

## HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham's Historic Preservation Board was held on Tuesday, October 21, 2025, beginning at 4:00 p.m. in the Brenham City Hall, Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

### Board Members present:

Hal Moorman - Chair

Becky Bosse

Angelia Gerhard

Jennifer Hermann

Brad Tegeler

### Board Members absent:

Rachel Nordt

Tommy Upchurch

### Community/Media:

Jason May, Banner Press

Arlen Thielemann

Dillon Thielemann

Jared Anderson

Sherry Harber

### City of Brenham Staff present:

Stephanie Doland, Historic Preservation Officer

Megan Mainer, Assistant City Manager

Shauna Laauwe, City Planner

Kim Hodde, Planning Technician

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

Chairman Hal Moorman called the meeting to order at 4:01 pm.

## **2. Public Comments**

There were no public comments.

## **3. Reports and Announcements**

- **Stephanie Doland, Historic Preservation Officer**, informed the Board that today is Unplug Texas Day where everyone is encouraged to unplug from devices and enjoy the outdoors. The City of Brenham Parks and Recreation Department provided burgers and hot dogs at lunch and encouraged everyone to walk the trails at the park. The Antique Carousel will be open for rides from 4:30 pm – 6:30 pm. Ms. Doland invited everyone to attend.

Ms. Doland updated the Board on 114 E. Alamo Street (former JH Faske building). Ken and Katie Burch recently purchased this building and has requested permitting for the “make-safe” portion of the project. One aspect of the project is replacement of the windows on the Baylor Street side; however, only the glass pieces will be replaced not the actual windows. Based on the Secretary of the Interior’s standards replacement of the glass would be considered a maintenance item and would not require any action by the Board.

## REGULAR SESSION

### **4. Discuss and Possibly Act Upon Case Number 2025-002 a Certificate of Appropriateness Application from Heather and Arlen Thielemann for the building located at 215 W. Commerce Street, Brenham, Texas.**

Stephanie Doland, Development Services Director/Historic Preservation Officer, presented the staff report for Case Number 2025-002, a request from Heather and Arlen Thielemann for a certificate of appropriateness for interior and exterior alterations to the building located at 215 W Commerce Street. The owners/applicants would like to do interior and exterior renovations to the existing building to divide the building into an office space for the owner’s use and two tenant lease spaces. The subject property was built around 1950 originally as a Texaco gas station. In the 1980’s, the building was used as a Black Belt Academy, in the 1990’s, the use was for Tom’s Sales and Services, then most recently used as offices for Washington County Real Estate.

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

- *Stucco Façade*  
From historical photos of the property, it appears that the original building was a grey CMU block design. The proposal is to resurface the CMU block and paint with Sherwin Williams Aged White paint. There are other CMU block facades located across the street at Hermann Furniture as well as on the rear façade of Unity Theater.
- *Mahogany Door Replacement*  
The proposal is to have three entrances with transoms on the Commerce Street side of the building and to convert the overhead garage door on S. Austin Street to match the proposed stationary doors. The proposed doors are 3-panel mahogany doors.
- *Replace and add windows*  
The proposal is to replace two of the existing windows and to add three additional windows on the W. Commerce Street side. The window openings, like the new door entrances, will break up the current primarily enclosed style of the building and add additional glazing. The proposed windows are a vinyl picture window (single pane) in a bronze with white trim to match the proposed metal awnings. In addition to the five picture windows shown on the front façade, the applicant proposes adding transom windows along the diagonal façade of the building that is located nearest to the enclosed carport on the Unity Theater side. Currently there are two wood coverings over metal plates and two very small windows located within the metal frame. With the proposed

stucco modification, the metal pane will be removed and about 2/3rds of the area will be covered with stucco. The applicant proposes to enlarge the existing window such that the remaining metal pane area be a transom window. These windows will break up the primarily enclosed style of the building and will add additional glazing.

Additional window openings will improve the building façade and promote a more compatible architectural design than the current façade. These improvements are in line with the design standards and will contribute to a more walkable and inviting building façade. The current façade has very little articulation; therefore, the proposed improvements will also denote the entrances to each of the separate spaces.

- Add exterior lighting

The owners/applicants propose to add pedestrian lighting on either side of each entrance and also to the faux entrance on the S. Austin Street side. The lighting will be a three candleabra, modern lantern design in oil rubbed bronze with clear glass and a metal trim. The lighting will help to frame the entrances. The design standards encourage additional pedestrian lighting to promote walkability.

- Metal Canopies

The owners/applicants propose to add metal canopies/awnings over each of the proposed mahogany door entrances. The canopies are proposed to be a wood framed awning wrapped in metal with a standing seam roof in burnished slate color. The proposed awnings will help define the spaces as well as provide cover from the elements. The proposed awning design is in keeping with the Design Guidelines which recommend that the awnings should be specific to doors and windows in stead of a continuous awning across the facade.

- Mansard Crown Cap

A wood framed mansard with a stucco veneer and Hardie plank soffit crown cap wrapped along the top of the building is proposed. The mansard will raise the height of the building about 30-32 inches and bring the building in line with the height of the east side elevation thus making the building height more uniform. The mansard is proposed to obscure the roof, gutters, and HVAC equipment from the street level.

#### **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 recommends **approval** of the proposed Certificate of Appropriateness as submitted by the applicant finding the proposed building renovations such as additional openings (windows and doors), and façade articulation (canopies and mansard system) to be a more aesthetically pleasing design than the currently enclosed CMU building façade and finding the proposed modifications will be compatible with surrounding structures.

Board Member Gerhard asked the owner/applicant if the existing roof will remain or if it will be replaced. Arlen Thielemann stated that a new roof and gutter system will be installed with the same slope and gutter locations.

A motion was made by Board Member Tegeler and seconded by Board Member Bosse to approve the Certificate of Appropriateness request for Case Number 2025-002 submitted by Heather and Arlen Thielemann for the building located at 215 W. Commerce, as presented.

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

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

**5. Discuss and Possibly Act Upon Case Number 2025-003 a Certificate of Appropriateness Application from Jared Anderson for the building located at 210 S Park Street, Brenham, Texas.**

Stephanie Doland, Development Services Director/Historic Preservation Officer, presented the staff report for Case Number 2025-003, a request from Jared Anderson for a certificate of appropriateness for exterior rehabilitation / alterations to the building located at 210 S. Park Street. The subject property is owned by Alix Fox and Miguel Ramos and includes multiple businesses. Jared Anderson is the owner of the 1844 Liquor Market located on the first floor, and located on the second floor is The Side Door which is an event venue that currently has a long-term tenant. The two-story building is located in the National Register District – The Brenham Downtown Historic District – and is believed to have been constructed between 1873 and 1877. According to the Sanborn Insurance map of 1877 and 1885 the property was a two-story dry goods market. The 1906 Sanborn insurance map shows the property to have been a saloon, the 1912 map a tailor, and the 1920 map a meat market. The insurance maps also note different materials of canopy construction but each notate a wood or metal canopy over the sidewalk throughout the building history. In 1957 a newspaper article shows the property to have been O’Shea’s Drug store which also sold liquor and the property has sold liquor ever since. While no historic property photos of the property show the full façade, a 1969 photo of the Ant Street Inn property shows the corner drug store with the historic neon sign (as seen today) and a metal canopy at the corner of South Park and Alamo Street. The property today, while in use as a liquor store and event space, is in need of maintenance and repairs to the exterior.

Earlier this year, the applicant and property owners submitted an application for an administrative Certificate of Appropriateness to paint the façade. The well known “goldie locks and bear” mural is planned to be painted over during the upcoming Texas Arts and Music Festival. In preparation for the event, the applicant proposes to paint the façade the primary color of Sherwin Williams Classic French Gray and the trim around the upper windows Sherwin Williams Roycroft Pewter. The trim around the first floor transom windows is proposed to be included in a future scope of work phase as Sherwin Williams Chinese Red. The administrative COA for the color selections was approved on September 3, 2025.

The applicant and property owners have submitted an additional application for consideration by the Historic Preservation Board for a Certificate of Appropriateness to restore the storefront including replacing the transom windows, storefront windows, the front and side door on the South Park Street façade, replace the awning and install pedestrian lighting along the storefront. The applicant proposes to restore the canopy to a more original design with a 90-degree straight awning versus the current slopped awning to open up the space and allow more natural lighting. The proposed window and door designs are very similar to the present day design, with a few additional window panes on the store front due to available window materials and to support the frame of the building. The applicant has recently discovered that the bulkhead underneath the existing wood storefront is a black and white marble. The applicant plans to polish and refurbish the existing marble as the base of the store front.

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

- Window replacement

The existing wooden windows are beyond their useful life. The applicant has stated that during rain events there are numerous leaks caused by the condition of the windows located above the canopy and they need replacement. One transom window located on

the South Park Street side is missing altogether and is boarded up. The proposed restoration includes replacing these wooden windows with a red steel frame to maximize the glazing as well as increasing the durability of the window for a long-term benefit when compared to wood. As advised by the Design Guidelines, the proposed storefront window design puts back windows in a substantially similar manner to the present-day conditions, with similar spacing of windowpanes located above the canopy and similar frame thickness separating each window. The steel frame windows will be an improvement to the functionality of the transom and the storefront. The current store front includes two single pane store front windows, whereas the proposed restoration includes three panes on either side of the front door. Overall, the proposed window design is compatible with the existing architecture without removing historic elements of the building. The second-floor wood windows are proposed to remain, with maintenance and repainting planned.

- *Door replacement*

The applicant proposes replacing the two doors located on the South Park Street elevation. Other than paint, no changes are proposed to the French doors located on the Commerce Street elevation. The proposed door replacement will be similar in design to the proposed store front windows with a red steel frame and a large centered rectangular window. Replacing the doors with a custom red, steel frame product will protect the historical building from the elements. Additionally, the proposed improvements will correct the door swing of the primary entrance door and will bring the entrance into compliance with adopted codes for accessibility. Staff finds that the proposed contemporary metal frame windows and doors will restore the currently deteriorated store front and maintain the historic and architectural elements of the storefront.

- *Canopy replacement*

The canopy on the building is the most documented element of the building and is noted throughout the Sanborn Insurance maps available for the property. Similarly, the canopy is shown on the only remaining historic photo of the property. The current canopy is deteriorated with wood rot and has a slight downward angled slope. The applicant proposes replacing the canopy with a steel frame with only a 1% slope (will allow for proper drainage). The existing steel canopy anchors are planned to be saved and reused on the new steel canopy. The canopy will essentially be perpendicular to the building at a 90-degree angle and will open up the entrance and allow for under-canopy signage and pedestrian lighting. Additionally, the existing canopy is only located on the South Park Street side of the building. The proposed design will wrap around the store front and include a canopy on the Commerce Street side adjacent to the transom windows. This design restores the original canopy design.

- *Lighting*

In accordance with the Design Guidelines, the applicant proposes adding six pedestrian lights along the frame of the steel storefront between the proposed windows and doors. The proposed lighting includes four fixtures on the South Park Street side and two fixtures on the Commerce Street side. The proposed light fixtures are a 20-inch-tall

rectangular design with a primary black body and brass accents. The fixture includes a ribbed clear glass and two bulbs. The applicant states in their application that the proposed fixture is the preferred choice as it “blends historic elegance with modern restraint.” Staff finds the proposed fixture to be significant improvement over the exposed conduit and simple light-bulb fixture currently located under the canopy. Additionally, the proposed fixture is contemporary but in a way that compliments the overall design.

- **Marble bulkhead**

When considering the proposed design of the storefront, originally the applicant included plans to have a whiskey barrel base at the bulkhead, beneath the storefront windows. Upon further examination and removing a section of the existing wood base, the applicant found a black and white marble detail in good condition. The marble is located at the base of the windows on both the South Park Street and Commerce Street elevation of the building. The applicant has modified their design plans to account for the newly discovered marble material and has provided plans to include the marble in the red steel frame window storefront. The proposed frame around the marble is 2” thick, similar to the existing frame. The marble will be polished to remove the glue residue and help with consistency across the storefront.

#### **ANALYSIS OF CITY OF BRENHAM HISTORIC PRESERVATION ORDINANCE:**

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(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.

(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(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 application as presented finding that the scope of work to include renovations to the windows, doors, canopy and overall storefront to be a necessary upgrade to protect the building from the elements while also retaining the property's historic character.

A motion was made by Board Member Tegeler and seconded by Board Member Hermann to approve the Certificate of Appropriateness request for Case Number 2025-003 submitted by Jared Anderson for the building located at 210 S. Park Street, as presented.

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

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

## 7. Adjourn

A motion was made by Board Member Tegeler and seconded by Board Member Hermann to adjourn the Historic Preservation Board meeting at 4:30 pm. The motion carried unanimously.

*Hal Moorman*

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Hal Moorman  
Board Chair

November 17, 2025

Date

### ATTEST:

*Kim Hodde*

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Kim Hodde  
Planning Technician

November 17, 2025

Date