2024-016	2023-037	residential	619 Price St	\$ 2,400.00	61.27%	\$ 1,470.59	replace rotten wood, paint exterior, glaze windows		Admin
2024-017	2023-038	commercial	507 E. Hospital	\$ 9,875.00	14.89%	\$ 1,470.59	replace rotten wood, painting new wood, roof repair		Admin
			TOTAL	\$504,647		\$ 25,000.00			
			AVERAGE	\$29,685	19%				

Total available funds \$ 25,000.00

Total unallocated funds

Option B - All applicants receive an equal grant dollar amount and does not take their project estimate into account.

The two projects highlighted in red would be adjusted down to 50% since our grant application states that no application can receive over 50% of their project estimate.

Option B (with adjustments)

HRG #	COA #	Use	Project Address	Project Estimate	% Awarded	Amount Granted	Project Description	Outcome	Notes
2024-001	2023-022	residential	516 East Main Street	\$ 52,205.00	2.82%	\$ 1,470.59	paint trim, replace rotten wood, replace fence		
2024-002	2023-023	residential	526 East Pilar	\$ 11,255.00	13.07%	\$ 1,470.59	replace roof		Admin
2024-003	2023-024	residential	520 East Pilar	\$ 9,500.00	15.48%	\$ 1,470.59	rotten wood, paint exterior, replace porch and deck wood		admin
2024-004	2023-025	commercial	801 East Main	\$ 59,550.00	2.47%	\$ 1,470.59	replace roof, repair fence, exterior doors, rotten wood		Admin
2024-005	2023-026	commercial	113 S. Lanana	\$ 10,750.00	13.68%	\$ 1,470.59	repaint		admin
2024-006	2023-027	commercial	323 East Main St.	\$ 5,400.00	27.23%	\$ 1,470.59	replace door		admin
2024-007	2023-028	residential	2703 N. Pecan St	\$ 9,850.00	14.93%	\$ 1,470.59	paint exterior, home add on		
2024-008	2023-029	residential	522 East Main	\$ 35,338.93	4.16%	\$ 1,470.59	driveway/paver installation and retaining wall		
2024-009	2023-030	residential	303 N. Mound St	\$ 38,000.00	3.87%	\$ 1,470.59	paint exterior		Admin
2024-010	2023-031	residential	515 Price St.	\$ 11,050.00	13.31%	\$ 1,470.59	replace rotten wood and repaint		Admin
2024-011	2023-032	commercial	401 East Main St	\$ 206,000.00	0.71%	\$ 1,470.59	replace doors, windows, masonry repair and balcony addition		work already approved
2024-012	2023-033	residential	210 S. Lanana St	\$ 10,500.00	14.01%	\$ 1,470.59	replace rotten wood, clean, paint and foundation leveling		Admin
2024-013	2023-034	residential	819 Gene Aly	\$ 22,372.67	6.57%	\$ 1,470.59	replace rotten wood, paint, replace doors and windows, level foundation		
2024-014	2023-035	residential	123 East Main	\$ 9,000.00	16.34%	\$ 1,470.59	tuck point mortar joints		Admin
2024-015	2023-036	commercial	322 East Main	\$ 1,600.00	50.00%	\$ 800.00	paint columns and front doors		Admin
2024-016	2023-037	residential	619 Price St	\$ 2,400.00	50.00%	\$ 1,200.00	replace rotten wood, paint exterior, glaze windows		Admin
2024-017	2023-038	commercial	507 E. Hospital	\$ 9,875.00	14.89%	\$ 1,470.59	replace rotten wood, painting new wood, roof repair		Admin
			TOTAL	\$504,647		\$ 24,058.82			
			AVERAGE	\$29,685	16%				

Total available funds \$ 25,000.00

Total unallocated funds \$ 941.18

Option B - All applicants receive an equal grant dollar amount and does not take their project estimate into account.

The two projects highlighted in red would be adjusted down to 50% since our grant application states that no application can receive over 50% of their project estimate.

HRG 2024-016 and HRG 2024-017 percentages and grant total have been adjusted in this sheet

