



**NOTICE OF A MEETING  
HISTORIC PRESERVATION BOARD  
TUESDAY, MARCH 4, 2025, AT 5:30 PM  
CITY COUNCIL CHAMBERS  
2<sup>ND</sup> 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, Development Services Director / Historic Preservation Officer

**REGULAR SESSION**

**4. Discuss and Possibly Act Upon Approval of Minutes from the January 16, 2025 Historic Preservation Board Meeting.**

**5. Discuss and Possibly Act Upon a Certificate of Appropriateness Application for The Forge Building located at 203 W. Alamo Street, Brenham, Texas.**

**6. Staff update on the Urn Project at the Barnhill Center located at 111 W. Main Street, Brenham, Texas.**

**7. Adjourn**

***CERTIFICATION***

I certify that a copy of the March 4, 2025, 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 Friday, January 28, 2025, at 11:00 am.

*Kim Hodde*

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***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 twenty-four (24) 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 \_\_\_\_\_, 2025 at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

## HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham's Historic Preservation Board was held on Wednesday, January 16, 2025, beginning at 12:00 p.m. in the Brenham City Hall, Conference Room 2A, at 200 West Vulcan Street, Brenham, Texas.

### Board Members present:

Hal Moorman - Chair  
Becky Bosse  
Angelia Gerhard  
Rachel Nordt  
Brad Tegeler  
Tommy Upchurch

### Board Members absent:

Jennifer Hermann

### Community:

None

### The City of Brenham Staff present:

Carolyn Miller, City Manager  
Jennifer Eckermann, Tourism and Marketing Director  
Stephanie Doland, Development Services Director  
Shauna Laauwe, City Planner  
Kim Hodde, Planning Technician

### **1. Call Meeting to Order**

Chairman Hal Moorman called the meeting to order at 12:18 pm.

### **2. Public Comments**

There were no public comments.

## **REGULAR SESSION**

### **3. Discuss and Possibly Act Upon Approval of Minutes from the March 27, 2024, Board Meeting**

A motion was made by Board Member Tegeler and seconded by Board Member Upchurch to approve the minutes from the March 27, 2024, Board Meeting.

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

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

**4. Discuss and Possibly Act Upon the Election of a Chairperson and Vice-Chairperson for the 2025 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, 2025. Any board member can nominate, and any board member can be nominated. A board member may also nominate themselves.

Brad Tegeler nominated Hal Moorman to serve as Chair and Becky Bosse nominated Brad Tegeler to serve as Vice Chair. A motion was then made by Board member Upchurch and seconded by Board member Bosse to elect Hal Moorman as Chair for the Historic Preservation Board and Brad Tegeler as Vice Chair for the Historic Preservation Board for 2025.

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

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

**WORK SESSION**

**5. Discussion on the Historic Preservation Board’s Plan of Work for 2025.**

Jennifer Eckermann, Tourism and Marketing Director, stated that late 2024, staff discussed the need to contact all the downtown property owners to remind/inform them about the Historic Preservation Ordinance and the Historic Preservation requirements. Ms. Eckermann stated that she knew at that time that she would be retiring in 2025 and felt that it made the most sense to transition the board to Development Services at this time. This transition

would make it easier for the applicants/property owners to deal with one department throughout the entire process instead of multiple departments. City staff felt that the start of the new year would be a great time for the transition. Ms. Eckermann thanked the Historic Preservation Board members and stated that she appreciates each of them and their passion for the preservation of our historic buildings. She further stated that the downtown historic overlay district is a vital aspect of the Historic Preservation Ordinance; however, there are many other items in the ordinance that need to be advocated for such as landmark designations. She stated that she plans to still be active in the Historic Preservation after her retirement but just in a different role.

Ms. Eckermann then introduced Stephanie Doland who is the Development Services Director for the City of Brenham. Ms. Doland stated that her passion is in community planning. She agrees that the Historic Preservation being a function of Development Services will be a benefit to the downtown property owners by having to only deal with one department from submission of an application to consideration by the Historic Preservation Board then ultimately permitting approval.

City Manager, Carolyn Miller, stated that it was a long process to get the Historic Preservation Ordinance and Board in place; however, Jennifer Eckermann has done a great job with the Main Street, Historic Preservation Board, and now the Tourism and Marketing Division but she has confidence that Stephanie Doland will excel in this new capacity.

Ms. Doland introduced City Planner, Shauna Laauwe, and Planning Technician, and they each shared a little about themselves and their roles with the City of Brenham.

Each Board member then shared a little about themselves and their role on the Historic Preservation Board:

- Becky Bosse – born and raised in Brenham, Brenham High School graduate, has worked for John Brieden/State Farm Insurance for 43-years and she is very historic minded about this town.
- Brad Tegeler – born and raised in Brenham, Brenham High School graduate, moved away for school and moved back to Brenham in 2019, we need to preserve what made Brenham but be open to new things.
- Hal Moorman – moved to Brenham when he was four years old, Brenham High School graduate, Attorney, his Dad was an attorney and his mom had a shop in downtown Brenham, he left Brenham then came back and joined his Dad in the law firm for 46-years, retired earlier this year, we need to preserve our Historic Buildings.
- Rachel Nordt – born and raised in Brenham, Brenham High School graduate, has a calling for “service” to her community, part of the Heritage Society of Washington County for many years and was part of the “Mansion” restoration.
- Tommy Upchurch – not born and raised in Brenham but has been here for 27-years, Architect, involved with Main Street for over 25-years, worked on a lot of downtown building over the years, worked with Jennifer Eckermann to get the Historic Preservation Ordinance passed, we need to maintain the Historic Buildings but adapt to newer uses.

- Angelia Gerhard, Architect with PlanNorth, been in Brenham for 8-years, originally from Kountze, massive passive for Historic Preservation, it was her minor at Texas A&M.

Ms. Doland stated that she and the Development Services team will be learning the process but that she has done research on the recent Certificates of Appropriateness that have been issued. She asked the Board what they would like to see in the future. Some of the comments included:

- Color palettes need to be discussed more.
- Suggestions for historically accurate colors.
- The Board is not an architectural design board and therefore, doesn't have the authority to mandate colors but could make recommendations for historically accurate colors to ensure a variation of colors in the Historic Overlay District.
- With regards to the color palette issue, the board needs to have a framework of what they can do, for example, if the applicant asks for suggestions, the Board can provide them.
- Applicants need to be more specific on how the colors will be used such as what color for the building, what color for the trim, etc. instead of just stating what colors will be used for the project.
- Need a definition for when "historic" begins.
- Additional discussion / clarification on murals and if the "Arts & Theater" District has different rules then they may need to be located outside of Main and Alamo Street.
- Additional training on each of the Downtown Districts and the requirements for each: Historic Overlay, Downtown Overlay, etc.
- Need clarification if a property is located in multiple districts, which district regulations take precedence?
- Communication with the Main Street Board regarding their goals and vision to ensure that our goals and vision align.
- Enforcement – are there penalties/fines for non-compliance? Are they enough to be a deterrent or do they need to be made stronger? NOTE: we would prefer to have compliance rather than needing to have a strong enforcement so we will work towards that by have more details applications.
- Since the downtown zone is in the Tax Increment Financing Zone, there may be an opportunity for incentives/initiatives to get voluntary compliance.

Ms. Doland is currently working on a life safety grant program for improvements required by the Fire Code and possibly ADA requirements for buildings in the Historic Overlay / Downtown District. This would possibly be a matching grant through the TIRZ Board funding – for perhaps 50% of the cost of the required life-safety improvements.

Ms. Doland stated that traditionally the Historic Preservation Board has met on Wednesday evenings at 5:30 pm but she asked if noon meetings or possible 4:00 pm meetings would work since Wednesdays after 5:00 do not work for several staff members. Board member Tegeler stated that noon meetings will not work for him since he works in Sealy, Texas. Board member

Nordt stated that noon meetings are hard for her as well. A discussion was held and we may try to meet on a Tuesday or Thursday at 4:00 pm or 5:30 pm instead of Wednesdays.

Ms. Doland reiterated that the Development Services team is excited to begin working with the Historic Preservation Board.

## **6. Adjourn**

Chairman Hal Moorman adjourned the meeting at 1:21 p.m.

\_\_\_\_\_  
Hal Moorman  
Board Chair

March 4, 2025  
Date

## **ATTEST:**

\_\_\_\_\_  
Kim Hodde  
Planning Technician

March 4, 2025  
Date



## Certificate of Appropriateness 203 West Alamo Street

**APPLICANT:** Michael Breddin, Property Owner

**STAFF CONTACT:** Stephanie Doland, Historic Preservation Officer

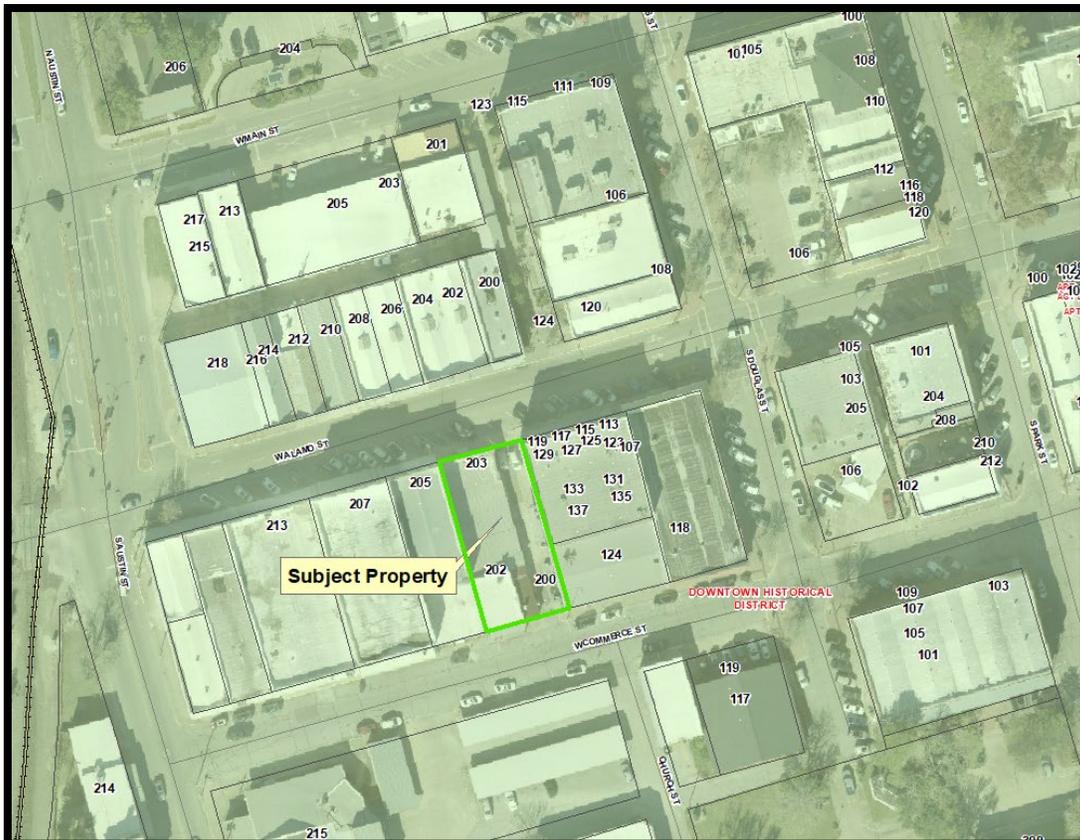
**LOCATION:** 203 West Alamo Street/200-202 West Commerce Street, adjoining the south side of West Alamo and the north side of West Commerce Street

**LEGAL DESCRIPTION:** Lot 5A, Block 86 – Original Town Addition

**REQUEST:** Discuss and act upon a Certificate of Appropriateness for window and door replacement, removal of a canopy, addition of gas lanterns, maintenance/repair, and repainting of building.

**SUMMARY RECOMMENDATION:** Staff recommends approving the Certificate of Appropriateness as requested, with the recommendation to consider an exterior accent trim color.

**LOCATION MAP:**



## BACKGROUND:

The subject property was recently sold by Connie Wilder to Michael Breddin and Ed Fulkerson of Leftovers Antiques. The new property owners wish to renovate the interior and exterior of the building and reopen as a retail use for the sale of antiques, furniture, décor and household items. The scope of work for the interior renovations is under evaluation, however the applicant desires to proceed with a Certificate of Appropriateness from the Historic Preservation Board for the following proposed exterior renovations:

a) replace the front, side and rear elevation windows, b) replace the front and rear elevation doors, c) remove the awning from the front façade, d) install copper gas lanterns (light fixtures) to the front façade, e) repair transom window on the rear façade, and general in-kind repairs to the metal roof and brick façade, and f) paint the building and trim in Sherwin Williams Tricorn Black. As an attachment to this Staff Report please find the complete Certificate of Appropriateness application and supporting documentation.

The applicant intends to brand the building as “The Forge” and in doing so, restore many of the buildings historic attributes to the original form. The building is believed to have been constructed circa 1890 by master blacksmith, Captain Frederick Willheim Schurenberg and his sons<sup>1</sup>. The Old Brazos Forge was adjacent to the alley which was used to assemble buggies and to the west, neighbor 205 W. Alamo was later built to house the first Ford Dealership in Washington County.

The applicant has incorporated the former blacksmith/forge use of the building as inspiration for the redevelopment of the building. The design purposely integrates the desire to enhance the buildings’s characteristics through a “play on shadows” with multiple shades of black proposed in recognition of the former blacksmith use. The addition of gas lanterns is to further highlight the building and offer lighting for patrons and pedestrians. Please see image on the next page showing a rendering of the proposed building façade and improvements.



Figure 1: Existing Street View, 203 W Alamo



Figure 2: Existing Street View West Commerce

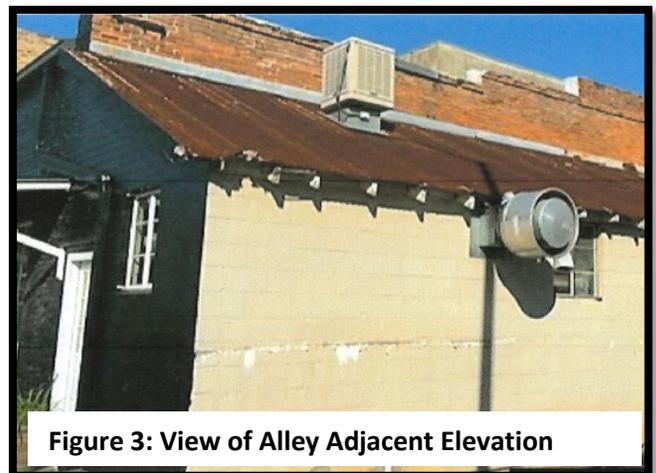
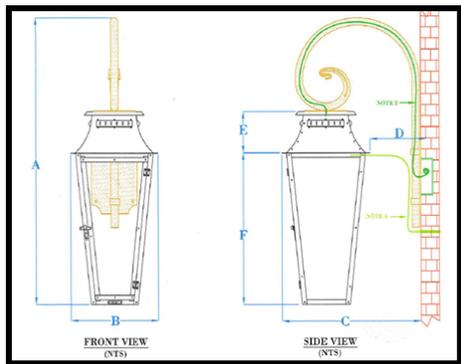
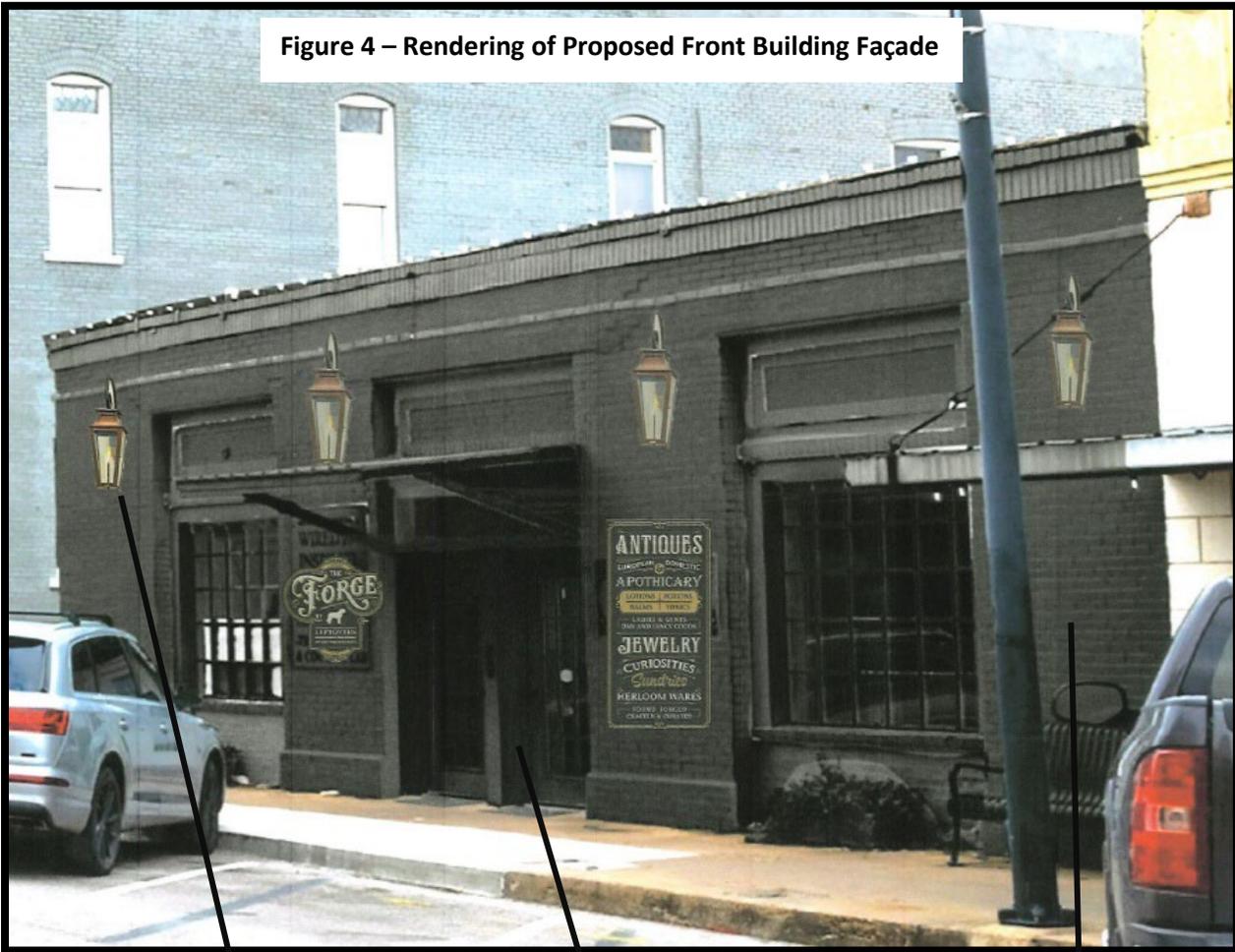
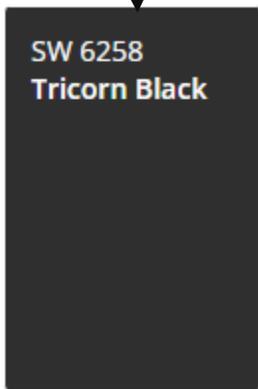


Figure 3: View of Alley Adjacent Elevation

Figure 4 – Rendering of Proposed Front Building Façade



Proposed Lantern Detail



Proposed Exterior Paint Color



Design Example of Proposed Window and Door Treatments

## **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.
- (2) The distinguishing original qualities or character of a historic building, structure, object, or historic property of any kind and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when 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 the following:

- a) The current plastic windows are nearing the end of their useful life, are residential in nature, and are not historically significant. Replacing the windows with a custom black, steel frame, dual pane glass product will improve the visual character of the building and will protect the historical building from the elements while contributing to the overall contemporary design theme attributing to the buildings original use of the Old Brazos Forge “The Forge”.
- b) The existing doors (front entrance and rear entrance) were installed approximately 25 years ago with materials available at the time. The proposed front and back door replacement will match the proposed windows, which will also be constructed with a black steel frame with dual pane glass. The proposed front and rear door replacements will be consistent with other features of the structure and contribute to the overall design and historical character of the building.
- c) The front façade of the building includes a cantilever awning with a corrugated metal roof. The awning was added in the 1990’s and is not original to the building. It is not structurally secure, and the applicant proposes to remove the awning. The building contains many other architectural features, and the removal of the awning will result in a more historically accurate building façade and will preserve the original brick façade from further deterioration.

- d) The addition of four copper, gas lanterns to the front façade contribute to the overall design aesthetic of highlighting the buildings features through lighting and shadows. The proposed lighting is in accordance with the adopted Design Guidelines for the Brenham Downtown Historic District which encourage lighting that will highlight the original building design elements and provide additional lighting for pedestrians. Additionally, there are additional gas lantern-style fixtures present within the District including on the Law Offices of Russel T. Noe, the Moorman Tate Law Offices, and the now vacant building at the intersection of West Alamo and South Saint Charles Street. The proposed four lanterns contribute to the design aesthetic and if removed in the future would not remove the essential form and integrity of the building.
- e) General maintenance and repair to the building is encouraged to protect the building. Alterations including metal roof repairs, removing unnecessary equipment from the metal roof, re-opening boarded windows, repairing the transom window on the rear façade, are all encouraged protect the structure.
- f) The existing rear façade adjacent to Commerce Street is currently painted Sherwin Williams Tricorn Black. The applicant proposes also painting the remaining side and front façade in Tricorn Black. Though the application includes renderings with a gray color shown on the trim, the proposal includes painting the trim Tricorn Black as well. Staff was unable to identify any other properties on the block face or in the Historic District that were painted in the same color on both the primary façade as well as the trim and accents of the building. Staff recommends approval of the COA ***with the recommendation*** that a different paint color be applied to the trim of the building where applicable. A different paint color on the window trim, door trim and applied around the rectangular brick insets located above the windows and doors would continue to highlight the buildings distinguishing original qualities.

**EXHIBITS:**

- A. COA Application Packet



**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:** 203 West Alamo

**APPLICANT/CONTACT PERSON**

**Name:** Michael Breddin

**Address:** 203 West Alamo

**City, State, Zip:** Brenham, Texas 77833

**Phone:** 979 251 2549

**Email:** edfulkerson@sbcglobal.net

**Signature:** Michael Breddin

**OWNER** (Attach additional sheets, as needed)

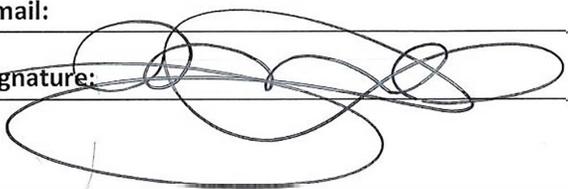
**Name:**

**Address:**

**City, State, Zip: ,**

**Phone:**

**Email:**

**Signature:** 

**THIS CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION APPLIES TO:**

Administrative COA

**FOR OFFICE USE ONLY:**

**Date Received:** 10/2/2024 10:22:57 AM

**Built Circa:** 1890

**COA Case #** 2024-006-8-A

**Type of Project:**



HISTORIC PRESERVATION – MAIN STREET  
Certificate of Appropriateness  
Application Narrative

GENERAL INFORMATION:

Address of Subject Property: 203 West Alamo

Anticipated start date: 2025-01-15

Anticipated Completion Date: 2025-05-15

Type of Request:

["Exterior Alteration (insignificant)"]

Proposed Use:

["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.

Replacing existing windows and doors with iron and glass windows and doors

The Forge will be a building at 203 West Alamo. The building originally was the Brazos Forge and continued until the 1960's. The building has seen a lot of additions and changes to its façade over the years. The current front façade has an awning that was added in the late 1990's, the original building did not have an awning. We would like to remove this awning. To add to the front ambiance we would like to add 4 copper, gas lanterns very much of the buildings period and though newly made they will be to the style and patterns of the originals.

The front doors were replaced in the late 90's, early 2000's when a car drove through them, these were quick and what was available at the time for replacements, they add no historical look or presence to the building. We would like to replace with a 40' wide door, much like the older doors on buildings in town and add sidelights to fill the opening. The front windows are plastic replacements that have seen better days, they are in different stages of deterioration. We would like to replace them with matching steel and glass windows with 9 divided lights to keep the old time feel.

The window that is currently boarded up on the side of the building in the alley, we would like to replace with a matching window to the front doors and windows.

The alley side of the building has many small issues and problems from years of patching. We would like to make appropriate repairs, in materials that are matching existing surfaces. Basically put brick back where plywood currently resides and is deteriorated so that building is no longer sealed to the elements.

The window at the Commerce end of the building that has a vent currently protruding through it we would like to repair the existing frame and reglaze the glass.

The metal hole where the former fan vent was is currently a block of galvanized metal that is covering a hole in the brick wall that we would like to repair in matching materials

The rear, Commerce street façade will receive a pair of new doors with side lights to replace the mix match combination of windows and doors that were present at the moment

The transom window above the awning will remain, but needs minor maintenance and repairs to keep it in good working sealed order.

The pair of windows in the center of the façade will be replaced with a single 9 light iron window that fills the existing space and creates a uniform matching look.

The small walk door on the right end will remain and be painted in the color of the building to help it blend in and not attract the eye. The window next to it is original and will remain as is.

The entire building will be painted the color of the rear façade. Sherwin Williams Tricorn Black, there will be no contrasting trim or accent color. The black will allow light and shadows to emphasize the details of the building. This is to create a consistent, historically accurate to the time period, elegant building as part of Downtown Brenham.

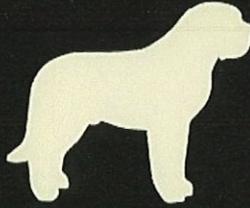


BRENHAM

THE

FORGE

BY



LEFTOVERS

ANTIQUES HOME MERCANTILE

TEXAS

# ANTIQUES

EUROPEAN & DOMESTIC

## APOTHCARY

LOTIONS | POTIONS  
BALMS | TONICS

LADIES & GENTS  
DRY AND FANCY GOODS

## JEWELRY

CURIOSITIES

*Sundries*

## HERLOOM WARES

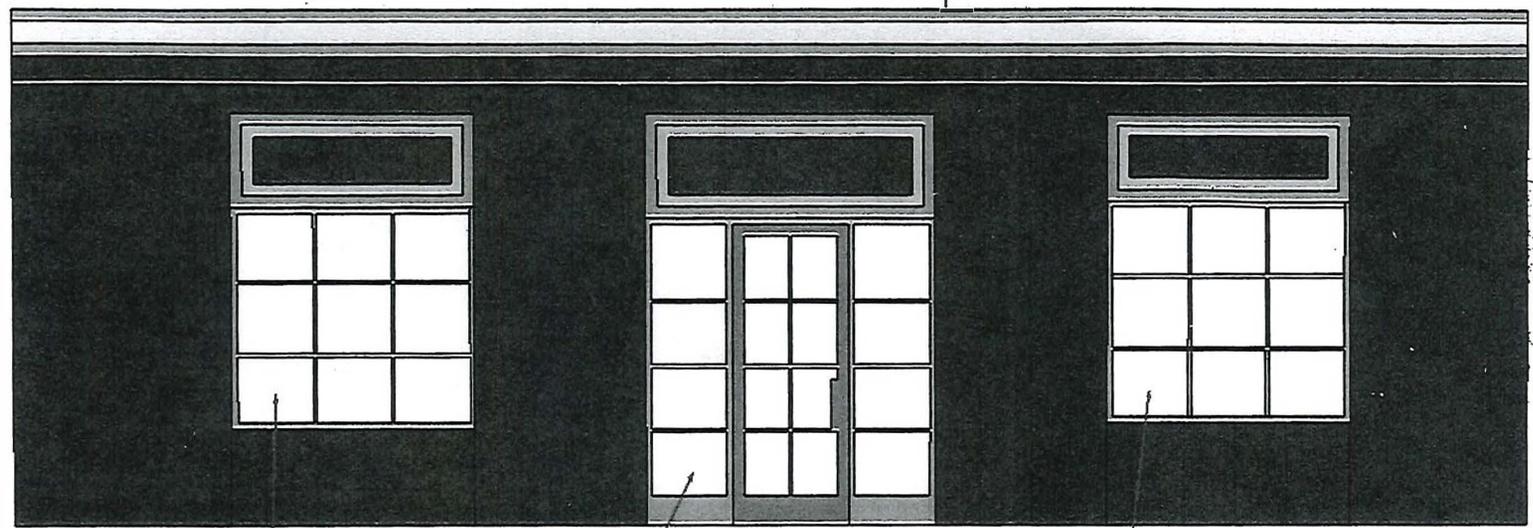
FOUND FORGED  
CRAFTED & CURATED



**Front of Building  
West Alamo Elevation**

251-C1  
SW 6258  
Tricorn Black

REMOVE AWNING,  
IT WAS A MUCH LATTER  
ADDITION TO THE BUILDING



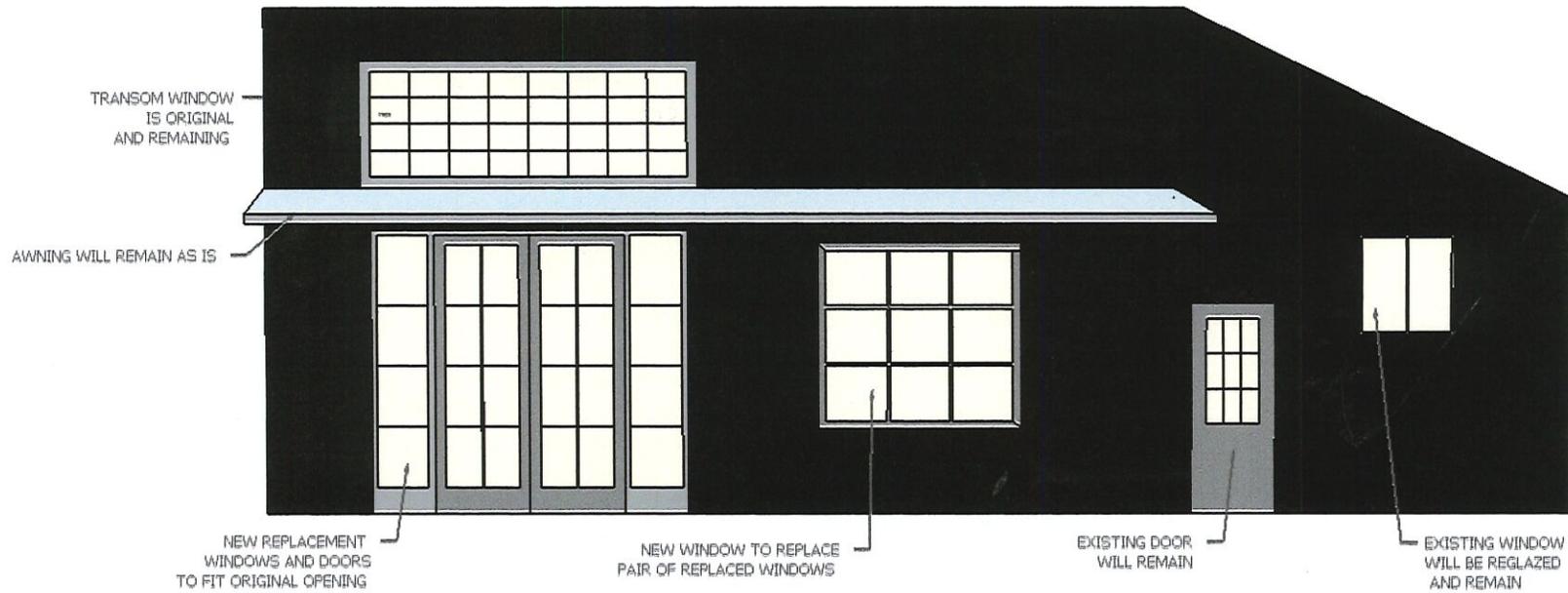
REPLACE EXISTING WINDOW  
WITH LARGER WINDOW  
TO FILL THE ORIGINAL SPACE

REPLACE DOUBLE DOORS  
WITH A SINGLE 40" WIDE DOOR  
TO MATCH OTHER OLDER  
DOORS IN THE VACINITY  
AND ADD SIDE WINDOWS

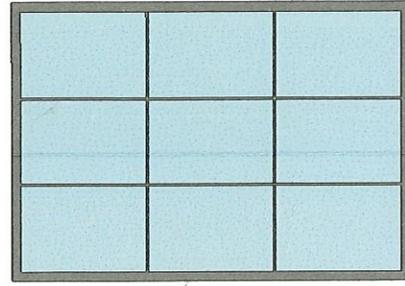
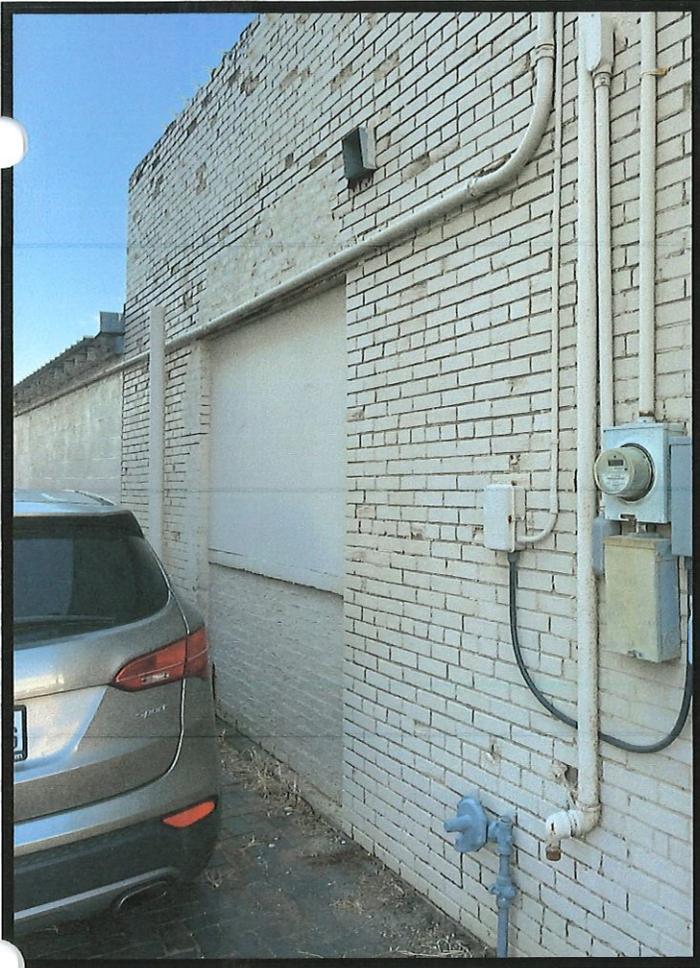
REPLACE EXISTING WINDOW  
WITH LARGER WINDOW  
TO FILL THE ORIGINAL SPACE

**Front Building Elevation with Narrative of Scope of Work**  
**Proposed Building Color Facade Color Tricorn Black**  
**Proposed Building Trim Color Tricorn Black**

**Note - Trim shown in gray color to depict architectural elements of the building. Trim proposed to be Tricorn Black to match facade.**

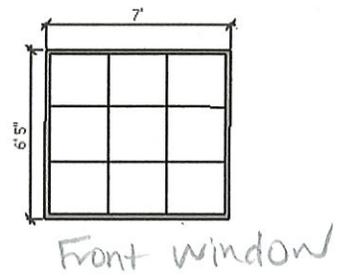
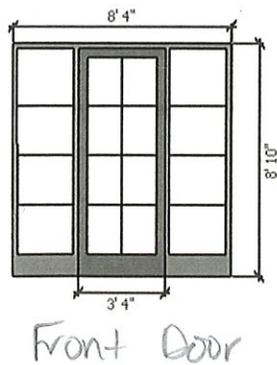
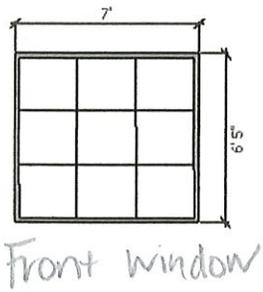
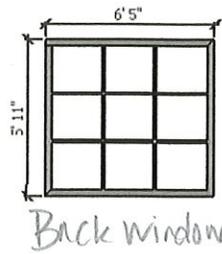
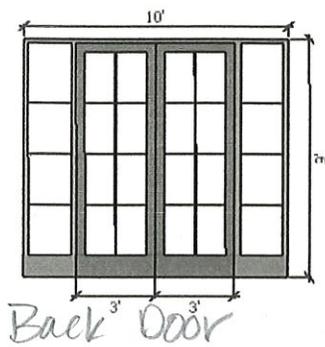


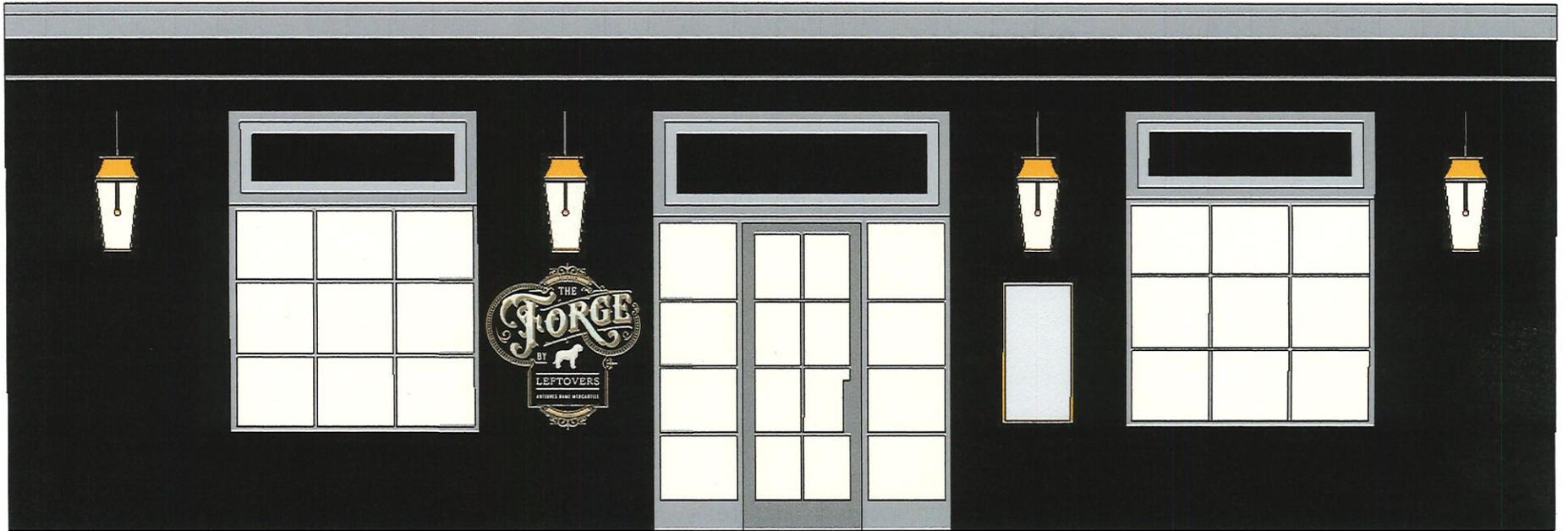
**Commerce Street Elevation Scope of Work**  
**Note, facade is currently Tricorn Black**



Side window that's currently boarded up, will be replaced with a 5'1" x7'3" matching steel and glass window filling the existing opening.

### Door and Window Replacement Dimensions





4 GAS LANTERNS WILL BE ADDED TO THE FRONT FAÇADE. MADE TO HISTORICAL DIMENSIONS AND FINISHED IN COPPER

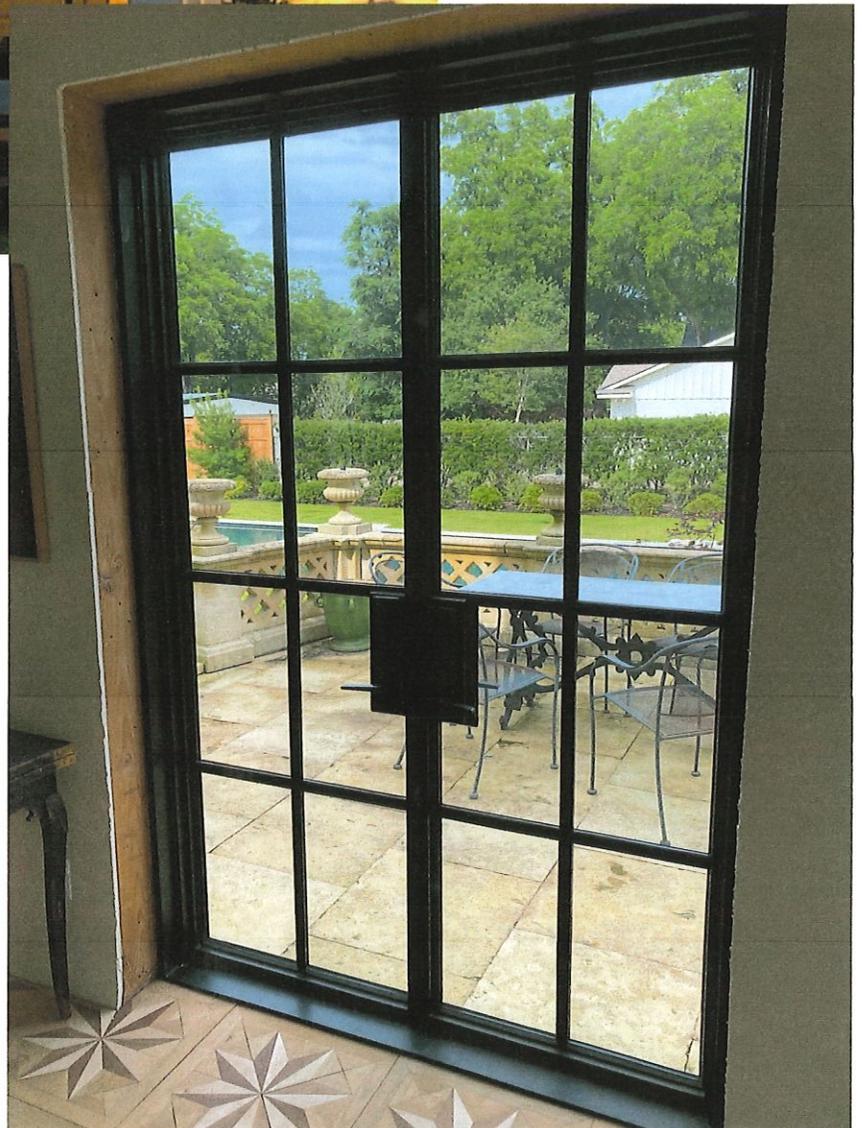


WILSON  
1875  
**THE FORGE**  
BY   
LEFTOVERS  
ANTIQUE WARE RESTAURANT  
1875

**ANTIQUES**  
EUROPEAN & DOMESTIC  
**APOTHCARY**  
LOTIONS | POTIONS  
BALMS | TONICS  
LADIES & GENTS  
DRY AND FANCY GOODS  
**JEWELRY**  
CURIOSITIES  
*Sundries*  
HERLOOM WARES  
FOUND FORGED  
CRAFTED & CURATED

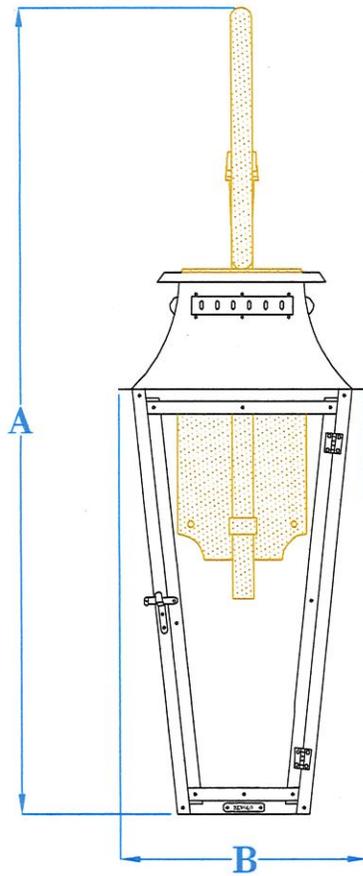


Example of proposed door and light fixture concept in a night light setting.

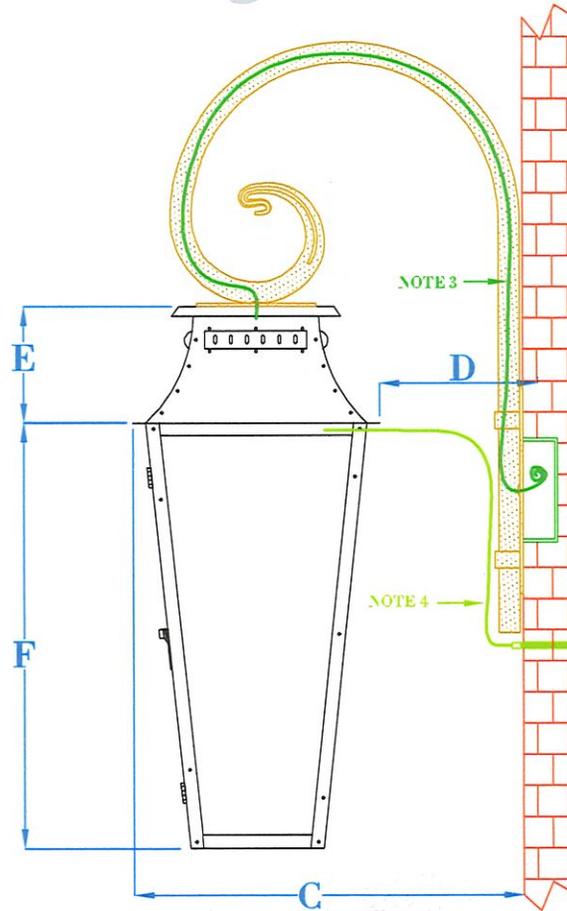




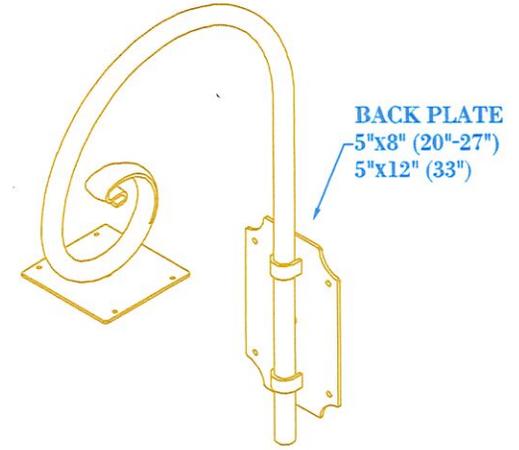
Example of proposed lantern fixture in daylight with copper finish shown.



**FRONT VIEW**  
(NTS)



**SIDE VIEW**  
(NTS)



**ISOMETRIC VIEW**  
(NTS-BRACKET ONLY)

**NOTES:**

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS  $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND. ELECTRIC WIRE RUNS INSIDE OF THE BRACKET.
4. GAS LIGHTS SUPPLIED WITH  $\frac{3}{16}$ " COPPER GAS LINE AND  $\frac{3}{16}$ " x  $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	20"	27"	33"
A:	30 $\frac{3}{8}$ "	40 $\frac{7}{8}$ "	48 $\frac{1}{4}$ "
B:	9 $\frac{5}{8}$ "	12 $\frac{3}{8}$ "	15 $\frac{1}{4}$ "
C:	15 $\frac{3}{4}$ "	20 $\frac{5}{8}$ "	23 $\frac{5}{8}$ "
D:	5 $\frac{7}{8}$ "	8 $\frac{1}{4}$ "	8 $\frac{3}{8}$ "
E:	4 $\frac{1}{2}$ "	6 $\frac{3}{8}$ "	7 $\frac{1}{4}$ "
F:	15 $\frac{1}{2}$ "	20 $\frac{3}{8}$ "	25 $\frac{3}{8}$ "

# BEVOLO GAS & ELECTRIC LIGHTS

**LIGHT:** ITALIANATE

**BRACKET:** ITALIANATE/MONACO

DRW BY: JJG

DATE: APP. BY: JJG

1-15-25 REVISION: 11

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AIR 5

WITH SIDE ✕



Example of proposed exterior door

## Door Manufacturers Notes and Specifications

If you're looking for a contemporary steel door with character, the Pinky's Iron Doors Air 5 is the steel double door you've been searching for. The Air 5 is fabricated with industry above standard 12 thickness material. The doors are 2" inches thick, include a steel threshold, and bullet hinges with grease fittings welded on the frame. To allow for easy installation, we have tabs with pre drilled holes welded on the jamb. The Air 5 comes with 5/8" tempered dual pane glass. Additionally, we include Polyurethane dual foam weather stripping inside each frame, helping reduce hot and cold weather transfer. To help prevent infiltration of sound, light, drafts, insects, moisture, smoke or fire a door sweep is included, and installed at the bottom of your door to help seal gaps.

**Brackets****Door Manufacturers Notes and Specifications**

○ Tabs come welded on jamb with pre drilled holes to allow for easy installation.

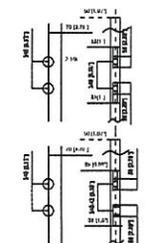
**Hinges**

Steel weld on bullet hinges with grease fittings come welded on jamb and door. Allows customers to comfortably open our doors, but yet feel that quality with each and every use. We use welded steel bullet hinge with copper crush washer instead of a ball bearing hinge because ball bearings are made out of stainless steel (hard material) and the hinges/doors are made out of steel (softer material) which over time causes the hinge to wear. With copper crush washers, the washer is the soft point and they are easily replaceable over time if needed.

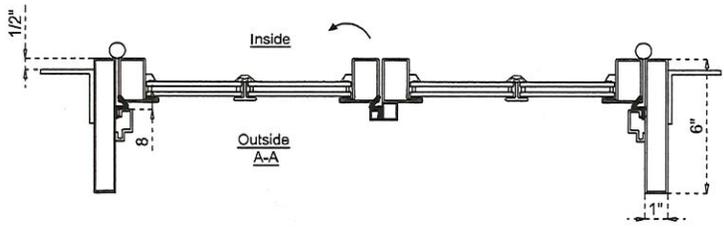
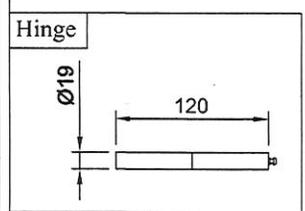
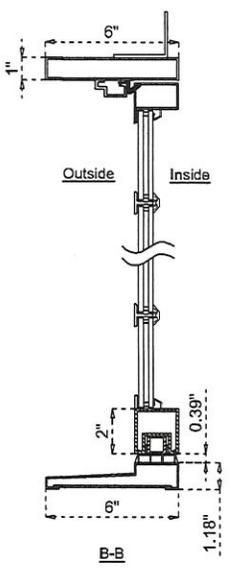
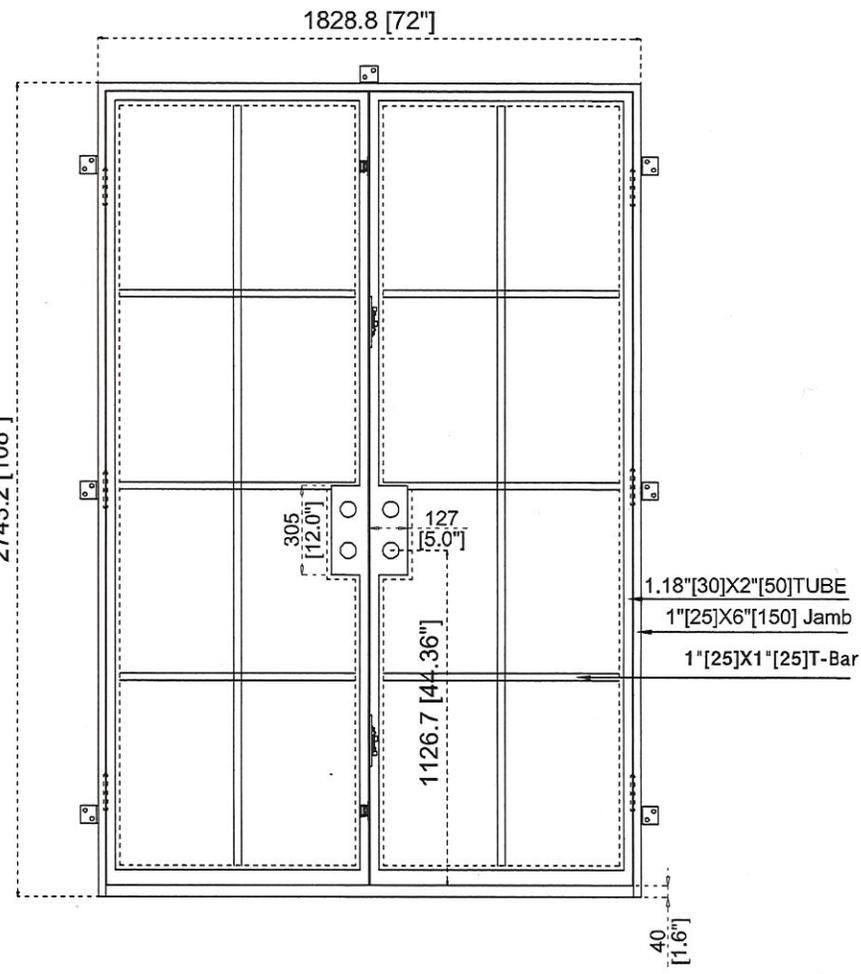
**Glass**

○ Tempered dual pane glass. There is a spacer in between each 1/4" thick glass that makes the total thickness of the tempered dual pane glass 5/8". Front exterior side glass is the design glass style you chose and back interior side glass is clear. Customers may swap back glass for design glass with special orders only.

# A5LIS72108

ID:	
QTY:	
Design:	AIR 5
Size:	W72"XH108"
Jamb:	1"X6"
Threshold:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Mounting:	Tabs <input checked="" type="checkbox"/> Nailer Fins <input type="checkbox"/> Bolt thru Jamb <input type="checkbox"/> None <input type="checkbox"/>
Active:	Left Door <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Right Door <input type="checkbox"/>
Open:	Outswing <input type="checkbox"/> Other <input type="checkbox"/> Inswing <input checked="" type="checkbox"/>
Finish:	
Glass:	Single <input type="checkbox"/> IG <input checked="" type="checkbox"/> Laminated <input type="checkbox"/> Operate <input type="checkbox"/> Fixed <input checked="" type="checkbox"/>
Lock:	Custom <input type="checkbox"/> Deadbolt <input type="checkbox"/> Single bore hole <input type="checkbox"/> Double bore hole <input checked="" type="checkbox"/>
Roller catch:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Screen:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Handle:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Thermal break:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Note:	
Bore Holes	
Customer Approval	
Date:	
Sales:	
	

Door Manufacturers Notes and Specifications



Final approved cads will supersede; Estimates, Invoices, Verbal and/or Written Communications in any context previously stated.



Inspiration pictures to show  
the look and vibe we are  
going for

Ralph Lauren PA





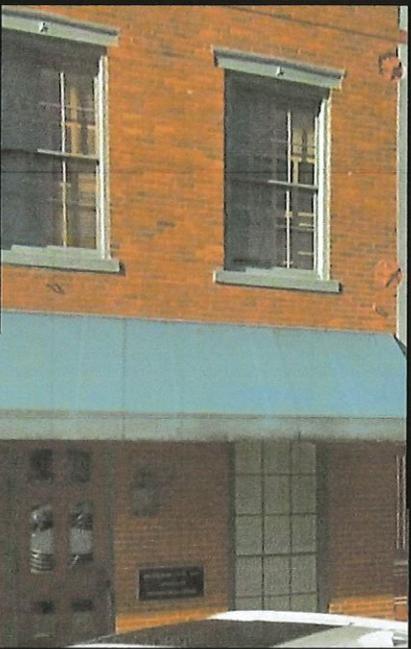
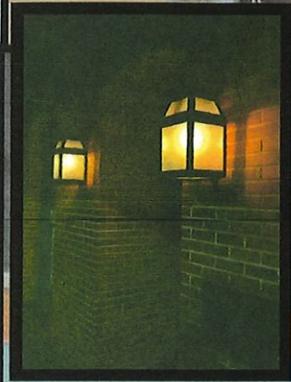
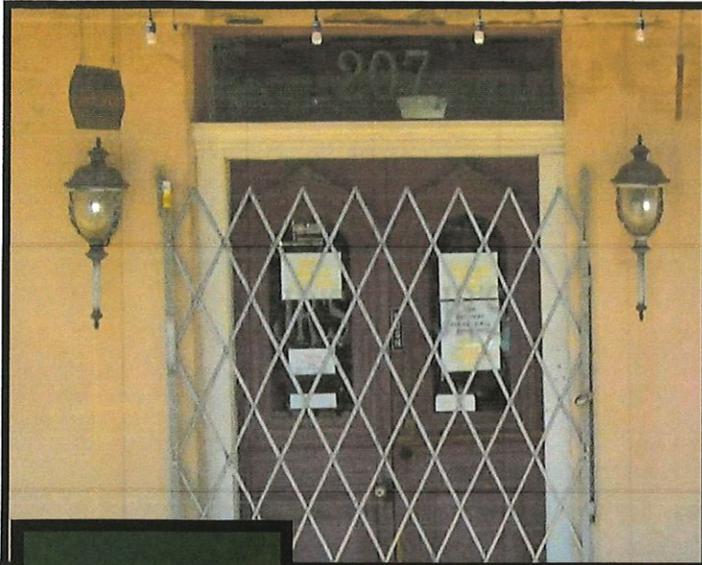
Replace Rusted Roofing and repair Wooden rafters and supports as needed. New roofing will match the metal roofing on the rest of the building. This roofing suffers from wear and trucks hitting it over the years. The large square box on the roof is not used and will be removed and not replaced.

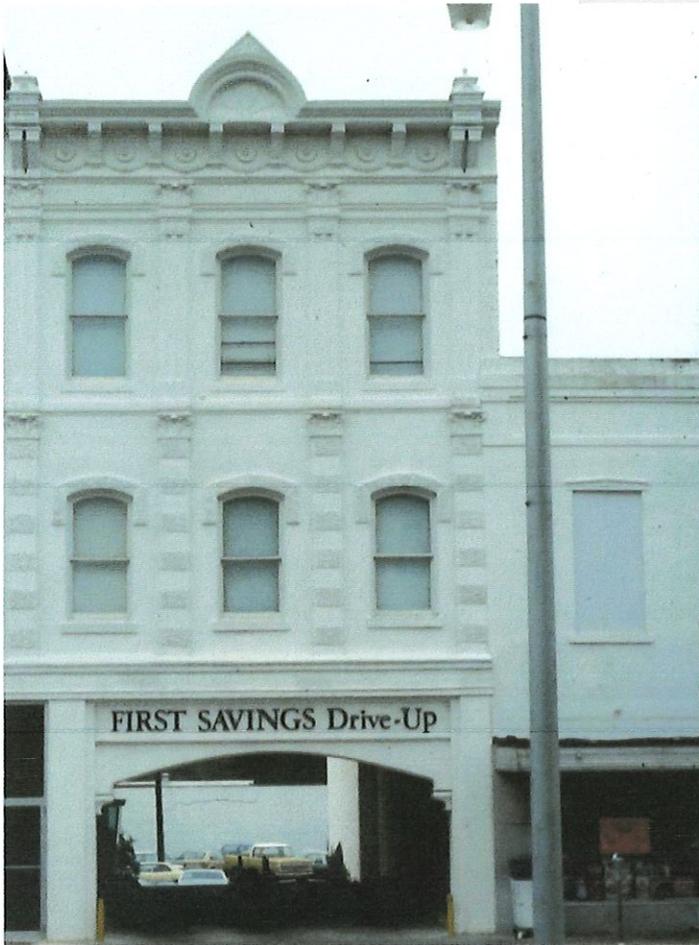


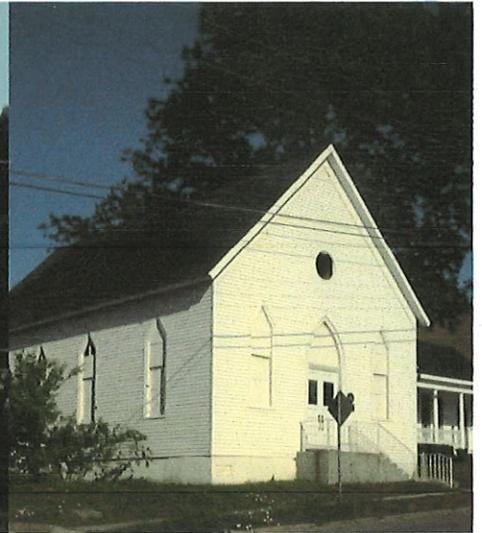
Existing Commerce Street Elevation.



Winkelman's Studio. [Shurenbergs Incorporated], photograph, October 1931; (<https://texashistory.unt.edu/ark:/67531/metaph117947/m1/1/>: accessed January 5, 2025), University of North Texas Libraries, The Portal to Texas History, [texashistory.unt.edu](https://texashistory.unt.edu/);









## **AGENDA ITEM 6 – REGULAR SESSION**

### **MEMORANDUM**

To: Historic Preservation Board Members

From: Stephanie Doland, Historic Preservation Officer

Subject: “Urn” Project at the Barnhill Center

Date: March 4, 2025

Please accept this memorandum concerning pending street closures and work being done on the Barnhill Center.

In early February, damage was discovered to the decorative urns atop the Barnhill Center, including a large, cracked piece that fell from the southeast corner onto the roof. The City consulted with a local architect and multiple contractors on the possible repair and method of repair to prevent any further deterioration to the urns. Being that all 14 urns are in varying states of deterioration the recommendation was to temporarily remove the urns completely and restore them to their original design. Urns that could not be salvaged would be used as molds for replacement fixtures.

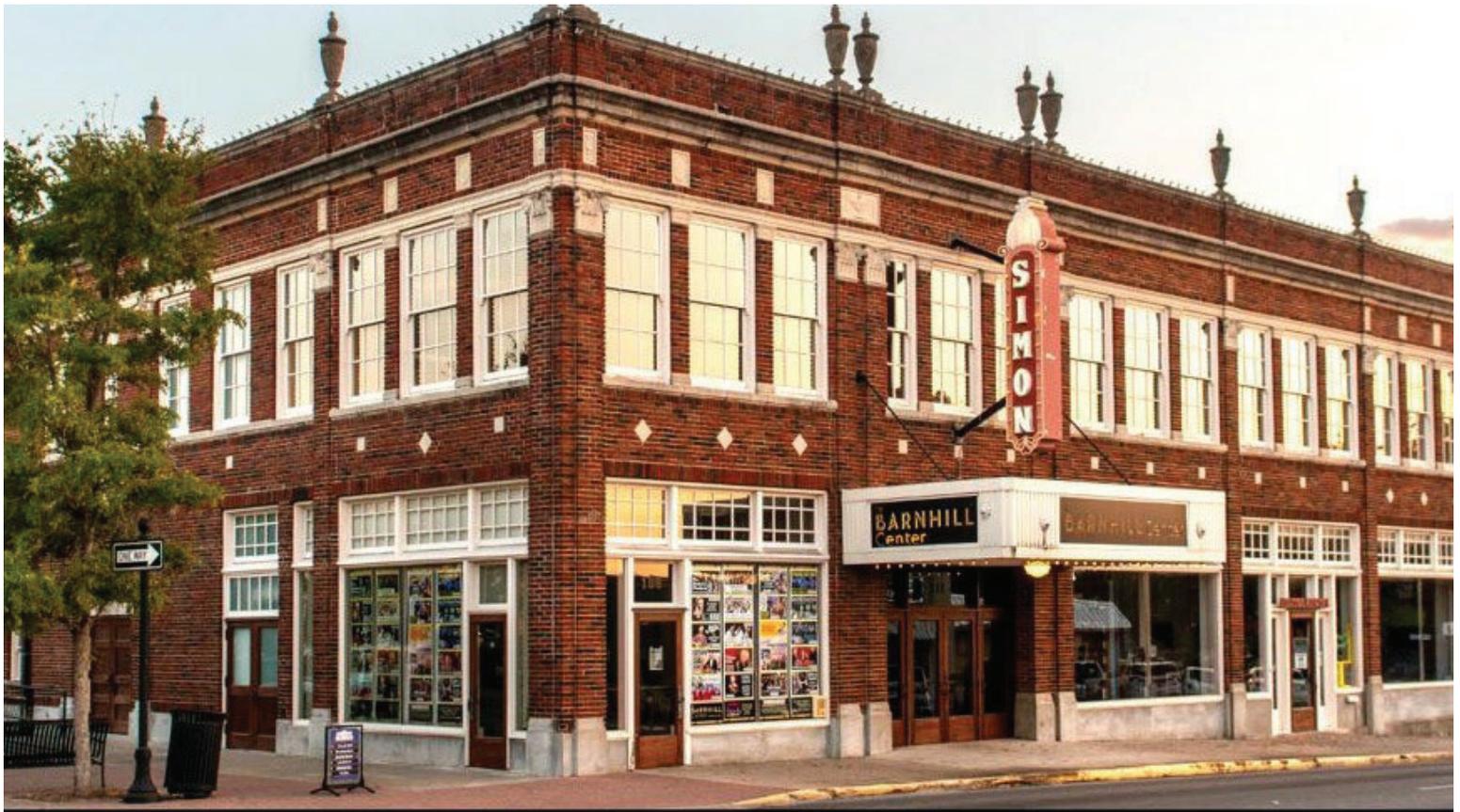
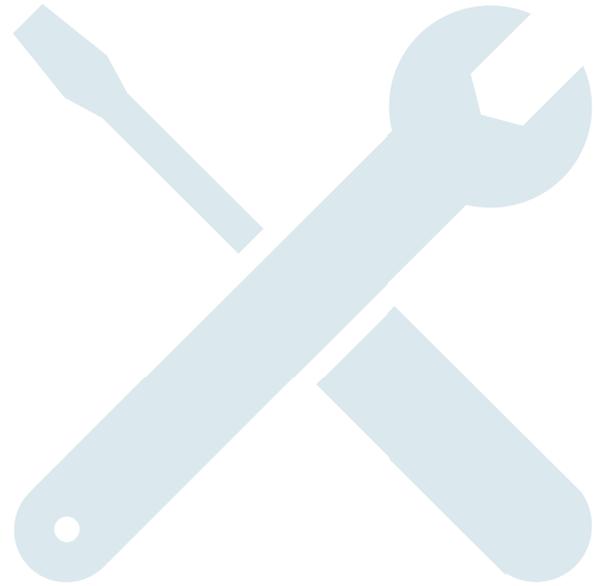
The first phase of this project will involve removing these fixtures, preserving them for duplication, repairing the roof surface, and sealing exposed edges. The removal of the urns is planned for the week of March 3<sup>rd</sup>.

The Barnhill Center Board will be meeting March 10<sup>th</sup> to consider Phase 2 of the project including the limited number of qualified contractors capable of performing this type of Historic Preservation work. The urns will be repaired or replicated to maintain the building's original appearance. No certificate of appropriateness is required, as this is considered ordinary maintenance under the Historic Preservation Ordinance Section 13-7(a)(6).



# Barnhill Center

Concrete Repairs



# Decorative Concrete Statues

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Monday – February 3, 2025

Noticed damage to statues while meeting with a roofing company to get pricing for upcoming Capital Plans.

Contacted Dane and Richard to come look at the deterioration of the concrete statues.



# Decorative Concrete Statues

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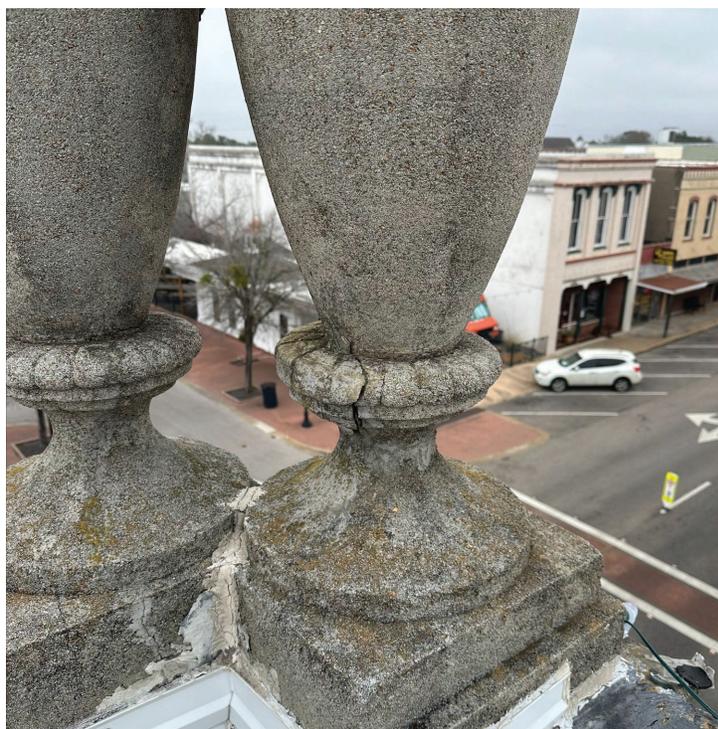
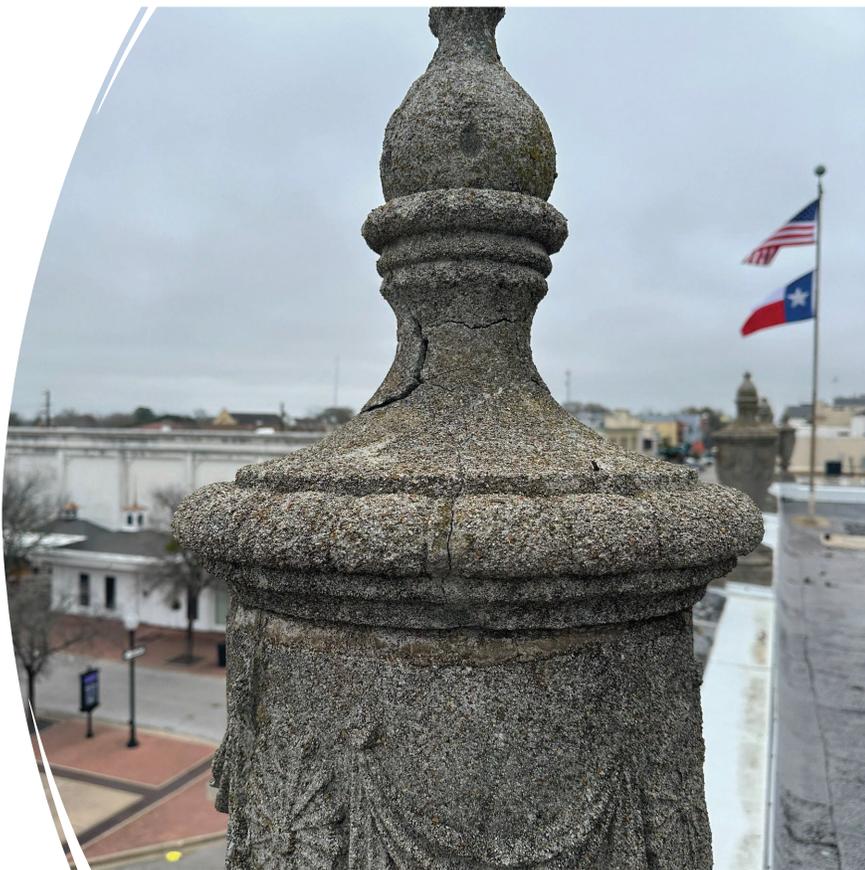
Cracked piece fell on roof from the statue located on the Southeast corner of the building



# Decorative Concrete Statues

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Total of 14 statues on the building in various states of deterioration.



# Decorative Concrete Statues

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Tuesday 02-04-2025

Met with Public Works Director, Maintenance and Electric to check feasibility of removing the damaged statues. Maintenance recommendation is to call in a contractor to perform the work due to Maintenance not having the appropriate equipment to remove the statues in a manner that would be safe for City Personnel and for the Public.



# Decorative Concrete Statues

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Tuesday 02-13-2025

Met with multiple roofing contractors at the Barnhill to get pricing for removal of all 14 statues and to water seal all locations where the statues would be removed.



# Decorative Concrete Statues

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Received pricing from four contractors to remove the statues and save at least one for replications. We were also able to obtain one bid for complete restoration and removal of all 14 statues.



## Scope of Work Recommended

1. Remove all 14 decorative concrete fixtures
2. Attempt to save fixtures for duplication
3. Patch over any divots in the concrete to provide a flush surface
4. Apply Liquitec Flashing Grade as a liquid flashing and reinforce with polyester
5. Place salvaged fixtures for storage to either restore or replicate
6. Apply sealant to exposed edges of the coping cap
7. Start date to be within 7-14 days of awarding bid
8. 5-7 days completion date dependent upon weather

