

**CITY OF BRENHAM
HISTORIC PRESERVATION BOARD MINUTES**

The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.

A special meeting (Training Session) of the City of Brenham's Historic Preservation Board was held on Tuesday, September 30, 2025, beginning at 3:00 p.m. in the 2nd floor Conference Room 2-A of the Brenham City Hall, located at 200 West Vulcan Street, Brenham, Texas.

Board Members present:

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

Board Members absent:

Jennifer Hermann

Others:

Kelly Little, Texas Historical Commission
Ericca Espindola, Texas Historical Commission

City of Brenham Staff present:

Stephanie Doland, Historic Preservation Officer
Carolyn Miller, City Manager
Megan Mainer, Assistant City Manager
Leigh Linden, Main Street Manager
Shauna Laauwe, City Planner
Kim Hodde, Planning Technician

1. Call Meeting to Order

Chairman Hal Moorman called the meeting to order at 3:05 pm.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- **Leigh Linden, Main Street Manager**, gave a brief introduction to the Imagine the Possibilities Program and informed the Board that Brenham had been chosen for the October tour. The tour will be held on October 17, 2025 at 11:00 am in conjunction with the Texas Arts and Music Festival. The tour will begin at the Barnhill Center located at 111 W. Main Street and will include tours of the following buildings/locations:

- Top Floor Cars
- Branded Boutique
- JR's Antiques (this building was recently leased)

A press release was sent to KHOU, KBTX and other media outlets. Anyone is invited to attend.

- **Stephanie Doland, Development Services Director/Historic Preservation Officer**, informed the Board that included the Board packet is a memo highlighting six projects/properties that are in various stages of development and that may be coming before the Board in the near future.
 - 215 W. Commerce Street (Arlen and Heather Thielemann) An application has been submitted for interior and exterior renovation of the building formerly occupied by Washington County Real Estate. The interior renovation will allow for three separate lease spaces. The exterior renovation is for added openings for windows, doors, ADA accessible entrances, as well as exterior lighting and stucco siding. The application will be considered by the Board at the October 21st meeting. A subcommittee meeting was held earlier today.
 - 210 N. Park Street - 1844 Liquor (Jared Anderson) – An application has been submitted for exterior renovation of this building. The initial phase of the project includes painting of the façade and upper window trim in the colors SW Classic French Gray and SW Roycroft Pewter. The paint colors for the initial phase were approved by an Administrative Certificate of Appropriateness (COA). The second phase of the project includes complete reconstruction of the store front including the front door, transom windows, lighting and façade repairs. The application proposes to paint the accent trim color SW Chinese Red.. The application will be considered by the Board at the October 21st meeting. A subcommittee meeting was held earlier today.
 - 114 E. Alamo Street (Ken and Katie Burch). Architects Katie and Ken Burch recently purchased the “J.H. Faske” building at 114 E Alamo and have a multiple-phase approach to renovations to the building. A pre-development meeting was held in August with the Development Services staff, and the first phase of the building renovations includes asbestos abatement to the flooring, electrical upgrades, floor plan remodel on the second and third floors and upgrades to restrooms and interior finishes. A planned second phase includes life-safety renovations to the exterior including the redesign and construction of the exterior fire escape currently located on the S Baylor Street side of the building. The third phase of the project includes accessibility and cosmetic upgrades to the elevator. An application for a COA is anticipated with Phase 2 of the project.
 - 115 S. St. Charles Street (Blake Sawyer) - The property located at the Corner of S Market Street, E Alamo Street and S St Charles was recently purchased by Blake Sawyer. The property is currently vacant with remnants of concrete slab and overgrown weed vegetation being a long-time eye sore downtown. A more formal design and reconstruction plan is currently in progress with the overall development concept including private parking on the S Market Street side of the property as well as a public green space accessible from the S St Charles Street side of the property. An application for a COA is anticipated later this year or early next year and will be the first COA to be considered by the Board for new construction downtown.
 - Urn Project at the Barnhill Center – An update was provided to the Board on March 4th concerning the Urns at the Historic Barnhill Center. The Urns located on the roof were in a serious stage of dilapidation and it was determined the safest course of action was to remove the Urns, which was completed. Fortunately, the removal of the Urns was completed carefully and Urns were salvaged with minimal damage allowing for the replacement process to model original Urn design carefully. Replacement of the Urns remains a priority, however

funding for design and reconstruction has not yet been allocated. City Staff met with representatives from the Texas Historical Commission who recommended a collaboration between the City of Brenham and Texas A&M University Center for Heritage Conservation (College of Architecture). Initial contact with TAMU has been made and there is interest from the CHC in participating in the Urn restoration project. Staff will continue to work toward a partnership resulting in the restoration of the Urns on the Barnhill Center.

- 208 W. Alamo Street (Sherry Harber) - The building located at 208 W Alamo Street, The Healy – Wilder Building (1887) is currently painted a combination of colors and shares a roof/trim detail with 206 W Alamo. Owner Sherry Harbor reached out for an administrative COA to repaint her side of the building in SW Black Fox and SW Rever Pewter. However, the application did not include information about how the top portion of the building would be painted. The building shares an elaborate trim and roof detail which is currently coordinated with the adjacent building at 206 W Alamo. Staff requested that the two property owners collaborate such that the upper trim elements of the building are cohesive to continue to highlight the trim of the building across the roof detail on both buildings. The property owners have been introduced, and staff is awaiting a resubmittal. Once received, a subcommittee meeting will be scheduled to allow for Board consideration of the proposed paint colors.

REGULAR SESSION

4. Discuss and Possibly Act Upon Approval of Minutes from March 4, 2025, Board Meeting

A motion was made by Board Member Tegeler and seconded by Board Member Nordt to approve the minutes from March 4, 2025, Board Meeting, as presented.

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

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

5. The Historic Preservation Board will Participate in a Training Session Conducted by Kelly Little, Certified Local Government Coordinator, and Ericca Espindola, Local Government Preservation Specialist with the Texas Historical Commission. Topics will include:

- **Introduction to the Certified Local Government Program**
- **The Vital Role of Local Preservation Commissions**
- **Design Review Best Practices**

Stephanie Doland introduced the speakers/presenters for today's training, Kelly Little and Ericca Espindola, from the Texas Historical Commission. Kelly serves as state coordinator for the Certified Local Government (CLG) Program and Ericca is a Certified Local Government Specialist at the Texas Historical Commission. Ms. Doland then turned the meeting over to Ms. Little and Ms. Espindola who gave the following training:

Introductions

- Introduction/background of Kelly Little and Ericca Espindola
- Introduction of Historic Preservation Board Members
- Introduction of City Staff

Introduction to the Certified Local Government (CLG) Program

- What is the CLG Program?
- What are the requirements of the CLG Program?
- What are the benefits of the CLG Program?

The Vital Role of Local Preservation Commissions

- Local, State, and Federal Designations
- Local Designation Best Practices
- Communication Strategies

Design Review Best Practices

- The Secretary of Interior's Standards
- Design Guidelines vs. Standards
- Commission Do's and Don'ts

Questions and Discussion

Resources and Organizations

- Real Places Conference – April 8-10, 2026 (in-person and virtual).
- National Alliance of Preservation Commissions (monthly webinars, FORUM conference, Summer Short Course.
- THC's CLG Program (Regional trainings, CLG Reference Center, Preservation Boot Camp. (<https://www.thc.texas.gov/review/certified-local-government>))

A copy of the presentation was provided to all persons in attendance.

6. Adjourn

A motion was made by Board Member Nordt and seconded by Board Member Gerhard to adjourn the Historic Preservation Board meeting at 5:55 pm. The motion carried unanimously.

Hal Moorman

Hal Moorman
Board Chair

November 17, 2025

Date

ATTEST:

Kim Hodde

Kim Hodde
Planning Technician

November 17, 2025

Date