



**NOTICE OF A MEETING
HISTORIC PRESERVATION BOARD
TUESDAY, MAY 19, 2026, AT 5:15 PM
CITY COUNCIL CHAMBERS
2ND FLOOR CITY HALL
200 W. VULCAN STREET
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments

[At this time, anyone will be allowed to speak on any matter concerning this Board that is not on the agenda, for a length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with the law.]

3. Reports and Announcements

- Leigh Linden, Main Street Manager
- Stephanie Doland, Historic Preservation Officer

REGULAR SESSION

- 4. Discuss and Possibly Act Upon Approval of Minutes from March 17, 2026, Historic Preservation Board Meeting.**
- 5. Discuss and Possibly Act Upon Case Number 2026-003 a Certificate of Appropriateness Application from Citizens National Bank / Steven Wise for a new building to be located at 400 South Austin Street, Brenham, Texas.**
- 6. Discuss and Possibly Act Upon Adoption of a Local Preservation Plan for Submittal to the Texas Historical Commission in Preparation to Become a Certified Local Government Community.**
- 7. Adjourn.**

CERTIFICATION

I certify that a copy of May 19, 2026, agenda of items to be considered by the Historic Preservation Board, was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on Wednesday, May 13, 2026, at 11:00 a.m.

Kim Hodde

Kim Hodde

Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested seventy-two [72] hours before the meeting) by calling (979) 337-7200 for assistance.

I certify that the attached notice and agenda of items to be considered by the Historic Preservation Board was removed by me from the City Hall bulletin board on the ____ day of _____, 2026 at _____.

Signature
Title

Title

HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham's Historic Preservation Board was held on Tuesday, March 17, 2026, beginning at 5:15 p.m. in the Brenham City Hall, Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Board Members present:

Hal Moorman - Chair
Angelia Gerhard
Jennifer Hermann
Rachel Nordt
Tommy Upchurch

Board Members absent:

Becky Bosse
Brad Tegeler

City of Brenham Staff present:

Stephanie Doland, Historic Preservation Officer
Shauna Laauwe, City Planner
Leigh Linden, Main Street Manager
Kim Hodde, Planning Technician

Community/Media:

Blake Sawyer
Darren Heine
Pete Simpson

1. Call Meeting to Order

Chairman Hal Moorman called the meeting to order at 5:17 pm.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- Leigh Linden, Main Street Manager, informed the Board about various Main Street/downtown activities since November 20205 such as:
 - The Christmas Stroll and Parade was held in December and had approximately 10,000 visitors. A new crowd control fencing was used, and it seemed to work well so it will likely be used for future parades.

- The 15th annual Uptown Swirl was held on January 15th. The tickets sold out (600 tickets) and approximately \$24,000 was raised for Main Street grant funding opportunities.
 - The Spring Egg Artwork event is getting underway.
 - Recently, there have been two new downtown businesses open, and one relocated in the downtown area. Three properties in the downtown area have recently sold or changed ownership and two more are expected to sell soon. One business has expanded and two other businesses are expected to open soon.
 - Due to the construction work on the Washington County Courthouse, the Farmer's Market and the Hot Nights Cool Tunes were moved to the Commerce Street parking lot, and it seems to be working well.
 - The Main Street is updating their sign grant program since it was last updated in 2012. The current reimbursement rate is \$750; although, the last two signs that grants were received for cost over \$10,000 each.
 - Since January, Main Street has been working with Development Services on a Life Safety Grant program to assist with ADA accessibility and Fire Code requirements for downtown buildings. To date, there have been (6) applicants and two (2) grants issued. This is especially important since Gatesville recently lost a block of their downtown due to a fire.
 - The next Green Team Cleanup will be held on Friday from 4 – 6 pm. Approximately twenty (20) volunteers pick up trash, debris, clean benches, etc. in the downtown area.
- Stephanie Doland, Historic Preservation Officer, informed the Board that the Urn Project at the Barnhill Center continues to be a work in progress. A few weeks ago, several professors and faculty from Texas A&M came to Brenham and toured the facility and were able to see the urns that have been salvaged. They have resources to scan/image the urns and research alternative materials for replacement (other than concrete) as a potential class project. Updates will be presented as they are available. Future fundraising for the project will likely be required for the urn replacement.

REGULAR SESSION

4. Discuss and Possibly Act Upon the Election of a Chairperson and Vice-Chairperson for the 2026 Calendar Year.

Section 14 of the Brenham Policies and Procedures for Boards and Commissions reads in part "Each Board shall, in its first meeting of each calendar year, elect a Chair and Vice-Chair to serve for one (1)-year terms. The Chair of each board shall call the meeting to order and preside at the meetings. In the absence of the chair, the Vice-Chair shall preside." The individuals selected will serve terms that begin immediately upon their selection, and end December 31, 2026. Any board member can nominate, and any board member can be nominated. A board member may also nominate themselves.

A motion was made by Board member Gerhard and seconded by Board member Nordt to elect Hal Moorman as Chair for the Historic Preservation Board and Brad Tegeler as Vice Chair for the Historic Preservation Board for 2026.

Chairman Hal Moorman called for a vote. The motion passed with voting as follows:

Angelia Gerhard	Yes
Jennifer Hermann	Yes
Hal Moorman	Yes
Rachel Nordt	Yes
Tommy Upchurch	Yes
Becky Bosse	Absent
Brad Tegeler	Absent

5. Discuss and Possibly Act Upon Approval of Minutes from November 17, 2025, Historic Preservation Board Meeting.

A motion was made by Board Member Nordt and seconded by Board Member Hermann to approve the minutes from November 17, 2025, Board Meeting, as presented.

Chairman Hal Moorman called for a vote. The motion passed with voting as follows:

Angelia Gerhard	Yes
Jennifer Hermann	Yes
Hal Moorman	Yes
Rachel Nordt	Yes
Tommy Upchurch	Yes
Becky Bosse	Absent
Brad Tegeler	Absent

6. Discuss and Possibly Act Upon Case Number 2026-001 a Certificate of Appropriateness Application from Blake Sawyer for the property located at 111 South Saint Charles Street, Brenham, Texas.

Stephanie Doland, Historic Preservation Officer, presented the staff report for Case Number 2026-001, a request from Blake Sawyer for a certificate of appropriateness for an outdoor seating area and public park concept which includes a brick wall, landscaping and picnic tables, lighting, private parking and possible location for a food truck on the property located at 111 South Saint Charles Street. This is the first new construction project since adoption of the Historic Preservation Ordinance. The subject property is bounded by South Saint Charles, East Alamo, and South Market Streets. The subject property was vacant for over fifteen years following a structural fire in 2008 and was purchased in 2025, by Blake and Julie Sawyer. Since purchasing the property last year, the Sawyers have removed the concrete foundation that was on the property, relocated the overhead electric and the sanitary sewer in preparation for development of this site.

The subject property is located within the Downtown Historic District and is classified as a non-contributing property. To the northwest of the site is A-Freedom Bail Bonds; to the northeast is an optometrist's office; and further north is the Bassett Building, which is also owned by the applicant, Blake and Julie Sawyer. The applicant's primary residence does not have off-street parking so they rely on the downtown on-street parking. When the owners improve this property, they intend to dedicate two parking spaces for their use in addition to the park-like public space.

The proposed scope of work includes installation of a decorative brick and metal fence, brick pavers, landscaping, picnic tables, lighting, and concrete areas for private parking and space for a single food trailer. The Sawyers intend for the space to function as a public amenity for families and visitors to be able to enjoy the outdoor area—similar to Alamo Alley, Toubin Park, or Belle's Alley—during most hours. The plans also include swinging pedestrian gates, allowing the Sawyers to restrict public access when hosting private events or using the space for personal gatherings.

A certificate of appropriateness has been requested for the following scope of work/improvements:

- *Public Park Concept*

The proposed scope of work includes transforming the currently vacant infill lot into a publicly accessible, park-like outdoor space. Although the property will remain privately owned, its intended use is consistent with other successful public spaces in Downtown—such as Alamo Alley, Belle's Alley, and Toubin Park. The project includes new construction elements such as decorative brick pavers, outdoor picnic tables and seating, and enhanced landscaping. Public greenspaces in downtown environments are widely recognized as catalysts for economic vitality. Attractive, comfortable outdoor areas encourage visitors to stay longer, explore more, and spend more money at nearby businesses. By offering a shaded, inviting place to rest, enjoy a beverage, or gather with friends and family, the proposed greenspace will strengthen the sense of place in Downtown Brenham and contribute to a more vibrant pedestrian experience.

The design includes a designated area for a future food truck. The addition of a food truck would complement the park-like setting by expanding dining options and providing refreshments within the outdoor space, without limiting public enjoyment of the greenspace. The project also provides two private, dedicated parking spaces off South Market Street. The applicants own the adjacent Bassett Building to the northeast, which has no designated parking. The proposed design includes paving an existing driveway from South Market Street to serve both the food truck area and the private parking spaces. On-site signage and landscaping will clearly identify the private parking area.

- Brick Wall and Pedestrian Gates:

To define and enhance the park-like amenity, the applicant proposes installation of a combination of red brick and decorative metal fencing. The design will have a brick base, brick columns, and brick end caps, with a black decorative metal fence mounted above the brick. This will frame the space while maintaining visibility and openness. The two proposed pedestrian gates will allow the owners to temporarily close the area for private events, when necessary.

The decorative metal fencing also enables pedestrians and motorists to easily view the greenspace from across the street or further down the block. The Downtown Brenham Design Guidelines recommend the use of both masonry and architectural metals — materials that are incorporated here in this design. The proposed design complements the historic architectural character of surrounding properties while providing a fresh, high-quality enhancement to the district.

- Exterior lighting

The applicant proposes to install a gooseneck-style exterior light fixture along the exterior wall of the Bail Bonds building facing south, toward the proposed park. The light fixture is very similar to the Downtown Brenham Design Guidelines which encourages fully recessed down lights. The applicant is also urged to consider lighting along the fence columns or within the landscaping beds to encourage additional security lighting near the proposed outdoor seating.

- Mural

While it is not an architectural alteration which requires a Certificate of Appropriateness by the Board, it should be noted that the applicant has included in the scope of work a mural on the side of the Bail Bonds Building. The side building façade for the Bail Bonds property is located on the subject property and therefore the applicant proposes to relocate the lighted Bail Bonds sign, repaint the stucco surface a solid white façade in a temporary nature, with long-term plans to paint a mural on the facade. While the details of the mural are unknown, there appears to be plenty of available façade to utilize for a mural which will contribute positively to the overall park-like concept.

- Signage

Also included in the application and proposed new construction is the location of a “welcome sign” along the diagonal brick wall which is located at the intersection of South Market Street and East Alamo Street. The signage contents and materials are unknown at this time; however, the applicant has reviewed the design guidelines related to signage and intends to provide a sign that is compatible with the downtown Historic charm while welcoming visitors. The signage material is not a requirement of the Certificate of Appropriateness for review.

ANALYSIS OF CITY OF BRENHAM HISTORIC PRESERVATION ORDINANCE:

The Historic Preservation Ordinance (Ordinance), Chapter 13 of the Brenham Code of Ordinances governs the process associated with obtaining a Certificate of Appropriateness (COA) for renovations to property within the Historic Preservation District. More specifically, Section 13-7 of the Ordinance further outlines when considering a COA, to “review all new construction plans within historic districts in order to ensure the exterior architectural features visually complement the surrounding buildings and environment in relation to design, height, scale, and setback.” Section 13-8 establishes as the Criteria for Approval of a COA the City of Brenham Adopted Design Guidelines for the Brenham Downtown Historic District as well as the Adopted Secretary of the Interior’s Standards. With respect to the criteria by which the Board is to be guided for approval of a COA application, Staff finds the following criteria applicable as stated in Section 13-8(b):

- (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication 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.
- (9) 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, color, material, and character of the property, neighborhood, or environment.
- (10) Whenever 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.

Staff recommends **approval** of the proposed Certificate of Appropriateness as submitted by the applicant finding that the scope of work, new construction of a primarily public park, with brick pavers, landscaping elements, outdoor seating, decorative brick and metal fence and outdoor lighting to be a significant improvement to the very visible downtown endcap and compatible with the adopted design guidelines.

Board member comments included:

- The lighting should be kept low so as not to create a nuisance for neighboring properties.
- There are substantial utilities located at the intersection of E. Alamo Street and S. Market Street; therefore, maneuverability needs to be a priority.

The applicant, Blake Sawyer, stated that downlighting is very important to him since his house is adjacent to this property. He asked if the planter at the corner intersection could be removed so that a sidewalk could be created. He further stated that he is working with TxDOT to clean

up this corner and make this end of town nicer. He stated that the project will meet ADA and accessibility code requirements. Mr. Sawyer stated that the Bail Bonds wall is located entirely on the 111 South Saint Charles Street property. The wall has a veneer on it that will be repainted for a future mural.

A motion was made by Board Member Gerhard and seconded by Board Member Hermann to approve the Certificate of Appropriateness request for Case Number 2026-001, from Blake Sawyer, for the property located at 111 South Saint Charles Street, as presented, and with the following comments: have the lighting be downcast and try to make the intersection as safe for pedestrian travel as possible.

Chairman Hal Moorman called for a vote. The motion passed with voting as follows:

Angelia Gerhard	Yes
Jennifer Hermann	Yes
Hal Moorman	Yes
Rachel Nordt	Yes
Tommy Upchurch	Yes
<i>Becky Bosse</i>	<i>Absent</i>
<i>Brad Tegeler</i>	<i>Absent</i>

7. Discuss and Possibly Act Upon Case Number 2026-002 a Certificate of Appropriateness Application from Rachel Beseda for the property located at 216 West Alamo Street, Brenham, Texas.

Stephanie Doland, Historic Preservation Officer, presented the staff report for Case Number 2026-002, a request from Rachel Beseda for a certificate of appropriateness for exterior alterations to the building located at 216 West Alamo Street. The subject property is owned by Rachel Beseda and is located on the corner at the intersection of West Alamo Street and South Austin Street. The building was originally constructed around 1950 and is listed as a non-contributing building in the Downtown Historical District. The property is listed by the National Register of Historic Places as a contemporary commercial building. The property is also home to the "Welcome to Brenham" mural located on the west building façade that is facing South Austin Street. The building was previously occupied by furniture and antique sales businesses.

The applicant and property owner has listed the property for lease for many years in hopes of securing a long-term tenant. Over time, the Development Services Department has held numerous pre-development meetings for a variety of proposed uses, including dividing the building into two storefronts, coffee shop, and a retail store. However, the building's size of 4,431 square feet along with the associated fire-sprinkler requirements have proven cost-prohibitive for the potential tenants.

Ms. Beseda now plans to redevelop the space into Rally Room, a sports bar and grill featuring a full commercial kitchen, bar, and a second-floor mezzanine to host sports teams, parties or other large groups. As part of the renovation, exterior modifications will be minimal. On the front

façade facing West Alamo Street, the scope includes installing a new front entrance door to meet Texas Accessibility Standards and adding a mural to the existing painted CMU surface.

The nearest parking area is the City of Brenham lot located across West Main Street, behind the law offices of T. Russell Noe. It is anticipated that most patrons will enter the business from the north after parking in this lot. On the north (rear) façade, facing the alley, the applicant plans to replace the pedestrian walk-through door and the overhead garage door, as well as add a mural to the existing painted CMU block surface.

A certificate of appropriateness has been requested for the following scope of work/improvements:

- Front Entrance Door

The main entrance to the building is located on the West Alamo Street façade. However, the storefront does not currently have an ADA-compliant entrance. Compliance is further complicated by the fact that the public sidewalk adjacent to the building and the interior floor level are at different elevations. The sidewalk in front of the building is also relatively narrow, and there is a significant step down from the curb into the street, where a wide storm-sewer gutter is located. Also, the existing front door opening is substandard and does not meet the minimum 32-inch clear width required for accessibility. Reversing the door swing to open outward into the sidewalk is not feasible, since the building is at a busy corner near the “Welcome to Brenham” mural, and an outward-swinging door would create conflicts with pedestrian traffic. The CMU block façade is not reinforced, so enlarging the opening must be approached with caution. Therefore, the project architect evaluated options to provide an ADA-compliant entrance for the proposed sports bar and grill. The proposed design includes saw-cutting the CMU masonry to widen the opening to the required dimension. Because the CMU brick will be exposed, the applicant proposes installing a steel frame that wraps around the expanded opening and attaches to the door frame. This steel portal will protect and denote the entry. This portal will project slightly into the right-of-way—approximately 6 inches at the base and 1 foot 6 inches at the top—to provide a small canopy or drip line for rain protection. The applicant intends to paint it black to match the existing overhead door.

Inside the portal, the applicant proposes a sliding barn-style door with locking hardware, also painted black to match the overhead door. This sliding door will remain open during business hours and closed when the business is not operating. It will serve as the entrance to a recessed alcove designed to meet ADA requirements. The alcove provides space for an outward-swinging door that will serve as the true entrance into the sports bar and grill. The sliding door will be located at the front of the portal, while the primary entrance door will be recessed approximately eight feet, allowing adequate maneuvering space for accessible entry and exit.

The proposed front entrance portal and wrapped steel frame offer a creative solution that meets accessibility standards while clearly defining the building's entrance. The building is not a contributing structure within the downtown district and currently lacks façade articulation, with a predominantly flat CMU wall. The existing overhead garage door and the proposed entrance portal will provide the only variation on the front elevation, offering a defined entry point and modest architectural interest without impeding pedestrian traffic. The Design Standards encourage the use of architectural metals and canopies, and while the proposed design is more contemporary than other nearby downtown buildings, it does not remove any architecturally significant features. The proposed design introduces a distinctive entrance element that supports the new business. The applicant also proposes a sign that projects above the portal to further identify the main entrance for patrons and visitors.

- *Alley Facing Overhead Door Replacement*

The closest public parking lot to the subject property is across both the alley and West Main Street, located behind the law offices of T. Russell Noe. It is likely that most patrons will park in this lot and enter the sports bar from the alley side (north side) of the building. Because of this, the planned renovations include creating a more inviting entrance along the alley-facing façade. The north façade is primarily painted CMU block with a wood frame surrounding an existing overhead door and a pedestrian door. The applicant intends to replace the existing overhead door with a new overhead door with additional window openings.

The new door will have a black frame with a 4x3 window pattern. While the applicant intends to open the overhead door during business hours to bring natural light into this space. The additional windows will also allow natural light to enter during hot summer months and cold winter months when the door will remain closed. This added glazing aligns with the Brenham Design Guidelines, which encourage increased openings to promote a more walkable and pedestrian-friendly district.

- *Alley Facing Door*

In addition to the overhead door located within the wood-framed section of the north side, there is currently a windowless black pedestrian walk-through door. The applicant proposes replacing this solid wood door with a black-framed door featuring a single large rectangular window. Like the improvements planned for the overhead door, this modification will create a more defined and welcoming entrance for patrons approaching from the alley side of the building. The existing solid black frame and solid black door causes the entrance to blend into the wall and makes it difficult to see from a distance. Installation of a door with a large window will help identify the entry point and enhance the visual appeal of the north façade.

- Murals

The applicant intends to keep the existing gray paint on the CMU block along the north and south façades, with only minimal touchups planned. In addition, signage and murals are proposed for both sides to identify the building as a sports bar and grill and to enhance visual appearance of the façade. Since the CMU block is already painted and because signage is not part of the Certificate of Appropriateness review, the mural concepts and signage details are provided for merely reference.

Ms. Doland noted that this project received a life safety grant to assist with the fire sprinkler, fire alarm, and new front entry.

Comments from Board members included:

- Although the building is not a contributing building, it should maintain the historical elements.
- Concerns about visually impaired persons walking into the proposed entry portal.

ANALYSIS OF CITY OF BRENHAM HISTORIC PRESERVATION ORDINANCE:

The Historic Preservation Ordinance (Ordinance), Chapter 13 of the Brenham Code of Ordinances governs the process associated with obtaining a Certificate of Appropriateness (COA) for renovations to property within the Historic Preservation District. More specifically, Section 13-7 of the Ordinance further outlines when considering a COA, to “review all new construction plans within historic districts in order to ensure the exterior architectural features visually complement the surrounding buildings and environment in relation to design, height, scale, and setback.” Section 13-8 establishes as the Criteria for Approval of a COA the City of Brenham Adopted Design Guidelines for the Brenham Downtown Historic District as well as the Adopted Secretary of the Interior’s Standards. With respect to the criteria by which the Board is to be guided for approval of a COA application, Staff finds the following criteria applicable as stated in Section 13-8(b):

- (1) 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.
- (4) 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.
- (9) 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, color, material, and character of the property, neighborhood, or environment.
- (10) Whenever 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.

Staff recommends **approval** of the proposed Certificate of Appropriateness as submitted by the applicant finding that the scope of work, that includes replacement of the front and back doors, replacement of the back alley-facing overhead door, and painting murals on the front and back façade that are compatible with the subject property and in line with the goals of the preservation of property in Downtown Brenham.

Comments from Board members included:

- Although the building is not a contributing building, it should maintain the historical elements.
- Concerns about visually impaired people walking into the projected portion of the door portal, although TDLR will be required to approve the design as part of the building permit and certificate of occupancy requirements.
- The proposed style seems a little too contemporary for the downtown area.

A motion was made by Board Member Hermann and seconded by Board Member Nordt to approve the Certificate of Appropriateness request for Case Number 2026-002, a Certificate of Appropriateness Application from Rachel Beseda for the building located at 216 West Alamo Street, as presented.

Chairman Hal Moorman called for a vote. The motion passed with voting as follows:

Angelia Gerhard	No
Jennifer Hermann	Yes
Hal Moorman	Yes
Rachel Nordt	Yes
Tommy Upchurch	Yes
<i>Becky Bosse</i>	<i>Absent</i>
<i>Brad Tegeler</i>	<i>Absent</i>

8. Discussion and Possible Direction to Staff Concerning the Development of a Local Preservation Plan for Submittal to the Texas Historical Commission in Preparation to Become a Certified Local Government Community.

During the Board training held on September 30, 2025, by Kelly Little and Ericca Espindola with the Texas Historical Commission, interest was expressed in pursuing CLG designation through the Certified Local Grant (CLG) program. The program is designed to promote preservation activity at the local level in coordination with state and national preservation efforts. Staff has been working to complete the required components of the CLG application for formal submittal later this year. One item that the City does not have is an adopted Preservation Plan. Ms. Doland presented and discussed a draft Preservation Plan that outlines goals, objectives, and strategic priorities to guide preservation initiatives in Brenham. She stated that she researched various cities and put together this document based on her research and applicability to the City of Brenham. Ms. Doland asked the Board to provide input such as revisions, additions or edits to the draft document. She further

stated that a subcommittee could be formed to revise the draft document or to draft a new document. Once the Board feels the draft plan accurately reflects local preservation initiatives, staff will place formal consideration of the Preservation Plan on a future agenda.

Chair Moorman and Board member Upchurch both stated that this document is a good start and can be refined. Chair Moorman stated that comments can be submitted to Ms. Doland via email.

9. Adjourn

A motion was made by Board Member Upchurch and seconded by Board Member Gerhard to adjourn the Historic Preservation Board meeting at 6:28 pm. The motion carried unanimously.

Hal Moorman
Board Chair

May 19, 2026
Date

ATTEST:

Kim Hodde
Planning Technician

May 19, 2026
Date

Certificate of Appropriateness – 2026-003 400 South Austin Street

STAFF CONTACT:	Stephanie Doland, Historic Preservation Officer
APPLICANT:	Andrew Klemmer, Architect
OWNER:	Steven Wise / Citizens National Bank
LOCATION:	400 South Austin Street; generally, on the west side of S. Austin Street at its intersection with W. First Street
LEGAL DESCRIPTION:	Lot 1A, Block 1 of the Key's First Addition
REQUEST:	Certificate of Appropriateness for construction of a new, ground-up, 2,523 square foot banking facility on a 1.26-acre site.
SUMMARY RECOMMENDATION:	Staff recommends approving the Certificate of Appropriateness as requested.

LOCATION MAP:





BACKGROUND:

The subject property is a vacant 1.26-acre tract of land located at the southwest corner of West First Street and South Austin Street. The property is zoned B-4, Neighborhood Business District, and is also located within both the Historic Overlay District and the Downtown Business Residential Overlay District. The tract has been vacant for many years and has at times become an eyesore due to overgrown vegetation. The property sits across from the popular Santa Fe Café and has historically served as overflow parking for the restaurant. To the west is the BNSF railroad, with industrially zoned and developed property located farther west. To the east, across South Austin Street, are Cadence Bank and additional downtown properties. To the south is the City of Brenham maintenance warehouse. This tract represents an “edge” of the Downtown District. When the two overlay zones were adopted, this property was intentionally included so that any future development would complement downtown and reflect the scale and character of adjacent properties—particularly with respect to building and parking placement, reduced setbacks, and traditional brick design.

In January of this year, the City of Brenham Development Services Department held a pre-development meeting with the property owner, bank president, and design team to discuss the requirements of the Historic Preservation Ordinance and the Downtown Business Residential Overlay District. The feedback was well received, and the design team has now submitted a beautiful bank building proposal to the Historic Preservation Board. The design honors and complements the surrounding building scale while incorporating the Downtown Design Guidelines. The proposed design narrative and renderings are included as Exhibit B. The design of the bank building is “reminiscent of the old Union Passenger Railroad Station and Signal Tower 95,” which were located north of the subject property and are shown in Figure 2. Figure 3 depicts the Brenham Union Station, also formerly located immediately north of the site. The proposed



bank incorporates a train-depot-inspired concept that acknowledges the area’s rail history while remaining compatible with the adopted design guidelines and modern building codes. Additionally, the site design for Citizens National Bank, includes head-in angled parking along First Street to allow public additional parking for Santa Fe Café. The site also includes orienting the building nearest to the corner of the First Street and South Austin Street intersection with the parking located behind the structure and nearest to the railroad tracks. This promotes a pedestrian oriented design and meets the intent of the Zoning ordinance and applicable overlay districts.

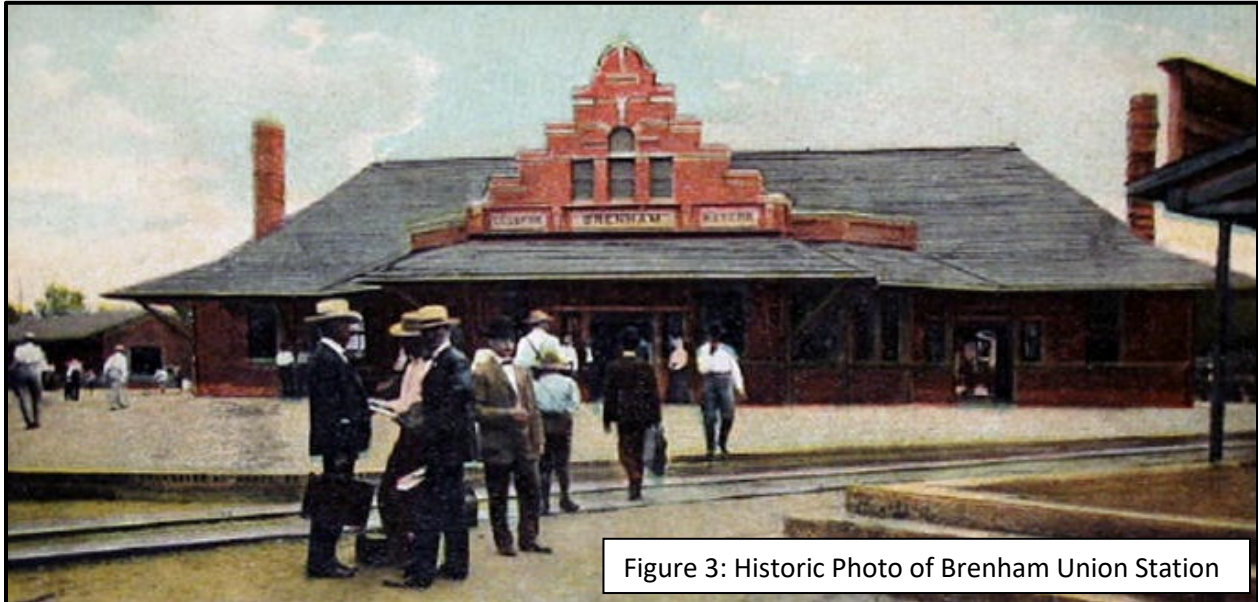


Figure 3: Historic Photo of Brenham Union Station

ANALYSIS OF CITY OF BRENHAM HISTORIC PRESERVATION ORDINANCE:

The Historic Preservation Ordinance (Ordinance), Chapter 13 of the Brenham Code of Ordinances governs the process associated with obtaining a Certificate of Appropriateness (COA) for renovations to property within the Historic Preservation District. More specifically, Section 13-7 of the Ordinance further outlines when considering a COA, to “review all new construction plans within historic districts in order to ensure the exterior architectural features visually complement the surrounding buildings and environment in relation to design, height, scale, and setback.” Section 13-8 establishes as the Criteria for Approval of a COA the City of Brenham Adopted Design Guidelines as well as the Adopted Secretary of the Interior’s Standards. With respect to the aforementioned criteria by which the Board is to be guided for approval of a COA application, Staff finds the following criteria applicable. Section 13-8(b):

- (3) 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.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be retained wherever possible.
- (9) 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, color, material, and character of the property, neighborhood, or environment.
- (10) Whenever 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.

STAFF RECOMMENDATION:

Staff recommends **approving** the proposed Certificate of Appropriateness, finding that the proposed alterations to the building are mindful of the adopted Downtown Design Guidelines and Secretary of the Interior Standards while honoring the historical significance of the general property vicinity as the previous location of Union Station, Tower 95 and additional rail-related infrastructure.



1. **Façade and Building Elevations:** The applicant proposes that the exterior of the bank building be primarily constructed using two masonry colors. The primary brick will be Acme Brick Burgundy, with Acme Brick in Capital Ironspot used as an accent wainscot below the windows. To enhance the façade and roofline, a gable is proposed at the end of the main roof ridge, and a clerestory is included along the primary roofline. The clerestory consists of windows placed above eye level to allow natural light into the building. The siding for both the gable and clerestory will be Hardie Plank in the Select Cedarmill color, with trim boards around the porch, building, and clerestory finished in Sherwin-Williams Colonial Revival Green Stone. The overhangs and soffits will feature Sherwin-Williams Classical White as an accent color.

The adopted Brenham Downtown Historic District Design Guidelines encourage the use and preservation of masonry façades. This proposal, which features a primarily brick exterior, is complementary to nearby buildings that also incorporate masonry, including Cadence Bank and the multi-tenant retail buildings housing Pooltex and VanDyke Rankin. The Design Guidelines additionally encourage the use of exterior paint to highlight windows, doors, and architectural details. The applicant's selected colors from the Sherwin-Williams Historic Color palette support this intent by tying together the window and trim features, as well as the entry arbor, gable, and clerestory siding. Overall, the proposed building elevations offer a distinctive design that remains compatible with the area by incorporating architectural details inspired by the railroad history of the surrounding vicinity.

2. **Architectural Metals and Roofing:** The proposed Citizens National Bank building is designed with a standing seam metal roof in charcoal gray. The gutters and downspouts are also planned to match this charcoal gray finish. The adopted Design Guidelines identify standing seam metal roofing as a recommended material likely because it provides a clean, refined aesthetic, offers long-term durability, and performs well in various weather conditions. The proposed charcoal

gray roof also closely complements the Capital Ironspot brick used for the wainscoting, creating a cohesive color scheme that visually ties together the upper and lower portions of each building elevation.

3. **Windows:** The proposed windows will be pre-finished aluminum storefront units in a dark-bronze color. This color choice complements the proposed roof and wainscot, helping to visually unify the façade while providing articulation and functional glazing for both the interior and exterior of the building. The windows are designed to include muntin's, which are the narrow metal elements that separate and hold individual glass panes. Tower 95 (see Figure 2), the inspiration for the building, would have included muntin's to separate and hold individual glass panes. Today muntin's are not utilized for the same functional purpose but instead are used for decorative purposes. The proposed aluminum windows are both energy-efficient and visually appealing, adding architectural detail that is compatible with the overall building elevations.
4. **Lighting:** The applicant proposes several example light fixtures to be used on the building façade, within the parking lot, and as accent lighting in the landscaped areas. Overall, the lighting design follows the Design Guidelines by directing light downward to reduce glare and light spillover. Fixture examples are provided in Exhibit B for reference. All proposed fixtures share a uniform dark-bronze finish, which complements the windows, roof, and wainscot. In addition to the building-mounted lighting, the applicant proposes a lantern-style parking lot light and pedestrian walkway fixture. Each of these elements is consistent with the rail-depot–inspired architectural theme and provides both functional illumination and aesthetic value in compliance with applicable commercial building codes.

Staff recommends approval of the proposed Certificate of Appropriateness application as presented finding that the proposed construction of Citizens National Bank as a “small, friendly town, turn of the century Texas train station” to be an artful historic interpretation, compatible with adjacent properties, and in keeping with the goals of the preservation of property in Downtown Brenham.

EXHIBITS:

- A. COA Application
- B. Design Narrative and Exhibits
- C. Excerpts 1931 Sanborn Fire Insurance Co. Map of Brenham

EXHIBIT "A"

CERTIFICATE OF APPROPRIATENESS APPLICATION



HISTORIC PRESERVATION – MAIN STREET

Certificate of Appropriateness
Application

APPLICATIONS MUST BE COMPLETED IN THEIR ENTIRETY.

By signing this Certificate of Appropriateness (COA) application, the applicant affirms:

- All submitted information represents an accurate description of the proposed work.
- The project will be constructed in exact accordance with the plans and specifications submitted.
- Applicant & Owner will conform to all conditions of approval.
- Approval of this application by the Historic Preservation Officer or the Historic Preservation Board in no way constitutes approval of a building permit or other required city permit approvals.
- Filing an application does not guarantee approval.

ADDRESS OF SUBJECT PROPERTY: 400 S. Austin Street

APPLICANT/CONTACT PERSON

Name: Andrew Klemmer
 Address: 110 N. Stone Street
 City, State, Zip: Round Rock, TX 78664
 Phone: 512-388-0677
 Email: andrew@sp-ai.com
 Signature: Andrew Klemmer

OWNER (attach additional sheets, as needed)

Name: Steven Wise
 Address: 118 S. Houston St.
 City, State, Zip: Cameron, TX 76520
 Phone: 254-697-7210
 Email: swise@cnbanktexas.com
 Signature: *awaiting owner signature*

THIS CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION APPLIES TO:

Board COA

FOR OFFICE USE ONLY:

Date Received: 4/16/2026 2:40:37 PM Built Circa: _____
 COA Case # 2026-003-17-8 Type of Project: _____

COA - page 1 - 400 S. Austin Street
 Submitted: 4/16/2026 2:40:37 PM



HISTORIC PRESERVATION – MAIN STREET

**Certificate of Appropriateness
Application Narrative**

GENERAL INFORMATION:

Address of Subject Property: 400 S. Austin Street

Anticipated start date: 2026-04-16

Anticipated Completion Date: 2026-11-30

Type of Request:

Proposed Use:

["New construction"]

["Commerical"]

WRITTEN DESCRIPTION OF PROPOSED WORK:

Please describe the scope of work. Include: description of alterations, new construction, or demolition, materials to be used, impact on the historic fabric, and proposed cleaning methods. How will proposed work be in keeping with the character of the property? Submit sufficient description and supporting documentation so that the project can be understood without verbal communication.

• The Citizens National Bank project is a new, from the ground up, 2,523 sq. ft. building on a 1.26-acre site. The full description and details of the new building will be supplied in the uploaded application packet.

EXHIBIT "B"
DESIGN NARRATIVE AND EXHIBITS

To:

HISTORIC PRESERVATION BOARD
CITY HALL
200 W. VULCAN STREET
BRENHAM, TEXAS

April 20, 2026

Application for Certificate of Appropriateness

For

CITIZENS NATIONAL BANK
400 S. Austin St.
Brenham, TX 77833



Citizens
National Bank

Prepared by:



Spencer - Pierce
Architecture
+ Interiors, Inc.
110 N. Stone St.
Round Rock, TX 78664

City of Brenham
HISTORIC PRESERVATION BOARD

April 20, 2026

Application for Certificate of Appropriateness

400 S. Austin St., Brenham, TX 77833

Applicant: Citizens National bank, 118 S Houston St, Cameron, Texas 76520.

ATTN: Steven M Wise, property owner

Staff Contact: Stephanie Donald, Historic Preservation Officer

Location: 400 S. Austin St.

Zoning: Historical District Overlay, B4

LOCATION MAP:



DESIGN NARRATIVE:



1. Project Introduction:

- The Citizens National Bank project is a new, from the ground up, 2,523 sq. ft. building on a 1.26-acre site.
- The property is located in Historic District Overlay of the City of Brenham, TX.
- Presently, the site is a vacant lot, situated at the south-west corner of W. First St. and S. Austin St.
- BNSF Railway borders the property to the west.
- Zoning district: B-4
- Citizens National Bank is working with the city to provide nine, on-street public parking spaces so that patrons of the Café to the north will have ample number of parking spaces.

List of Figures:

Figures 1 CNB-Brenham_ExteriorRenderings

List of Exhibits:

- Exhibit 1 _A-1.11 Existing Site Conditions photographs
- Exhibit 2 _A-1.1 Architectural Site Plan
- Exhibit 3 _Exterior Building Materials
- Exhibit 4 _Lighting Exterior

2. The Citizens National Bank Design Criteria:

The building design will follow recommendations from the *Design Guidelines for the Brenham Downtown Historic District, Brenham, TX*.

3. The design concept:

Small, friendly town, turn of the century Texas train station.

Reminiscent of the old Union Passenger Railroad station and Signal Tower 95 that once stood directly north of the build site, (where the Washington County Chamber of Commerce building resides), the Citizens National Bank building will bring back old-time charm and character to the west side of the Historical District.

The design will be friendly and inviting with a large pedestrian front porch that allows for patrons to enter the building from the east, north and the west. The west side will also have quaint entry arbor entrance.

4. Building Design Features:

(Please refer to Exhibit 3 for images of exterior building materials)



East Elevation

Masonry: The exterior wall material will be all brick, consisting of a dark brick wainscot and a red brick upper body

Wood: Painted with period color paint.

- Wood work on the exterior is as follows:
- Cornice work, siding trim work, all brackets, and porch posts and the entry arbor located on west side.
- Lap siding will be located at the upper clerestory dormer exterior and at the gable-end walls of the roof. The material will and will consist of cement-fiber boards and look like wood.

Paint: Historic Colors by Sherwin Williams.

Architectural Metals & Roofing:

The roofing material will be double-fold standing seam metal. There will be metal gutters and metal downspouts to match the roofing color. The building will have wide roof overhangs and large wooden brackets.

Windows:

The windows will be pre-finished aluminum storefront with thermally broken frames. Dark-Bronze in color. The glass units will be energy efficient, 1-inch insulating glass with grey glass for the exterior pane and clear glass for the interior pane. Furthermore, the windows will have muntin's that will provide a simulated divided-lite look. Please refer to the renderings in the Figures exhibit.

Awnings and Canopies will not be utilized in this project

Signs: There will be a monument sign made of metal and will be illuminated by ground lights and will abide by the codes and ordinances of the city and the Historical Preservation Board.

Lighting:

Exterior lighting: (Exhibit 4)

- The exterior lighting at this time is being studied and fixture selection is still pending.
- Parking lot lights will be pole mounted, with historically classical features. They will be pre-finished aluminum. Photometric studies are being conducted to ensure that parking lot light does not spill over the property lines nor cause light pollution. We propose three Options for selecting the parking lot light fixtures. Refer to Exhibit 4.
- The building will be illuminated by recessed down lights located in the soffits of the roof overhangs.
- If wall mounted fixtures are desired, then these fixtures will have a historically correct look and blend in with the theme of the small-town train station. An example of a wall mounted light fixture is shown in Exhibit 4.

Special Considerations:

The building envelope, (walls and roofs and glazing) will be properly insulated. The building will meet the requirements of the IBC 2021 and IECC.

The building will be fully compliant to the Texas Accessibility Standards 2012.

End of Design narrative.

FIGURES



Figure 1: Aerial view from the north



Figure 2: East elevation from Austin St.

FIGURES



Figure 3: East elevation from Austin St.



Figure 4: Night View - East elevation from Austin St.

FIGURES



Figure 5: North elevation from First St.



Figure 6: Night View - North elevation from First St.

FIGURES



Figure 7: South elevation from Austin St.



Figure 8: Night View - South elevation from Austin St.

FIGURES



Figure 9: Entry Arbor – West elevation from parking lot.



Figure 10: Night View - Entry Arbor – West elevation from parking lot.

FIGURES



Figure 11: Drive Thru - West elevation from parking lot.



PHOTO 12



PHOTO 11



PHOTO 10



PHOTO 9



PHOTO 8



PHOTO 7



PHOTO 6



PHOTO 5



PHOTO 4



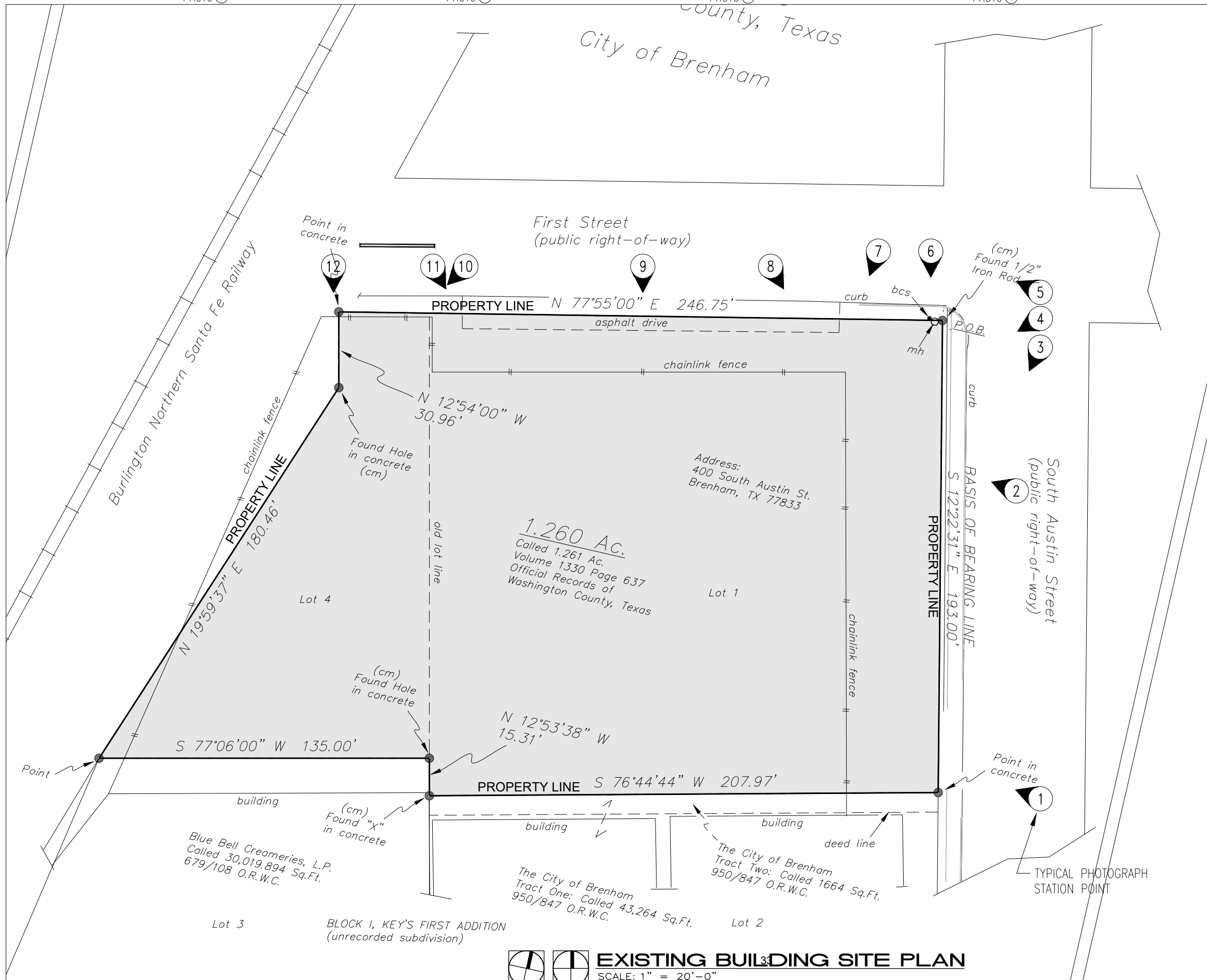
PHOTO 3



PHOTO 2



PHOTO 1

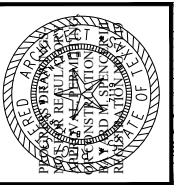


EXISTING BUILDING SITE PLAN

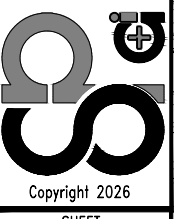
SCALE: 1" = 20'-0"

CITIZENS NATIONAL BANK
HISTORIC PRESERVATION BOARD REVIEW HEARING
EXHIBIT 1
EXISTING SITE CONDITIONS

CITIZENS NATIONAL BANK
BRENNHAM TEXAS
400 S. Austin St.
Brenham, TX



Spencer - Pierce
Architecture + Interiors, Inc.
110 N. Stone
Round Rock, Texas 78664
Phone: (512) 388-6277
Fax: (512) 388-0732
Email: sp@sp-i.com Web: www.sp-i.com



Copyright 2026
SHEET
A-1.11

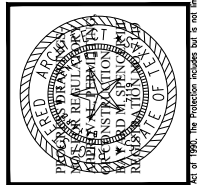
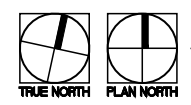
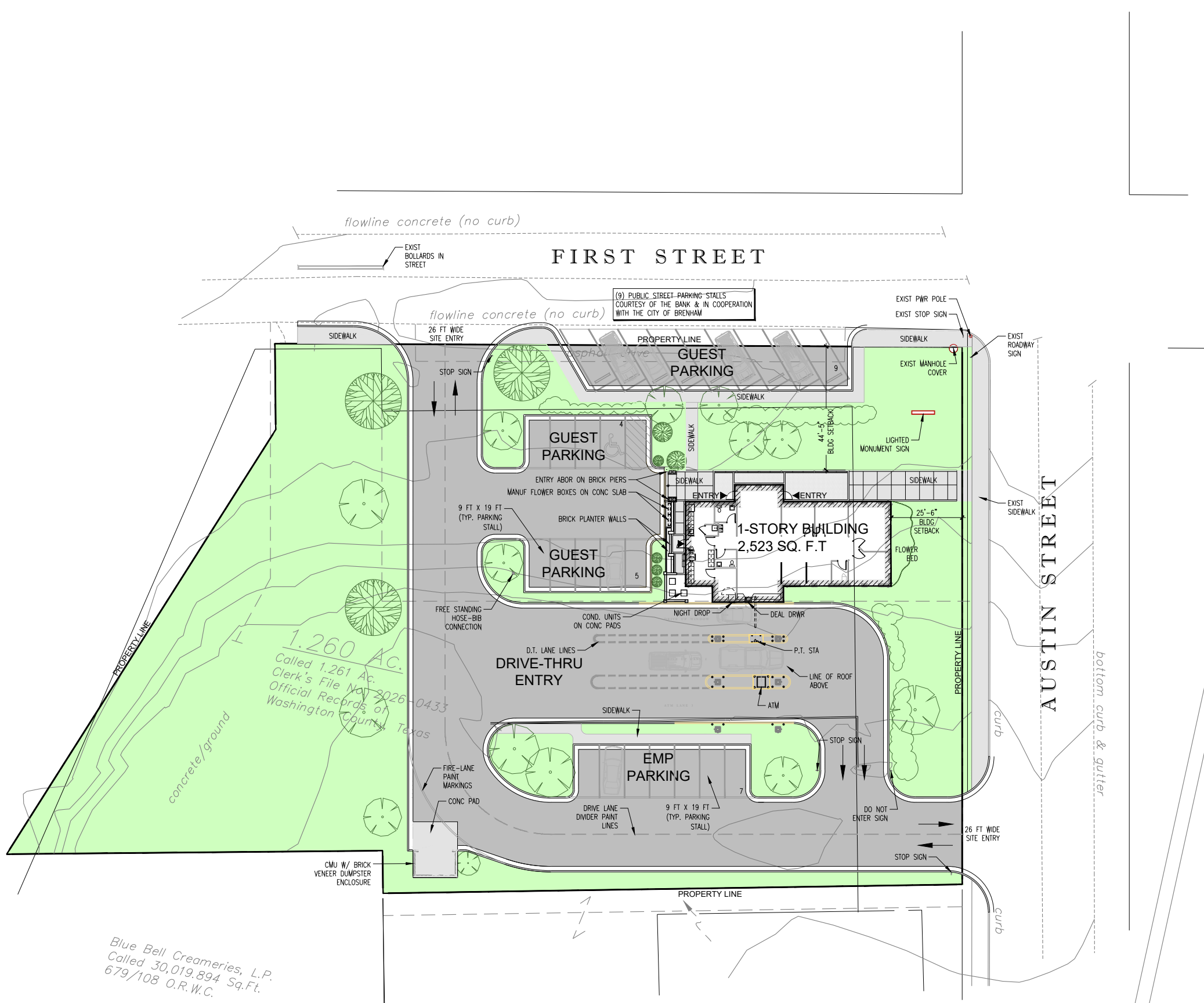


EXHIBIT 3

Exterior Materials Images

Note: The materials and colors listed in this exhibit are currently under Owner review. The final selection may deviate slightly from those depicted in this exhibit.

Brick-Wainscot

Exterior walls below the windows.

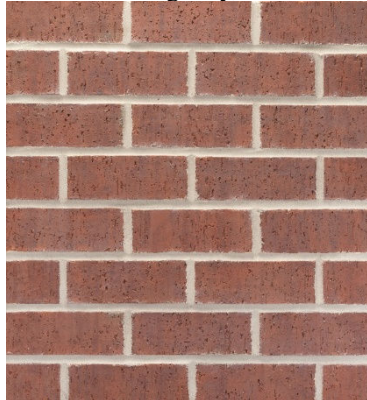
Acme Brick: Capital Ironspot, modular, velour



BRICK

Main body of brick for the building and the dumpster enclosure

Acme Brick: Burgundy, Modular Heritage.



ROOFING

Standing seam metal roofing, gutters and downspouts

Berridge Metals: Standing Seam, Double Fold, Color: Charcoal Grey



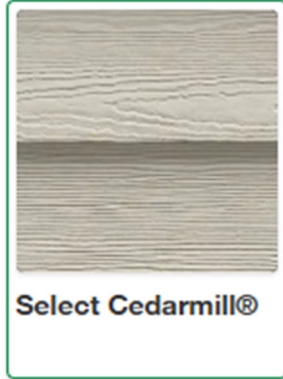
Charcoal Grey

EXHIBIT 3

SIDING

James Hardie: Hardie Plank, Select Cedarmill

Gable ends of main roof and upper clerestory walls. Primed and painted.



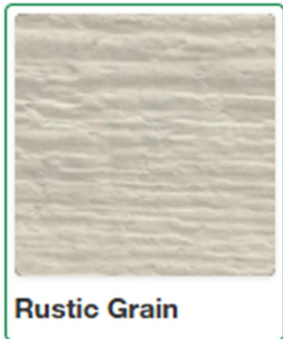
TRIM BOARDS

Hardie Trim Boards: Rustic Grain and Smooth

Smooth trim boards will frame out the north entry porch, the building frieze boards.

Rustic Grain trim boards will frame out the clerestory dormer.

All trim boards will be painted Colonial Revival Green Stone.



Smooth

EXHIBIT 3

PAINTING

Paint color for all trim, siding, brackets, porch columns, entry arbor.

Sherwin Williams: Colonial Revival Green Stone, Exterior Grade, Latex, Acrylic



H Historic Color
SW 2826

Colonial Revival Green Stone

FULL DETAILS ^

LRV: 33 ⓘ

RGB: 163 / 155 / 126

Hex Value: #A39B7E

Available in: Interior/Exterior

Color Collections: Exterior Historic, Historic (Colonial Revival)

Color Family(s): Green

PAINTING

Overhangs, Soffits, and accent color.

Sherwin Williams: Classical White, Exterior Grade, Latex



H Historic Color
SW 2829

Classical White

FULL DETAILS ^

LRV: 76 ⓘ

RGB: 236 / 225 / 203

Hex Value: #ECE1CB

Available in: Interior/Exterior

Color Collections: Exterior Historic, Historic (Colonial Revival)

Color Family(s): Yellow

A historic hue with enduring appeal, this bright, warm white has a creamy yellow undertone, lending a sophisticated glow to any classical space.



SOLID STATE LIGHTING

LCN WALL MOUNT-PLED

Fixture Housing

Shade, Cage, and Hub are welded to create a one piece unitized Housing consisting of cast low copper (A356 alloy; < 0.2%Cu) aluminum. One side of Cage is a door fastened to the Housing with a stainless steel hinge at the bottom and secured with a single stainless steel hex head cap screw at the top of the door. PLED Optical module secures to frame on the underside of the Shade and sealed with an extruded closed cell silicone gasket. Driver/wiring accessed through the Electrical Access at the bottom of the fixture. All exposed hardware is stainless steel.

Decorative Arm

One piece unitized decorative arm consisting of cast low copper (A356 alloy; < 0.2% Cu) aluminum. Arm is welded to the Wall Mount plate and the entire Arm/Wall Mount assembly is either welded to the the LCN12 Hood (XCNA-P; XCNB-P) or mechanically fastened to the Hub (XCNA-T; XCNB-T). All welds are blended to create a homogeneous appearance. Wall Mount plate affixed to mounting surface covering a recessed j-box.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. LED refractors produce standard asymmetric site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Driver(s)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED Emitters

High output LED's are utilized with drive currents ranging from 175mA to 525mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

Amber LED's

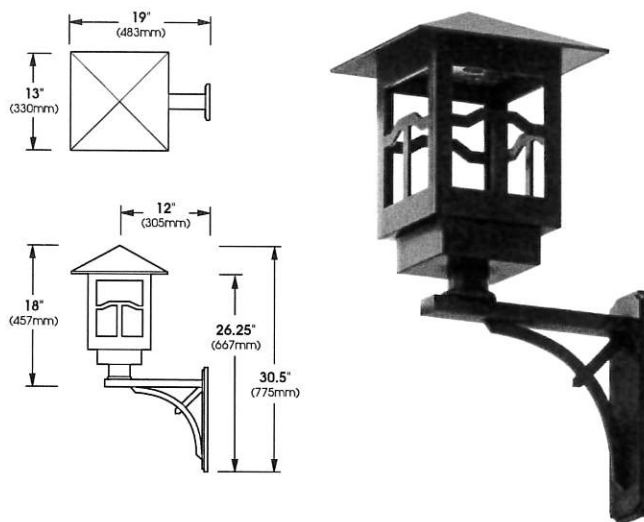
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

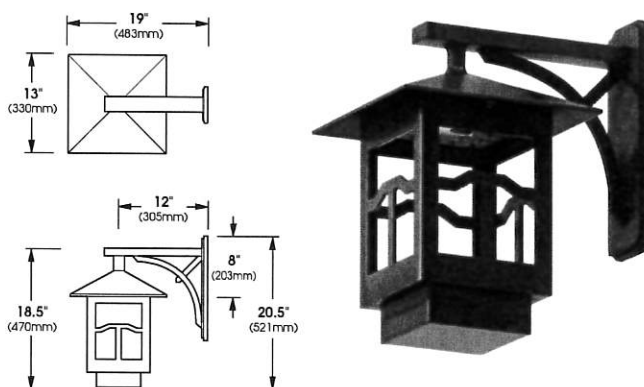
PROJECT NAME: CITIZENS NATIONAL BANK

FIXTURE TYPE: EXTERIOR WALL MOUNTED



LCN12/XCNA-UT (Post Top Mount)

DARK BRONZE FINISH



LCN12/XCNA-UP (Pendant Mount)



2023188





PROJECT NAME: **CITIZENS NATIONAL BANK**
 PROJECT TYPE: **OPTION #1 PARKING LOT LIGHTING**

AREA & ROADWAY LIGHTING

OV SERIES - LED

Luminaire

High Impact Acrylic Lens provided with durable corrosion resistant cast aluminum housing and cage. Heavy gauge formed aluminum reflector Top is hinged for access. Pendant Mount uses Trulevel™ ball coupling mount. All hardware is stainless steel.

LED Power Array™

Three-dimensional array of individual LED Tubes fastened to retaining plates. Each LED Tube consists of circuit board populated with a multiple of LED's covered with a gasketed acrylic lens and mechanically fastened to an extruded aluminum heatsink. Tubes are sealed to an IP65 Standard.

Area and Roadway Distributions (PA): Acrylic Tube Lenses have individual molded-in refractive optics for each LED and provides concisely tailored beam patterns. LED Tubes are uniquely aimed horizontally and beam patterns combine to produce wide throw, highly efficient IES Distribution Types II, III, IV and V with minimal uplight. Used in conjunction with a clear patterned diffusing globe only.

General Lighting (GRV): Acrylic Tube Lensed LED Tubes are arrayed within the Prismatic Glass Refractor to provide symmetric and asymmetric output through the Glass Refractor.

LED Emitters

High Power White LED's are driven between 175mA and 700mA for a maximum output of 2 Watts nominal. LED's are available in standard Neutral White (4000K), Cool White (5000K), or Warm White (2700K & 3000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L94 at 60,000 hours (TM-21 calculated at 6x Test Time).

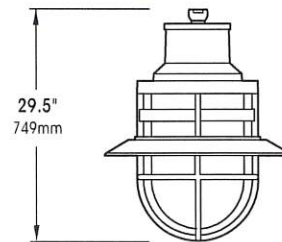
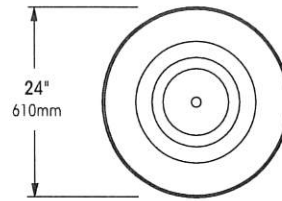
LED Driver

Constant current electronic with a power factor of >0.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. 0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

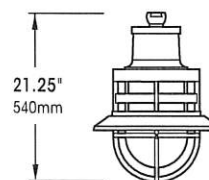
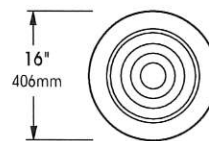
Finish

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



OV1*

* Glass Refractor w/ Clear Lens option shown on XWB Arm



OV2*

* Sandblasted Clear Lens option shown w/ XWB Arm shown
DARK BRONZE FINISH



2025034



PROJECT NAME: **CITIZENS NATIONAL BANK**
 PROJECT TYPE: **OPTION #2 PARKING LOT LIGHTING**

AREA & ROADWAY LIGHTING

LCLS SERIES - PA2 LED

Luminaire

Prismatic acrylic diffusing lens provided with durable corrosion resistant cast aluminum housing. Top and bottom are hinged for access with separate driver and led compartments. Pendant Mount using Tru-Level™ ball aligner coupling mount. All hardware is stainless steel.

LED Power Array™

Array of individual LED Tubes fastened to retaining plates. Each LED Tube consists of circuit board populated with a multiple of LED's covered with a gasketed acrylic lens and mechanically fastened to an extruded aluminum heatsink. Tubes are sealed to a an IP65 Standard.

Area and Roadway Distributions: Acrylic Tube Lenses have individual molded-in refractive optics for each LED and provides concisely tailored beam patterns. LED Tubes are uniquely aimed horizontally and beam patterns combine to produce wide throw, highly efficient IES Distribution Types II, III, IV and V with minimal uplight. Used in conjunction with a clear prismatic lenses only.

General Diffused Lighting: Acrylic Tube Lense provides diffusion of the raw LED distributions. Tubes are combined to produce uniform luminance of the outer globe.

LED Emitters

High Power White LED's are driven between 350mA and 700mA for a maximum output of 2 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K) . All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time).

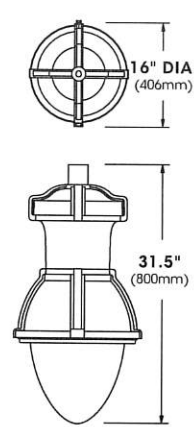
LED Driver

Constant current electronic with a power factor of >0.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. 0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.

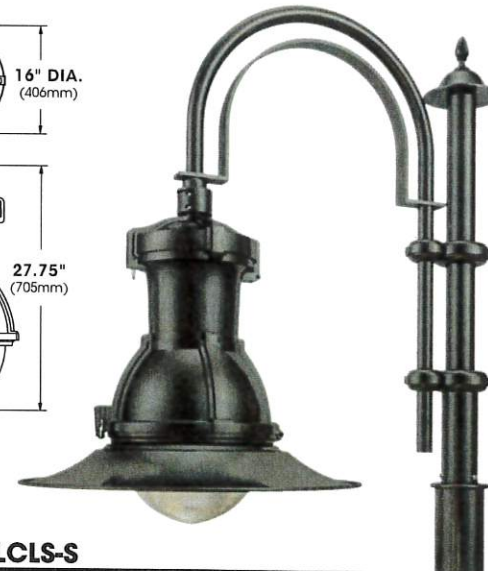
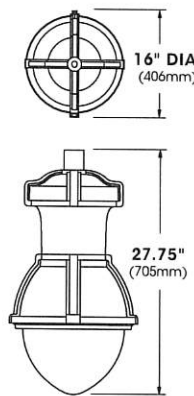
True Amber LED's: TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-595nm. True Amber has negligible blue light and is suitable for wildlife.

Finish

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



LCLS-D



LCLS-S

(Shown with -RSD option)

DARK BRONZE FINISH



2025134

SOLID STATE AREA LIGHTING

CLP SERIES-LED

S P E C I F I C A T I O N S

LUMINAIRE

Clear smooth acrylic lens provided with durable corrosion resistant low copper cast aluminum (A356 Alloy; < 0.2% Cu) housing. Top is removable for access. Post-top luminaire base has 3" I.D. opening for tenon. Pendant Mount uses Trulevel™ ball coupling mount. All hardware is stainless steel.

LED POWER ARRAY™

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

VERTICAL POWER ARRAY™ WITH GLASS REFRACTOR: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Array is secured within a 6" Prismatic Glass Refractor which provides the optical control. Used in conjunction with clear smooth lens.

VERTICAL POWER ARRAY™: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with opal diffusing lens.

LED EMITTERS

High output LED's are utilized with drive currents ranging from 350mA to 525mA. 70CRI Minimum LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

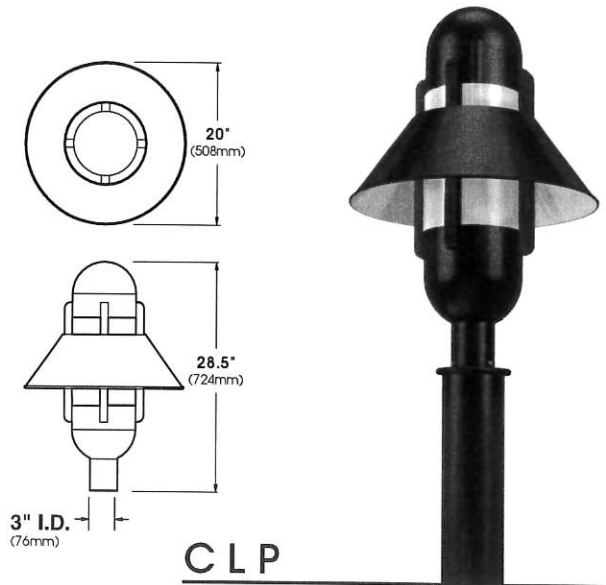
Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

FINISH

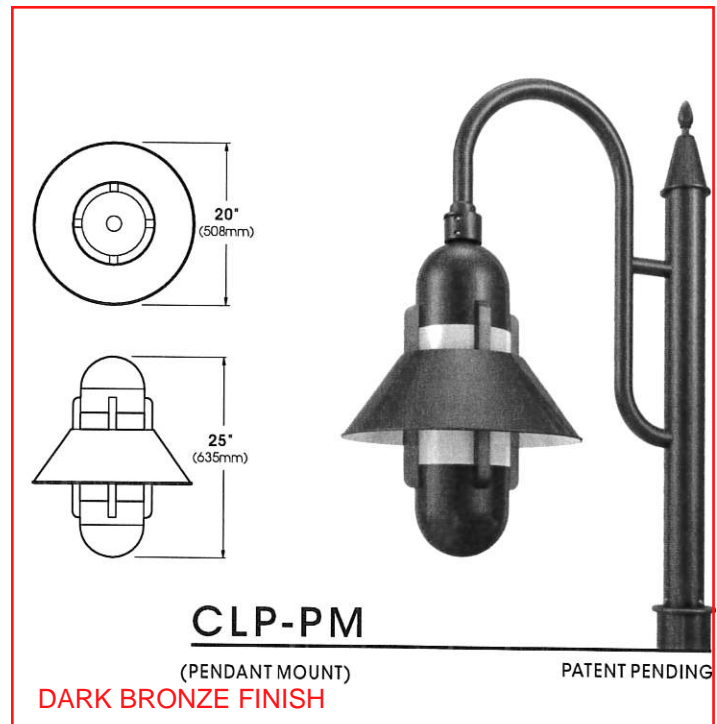
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME: **CITIZENS NATIONAL BANK**

PROJECT TYPE: **OPTION #3 PARKING LOT LIGHTING**



PATENT PENDING



PATENT PENDING



2016282





PROJECT NAME: CITIZENS NATIONAL BANK
 PROJECT TYPE: PEDESTRIAN WALK LIGHTING

AREA & ROADWAY LIGHTING

TCL SERIES - PLED
 TRADITIONAL COACH LANTERN

Luminaire

Heavy cast corrosion resistant low copper aluminum (A356 alloy, <0.2% copper) traditionally styled housing and top. Minimum wall thickness is .188". Top hinges for easy access. Silicone gasket between housing and hood. Luminaire base has 3" I.D. opening for tenon. All hardware is stainless steel.

Diffuser

No Lens Open Frame is standard. Option of Clear Patterned Acrylic (CPA) or White Acrylic (WA) Lens Panels. Lenses are mechanically fastened to the frame and sealed with closed cell silicone gasketing.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side, maximizing usable light. Optional house side shields are available that cover each individual optic. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments. Quick-disconnects are provided above each panel for fast field replacement. No lens fixture option will provide "U0" no uplight optical package.

Ambiance Low Luminance Lens

Optional Ambiance Lens (AL) provides low luminance reduced glare distributions. Lens diffuses the PLED Optics and provides a more uniform luminance across the aperture reducing glare at all angles. Lens is provided with an aluminum frame and is sealed to the housing with high temp gasketing.

LED Emitters

High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L94 at 60,000 hours (TM-21 calculated at 6x Test Time).

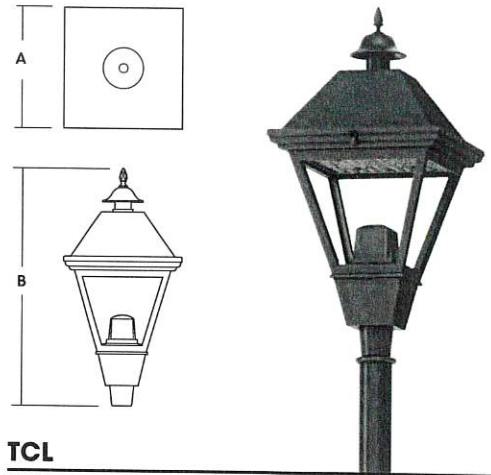
True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Finish

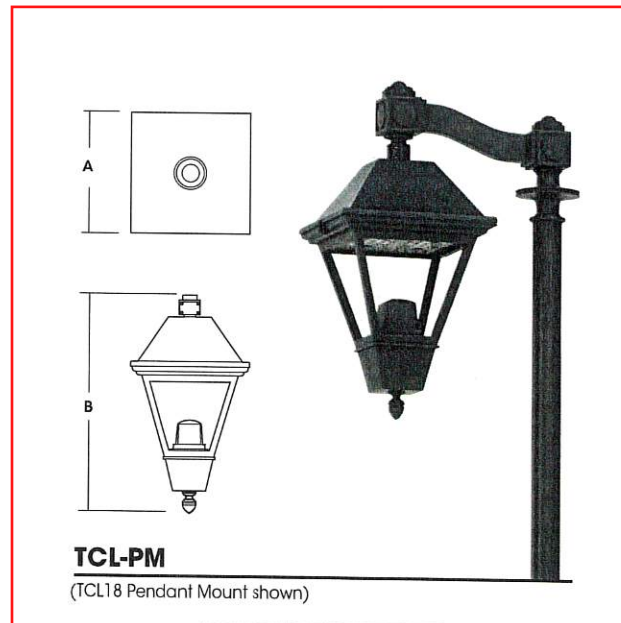
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



TCL

(TCL21 Tenon Mount Shown with FM Finial)

FIXTURE	FINIAL	A	B
TCL21	FM	21" (533mm)	41" (1041mm)
TCL21	FP	21" (533mm)	40" (1016mm)
TCL18	FM	18" (457mm)	37" (940mm)
TCL18	FP	18" (457mm)	35" (889mm)



TCL-PM

(TCL18 Pendant Mount shown)

FIXTURE	A	B
TCL21-PM	21" (533mm)	38" (965mm)
TCL18-PM	18" (457mm)	33.5" (851mm)



2024185

CITIZENS NATIONAL BANK

SOFFIT DOWN LIGHTING



SPECIFICATION SHEET

Shop Now

Project Name: Type: Quantity:

INTENDED USE

Engineered to provide powerful surrounding light in small spaces, the recessed 12-volt LED product yields round and square direct, as well as round and square adjustable downlight. Diecast metal construction is made for greater heat dissipation and built to last with a powder coat finish and rated for wet locations. Mounting can be daisy-chained for up to six fixtures for simple installation. Height allows for 2x4 construction. No frame required on remodel installation. Available in a range of color temperatures.

PRODUCT FAMILY

- 14142-RN-D | 1-Inch Round Direct
- 14142-RN-ADJ | 1-Inch Round Adjustable
- 14142-SQ-D | 1-Inch Square Direct
- 14142-SQ-ADJ | 1-Inch Square Adjustable**

FEATURES

- Construction:** Lasting quality, powder coat finish diecast construction for greater heat dissipation
- Lens:** PC lens for even lumen distribution
- Adjustability:** ADJ: 360° rotation with 30° gimbal adjustability which can be also locked into place by tightening locking screw
- CRI:** 93+
- Mounting:** Can be daisy-chained up to 6 fixtures for simple installation. Height allows for 2x4 construction. No frame required on remodel installation.
- Driver Control:** ELV (standard) other options available. Can control up to 6 fixtures daisy-chained, or can be wired 1 fixture per driver.
- Voltage:** 12V. Recommended maximum voltage drop 10.5V
- Lumens:** 100-110 lumens/watt.
- RN-D & SQ-D: 450-675 lm / RN-ADJ & SQ-ADJ: 625-700 lm
- Wattage:** 6.1W
- Life-span:** 50,000 hours
- Listing:** Direct models are Wet-location rated, Adjustable models are Damp-location rated, IC-rated for insulated ceilings, Title 24, Energy Star certified
- Warranty:** 5 years carefree for parts and components (labor not included).



Round Direct



Round Adjustable



Square Direct



Square Adjustable



Finish Options



White



Black



Bronze



Haze Reflector, white trim



Black Reflector, white trim

ORDERING INFORMATION Example:

14142-RN-D-B38-BK-27K-RM-XELV

Model	Shape	Optics	Beam Spread	Finish	Color Temp	Housing	Remote Driver
14142	RN Round	D Direct	B28 28° Angle	WH White	27K 2700K	RM Remodel No Frame, not required	XELV ^{Std.} Electronic Low Voltage (120V) External
	SQ Square	ADJ ¹ Adjustable	B38 ^{Std.} 38° Angle	BK Black	30K 3000K	1HIC IC Housing 1-light	XMLV Magnetic Low Voltage (120V) External
B50 50° Angle			BZ Bronze	35K ⁴ 3500K	2HIC IC Housing 2-light	XD10 0-10V (120V/277V) External	
HZWH ³ Haze Reflector with White Trim			40K 4000K	3HIC IC Housing 3-light			
			BKWH ³ Black Reflector with White Trim		4HIC IC Housing 4-light		
					5HIC IC Housing 5-light		
					1ICR60 ² IC Rated R60 1-light		



1 Not rated for Wet Location.
 2 Not compatible with MLV.
 3 Available only in Direct design.
 4 Not available in Adjustable.

ACON 14142 1-Inch Architectural LED Recessed Outdoor Downlight Fixture

SOLID STATE AREA LIGHTING

8520 SERIES-LED

SPECIFICATIONS

HOUSING

Heavy wall cast aluminum (A356 alloy; < 0.2% copper) construction. Powder coated for use in concrete. Two (2) 3/4" NPT conduit entries provided at bottom of Splice Compartment.

LENS FRAME

Cast aluminum (A356 alloy; < 0.2% copper) construction in louvered frame or open frame configurations.

LENS

LOUVERED LENS FRAME: 3/16" tempered glass, frosted (ALF) or prismatic (ALP).

OPEN LENS FRAME: 3/16" tempered glass, frosted (NLF) or prismatic (NLP).

LED MODULE

Array of multiple LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

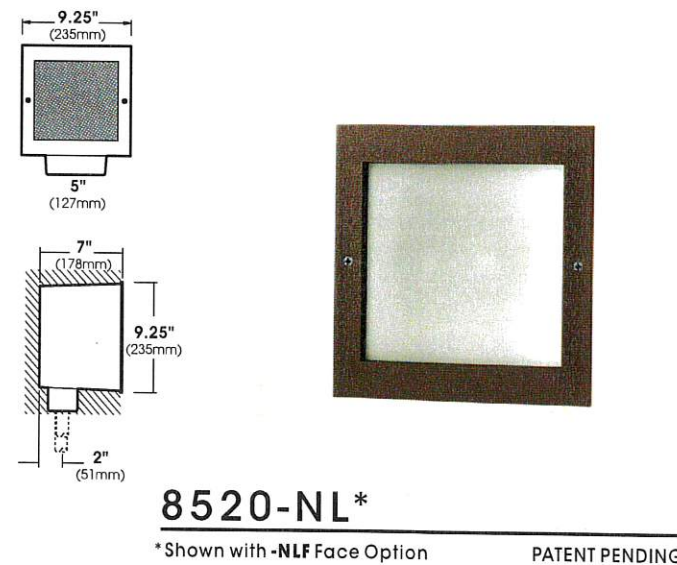
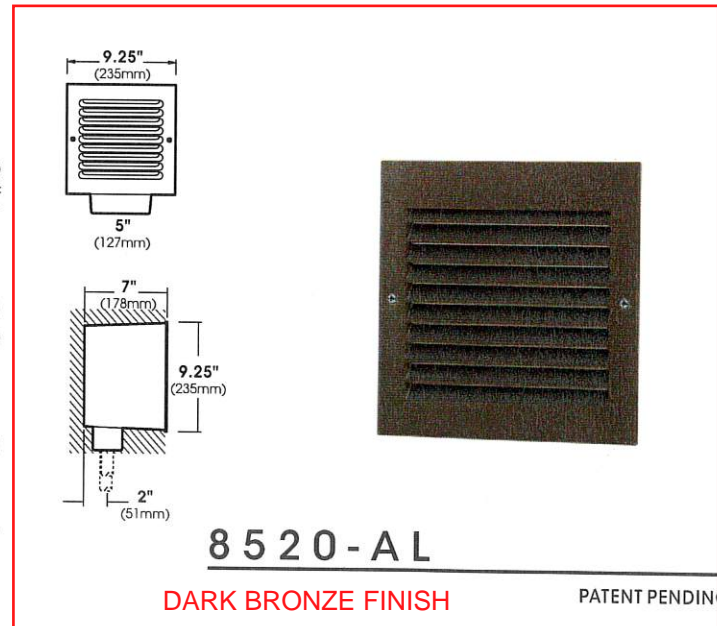
LED DRIVER

Constant current LED drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Drivers are electronic and have a power factor of >.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz. (Consult factory for dimming applications.)

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: **CITIZENS NATIONAL BANK**
 PROJECT TYPE: **ENTRY ARBOR WALK LIGHTING**

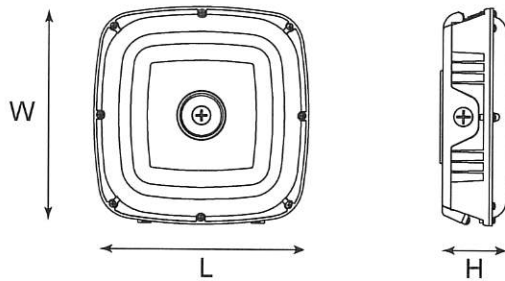




PROJECT NAME: CITIZENS NATIONAL BANK
 FIXTURE TYPE: DRIVE THRU CANOPY LIGHTING

AMCP-SR10

Square Canopy Luminaire
 Field Selectable Output & CCT



Model #	L (in)	W (in)	H (in)	Weight (lbs)
AMCP-SR10	10.0	10.0	3.18	4.7

SPECIFICATIONS

Housing:

Die Cast Aluminum Housing and Front Frame. Integral Heat Sinking and Driver Compartment. Stainless Steel Hardware. Housing comes standard with Sensor Ready Receptacle & Screw-In Sensor Receptacle. Side Conduit Entries With Plugs.

Finish:

Dark Bronze or White Premium Polyester Powdercoat

Listings & Ratings:

cUL Listed For Wet Location. DLC Premium Listed. IP65 Listed for Ingress. IK10 Listed for Impact.

Lens / Optics:

UV Stabilized Polycarbonate Lens.

LED's:

Long Life LED's provide a TM-21-11 calculated L90 of 51,000 hrs and L70 of 167,000 hrs. CCT is Field Selectable in 3000K(WW), 4000K(NW), and 5000K (CW). All CCT's have a 80CRI Min. Color Shift of <math><0.0031 (\Delta u'v')</math> over initial 6,0000 hrs of operation.

Five-Step Field Selectable Wattage / Lumen Output*:

AMCP-SR10 3,000 - 12,000 Nominal Lumens / 20 - 75 Watts

*See Lumen / Wattage Tables For Field Selected Options

Driver:

Electronic Driver Available in 120-277V 50/60Hz. Drivers have a THD < 20% and a PF > 0.90. Integral 4kV(AMCP-SR8) or 6kV (AMCP-SR13) Surge Protection. Drivers are 0-10V Standard Dimming. Luminaire has an Ambient Operating Temperature Range from -40°C to 50°C (-40°F to 122°F).

Controls & Sensors:

Integrated Photocell. Photocell can be Enabled/Disaabled via an internal switch. Screw-In Sensor Ready.

Mounting Options:

Wall Mount Kit.

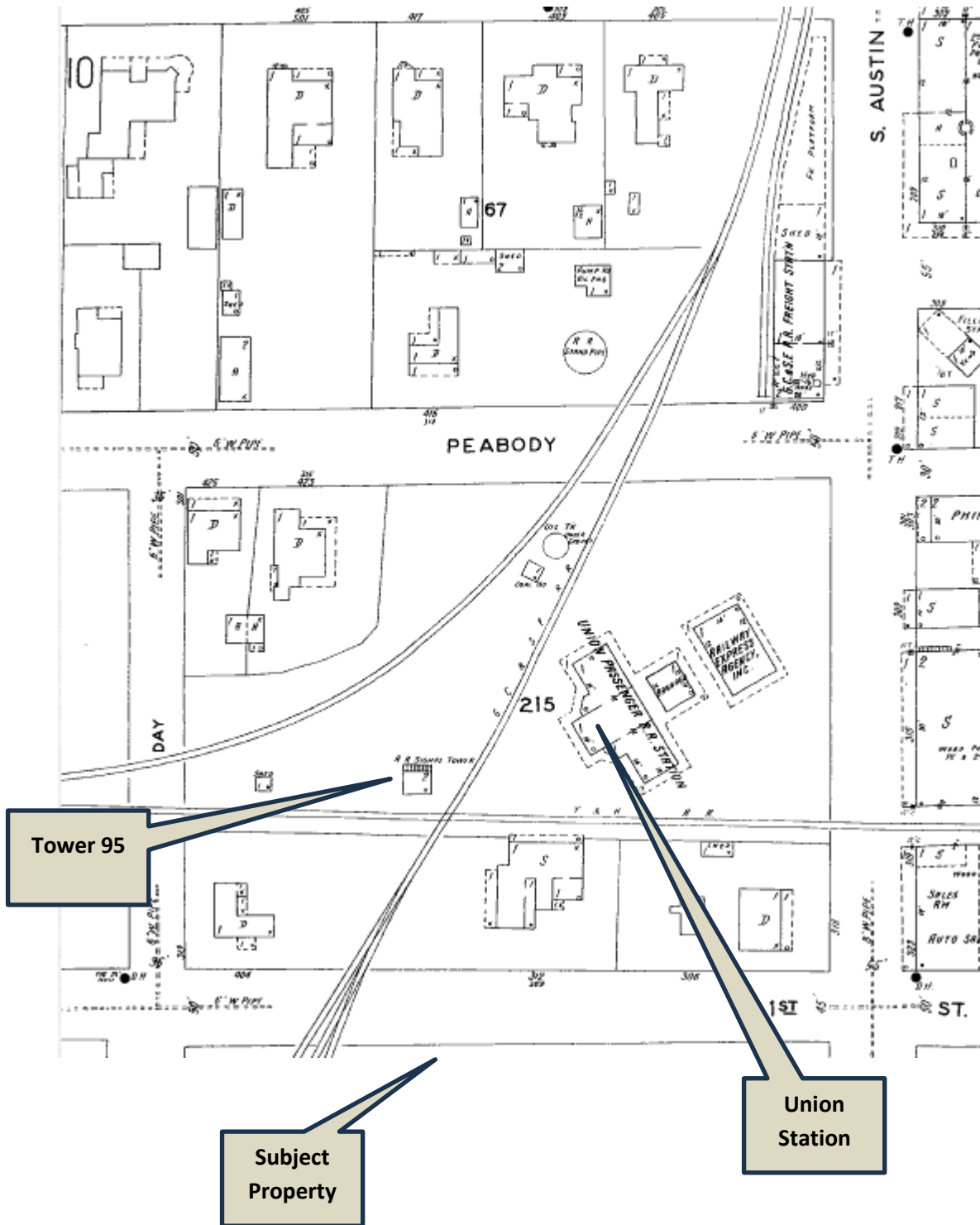
Warranty:

5 Year Electronics & Housing Warranty in -40°C to +50°C Environments.

CERTIFICATIONS & LISTINGS:



EXHIBIT "C"
1931 SANBORN FIRE INSURANCE MAP OF RAIL AREA



*Reference: <http://txrrhistory.com/towers/095/095.htm>



AGENDA ITEM 6 – REGULAR SESSION

MEMORANDUM

To: Historic Preservation Board Members
From: Stephanie Doland, Historic Preservation Officer
Subject: Preservation Plan for CLG Submittal
Date: May 13, 2026

During the September 30, 2025 Historic Preservation Board meeting, a training session was conducted by Kelly Little and Ericca Espindola with the Texas Historical Commission. The training included an introduction to the Certified Local Government (CLG) Program, which is designed to promote preservation activity at the local level in coordination with state and national preservation efforts. Through this program, the Texas Historical Commission provides participating communities with resources, technical materials, and grant opportunities to support best practices in historic preservation.

The Board expressed interest in pursuing the CLG designation, and staff are currently working to complete the required components of the CLG application for formal submittal later this year. One item the City does not yet have is an adopted Preservation Plan.

During the March Board meeting, staff presented an initial draft CLG Preservation Plan outlining goals, objectives, and strategic priorities to guide preservation initiatives in Brenham. Staff received feedback from Board members and City staff and included for further review, revision and consideration is a second draft preservation plan.

During the meeting, or in advance of the meeting, the Board may provide staff with edits to the latest revised preservation plan in anticipation of adopting the plan during the May 19, 2026 meeting.

City of Brenham

Historic Preservation Plan

The purpose of this Plan and the corresponding goals and objectives are for submittal to the Texas Historical Commission, Certified Local Government Program and serve as a foundation for a more formal Community-wide Preservation Plan. The following goals and objectives guide the City of Brenham's Historic Preservation Board and reflect the city's commitment to protecting and promoting its historic districts, neighborhoods, and landmarks.

Goals and Objectives:

1. Protect and enhance the districts and landmarks which represent distinctive elements of the city's historic, architectural and cultural heritage.
2. Strengthen and expand the Local Landmark Program to recognize, protect, and celebrate historically significant properties throughout Brenham.
3. Foster civic pride by promoting awareness of Brenham's historic accomplishments and shared community identity.
4. Promote the city's heritage by encouraging the continued use, rehabilitation, and adaptive reuse of historic buildings and sites.
5. Support heritage-based tourism by highlighting Brenham's historic assets and enhancing the visitor experience, thereby contributing to the local economy.
6. Ensure compatible and orderly development by encouraging growth that respects the character, scale, and integrity of historic districts and neighborhoods while balancing the rights of property owners who own and control historic property.
7. Promote economic vitality by encouraging the most appropriate and sustainable use of historic properties.
8. Encourage stabilization, maintenance, and rehabilitation of historic sites and structures through incentives, technical assistance, and public-private partnerships.
9. Provide guidance and recommendations to the City Council and other boards on matters related to historic preservation, design review, and long-range planning.
10. Collaborate with local and regional historic partners, including Recorded Texas Historic Landmarks and museums, to strengthen preservation efforts community wide.

To achieve the above goals and objectives, the Brenham Historic Preservation Program also seeks to pursue the following action priorities, both short- and long-term:

I. Identify. Identify and document Brenham's historic resources through:

- An updated Historic Resources Survey for Downtown Brenham, including buildings, structures, and cultural assets.
- A community wide Historic Resources Survey to identify additional landmarks and sites of historical significance throughout the community.
- Surveys of historic neighborhoods and potential residential historical overlays.
- Identification of properties eligible for local landmark designation, Recorded Texas Historic Landmark (RTHL) status, or National Register listing.

- Prioritization of properties most vulnerable to demolition, deterioration, or incompatible alteration.

II. Protect. Protect Brenham’s historic resources by:

- Expanding the Local Landmark Program and proactively nominating eligible properties.
- Supporting additional designations to the National Register of Historic Places and the Recorded Texas Historic Landmark (RTHL) program.
- Communicating existing protections established in the Historic Preservation Ordinance for the Downtown Brenham Historic District and historic landmarks.
- Champion the efforts and programs which tell the story of Camptown and the Washington County Freedom Colonies
- Collaborating with local RTHLs and heritage institutions for preservation strategies and shared programming with these partners, including:
 - Simon Theatre and Barnhill Center
 - Brenham Heritage Museum
 - Brenham Fire Museum
 - Texas Ten Historical Explorers
 - Heritage Society of Washington County
 - Burton Cotton Gin Museum (regional partner)
 - Washington-on-the-Brazos State Historic Site (regional partner)

III. Incentivize. Encourage preservation and rehabilitation by:

- Developing a guide to local, state, and federal preservation incentives, including tax credits, tax abatements, main street grants, and City grants.
- Offering technical assistance to property owners pursuing rehabilitation or adaptive reuse.
- Prioritizing assistance for vacant, underutilized, or at-risk historic structures.

IV. Educate. Educate property owners, residents, real estate professionals, design professionals and visitors by:

- Creating a communication plan for Downtown Brenham property owners and local landmark owners, including regular updates, guidance materials, and preservation alerts.
- Informing prospective property owners, through realtor due diligence and title searches, of the Historic Preservation Overlay, its restrictions, and available assistance.
- Hosting workshops, presentations, and public programs on preservation best practices.
- Promoting awareness of Brenham’s historic neighborhoods, architecture, and cultural heritage.
- Providing clear guidance on the use of preservation incentives and the benefits of historic designation.

V. Promote Heritage Tourism. Strengthen heritage tourism by:

- Promoting maps, brochures, and digital guides highlighting Brenham’s historic and cultural resources as developed by Visit Brenham.

- Supporting interpretive signage, local markers, and storytelling initiatives.
- Collaborating with Main Street Brenham, Visit Brenham, and regional partners to enhance visitor engagement.

VII. Long-Term and/or Ongoing Initiatives. Pursue and prioritize long-term preservation initiatives, including:

- Updating and formally adopting Design Guidelines for Commercial Properties in Downtown Brenham.
- Support regional partners in promoting and maintaining local history day to capture and tell community stories to Brenham Youth.
- Encouraging continued investment in Main Street Brenham to strengthen the historic downtown core.
- Supporting publications, exhibits, or digital archives that document Brenham’s history.
- Exploring preservation strategies for historic neighborhoods, including conservation districts or design guidelines.

These goals and objectives are essential to the long-term cultural, economic, and educational well-being of the community. The Historic Preservation Board is committed to implementing these initiatives to ensure that Brenham’s historic character is preserved for future generations. Additional study including public engagement, identifying possible funding sources, and engaging community partners will be further evaluated through a formal community-wide Preservation Plan.