



Nacogdoches Historic Landmark Preservation Committee

Monday, May 6, 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 April 1, 2024 meeting.
3. Regular Agenda
 - A. Discuss and consider Certificate of Appropriateness request for properties located along Houston Street and Mound Street. COA #2024-012
 - B. Discuss and consider Certificate of Appropriateness request for property located at 116 S. Pecan Street. COA #2024-013
 - C. Discuss and consider Certificate of Appropriateness request for property located at 517 East Main Street. COA #2024-014
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
April 1, 2024 - 4:00 p.m.
City Council Chambers

Commissioners Present: Perky Beisel, Judy Kugle, Eric Gaylord, Anne Keenan & Jeff Abt.

Commissioners Absent: Joanne Shofner, Zee Whitehead, Vickie Winthrop & Charles Bradberry.

Others Present: Jessica Sowell (City Staff), Cecilia Sarmiento (City Staff). Jennifer Adams, Lynn Myers, Madeline Wheeler, Clayton Jones, Ashley Peltjohn, Ashley Johnson and Alex Booth.

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

1. Approval of Minutes: April 1, 2024

Chairman Beisel states Agenda Item B for an HRG Reimbursement, the project came in less expensive but the original price was listed twice instead of the correct final cost, which should be \$1,533.26.

Chairman Beisel would like the minutes to clarify that in Agenda Item D for COA 2024-005, when Brandon Rowell came up to speak about the COA, he clarified the sealant will be in the screw holes and not around the plaque. When he made that comment, that applied not only to that COA but to every other COA that was on the Agenda (COA 2024-006, COA 2024-007 and COA 2024-008) and it is important to clarify on each COA.

Commissioner Abt makes a motion to approve the minutes with the changes as noted. Commissioner Keenan seconds the motion and it passes unanimously.

2. Agenda Item 3A- Discuss and consider Certificate of Appropriateness request for property located at 320 East Main St. COA 2024-009

Mrs. Sowell explains that 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.

Mrs. Sowell would like to clarify this site is Fortney's on Main, which is the front facade and the project being discussed today is on the rear of the building, which faces East Pillar.

320 East Main Street is listed as contributing to the Downtown Historic Overlay District. Staff find that City Ordinance Criteria B, C, D, H, J and K relate to the proposed construction.

Chairman Beisel opens the meeting for public comment.

Lynn Myers, with Brushing Up Nac, states the design that is in the packet is something that was put together to show where the painting will be. The actual artist, Tracy Pinkston has done the actual drawing of what will be placed on the panels. The painting will either be in coloring book renditions so that the public would be able to paint by numbers or they will be given a cup of paint to use until the paint runs out, in the areas designated to them by donating money to Brushing Up Nac. The painting will include historic buildings and structures in the background.

Chairman Beisel closes the meeting for public comment.

Commissioner Abt asks if the text that was mentioned by staff will be the text that will be on the painting?

Mrs. Sowell states that was what was proposed at the time but they could either have text or additional blueberry imagery on there.

Lynn Myers states they have not decided if they will have wording or what the wording will be.

Chairman Beisel asks if the aluminum composite materials that will be over the windows are going to be fixed in the manner that should in the future somebody would want those windows to be functional, will they be able to be removed without causing extensive damage?

Mrs. Sowell states that it will be able to be removed without causing extensive damage. The applicant mentioned the substrate will be attached via nails or screws into the existing frames of the windows, which are still intact. It was just the individual panes that have been broken out.

Mrs. Sowell would like to clarify with the painting on the brick, it would be just the sections that are currently painted, not the entire rest of the building.

Commissioner Keenan makes a motion to approve COA 2024-009. Commissioner Kugle seconds the motion and it passes unanimously.

3. Agenda Item 3B- Discuss and consider certificate of Appropriateness request for property located at 403 Shawnee St. COA 2024-011

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

Chairman Beisel opens the meeting for public comment.
Chairman Beisel closes the meeting for public comment.

No comments or questions for staff by the board.

Commissioner Keenan makes a motion to approve COA 2024-011. Commissioner Gaylord seconds the motion and it passes unanimously.

4. Agenda Item 3C- Discuss potential meeting times and dates for Texas Historical Commission board training.

Due to the recent discussion about updating local design guidelines and historic overlay districts/surveys, staff reached out to the Texas Historical Commission about training opportunities. THC staff will travel to different cities and hold trainings for local preservation commissions on preservation related topics. THC is willing to come to Nacogdoches to hold a training session with the board either as a stand alone meeting or as a workshop before one of the regular monthly meetings. Mrs. Sowell requests direction from the board on the desired time and date for the training.

The board discusses and comes up with either May 6th at 3pm or September 11th at 3pm.

Mrs. Sowell will reach out to the rest of the board members not present and to THC to confirm if either of those dates work for them.

5. Adjourn @ 4:18 pm.

Attest: Cecilia Sarmiento
Community Services Coordinator

Chairman Perky Beisel



Historic Landmark Preservation Committee Meeting

Date: May 6, 2024

Agenda Item: 3.A.

ITEM/SUBJECT:

Discuss and consider Certificate of Appropriateness request for properties located along Houston Street and Mound Street. COA #2024-012

STAFF REPORT:

Case Number: COA 2024-012

Name of Applicant: Caleb Oden - Vexus

Location: Houston and North Mound Streets

Requested Action: Boring and installation of 4 utility boxes

PROPOSED WORK:

The applicant is requesting to bore underground in the areas along Houston Street and North Mound Street consistent with lines marked on the attached map. Fiber optic cable will run underground using shovels and underground bores. The cable will be encased in 1 1/4 inch conduit and the installation will include 2, 15"x20" flat boxes and 2 underground "flowerpot" style boxes. These boxes will be placed flat, flush with the ground.

STAFF COMMENTS

Washington Square has been the focus of numerous archaeological projects. The Texas Historical Commission serves as the arbiter of the Antiquities Code of Texas, and protects archaeological sites within the state. Under the provisions of the Antiquities Code of Texas, Washington Square was designated as a State Archeological Landmark in 1992.

The Washington Square Overlay District is a mixture of historic residential and educational buildings, some of which have since been converted into commercial spaces. Two- and three-story Queen Anne and Stick houses line the east side of Mound Street. Along the west side, on Washington Square, is a wide assortment of educational buildings, including the notable Greek Revival Old University Building (1859) and the Art Deco Thomas J. Rusk Building (1939). This district includes one of the highest concentrations of architect-designed homes in the city, including several by Dietrich Rulfs and also has Arts & Crafts, Mission, Tudor Revival, Spanish Colonial Revival examples. There are several churches in the district which add to its architectural diversity and importance in Nacogdoches society.

Staff find that City Ordinance Criteria **B, C, I 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 of or alteration of any historic material or distinctive architectural features should be avoided when possible.

I - Archaeological resources. Every reasonable effort shall be made to protect and preserve

archaeological resources affected by, or adjacent to, any project.

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

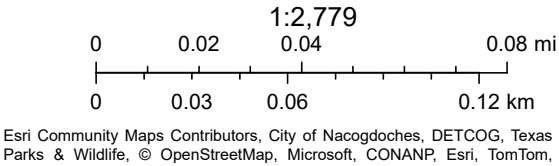
ATTACHMENTS:

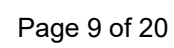
1. utility map
2. utility box map
3. utility boxes

Historic Districts/Fire Limits



5/1/2024





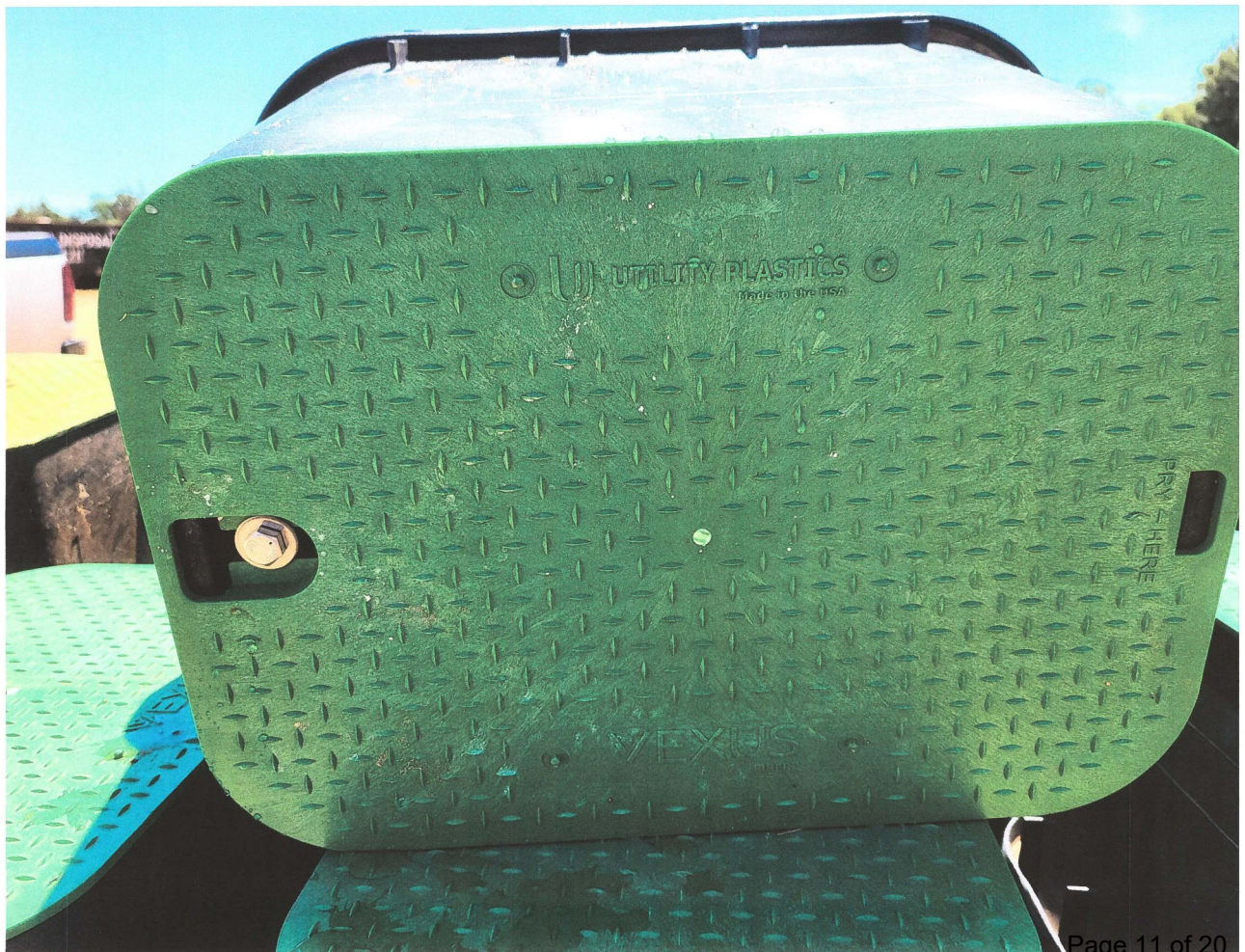


**“flowerpot” utility
box**





“flat” utility box





Historic Landmark Preservation Committee Meeting

Date: May 6, 2024

Agenda Item: 3.B.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness request for property located at 116 S. Pecan Street. COA #2024-013

STAFF REPORT:

Case Number: COA 2024-013

Name of Applicant: Lynn Myers / JW Ramshur

Location: 116 S. Pecan St.

Requested Action:

PROPOSED WORK:

The applicant is requesting to install a 4ft by 8ft mural and decorative trim on the south side of the building located at 116 S. Pecan Street. The mural has been painted on a piece of substrate and will be installed on top of the existing bricks using bolts. The applicant is requesting to install a decorative frame around the mural in the style of a "retablo". The frame will give the mural piece and overall dimension of 10ft by 11.5ft. The frame will be made of wood and will be attached to the wall using screws with silicone in the screw holes to prevent water from becoming trapped in the holes.

The applicant has submitted a full proposal that is included in the packet.

STAFF COMMENTS

116 South Pecan Street is listed as contributing to the Downtown Historic District. The building, commonly known as the Annie Hoya Building, was designed by Dietrich Rulfs and built for Charles Hoya in 1900. The building was heavily altered at some point in its history but in 2014 the owner completed an extensive restoration project to return the south and east facades back to their historic look including brick restoration on the south side and replacement of the ornamental features on the east side. It is a 2 story rectangular brick commercial structure with flat roof. It has had many uses in the past including a grocery store, music store, masonic lodge, tin shop as well as Montgomery Ward.

Staff find that City Ordinance Criteria **B, C, D, E, F, J and K** relate to the proposed project.

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.

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.

Chapters 6 and 10 of the Nacogdoches Design Guidelines also apply to this request:

Chapter 6.4 - Design additions to historic buildings such that they will not destroy any significant historic architectural or cultural material.

- Additions also should not obscure significant features.
- They should be "reversible" such that a future owners may be able to restore the building to its historic condition if they so desired.

Chapter 10.7 - Mount signs so they will not obscure any architectural details

- Avoid covering moldings that may be found above the display windows
- Never obscure upper story windows with signs.

FINANCIAL:

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

ATTACHMENTS:

1. ADDENDUM -116 S. Pecan
2. 116 s pecan map
3. 116 S Pecan

REQUEST FOR OUR LADY OF PILLAR MURAL – APRIL 11, 2024

The location on the South wall of Dolli's Diner was selected because it is on Pillar Street and near the center of town. The site is visible from the town square and from Festival Park where many events are held including a Lady of Guadalupe festival. The mural is expected to also be a huge draw for photos especially for quinceneras and it is a nod to the Spanish/Catholic heritage of Nacogdoches.

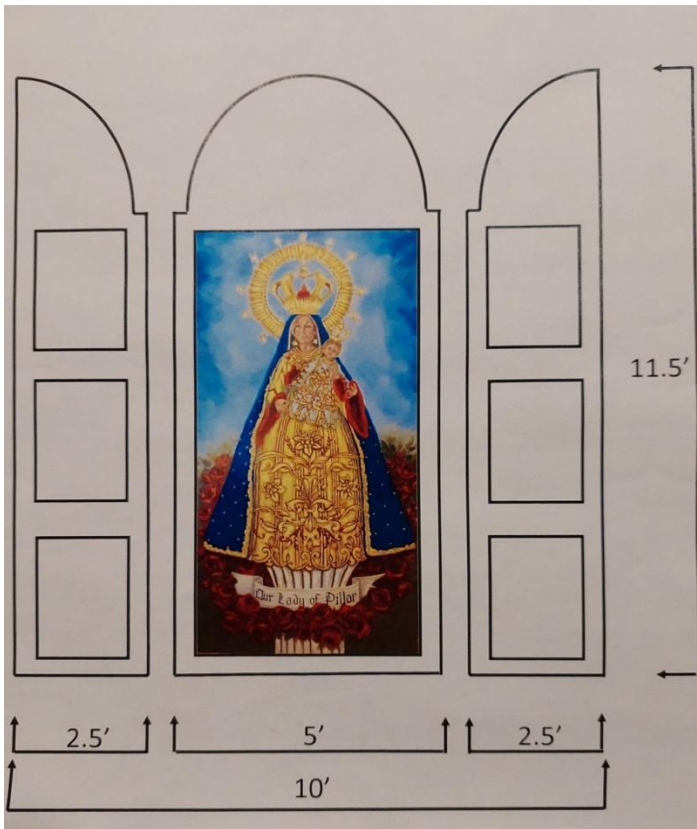


The wall was previously painted with lettering that reads SUPPLY CO., and the ghost image remains even after the wall was cleaned.

If painted on the wall, the mural would look like the image to the right.

However, because this is old brick, we are requesting to attach a mural-like sculpture to the wall and to preserve the brick as is.

The painted mural portion is 4x8 feet and it has a decorative trim around it to protect the painting and stand an inch away from the wall except for the supports which will be bolted on. The overall look of this “mural” is that of a Spanish retablo, about 6 x 10 feet total.



This is the finished painting as done by artist Michelle Filer who donated her time and talent to the project. The carpenter for the retablo frame is Joshua Wood. Due to the weight of the retablo, the structure will be fully assembled in place. There will be no projections other than possibly at the very top of the mural (such as a cross) which would be approximately 12-14 feet high off the sidewalk.

Our goal is to install Our Lady of Pilar on May 26 when we will have a ribbon-cutting dedication for five of our new murals (Coke, Garden Capital, Welcome to Nacogdoches, Father Margil & Lady Pilar).

At this time, the frame is still in development, but here is the plan for a retablo. Sometimes there are doors that open and close; ours will be stationary and fully open but large enough to look like they could encase the painting. The wood will be made to look old and weathered. It will project approximately 3” from the wall.

This mural will be breathtaking and will be a big draw to the neighborhood. It also pays homage to our original city name of **Nuestra Senora del Pilar de Nacogdoches** in 1716.

City of Nacogdoches GIS



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Buildings
City Limits

1:741

0 40 80 160 ft
0 12.5 25 50 m

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Historic Landmark Preservation Committee Meeting

Date: May 6, 2024

Agenda Item: 3.C.

ITEM/SUBJECT: Discuss and consider Certificate of Appropriateness request for property located at 517 East Main Street. COA #2024-014

STAFF REPORT:

Case Number: COA 2024-014

Name of Applicant: Lynn Myers/ Johnny Austin

Location: 517 East Main St.

Requested Action: Paint an 8ft x 5ft section of the east wall of the building located at 517 East Main St.

PROPOSED WORK:

The applicant is requesting to paint a 8ft by 5ft section of the east exterior wall on the building located at 517 East Main Street. The applicant is requesting to paint a poster-style mural reminiscent of military recruitment posters and pin-up art. The applicant has supplied an example of the type of painting they are proposing as well as the location of the painting.

STAFF COMMENTS

517 East Main is listed as a 1-story rectangular masonry commercial structure with two roof levels and was built in 1950. It is listed as not contributing to the Downtown Historic District.

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

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 addendum - 517 E Main
2. 517 E Main Map

ADDENDUM TO PIN-UP PARLOR COA 517 E MAIN ST

The Pin-up Parlor is a hair salon located in a 1950's building. The owner has a wall that is visible for travelers coming west on Main from Lanana Street and beyond, so it has very good visibility.

In the 50's, the building was an Air Force recruitment office, so we are proposing a mural that ties in military recruitment along with the pin-up concept. There are many old posters that had that theme.

Since the area in front of the wall is sometimes used for parking, we are suggesting a small vertical mural with a no-parking sign in front of it. There is a substantial parking area surrounding the building. This is where the mural will be painted.

The mural will be about 8 feet tall and 5 feet wide at the most as indicated on the photo to above.

The painter is Michelle Filer. This is an early concept for the mural but not the final image.



City of Nacogdoches GIS

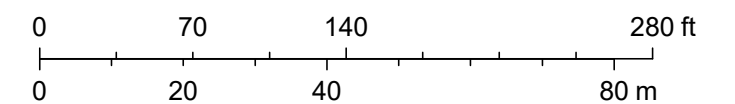


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Buildings

 City Limits

1:1,235



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