



Nacogdoches Historic Landmark Preservation Committee

Monday, April 1, 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 Committee Members may attend via videoconference but a quorum of the Committee and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items in person in Council Chambers.

1. CALL TO ORDER.
2. Approval of minutes
 - A. Discuss and consider approval of minutes from the March 4, 2024 meeting.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness request for property located at 320 East Main Street. COA 2024-009
 - B. Discuss and consider Certificate of Appropriateness request for property located at 403 Shawnee St. COA 2024-011
 - C. Discuss potential meeting times and dates for a Texas Historical Commission board training.
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, 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
March 4, 2024 - 4:00 p.m.
City Council Chambers

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

Commissioners Absent: Joanne Shofner.

Others Present: Jessica Sowell (City Staff), Cecilia Sarmiento (City Staff) and Tori Huddleston (City Staff). Madeline Wheeler, Kathryn Brewer, Brandon Rowell, Joan Parker, Marni Postlewait

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

1. Approval of Minutes: March 4, 2024

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

2. Agenda Item 3A- Consider Historic Restoration Grant extension request for property located at 107/111 North Pecan Street. HRG 2022-002

Mrs. Sowell explains 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 backorder.

Staff does not make recommendations on Historic Restoration Grant extensions.

Chairman Beisel opens the meeting to public comment. There are no comments made.

Commissioner Kugle makes a motion to approve the extension request for HRG 2022-002. Commissioner Winthrop seconds the motion and it passes unanimously.

3. Agenda Item 3B- Consider Historic Restoration Grant reimbursement request for property located at 516 East Main Street. HRG 2024-001

Mrs. Sowell explains 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 project's final cost was \$30,975.00. Staff recommends approval of the release of grant funds in the amount of \$1,533.26.

Chairman Beisel opens the meeting to public comment. There are no comments made.

Commissioner Bradberry makes a motion to approve HRG 2024-001 to release the grant funds in the amount of \$1,533.26. Commissioner Keenan seconds the motion and it passes unanimously.

4. Agenda Item 3C- Consider Certificate of Appropriateness for property located at 422 East Main Street. COA 2024-004

Mrs. Sowell explains 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 marquee sign.

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

Chairman Beisel opens the meeting to public comment. There are no comments made.

Commissioner Abt expressed concern in regards the HLPC board approving the painting due to it significantly altering the look of the building and states for future painting request, the board should be mindful of the impact paintings will have on the historic character of the building.

Commissioner Kugle makes a motion to approve COA 2024-004 as it meets the City Ordinance Criteria B, C, D, H, J & K. Chairman Beisel seconds the motion and it passes unanimously.

5. Agenda Item 3D-Consider Certificate of Appropriateness for property located at 216 East Pilar St. COA 2024-005

Mrs. Sowell explains 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 find that City Ordinance Criteria B, C, D and J relate to the proposed construction.

Chairman Beisel opens the meeting to public comment. There are no comments made.

Chairman Beisel expresses concern about the sealant that is going around the plaque. She states it will break down and water will pool behind the plaque and the historic brick.

Brandon Rowell, the applicant, clarifies that the sealant will be inside the screw holes and not around the plaque.

Commissioner Gaylord would like to clarify that there will be a spacer between the plaque and the brick.

Brandon Rowell confirms that is correct.

Chairman Beisel makes a motion to approve COA 2024-005 that it meets criteria B, C, D, and J of the City Ordinance. Commissioner Keenan seconds the motion and it passes unanimously.

6. Agenda Item 3E- Consider Certificate of Appropriateness for property located at 111 East Main Street. COA 2024-006

Mrs. Sowell explains 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 find that City Ordinance Criteria B, C, D and J relate to the proposed construction.

Chairman Beisel opens the meeting to public comment. There are no comments made.

Commissioner Keenan makes a motion to approve COA 2024-006 that it meets criteria B, C, D and J of the City Ordinance. Commissioner Gaylord seconds the motion and it passes unanimously.

7. Agenda Item 3F- Consider Certificate of Appropriateness for property located at 100 East Main Street. COA 2024-007

Mrs. Sowell explains 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 find that City Ordinance Criteria B, C, D and J relate to the proposed construction.

Chairman Beisel opens the meeting to public comment. There are no comments made.

Commissioner Gaylord makes a motion to approve COA 2024-007 that it meets criteria B, C, D and J of the City Ordinance. Commissioner Kugle seconds the motion and it passes unanimously.

8. Agenda Item 3G- Consider Certificate of Appropriateness for property located at 222 North Mound St. COA 2024-008

Mrs. Sowell explains 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 units 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 find that City Ordinance Criteria B, C, J and K relate to the proposed construction.

Chairman Beisel opens the meeting to public comment. There are no comments made.

Chairman Beisel clarifies that since they are approving the current size that is in the request, the applicant is not able to order different sized tankless water heaters.

Mrs. Sowell states HLPC in the past has not held applicants to exact measurements.

Commissioner Winthrop asks if there is anything they can be assured that the applicant is able to cover the water heaters with landscaping?

Mrs. Sowell states HLPC does not regulate planting of bushes or other types of plants. The only landscaping that can be regulated are things like driveways and other "hardscape" items.

Chairman Beisel makes a motion to approve COA 2024-008 that it meets criteria B, C, J, and K of the city ordinance. Commissioner Bradberry seconds the motion and it passes unanimously.

9. Agenda Item 3H- Discuss potential update of the Nacogdoches Design Guidelines book.

Mrs. Sowell explains 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. Staff is requesting feedback on what types of updates should be made to the Design Guidelines in order to determine the most appropriate method for updating them.

The HLPC Board discusses modernizing the survey, incorporating mid-century and contemporary designs, styles spanning the past five decades, and diverse materials. The addition of the website, applications, and forms, implementing a “How To Apply” procedure, as well as incorporating color pictures and numerous other enhancements.

Mrs. Sowell states that she will take this feedback and any other feedback the committee would like to provide and will start a plan to update the document. This item will be brought back to HLPC at a later date.

10. Adjourn @ 4:54 pm.

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Perky Beisel



Historic Landmark Preservation Committee Meeting

Date: April 1, 2024

Agenda Item: 3.A.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness request for property located at 320 East Main Street. COA 2024-009

STAFF REPORT:

Case Number: COA 2024-009

Name of Applicant: Brad Fortney/Lynn Myers

Location: 320 East Main Street

Requested Action: Installation and painting of ACM substrate over 3 existing windows and repainting a painted section of brick of the rear of the building at 320 East Main Street.

320 East Main Street is listed as contributing to the Downtown Historic Overlay District. It is a 1-1/2 story brick rectangular commercial structure with a flat roof. The front street level has inset metal and glass entry doors flanked by plate glass display windows. It is listed on the 1912 Sanborn Fire Insurance Map as a 1-story brick with frame awning and was used as a furniture store.

The back facade of the building has 4 upper floor windows and three bottom floor windows as well as double entry doors. All are currently covered by decorative wood slats since there were multiple broken window panes. There is a section of painted brick directly above the ground level windows that extends roughly 2-1/2 feet tall by 25 feet wide.

PROPOSED WORK:

The applicant is requesting to install ACM (Aluminum Composite Material) substrate over three windows on the back facade of the building. The substrate will be attached to existing window frames and existing wood lattice will be removed. These panels will be painted with a blueberry-themed painting (see attached description supplied by the applicant). The applicant is also requesting to paint the currently painted section of brick directly above the windows as a part of this project. This section is approximately 2-1/2 feet tall by 25 feet wide.

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. Project Description
2. 320 E Main
3. 320 E Main map



This image shows the building is already painted brick with wood lattice covering the windows. We propose to paint a mural on this wall which is the back of building located at 320 E. Main Street. The mural will extend from the existing painted portion to the ground. An ACM substrate will be attached to the wood window frames to make the areas flush and more easily paintable. The existing metal doors will be primed and painted over. Approximate size is 7' high and about 25' wide.

Design will have a blueberry theme and will be simplified with posterization into about 5 to seven color variations. The design will be drawn onto the wall (like a coloring book) and the public will paint a

small square on the design for \$20 each. All the high squares will be pre-painted by professionals to eliminate participants using tall ladders and to establish a desired quality of painting. The public painting will take place during the 2024 Blueberry Festival and will be promoted by the Chamber as an event for the public. Any monies raised will go to Brushing Up Nac to support other murals in development. Professional artists may clean up the mural where necessary at the conclusion of the event.

This is an example of posterization. This is not the actual design which is being developed by TRACY PINKSTON; this is merely to show how posterization looks. The subject matter is readily identifiable and the number of colors is decreased. We believe a mural of this type will add interest to Pillar Street which is primarily the backs of buildings and will be close enough to the festivities to draw a crowd. As the City expands its efforts to make better use of Festival Park, this colorful mural will help welcome people to this area of downtown.





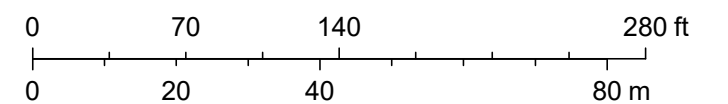
City of Nacogdoches GIS



3/28/2024, 9:02:42 AM

Buildings
 City Limits

1:1,235



Esri Community Maps Contributors, City of Nacogdoches, DETCOG, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Historic Landmark Preservation Committee Meeting

Date: April 1, 2024

Agenda Item: 3.B.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness request for property located at 403 Shawnee St. COA 2024-011

STAFF REPORT:

Case Number: COA 2024-011

Name of Applicant: Archie Rison for National Association of E.J. Campbell High School Ex-Students and Friends, Inc.

Location: 403 Shawnee St.

Requested Action: Installation of two informational signs on the property located at 403 Shawnee Street. One sign will be on the south side of the building and one will be on the west side of the building.

The property at 403 Shawnee Street was added as an Individually Designated Historic Overlay property in April 2022. A Texas Historical Commission Marker for the E.J. Campbell School was placed in 2014. Information below is from the THC Historical Marker:

Until it closed in 1970, the year Nacogdoches schools fully integrated, the E. J. Campbell School at this site served African American students from the town and surrounding area. The school opened in 1903 at a time when the need was evident for new educational facilities to serve growing African American communities of the area. Originally named the Nacogdoches Colored School, it was renamed for longtime principal E. J. Campbell in 1937. Like many other communities at the time, Nacogdoches and its educational institutions were segregated in accordance with state and federal laws. Officially, these facilities were to be "separate but equal," although in reality they often lagged behind in terms of financial support and education opportunities. The original school, a simple four-room schoolhouse, became a central educational and social meeting place for African American communities in Nacogdoches County. Students came from miles around to attend the new school, which continued to grow over the subsequent decades. Significantly, beginning with principal Campbell's term, and under his direction, high school students regularly visited Prairie View Normal School (later Prairie View A&M University) to learn of higher education opportunities available to them. At one point, more than two-thirds of the students graduating from the E. J. Campbell School went on to attend college and excel in a number of professional fields. Notably, many of the students became certified as teachers at Prairie View and returned to work in the Nacogdoches school district. (2014)

The 1946 Sanborn Fire Insurance Map shows the former Rosenwald School Building with an approximate build date of 1929.

PROPOSED WORK:

The applicant is requesting to install two signs on the property located at 403 Shawnee Street. These signs would include the history of Rosenwald Schools in East Texas and the former Rosenwald School which was located on the campus of the E.J. Campbell High School. The applicant is requesting to install the interpretive sign, which will be approximately 4ft by 2ft, near the existing Texas Historical Commission sign on the South side of the property. The

Rosenwald School marker, which is approximately 3-1/2 ft by 3-1/2 feet, will be placed near the concrete staircase on West side of the building.

The applicant stated that the foundation for the building is still there, but is currently covered by trees and vegetation. Their organization will soon be removing the trees so the foundation can be seen by visitors.

STAFF COMMENTS

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

I -Archaeological resources. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

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

FINANCIAL:

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

ATTACHMENTS:

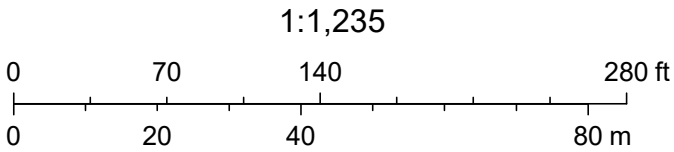
1. 403 Shawnee map
2. Marker Examples
3. 1946 Sanborn Map
4. E.J. Campbell and Teachers in front of Rosenwald Bldg
5. Rosenwald School Information - Fisk Collection

City of Nacogdoches GIS



3/28/2024, 9:06:29 AM

Buildings
City Limits





Sign example
- West Side



Sign example
- South Side





Introduction

Welcome to the Fisk University Rosenwald Fund Card File Database.

Here you can find information about historical Rosenwald schools in the southern United States.

[<< Return to Search Results](#)

School Details

Historic Name	Shop at Nacogdoches School
Current Name	
Building Plan	Other
Building Type	Shop
Budget Year	1930-31
Current Address	
Land (Acreage)	
County	Nacogdoches
State	Texas
Application #	31-J
Total Cost	\$7900.00
Notes	Four-room shop (2 teacher classification) Ins. \$5,000
Additional Comments	
Funding Sources	
» Public	\$6,800.00
» Rosenwald	\$1,100.00

Related Images

