



Nacogdoches Historic Landmark Preservation Committee

Monday, March 4, 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> There will be an opportunity for the public to comment on agenda items either by teleconference or in person in Council Chambers.

1. CALL TO ORDER.

2. Approval of minutes

A. Consider approval of minutes from the February 5, 2024 HLPC Meeting.

3. Regular Agenda

- A. Consider Historic Restoration Grant extension request for property located at 107/111 North Pecan Street. HRG 2022-002
- B. Consider Historic Restoration Grant reimbursement request for property located at 516 East Main Street. HRG 2024-001
- C. Consider Certificate of Appropriateness for property located at 422 East Main Street. COA 2024-004
- D. Consider Certificate of Appropriateness for property located at 216 East Pilar St. COA 2024-005
- E. Consider Certificate of Appropriateness for property located at 111 East Main Street. COA 2024-006
- F. Consider Certificate of Appropriateness for property located at 100 East Main Street. COA 2024-007



G. Consider Certificate of Appropriateness for property located at 222 North Mound St. COA 2024-008

H. Discuss potential update of the Nacogdoches Design Guidelines book.

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, 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 _____, 2024.

Name: _____ Title: _____

MINUTES
Nacogdoches Historic Landmark Preservation Committee
February 5, 2024 - 4:00 p.m.
City Council Chambers

Commissioners Present: Perky Beisel, Judy Kugle, Eric Gaylord, Zee Whitehead, Anne Keenan and Jeff Abt.

Commissioners Absent: Joanne Shofner, Charles Bradberry and Vickie Winthrop.

Others Present: Jessica Sowell (City Staff), Cecilia Sarmiento (City Staff), Jerry Baker (City Staff) and Tori Huddleston (City Staff). Ralph LaRue and Army Curtis.

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

1. Approval of Minutes: January 10, 2024

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

2. Agenda Item 3A– Consider Certificate of Appropriateness for properties located along North Fredonia, Arnold, Mound and Park Streets. COA #2024-001

Mrs. Sowell explains the applicant is requesting to bore 6 to 8 feet under areas of North Fredonia, Arnold, Mound and Park Street consistent with lines marked on the attached map. Fiber optic cable will run parallel to existing City utilities and will be 6" off the edge of sidewalks, curbs and existing poles. In addition to boring under the surface, the applicant is requesting to install 5 permanent utility boxes. Staff find that City Ordinance Criteria B, C, I and K relate to the proposed construction.

Chairman Beisel opens the meeting for public comment.

Ralph LaRue with Nacogdoches ISD states that Vexus is working for the school district installing the fiber between each campus so they can get off of the utility poles and underground.

Commissioner Kugle asks if Vexus causes any damage to the city infrastructure, who is liable.

Mr. LaRue states Vexus is held liable and they will repair any damages.

Chairman Beisel asks how the roadwork that the City is doing did not come before the HLPC Board.

Mrs. Sowell states that technically the city does not have to come before HLPC since they are a city appointed board.

Chairman Beisel asks if there is anybody keeping an eye out should anything be disturbed and looking out for historic sherds.

Mr. LaRue states they only dig holes at the end of his runs, everything else is directional drilling. It is 6 inches off the sidewalk and drilled underground. They have a staff member on site who looks out for any archaeological disturbance.

Chairman Beisel makes a motion to approve COA 2024-001 that it is in compliance with City Ordinance B, C, I, and K. Commissioner Keenan seconds the motion and it passes unanimously.

3. Agenda Item 3B - Consider Certificate of Appropriateness for property located at 411 Mound Street. COA #2024-002

Mrs. Sowell explains the applicant is requesting to remove and replace all existing driveways and parking lots. Remove and replace paving and drop off walks at the back of the building and through the courtyard areas housing the portable buildings. This work includes drainage improvements, utility improvements and a new parking lot on the East side of the Old University Building.

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

Chairman Beisel opens the meeting for public comment.

Army Curtis highlights the scope of work that will take place in the parking lot.

Commissioner Kugle asks how many accessible spots will there be in the new parking lot.

Mr. Curtis states there are accessible spots right across from the Old University Building. The new parking lot will have two new accessible spots. The parking lot is fully handicap accessible.

Jeff Abt states after a while it becomes a concern from the view of people seeing the building is just a big parking lot in front of this historic building.

Mr. Curtis states that's why it was limited to what it was. It is not a double sided parking lot, it is a single drive aisle, parking spots directly up to the building. They were wanting to take a minimal approach but give the amenity there that the building lacks.

Chairman Beisel would like to clarify on the picture provided to the board, that the arrow at the bottom right hand corner that states 'repave driveway and parking lot' is referring to the east west strip.

Mr. Curtis clarifies that is correct. That particular lot is being re-striped for the parking spaces to turn around. It has become a one-way traffic pattern and when people go in there now, it feels like they are backwards. That re-striping will correct it.

Commissioner Keenan asks if the driveway on the Fredonia street will be fixed due to it being crumbly and not very easily accessible by wheelchair.

Mr. Curtis states they will be looking at areas that come back out to the street and curbs that will need to be redone.

Chairman Beisel makes a motion to approve COA 2024-002 with regards to criteria B,C, I and K and that they keep an eye out for anything disturbed during the excavation. Commissioner Keenan seconds the motion and it passes unanimously.

4. Agenda Item 3C– Consider Certificate of Appropriateness for property located at 402 East Main Street. COA# 2024-003

Mrs. Sowell explains the applicant is requesting to repaint wood trim around the door and windows on the front facade, install 11 x 17 inch under awning sign and replace several pieces of rotten wood with matching wood.

Staff find that City Ordinance Criteria B, C, F and G relate to the proposed construction. Chapter 10 of the Nacogdoches Design Guidelines also applies to this request.

Chairman Beisel opens the meeting for public comment.

Chairman Beisel would like to clarify if it is 11 x 17 inches, feet or combination.

Mrs. Sowell clarified it is inches.

Commissioner Abt makes a motion to approve COA 2024-003 on the basis of B, C, F and G. Commissioner Kugle seconds the motion and it passes unanimously.

5. Agenda Item 3D - Receive presentation and discuss proposed updates to Chapter 50 of the Nacogdoches Code of Ordinances.

Items highlighted in red are new additions to Chapter 50 - Historic Preservation of the Nacogdoches Code of Ordinances. The intent of these updates is to codify the current Administrative Approval process, application requirements and formalize the duties of the Historic Preservation Officer.

Formal adoption of these updates will be done through the Nacogdoches City Council.

Jerry Baker, City Attorney, clarified all that is being done is delegating what is going to be approved administratively versus approved by the committee and making that clear. There really is no language in the ordinance itself that specifies what the Historical Preservation Officer has been doing.

The board had questions for Mrs. Sowell and Jerry Baker as to the process in which applications are reviewed to which they addressed. The committee did not request any revisions or additions to the proposed ordinance updates.

6. Agenda Item 3E - Discuss, consider and possibly appoint a subcommittee for the creation of policies and procedures for the Historic Landmark Preservation Committee.

Mrs. Sowell explains staff has provided a draft version of the policies and procedures from the Nacogdoches Zoning Board of Adjustments as well as examples from two other communities. Staff has also created a skeleton outline of items that could be included in our policies and procedures.

Staff is requesting direction on the creation of these policies and procedures or the creation of a subcommittee to write and propose policies and procedures.

The board agrees that they would like to have staff draft the policies and procedures.

Mrs. Sowell asks the board if there were any topics that stuck out that the board would like to cover or think are very important to cover in the examples given.

Chairman Beisel states she thinks it would be good for the public if there is clarification on the steps for how the process works for new property owners. Explaining what is a historic overlay and the fact there are districts versus zoning versus individual and how one gets in. Also specifying the design guidelines.

7. Adjourn @ 4:44 pm.

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Perky Beisel



Historic Landmark Preservation Committee Meeting

Date: March 4, 2024

Agenda Item: 3.A.

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

STAFF REPORT:

Case Number: HRG 2022-002

Name of Applicant: Kim Crisp

Location: 107/111 North Pecan St

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 North Pecan Street. The original grant deadline was October 17, 2022. Mr. Crisp has received 2 grant extensions and the current due date was set as March 5, 2024.

Mr. Crisp is requesting an additional 60 days to complete the project. If the extension is granted, the new due date would be May 3, 2024. The applicant stated in their extension request that work has started on the project, but the roof contractors have been delayed and the astro turf is on back order.

Staff does not make recommendations on Historic Restoration Grant extensions.

FINANCIAL:

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

ATTACHMENTS: 1. HRG Extension Request - Crisp



Sowell, Jessica <sowellj@nactx.us>

HRG Grant Reminder - March 5 Deadline

KIM CRISP <crispconstruction39@gmail.com>

Tue, Feb 27, 2024 at 2:08 PM

To: "Sowell, Jessica" <sowellj@nactx.us>

We would love to request a 60 day extension. Hoping for sooner but the contractors for the roof are delayed. The astro turf is on backorder, but we are hoping for everything to come together in 30 to 60 days. Thanks so much for considering an extension for us.

[Quoted text hidden]

--

Thank you.

Joan

Crisp Electric & Construction

936-564-5381



Historic Landmark Preservation Committee Meeting

Date: March 4, 2024

Agenda Item: 3.B.

ITEM/SUBJECT: Consider Historic Restoration Grant reimbursement request for property located at 516 East Main Street. HRG 2024-001

STAFF REPORT:

Case Number: HRG 2024-001

Name of Applicant: Hallie Wurth

Location: 516 East Main Street

Requested Action: Historic Restoration Grant

PROPOSED WORK:

STAFF COMMENTS

The applicant was approved to prep and paint rotten wood on the trim of the house, replace rotten wood where needed and replace the deteriorated wrought iron fence at an estimated cost of \$52,205.00.

The applicant has provided staff with copies of invoices and proof of payments in the amount of \$30,975.00. The project was funded at 4.95% of the final project cost not to exceed \$2,586.22.

The projects final cost was \$30,975.00. Staff recommends approval of the release of grant funds in the amount of \$1,533.26.

FINANCIAL:

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

ATTACHMENTS: 1. Expense worksheet - Wurth

HRG 2024-001 Expense Report

Date	Invoice	Company	Product	Amount	CHK#
11/8/2023		Ace Fence Co.	Fencing	\$4,483.75	987
12/5/2023		Ace Fence Co.	Fencing	\$13,991.25	992
12/8/2023		Efran Garcia	Painting	\$3,000.00	993
12/18/2023		Efran Garcia	Painting	\$9,500.00	994
Total				\$ 30,975.00	

Awarded 4.95% of final project cost not to exceed \$2,586.22

4.95% of total = \$1,533.26
Total
Recommended = \$1,533.26



Historic Landmark Preservation Committee Meeting

Date: March 4, 2024

Agenda Item: 3.C.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 422 East Main Street. COA 2024-004

STAFF REPORT:

Case Number: COA 2024-004

Name of Applicant: John Sloane / Lynn Myers

Location: 422 East Main Street

Requested Action: Repaint a portion of the east wall which is currently painted

422 East Main is listed as a 2- story brick rectangular commercial structure with a flat roof. It is listed as contributing to the Downtown National Register Historic District. Historic Sites records and photographs of the building from 2012 to present show the east facade as painted brick.

PROPOSED WORK:

The applicant is requesting to paint a depiction of Domingo Ramon on the East facade of the building located at 422 East Main Street. The east facade brick is currently painted with the exception of the brick borders around the windows. The proposed painting will be approximately 20' tall by 10' wide and will also include the removal of the unused sign.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, D,H, 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.

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.

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

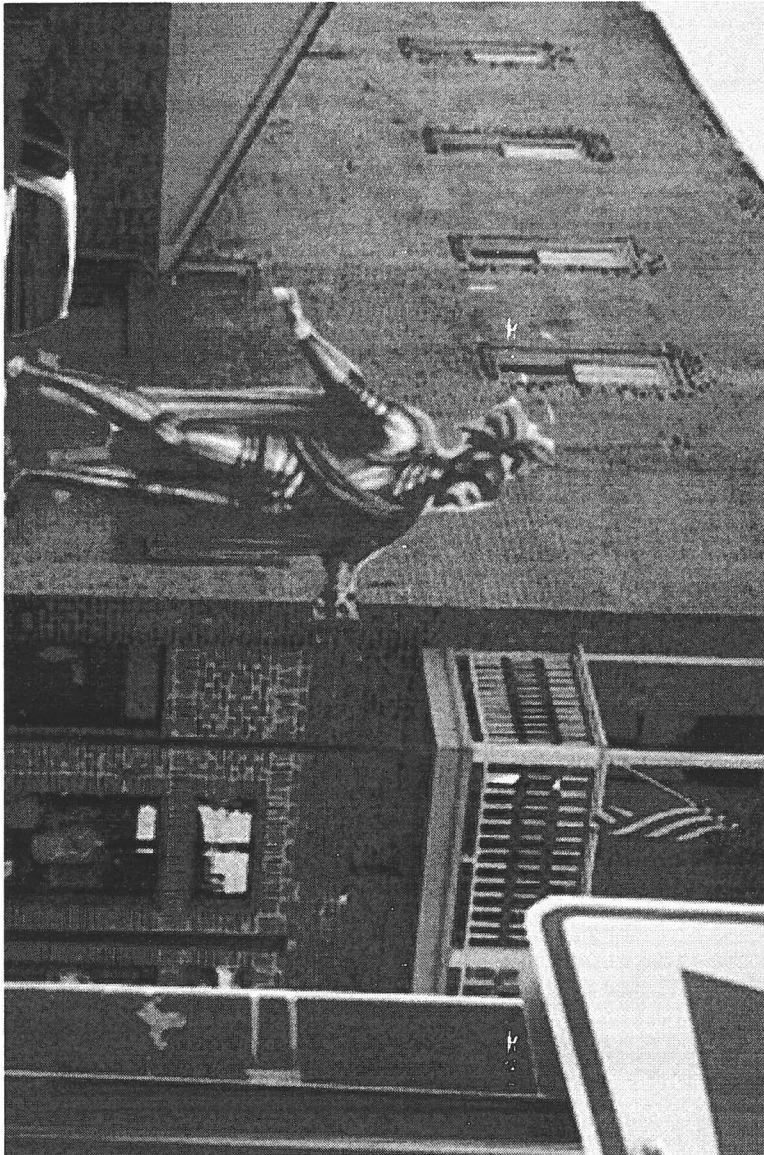
building, structure, object, or site would be unimpaired.

FINANCIAL:

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

ATTACHMENTS:

1. Mural example & location
2. 422 E Main- photo
3. Location photo
4. Approximate size and location



THIS IS NOT THE IMAGE WE WILL USE. THE ARTIST WILL COME UP WITH AN APPROPRIATE DESIGN. THIS IS MERELY TO SHOW WHERE THE PAINTING WILL BE ON THE WALL. WALL IS PAINTED EXCEPT AROUND WINDOWS.



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Google







Historic Landmark Preservation Committee Meeting

Date: March 4, 2024

Agenda Item: 3.D.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 216 East Pilar St. COA 2024-005

STAFF REPORT:

Case Number: COA 2024-005

Name of Applicant: Brandon Rowell

Location: 261 East Pilar St.

Requested Action: Installation of a 12" x 18" aluminum sign on East wall

The building at 216 East Pilar Street is listed as contributing to the Downtown National Register Historic District. It was built 1904 and is listed on the National Register under Criteria C as a noteworthy example of early twentieth-century commercial structure. It is shown on the 1912 Sanborn Fire insurance map as a 1-story brick with basement, ironclad room in center, front portion used as a restaurant and rear used as a warehouse.

PROPOSED WORK:

The applicant is requesting to install a 12" by 18" aluminum plaque to the east side of the building located at 216 East Pilar Street. This plaque will contain information about the recently repainted Coca-Cola mural on the East side of the building and will also recognize project partners and sponsors. The applicant is requesting to screw the plaque into the brick as well as seal around the plaque with silicone to prevent moisture from becoming trapped in between the sign and the brick. The weight of this proposed plaque makes using a material such as industrial glue impossible.

STAFF COMMENTS

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

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

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.

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

Chapter 10 of the Nacogdoches Design Guidelines also applies to this request.

2. 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)
- Awning signs (often including a symbol)
- Monument signs affixed to the ground for auto-oriented businesses
- Product display signs (lively and changing)

FINANCIAL:

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

ATTACHMENTS:

1. Plaque location
2. Plaque design
3. Plaque style



Refreshing Nacogdoches

Artists

Dixie Rose Daniels, painter
Merry Anne Bright, painter

Donors

Arca Continental Coca-Cola
Southwest Beverages

In-Kind Donors

Sherwin Williams Paint of Nacogdoches

Hear more about the history



Nacogdoches Main Street will also be included among the list of donors due to their purchase of the plaque. Dimensions are 12" x 18" Page 20 of 45

Similar Look, feel
To This Plaque

For

All

plaques

IN MEMORY OF

THOMAS F. MCKINNEY

(1801-1873)

CREATOR OF THE TEXAS NAVY
BUILDER OF THE FIRST WHARF AT GALVESTON
FINANCIAL ADVISOR OF THE REPUBLIC
OF TEXAS

SENIOR MEMBER OF THE FIRM OF
MCKINNEY & WILLIAMS
WHOSE MERCANTILE ESTABLISHMENT
OCCUPIED THIS SITE.

1823-1830

MARKED BY THE STATE OF TEXAS
1956



Historic Landmark Preservation Committee Meeting

Date: March 4, 2024

Agenda Item: 3.E.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 111 East Main Street. COA 2024-006

STAFF REPORT:

Case Number: COA 2024-006

Name of Applicant: Brandon Rowell

Location: 111 East Main Street

Requested Action: Installation of a 12" by 18" aluminum plaque on west side of building

The buildings collectively known as “Johnson’s Furniture” are listed as 1-story rectangular brick commercial buildings built in approximately 1900. They are listed as contributing to the Downtown Historic District.

PROPOSED WORK:

The applicant is requesting to install a 12" by 18" aluminum plaque to the west side of the building located at 111 East Main Street. This plaque will contain information about the recently repainted Garden Capital of Texas mural on the west side of the building and will also recognize project partners and sponsors. The applicant is requesting to screw the plaque into the brick as well as seal around the plaque with silicone to prevent moisture from becoming trapped in between the sign and the brick. The weight of this proposed plaque makes using a material such as industrial glue impossible.

STAFF COMMENTS

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

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

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.

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

Chapter 10 of the Nacogdoches Design Guidelines also applies to this request.

2. 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)
- Awning signs (often including a symbol)
- Monument signs affixed to the ground for auto-oriented businesses
- Product display signs (lively and changing)

FINANCIAL:

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

ATTACHMENTS: 1. Plaque design
2. Plaque location

Plaque Content to have additional honors as stated on previous page

GARDEN CAPITAL OF TEXAS

ARTISTS

MICHELLE FILER, PAINTER

WENDY FLOYD, PHOTOGRAPHER

DONERS

MAYOR RANDY JOHNSON

GARDEN CAPITAL OF TEXAS COMMITTEE

NACOGDOCHES COUNTY MASTER GARDENERS

THE BLUEBERRY PLACE

PLAQUE BY

COPY CENTER NAC

QR CODE

PLACE HOLDER

8.5" X 8.5"

(Note: This size will make it more difficult for someone to create a cover-up QR code.)

The QR Code(s) will send the person scanning it to a landing page ~~at the visitors~~ hosted by the Nacogdoches Convention and Visitors Bureau ^{where} they can then listen to the recorded audio of an interview with the artist(s) as well as the history and context behind the theme of whichever mural it is. Currently, the ~~audio~~ audio of Ben Abernethy recording Professor A. Abernethy's speech about Nacogdoches becoming the

Alumina

Texture

style

for

"Garden Capital of Texas"

Plaque

see other side

"Garden Capital of Texas" is available on the CVB website. This concept ~~there~~ will be the same for each plaque & mural

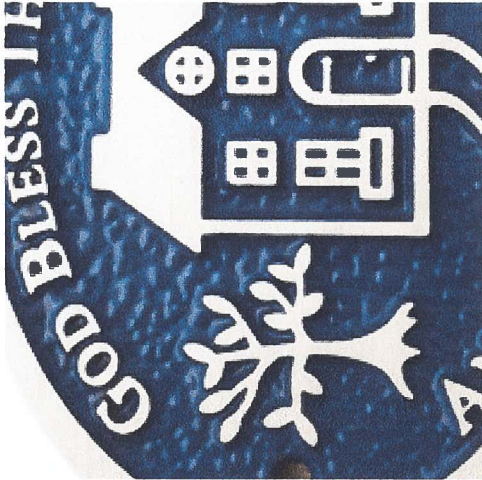
see other side → Page 24 of 45



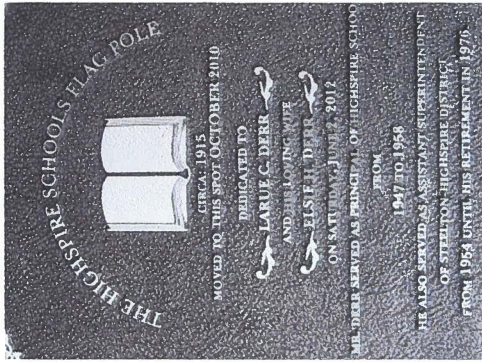
Brown



Black



Royal Blue



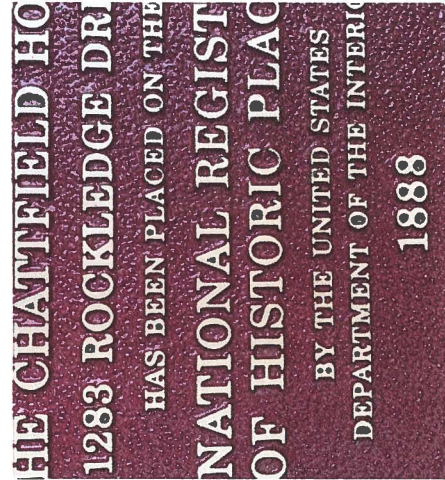
Pewter



Natural With Clear



Natural Without Clear



Carnival Red

All plaques will be one of these styles or color variations depending on mural color, etc.

is the intended color
is the intended material
and clay with metal screws
and silicone fasteners

18" x 18"

Garden Capital of Texas

Artists

Michelle Filer, painter
Wendy Floyd, photographer

Donors

Mayor Randy Johnson
Garden Capital of Texas Committee
Nacogdoches County Master Gardeners
The Blueberry Place
Gail and Robert McCandless
Lynn Carey Myers
Carol and Greg Powers
Debbie and Dennis Stevens

In-Kind Donors

Sherwin Williams Paint of Nacogdoches
Windham Pressure Washing

Hear more about the history



Dimensions
12" x 18"

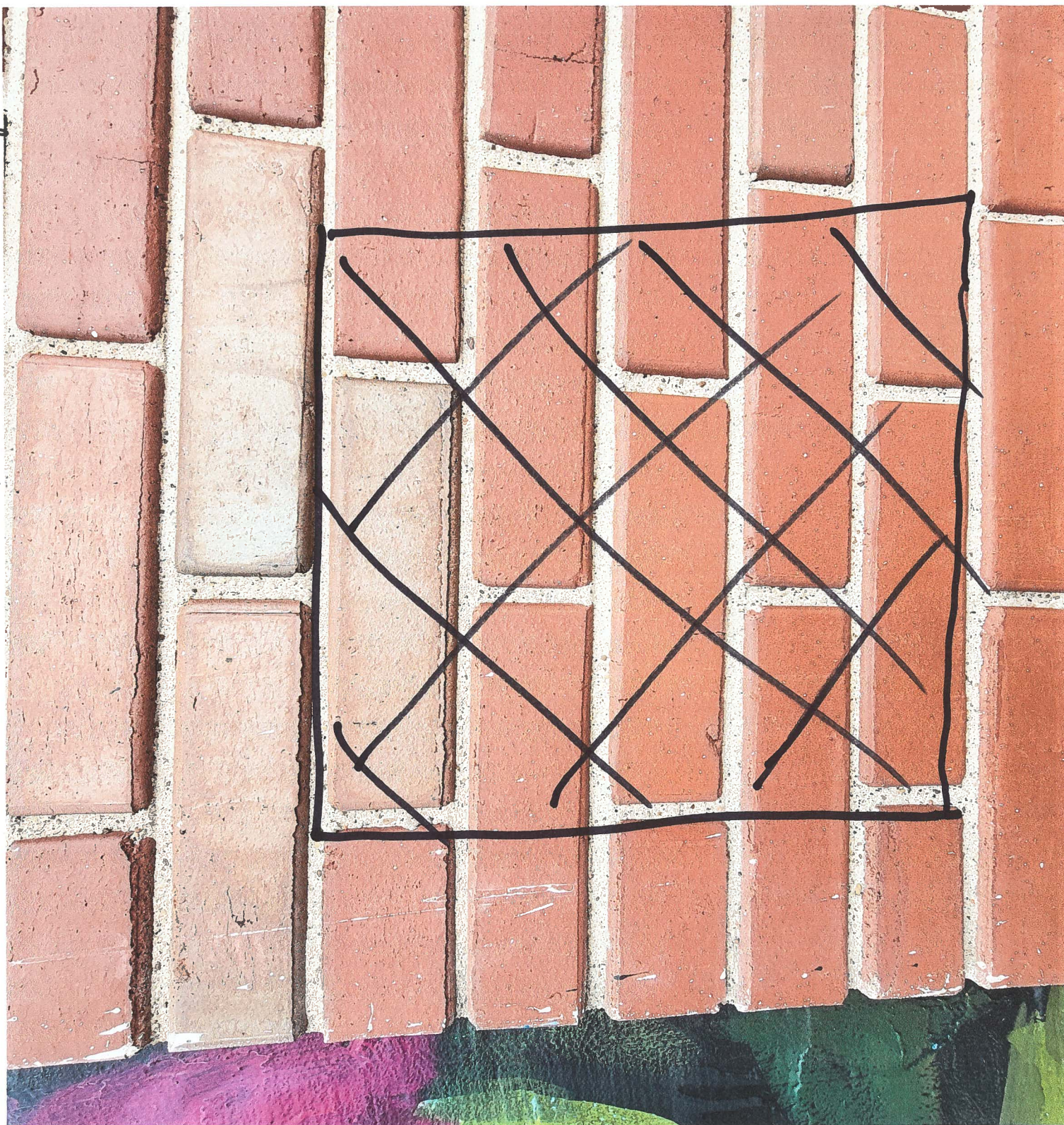
Nacogdoches Main Street
will also be included
among the list of donors
due to their purchase
of the plaque

60' x 19'

GARDEN CAPITAL
OF TEXAS

Location
Requested for
Mounted Plaque
That Needs to be Screwed
Into the Brick/Mortar

The brick intended for the "Garden Capital of Texas" is fairly new





Historic Landmark Preservation Committee Meeting

Date: March 4, 2024

Agenda Item: 3.F.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 100 East Main Street. COA 2024-007

STAFF REPORT:

Case Number: COA 2024-007

Name of Applicant: Brandon Rowell

Location: 100 East Main Street

Requested Action: Install 2 - 12" x 18" plaques on the south and west walls of the building

PROPOSED WORK:

The applicant is requesting to install 2- 12" by 18" aluminum plaque to the east side and south side of the building located at 100 East Main Street. These plaques will contain information about the murals on the east and south sides of the building and will also recognize project partners and sponsors. These plaques will not be installed until after the future murals are painted. The applicant is requesting to screw the plaque into the brick as well as seal around the plaque with silicone to prevent moisture from becoming trapped in between the sign and the brick. The weight of this proposed plaque makes using a material such as industrial glue impossible.

The theme of the mural on the west side of the building will be "Welcome to Nacogdoches". The theme of the mural on the south side of the building will be "Father Margil".

STAFF COMMENTS

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

B - Minimal alterations. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

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.

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Chapter 10 of the Nacogdoches Design Guidelines also applies to this request.

2. 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)
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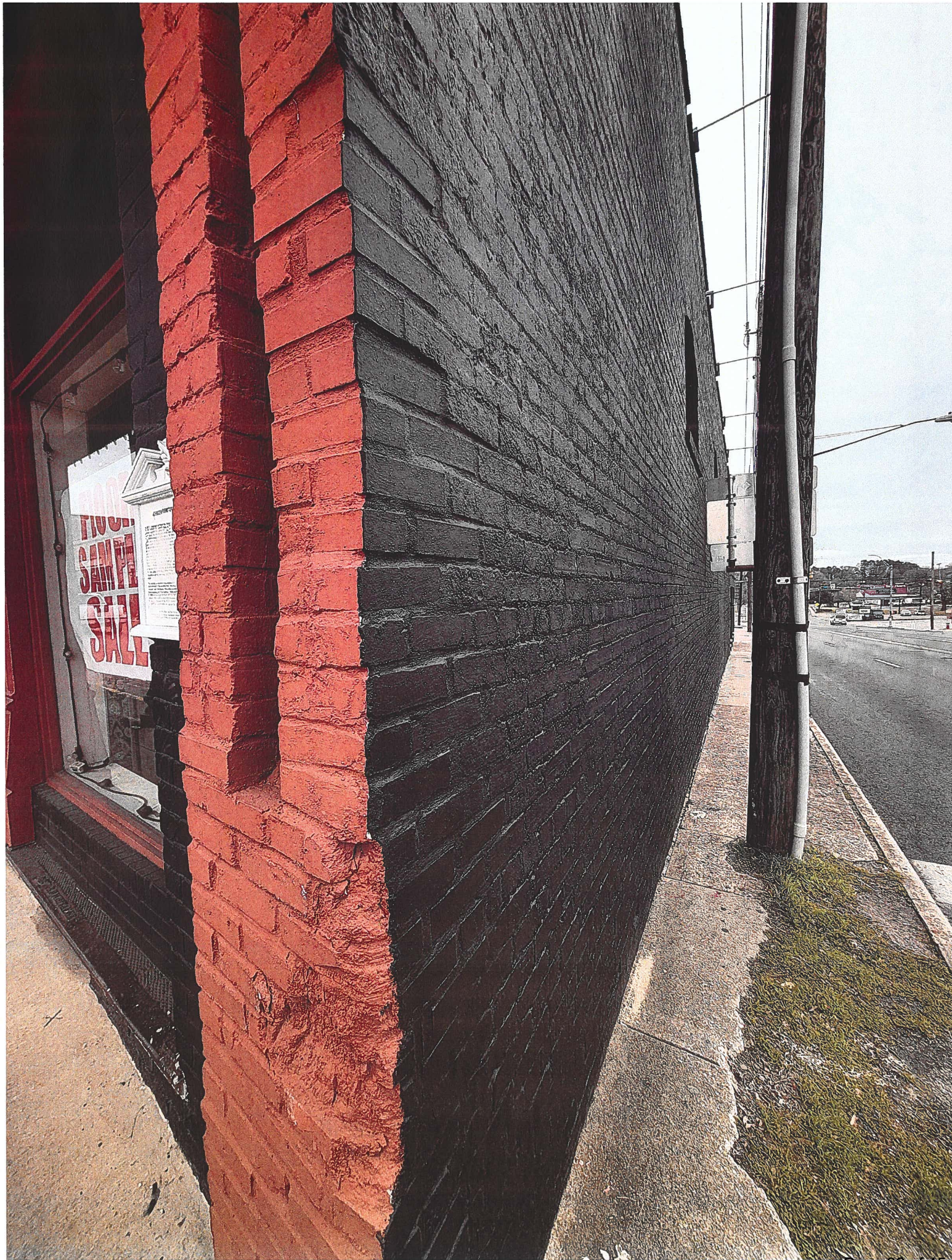
FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
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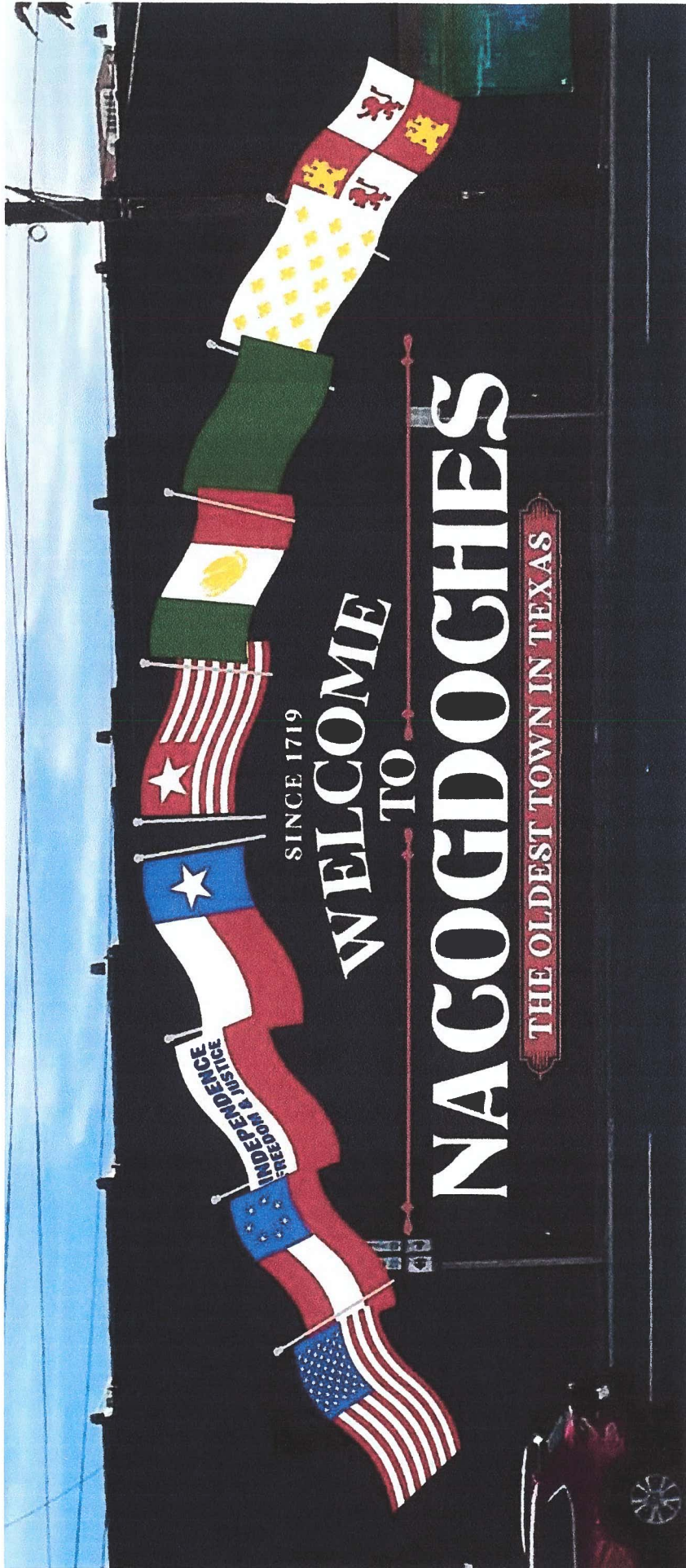
ATTACHMENTS:

1. West plaque location
2. West mural design - for reference
3. South plaque location









109' x 23'



Aluminium plaque is intended
to be placed in the shaded area of wall.





Historic Landmark Preservation Committee Meeting

Date: March 4, 2024

Agenda Item: 3.G.

ITEM/SUBJECT: Consider Certificate of Appropriateness for property located at 222 North Mound St. COA 2024-008

STAFF REPORT:

Case Number: COA 2024-008

Name of Applicant: Walt & Marni Postlewait

Location: 222 North Mound St.

Requested Action: Install 9 mini-split HVAC units on the exterior of the house as well as two tankless water heaters mounted to the exterior of the house.

222 North Mound is listed as contributing to the Washington Square National Register Historic District. It was built between 1900 and 1910 and after a fire in the early 1920s the home was remodeled by Diedrich Rulfs. The interior of the home has been split into multiple apartments and the bottom floor is currently heated and cooled using gas heaters and window air conditioning units.

PROPOSED WORK:

The applicant is requesting to install 9 mini-split HVAC units and two tankless water heaters on the exterior of the home. Currently the lower level of the home does not have central HVAC and relies on gas fireplaces and wall mounted heaters as well as window air conditioning units.

The nine mini-split HVAC until will be mounted low on the house so that landscaping can cover them as much as possible. The proposed units are approximately 2 feet tall by three feet long. The two tankless water heaters are approximately 17 inches wide by 26 inches tall. The drawings were supplied by the applicant and show the approximate placement of the mini-split HVAC units, insulated lines and tankless water heaters. The red items represent the HVAC units and blue represent the water heaters.

STAFF COMMENTS

Staff find that City Ordinance Criteria **B, C, 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.

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: Jessica Sowell, Community Services Director
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936-559-2940

ATTACHMENTS:

1. East side
2. North side - back
3. North side - front
4. South side
5. HVAC Mini-split
6. Tankless Water Heater















Historic Landmark Preservation Committee Meeting

Date: March 4, 2024

Agenda Item: 3.H.

ITEM/SUBJECT: Discuss potential update of the Nacogdoches Design Guidelines book.

STAFF REPORT:

The Nacogdoches Design Guidelines were written in 1991 as a combined effort between the Nacogdoches Historic Landmark Preservation Committee and consultants Winter & Company. Funding was provided by a Certified Local Government grant.

This document has not been substantially updated since that time. Committee members have expressed a desire to include several updates to this document to make it more user-friendly and current.

PROPOSED WORK:

STAFF COMMENTS

Print copies of the Nacogdoches Design Guidelines can be obtained through the Historic Preservation Officers office at the C.L. Simon Recreation Center or a digital copy can be found on the City website here: <https://nactx.us/DocumentCenter/View/7207/Design-guidelines>

FINANCIAL:

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ATTACHMENTS: