



Nacogdoches Historic Landmark Preservation Committee

Thursday, September 26, 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. Regular Agenda
 - A. Discuss restoration project, potential phases and historical considerations for the property located at 300 East Main Street.
 - B. Discuss and consider the request for selective demolition on the west and south facades of the building located at 300 East Main Street. COA 2024-032
 - C. Discuss and consider the painting request for the property located at 107 Pearl Street. COA 2024-033
3. 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: _____



Historic Landmark Preservation Committee Meeting

Date: September 26, 2024

Agenda Item: 2.B.

ITEM/SUBJECT: Discuss and consider the request for selective demolition on the west and south facades of the building located at 300 East Main Street. COA 2024-032

STAFF REPORT:

Case Number: COA 2024-032

Name of Applicant: Army Curtis / Josh Thomas

Location: 300 East Main Street

Requested Action: Selective demolition of exterior rock facade to determine substrate conditions. 4 areas - each measuring approximately 24" x 24" on the west and south facades

PROPOSED WORK:

The applicant is requesting to perform selective demolition in 4 areas on the west and south facades of the building. The areas will be approximately 24" x 24" each and are being demolished in order to determine the condition of the substrate. The substrate condition is necessary information that will be used in the exterior design planning phase. The applicant will bring exterior design plans to HLPC for review and approval before moving forward with the full exterior renovation.

STAFF COMMENTS

The building located at 300 East Main Street is located in the Downtown National Register Historic District. It is listed as a 1-1/2 story and 2-story rectangular rock veneer commercial structure with a flat roof. It is listed as a non-contributing building.

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

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

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.

G - Repair and replacement of features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should reflect the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

J - Acceptability of contemporary designs for alterations. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions

do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood or environment.

K - 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.

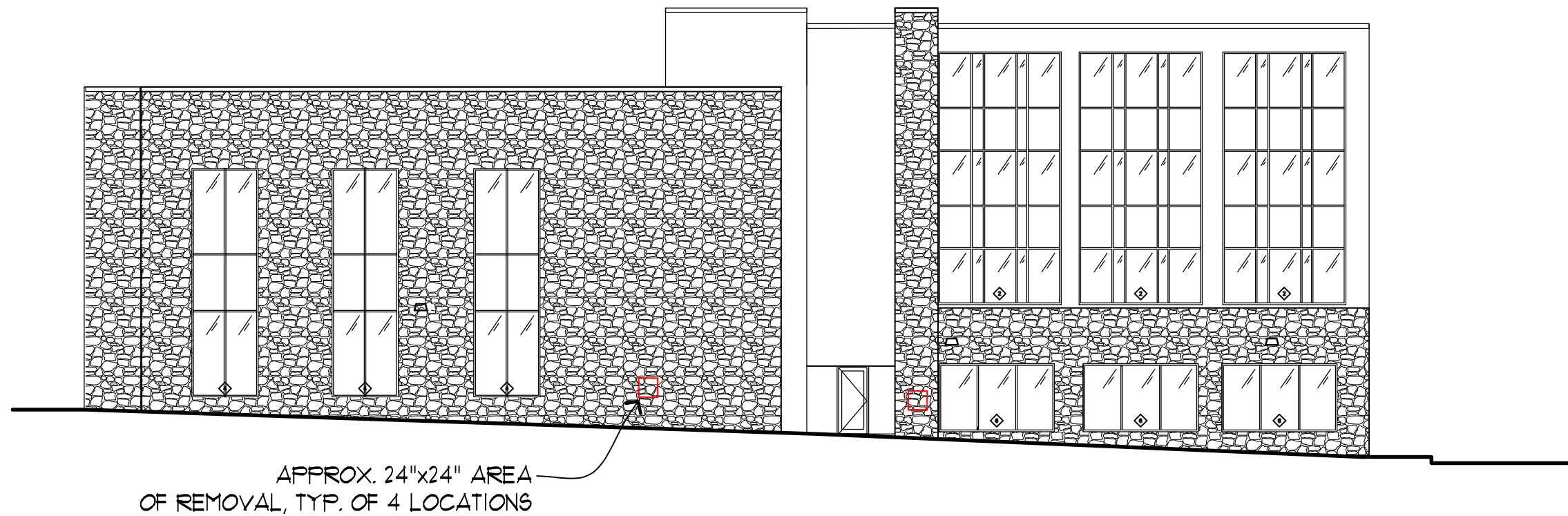
FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

ATTACHMENTS:

1. Elliott Building - elevations
2. West Facade
3. South Facade

WEST ELEVATION



SOUTH ELEVATION



FIELD SKETCH

DESCRIPTION:
JOB TITLE:
PROJECT NO.: 24-004
DATE: 09/12/24

CURTIS ARCHITECTURE

412 NORTH ST. NACOGDOCHES TX 75961
Phone (936) 559-9233 Fax (936) 569-9465





© 2023 Google



Historic Landmark Preservation Committee Meeting

Date: September 26, 2024

Agenda Item: 2.C.

ITEM/SUBJECT: Discuss and consider the painting request for the property located at 107 Pearl Street. COA 2024-033

STAFF REPORT:

Case Number: COA 2024-033

Name of Applicant: Tori Huddleston

Location: 107 Pearl Street - Nacogdoches Farmers Market

Requested Action: Repaint wood and metal painted portions of the Farmers Market property.
Change of color from green to "Red Bliss"

107 Pearl Street is a part of the Downtown Historic Overlay District and is listed as a 1930s contributing structure.

PROPOSED WORK:

The applicant is requesting to paint all areas on the Farmers Market building that are currently green. The new paint will be a red color.

STAFF COMMENTS

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

FINANCIAL:

CITY CONTACT: Jessica Sowell, Community Services Director
sowellj@nactx.us
936-559-2935

- ATTACHMENTS:**
1. Farmers Market 1
 2. Farmers Market 2
 3. Paint Sample





Red Bliss
1010-1

NV111G