NOTICE OF A MEETING
HISTORIC PRESERVATION BOARD
TUESDAY, MARCH 17, 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 the Election of a Chairperson and Vice-Chairperson for the 2026 Calendar Year.**

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

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.**

7. **Discuss and Possibly Act Upon Case Number 2026-02 a Certificate of Appropriateness Application from Rachael Beseda for the building located at 216 West Alamo Street, Brenham, Texas.**

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.**

9. **Adjourn.**

CERTIFICATION

I certify that a copy of March 17, 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, March 11, 2026, at 2:45 pm.

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 Monday, November 17, 2025, 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
Becky Bosse
Jennifer Hermann
Rachel Nordt
Brad Tegeler

Board Members absent:
Angelia Gerhard (conflict of interest)
Tommy Upchurch

Community/Media:
Jason May, Banner Press
Paul Aschenbeck

City of Brenham Staff present:
Stephanie Doland, Historic Preservation Officer
Megan Mainer, Assistant City Manager
Shauna Laauwe, City Planner
Leigh Linden, Main Street Manager
Kim Hodde, Planning Technician

1. Call Meeting to Order

Chairman Hal Moorman called the meeting to order at 5:15 pm.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- Leigh Linden, Main Street Manager, informed the Board that the 2nd Annual Green Team Clean Up Day was recently held to clean up the downtown area. Boy Scout Troop 742 helped clean up, weed, trim, pick up trash, etc. to earn their Covenant Badge.

  Ms. Linden further stated that two new signs have been installed in the downtown area: The Laundry and Libby Louise. Both were recipients of a $750 sign grant.

- Stephanie Doland, Historic Preservation Officer, informed the Board the Life Safety Grant was proposed to City Council recently and received a favorable response. The Grant Program will be presented to City Council for a formal vote in December. The grant is to assist with fire and ADA accessibility (life safety) needs in the downtown areas and applies to 2nd and 3rd floor developments of existing buildings only. The grant is up to $60,000 matching grant. The application deadline for the first round of funding is proposed for January 30, 2026. The grant is funded through the Tax Increment Reinvestment Zone (TIRZ) funds.

  During the Board training, interest was expressed in the Certified Local Grant (CLG) program. Ms. Doland has been working with the Texas Historical Commission on requirements for the application, including local landmark designation, and a local preservation plan (the plan would be Grant eligible). Additional information including goals and objectives will be provided to the subcommittee after January 1, 2026.

REGULAR SESSION

4. Discuss and Possibly Act Upon Approval of Minutes from September 30, 2025 Board Meeting.

Board Member Bosse asked about the status of the urns mentioned in the minutes. Ms. Doland responded that the urns are currently in storage and have not been rehabbed yet. Staff is looking at options for the restoration.

A motion was made by Board Member Tegeler and seconded by Board Member Hermann to approve the minutes from September 30, 2025, Board Meeting, 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
Rachel Nordt	Yes
Brad Tegeler	Yes
Tommy Upchurch	*Absent*
Angelia Gerhard	*Absent – conflict of interest*

5. Discuss and Possibly Act Upon Approval of Minutes from October 21, 2025 Board Meeting.

A motion was made by Board Member Nordt and seconded by Board Member Tegeler to approve the minutes from September 30, 2025, Board Meeting, 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

Rachel Nordt	Yes
Brad Tegeler	Yes
Tommy Upchurch	*Absent*
Angelia Gerhard	*Absent – conflict of interest*

6. Discuss and Possibly Act Upon Case Number 2025-004 a Certificate of Appropriateness Application from Century Property Holdings, LLC / Ken and Katie Burch for the building located at 114 E. Alamo Street, Brenham, Texas.

Stephanie Doland, Development Services Director/Historic Preservation Officer, presented the staff report for Case Number 2025-004, a request from Century Property Holdings, LLC / Ken and Katie Burch for a certificate of appropriateness for interior and exterior alterations to the building located at 114 E. Alamo Street. The subject property is bounded by E. Alamo, Baylor, and Commerce Streets. The subject property was originally constructed as the First National Bank in 1923 and was designed by Staats Architects of Fort Worth, Texas. The building is the only known multi-level concrete structure in the downtown area. The property is listed as a contributing building in the Downtown Historical District. After use as a bank, the property was utilized for J.H. Faske Jewelry Company until 2013.

The building includes a basement and three floors. The basement and first floor of the bulding are currently being used as retail space. The second floor is proposed as the future office for PlanNorth Architecture. The third floor is being utilized as a law office. The property owners/applicants plan to complete the work in a phased approach. Permits have already been issued for interior demolition that includes asbestos abatement, electrical upgrades, and plumbing upgrades to the second and third floors. The applicant is requesting a second permit for exterior and life safety improvements, including relocation of the emergency fire escape from the S. Baylor Street side of the building to the rear of the building.

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

- *Fire escape relocation and reconstruction*
  Deed restrictions require that this building and the building located at E. Alamo Street share the fire escape emergency access. Applicants want to relocate the existing emergency fire escape from the S. Baylor Street side of the building to the rear of the building for improved emergency access. The existing fire escape will be replaced with a modernized, code compliant fire escape that will be able to be utilized by occupants of the subject tract and the occupants of 110 E. Alamo Street. The fire escape will be constructed of galvanized steel with a hot-dipped galvanized finish with an open mesh panel that will be painted in Sherwin William Fox Black. The base will be a matching galvanized finish. The structure is proposed to have a metal canopy roof painted to match the railing, handrails, and doors. The proposed stairwell, like the existing stairwell, is visually lightweight and comparable to other stairwell exits in the downtown area.

- *Door replacement*
  To allow access to the stairwell from the third floor, an exisitng window opening will be enlarged for a third floor door access. Two additional openings are planned along the rear of the building, one on the first and second floor to allow for access from the building onto the fire escape. The three doors are proposed to be fire-rated, half glass doors and painted to match the stairwell in Sherwin Williams Fox Black. The buiding currently does not have doors along the side or rear façade so these additional door openings will allow the property to meet the adopted building and fire codes as well as to allow some variety on a façade that currently has very little articulation.

- *Glass window replacement*
  The building contains windows on all levels and on all sides. The existing windows on the Alamo and S. Baylor Street sides are block windows with privacy glass. The applicant plans to replace the glass panes, at a later date, with a clear(er) Solarban glass product that is more energy efficient. The window frames will remain so there is no proposed modification to the window openings. The glass in the standard, two-pane windows aong the Alamo and Baylor façade on both the second and third floors are proposed to be replaced with a more energy efficient glazing. On the third floor rear façade, there is a window that will be replaced with a fire rated glass and material. With the relocation of the fire escape, this window will have direct exposure to the fire escape landing; therefore, the fire code will require fire rated materials.

- *Exterior lighting*
  The owners/applicants propose to add additional lighting along the fire escape and adjacent to the exit doors. The small globe-like fixtures being proposed are similar to the original fixtures used by the orignal architect on an architecturally similar building. The fire escape will also have can lights mounted on the bottom of the landings and awning to provide light for the stairway exit.

- *Mural*
  Although a mural is not an architectural alteration that requires an Certificate of Appropriateness, the applicant included painting the exisitng mural a solid white prior to relocation of the fire escape. The future plans are for a mural to be repainted on the rear façade.

- *Signage*
  The applicant proposes restoration of the orignal First National Bank signage on the front façade and entrance where J.H. Faske had their signage. The architecturally significant signage remains behind the J.H. Faske sign. Signage is not required to be approved through the Certificate of Appropriateness process; however, the original white plaster signage original to the building is a restoration that is supported by the Secretary of the Interior Standards.

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 that the scope of work, that includes the relocation and reconstruction of the fire escape to the rear façade, is a code-driven and code-compliant adaptation of the building that is minimal in nature and does not detract from the overall historically contributing original quality of the building.

A motion was made by Board Member Tegeler and seconded by Board Member Hermann to approve the Certificate of Appropriateness request for Case Number 2025-004, a Certificate of Appropriateness Application from Century Property Holdings, LLC / Ken and Katie Burch for the building located at 114 E. Alamo 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
Rachel Nordt	Yes
Brad Tegeler	Yes

Tommy Upchurch	*Absent*
Angelia Gerhard	*Absent – conflict of interest*

7. Adjourn

A motion was made by Board Member Tegeler and seconded by Board Member Nordt to adjourn the Historic Preservation Board meeting at 5:45 pm. The motion carried unanimously.

_____ March 17, 2026

Hal Moorman Date
Board Chair

ATTEST:

_____ March 17, 2026

Kim Hodde Date
Planning Technician

City of Brenham
Historic Preservation Board
Staff Report
March 17, 2026

Certificate of Appropriateness – 2026-001
111 S. St. Charles Street

STAFF CONTACT:	Stephanie Doland, Historic Preservation Officer
APPLICANT:	Pete Simpson, Terralab Landscape Architects
OWNER:	Blake & Julie Sawyer
LOCATION:	111 S. St. Charles Street; generally, on the east side of St. Charles Street, north side of E. Alamo Street and west side of S. Market Street
LEGAL DESCRIPTION:	Original Town Addition, Lot 11D, 11E
REQUEST:	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 future location for a food truck.
SUMMARY RECOMMENDATION:	Staff recommends approving the Certificate of Appropriateness as requested.

LOCATION MAP:

BACKGROUND:

The subject property was purchased in 2025 by Blake and Julie Sawyer. It is located at the intersection of South Market Street, South Saint Charles Street, and East Alamo Street. The property has been vacant for more than fifteen years, with several concrete foundations remaining on-site following a structural fire around 2008. Since purchasing the property the new owners have removed the concrete foundation, relocated overhead electric and sanitary sewer and prepared the site for new constrction.

The prperty 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 Sawyers purchased the property after observing it remain vacant and unsightly for many years. Their primary residence does not have off-street parking, so they rely on available on-street parking downtown. With the acquisition of this tract, they intend to improve the property for both private use and as a park-like space accessible to the public.

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. Families and visitors to Downtown will be able to enjoy the outdoor area—similar to Alamo Alley, Toubin Park, or Belle's Alley—during most hours. The plans also include two sets of swinging pedestrian gates, allowing the Sawyers to restrict public access when hosting private events or using the space for personal gatherings.

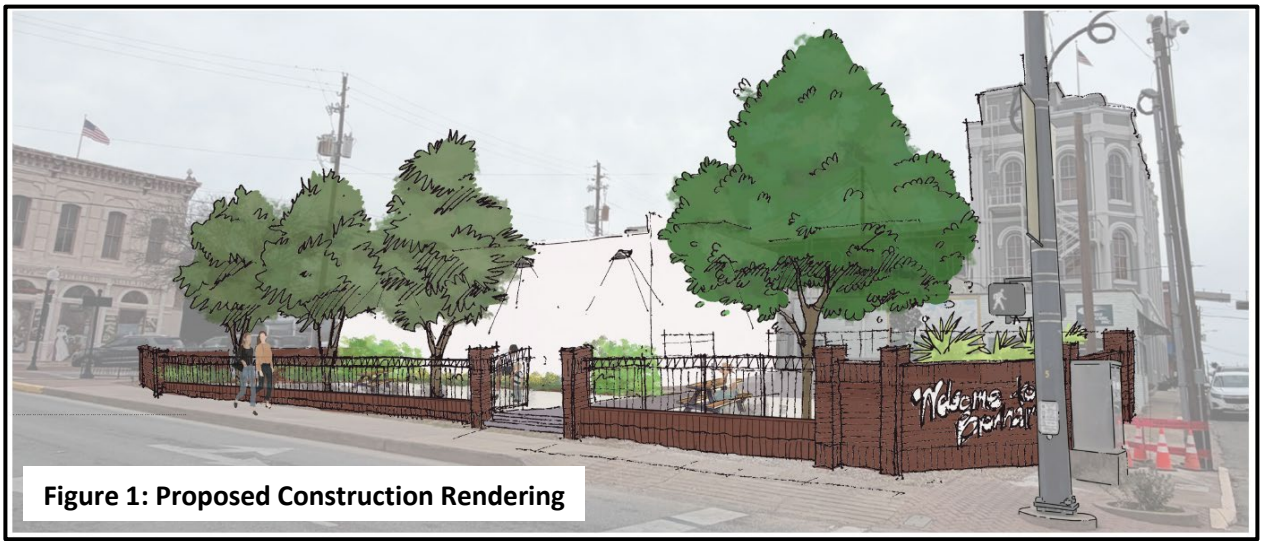


Figure 1: Proposed Construction Rendering

Section 13-7 of the Historic Preservation Ordinance includes the following:

<u>(c) New construction in historic districts.</u>
The historic preservation officer, or the board, if requested by the applicant, will 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.

The proposed scope of work represents the first new construction project in Downtown Brenham since the adoption of the Historic Preservation Ordinance. During review of the project, staff recommended that the new construction be formally reviewed and approved by the Board, and the applicant agreed.

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):

(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 RECOMMENDATION:

Staff recommends **approving** the proposed Certificate of Appropriateness, finding the following:

a) **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—located on the opposite side of the courthouse. 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.

While not an immediate component of the project, 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 includes two private parking spaces accessed from South Market Street. As noted previously, the applicants own the adjacent Bassett Building to the northeast. The proposed design incorporates 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 while maintaining the overall aesthetic of the greenspace.

b) **Brick Wall and Pedestrian Gates:** To define and enhance the park-like amenity, the applicant proposes installing a combination of red brick and decorative metal fencing. As illustrated in Figure 2, the design features a brick base, brick columns, and brick end caps, with a black decorative metal fence mounted above. This approach effectively frames 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 contributes to an inviting streetscape, enabling 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 a cohesive and visually appealing manner. The proposed design complements the historic architectural character of surrounding properties while providing a fresh, high-quality enhancement to the district.

FENCE:
AMERISTAR - AEGIS PLUS

BRICK:
ACME - REDMOND - QUEEN - HERITAGE

Figure 2: Proposed Fence Materials

c) **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 as shown below in Figure 3 is very similar to the Downtown Brenham Design Guidelines which encourages fully recessed down lights. The applicant is also encouraged to consider lighting along the fence columns or within the landscaping beds to encourage additional security lighting near the proposed outdoor seating.

LIGHT FIXTURE:
MILLENNIUM LIGHTING - ALVII - 9" - TALL OUTDOOR WALL SCONCE

Figure 3: Proposed Exterior Light Fixture

d) **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.

e) **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.

Staff recommends approval of the proposed Certificate of Appropriateness application as presented finding that the 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.

EXHIBITS:

A. COA Application
B. New conceptual construction renderings
C. Existing Conditions Property Photos

EXHIBIT "A"
CERTIFICATE OF APPROPRIATENESS APPLICATION

City of BRENHAM

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: 111 St Charles St

APPLICANT/CONTACT PERSON

Name: Pete Simpson

Address: 16702 House Hahl Rd., Bldg. 2

City, State, Zip: Cypress, Texas 77433

Phone: 74134193649

Email: pete@terralabla.com

Signature: Blake Sawyer

OWNER (Attach additional sheets, as needed)

Name: Blake Sawyer

Address: 222 E Main St

City, State, Zip: Brenham, TX 77833

Phone: 5125207170

Email: sawyer.blake@gmail.com

Signature: *awaiting owner signature*

THIS CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION APPLIES TO:

Board COA

HISTORIC PRESERVATION – MAIN STREET

Certificate of Appropriateness Application Narrative

GENERAL INFORMATION:

Address of Subject Property: 111 St Charles St

Anticipated start date: 2026-04-15

Anticipated Completion Date: 2026-06-15

Type of Request:

["New construction"]

Proposed Use:

["Park"]

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 site is being converted from a dilapidated eyesore at one of the main entry points into downtown Brenham. The owner (Blake Sawyer) has corrected an off-site sewer issue from adjoining property, removed broken concrete and leveled the area. Visual clutter of power poles has been addressed as well.

The park itself would be open to the public the majority of the time and consists of open play areas, seating spaces, landscaping and irrigation. The site would be bounded by a semi-opaque low brick wall and open picket fence. The site would be bookended by taller brick walls and signage at Market/Alamo Streets. Private parking at the northern part of the site would serve as Mr. Sawyer's downtown parking for his family and possibly a future food truck, open to the public.

This project will drastically change the look of the corner from an eyesore to a wonderful downtown park area.

EXHIBIT "B"
NEW CONCEPTUAL CONSTRUCTION RENDERINGS

FENCE:
AMERISTAR - AEGIS PLUS

BRICK:
ACME - REDMOND - QUEEN - HERITAGE

LIGHT FIXTURE:
MILLENNIUM LIGHTING - ALVII - 9" - TALL OUTDOOR WALL SCONCE

111 ST CHARLES ST | **CONCEPT SKETCH**

TERRALAB

Brenham, TX | Prepared For: Blake Sawyer | February 17, 2026

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES.

EXHIBIT "C"
PHOTOS – EXISTING CONDITIONS

View From South Saint Charles St looking east

View From South Market St looking west

City of Brenham
Historic Preservation Board
Staff Report
March 17, 2026

Certificate of Appropriateness – 2026-002
216 W. Alamo Street

STAFF CONTACT:	Stephanie Doland, Historic Preservation Officer
APPLICANT:	Rachael Beseda
OWNER:	Rachael Beseda
LOCATION:	216 W. Alamo Street; generally, on the north side of W. Alamo Street near its intersection with S. Austin Street
LEGAL DESCRIPTION:	Crumpler Addition, Block 76, Lots 20, 21, 22 and 2-foot of Lot 23
REQUEST:	Certificate of Appropriateness to replace the front door facing West Alamo and the back door and roll-up garage door facing the alley.
SUMMARY RECOMMENDATION:	Staff recommends approving the Certificate of Appropriateness as requested.

LOCATION MAP:

BACKGROUND:

The subject property, constructed circa 1950, is a non-contributing structure and is listed by the National Register of Historic Places as a contemporary commercial building. The building is home to the "Welcome to Brenham" mural located on the west building façade and is facing the intersection of South Austin Street and West Alamo Street. Previously, the property has been occupied primarily by furniture and a antique sales businesses, including Jim's Whims.

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

Figure 1: Proposed Interior Rendering

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 primary 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 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.

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):

(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 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 acknowledging that the subject property is a non-contributing structure within the Downtown Historic District.

a) **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. In addition, 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, as the building sits at a busy corner near the "Welcome to Brenham" mural, and an

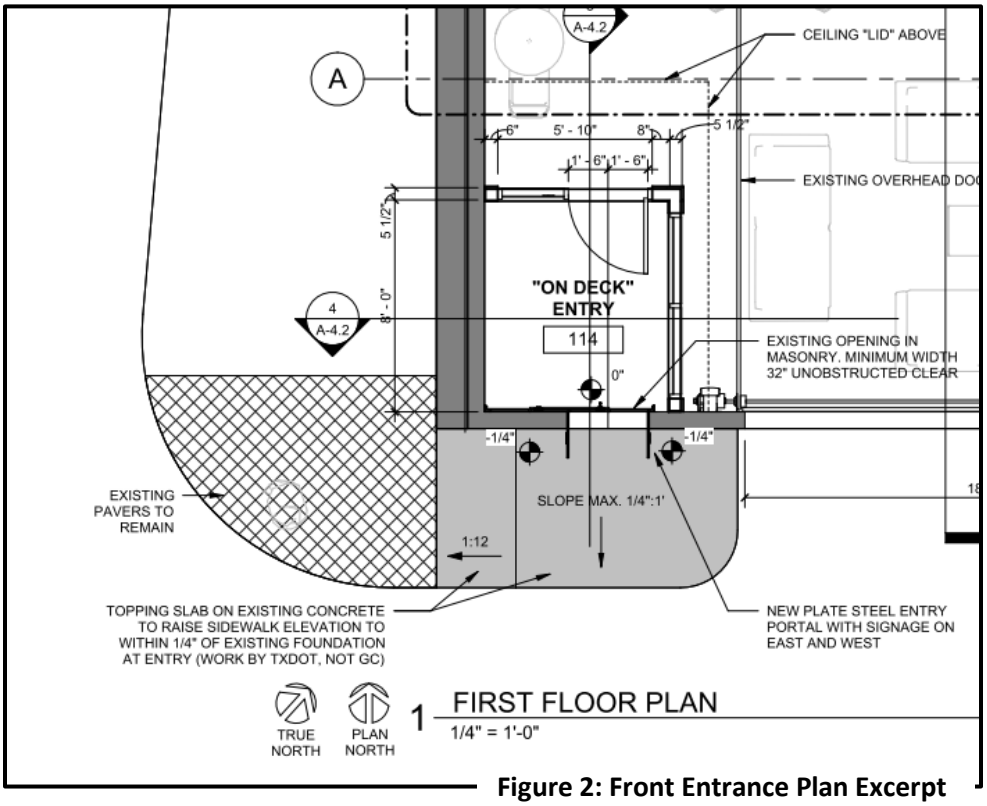


Figure 2: Front Entrance Plan Excerpt

outward-swinging door would create conflicts with pedestrian traffic. The CMU block façade is also not reinforced, so enlarging the opening must be approached with caution. For these reasons, the project architect evaluated multiple options to provide an ADA-compliant entrance for the proposed sports bar and grill.

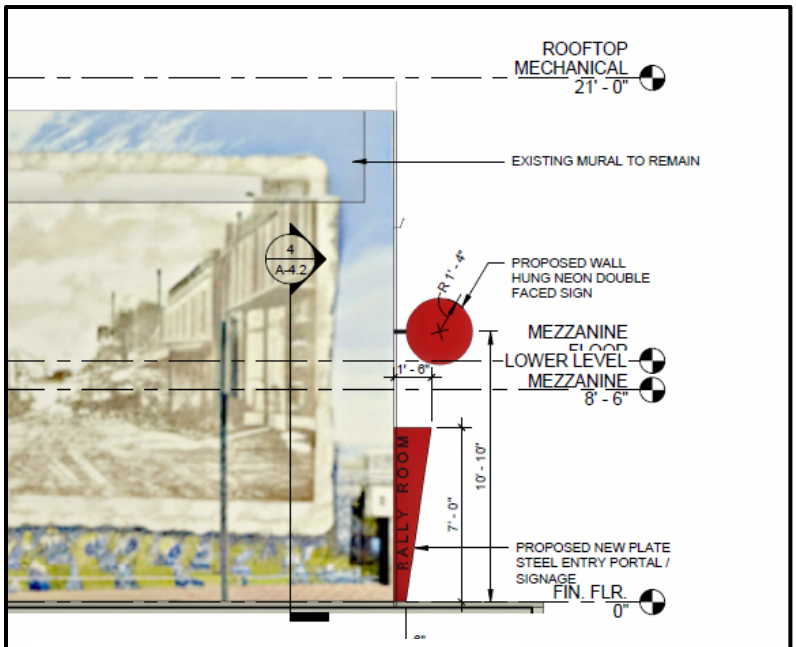
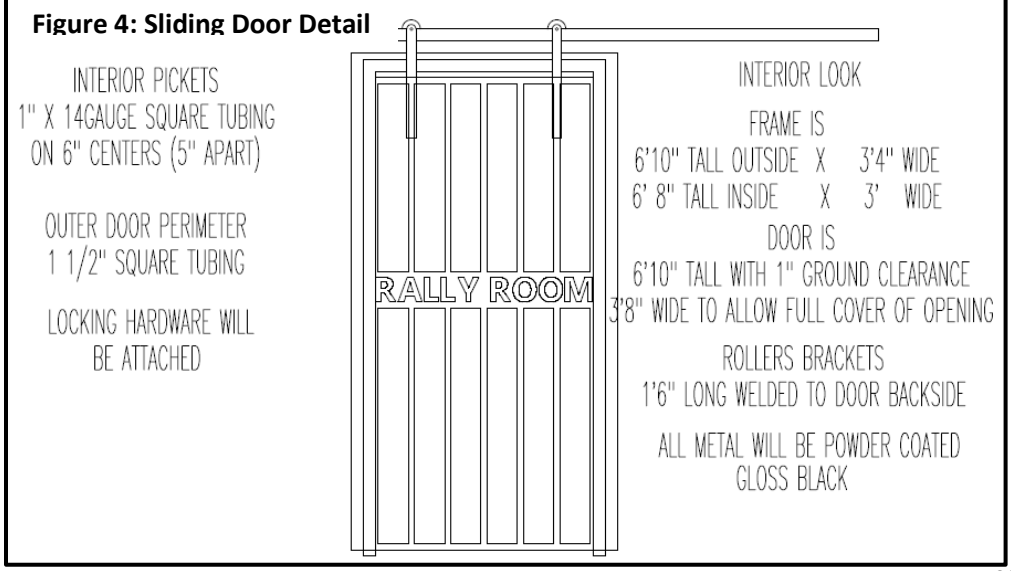


Figure 3: Steel Frame Entry Portal

To address these challenges, 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 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. Although the figure 3 above shows the portal in red, 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. As shown in figure 4 below, 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.

Figure 4: Sliding Door Detail



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. Rather the design introduces a distinctive entrance element that supports the new business. Also shown in figure 3, the applicant also proposes a projecting sign above the portal to further identify the primary entrance for patrons and visitors.

b) **<u>Alley Facing Overhead Door Replacement:</u>** The nearest public parking lot to the subject property is located across the alley and across West Main Street, behind the law offices of T. Russell Noe. It is anticipated that most patrons will park in this lot and enter the proposed sports bar from the alley side (north side) of the building. For this reason, 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 proposes replacing the existing overhead door with a new overhead door featuring additional window openings.

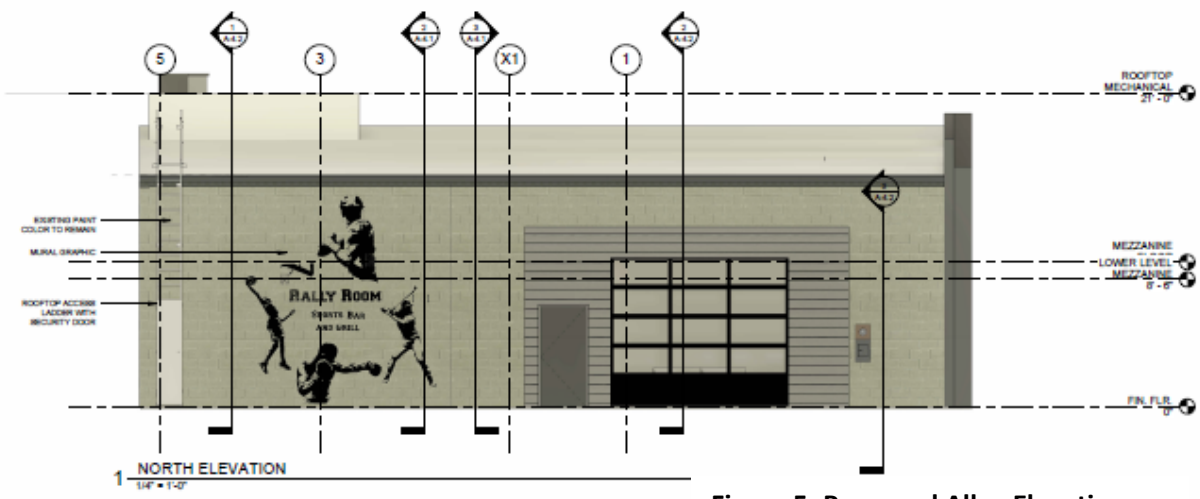


Figure 5: Proposed Alley Elevation

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 the space, the increased number of 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.

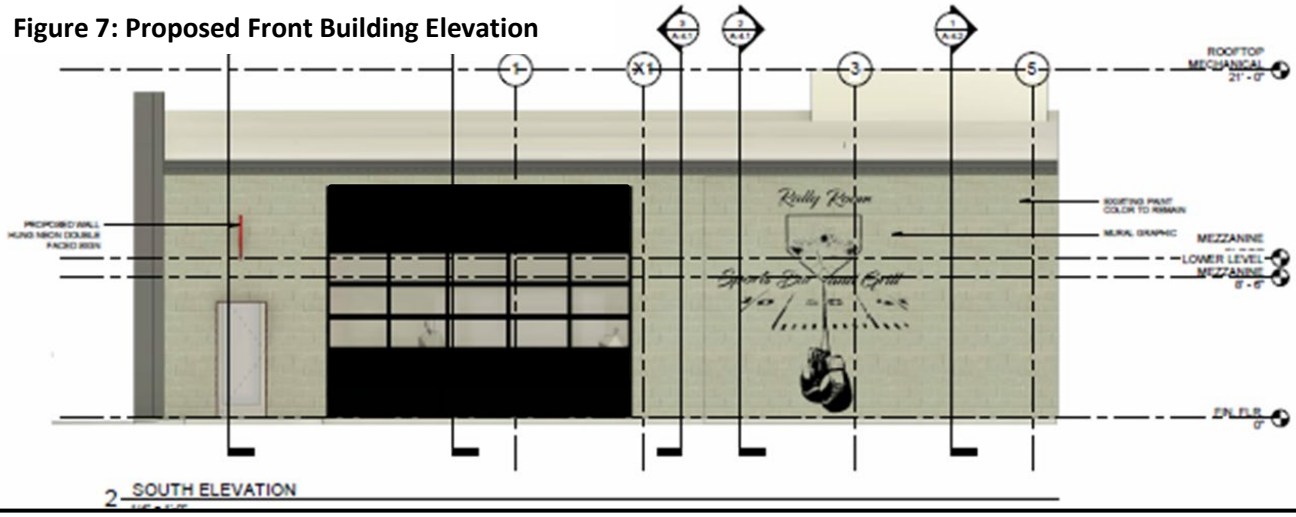
c) **<u>Alley Facing Door:</u>** In addition to the overhead door located within the wood-framed section of the north elevation, there is currently a simple, windowless black pedestrian walk-through door. The applicant proposes replacing this solid wood door with a black-framed door featuring a single large rectangular window. Similar to 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 elevation consists of a solid black frame and a solid black door, causing the entrance to blend into the wall and making it difficult to identify from a distance. Installing a door with a large window will better distinguish the entry point and enhance the visual appeal of the north façade.

Figure 6: Alley Door Detail

d) **Murals:** The applicant intends to retain the existing gray paint on the CMU block along the north and south façades, with only minimal touch-ups planned. In addition, signage and murals are proposed for both elevations to identify the building as a sports bar and grill and to introduce visual interest to an otherwise simple façade. Because the CMU block is already a painted surface—and because signage is not part of the Certificate of Appropriateness review—the mural concepts and signage details are provided for reference.

Figure 7: Proposed Front Building Elevation



Staff recommends approval of the proposed Certificate of Appropriateness application as presented finding that the scope of work to include replacing the front and back doors, replacing the back alley-facing overhead door, and painting murals on the front and back façade to be compatible with the subject property and in keeping with the goals of the preservation of property in Downtown Brenham.

EXHIBITS:

A. COA Application
B. Architectural Plans
C. Existing Site Photos

EXHIBIT "A"
CERTIFICATE OF APPROPRIATENESS APPLICATION

City of BRENHAM

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: 216 west alamo

APPLICANT/CONTACT PERSON	OWNER (Attach additional sheets, as needed)
Name: Rachael Beseda	**Name:**
Address: 214 West Alamo	**Address:**
City, State, Zip: Brenham, TX 77833	**City, State, Zip:** ,
Phone: 8322486655	**Phone:**
Email: identifyingmarks@hotmail.com	**Email:**
Signature: Rachael Beseda	**Signature:** Rachael Beseda

Type of Request:

["Exterior Alteration (significant)"]

Proposed Use:

["Restaurant"]

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.

Ada entrance
Sliding metal tubing door to fit the style of restaurant
We are opening -batting cage mma style door
Replacing the back garage door to full insulated glass panel garage door to make more inviting from rear entrance

EXHIBIT "B"
NEW CONCEPTUAL CONSTRUCTION RENDERINGS

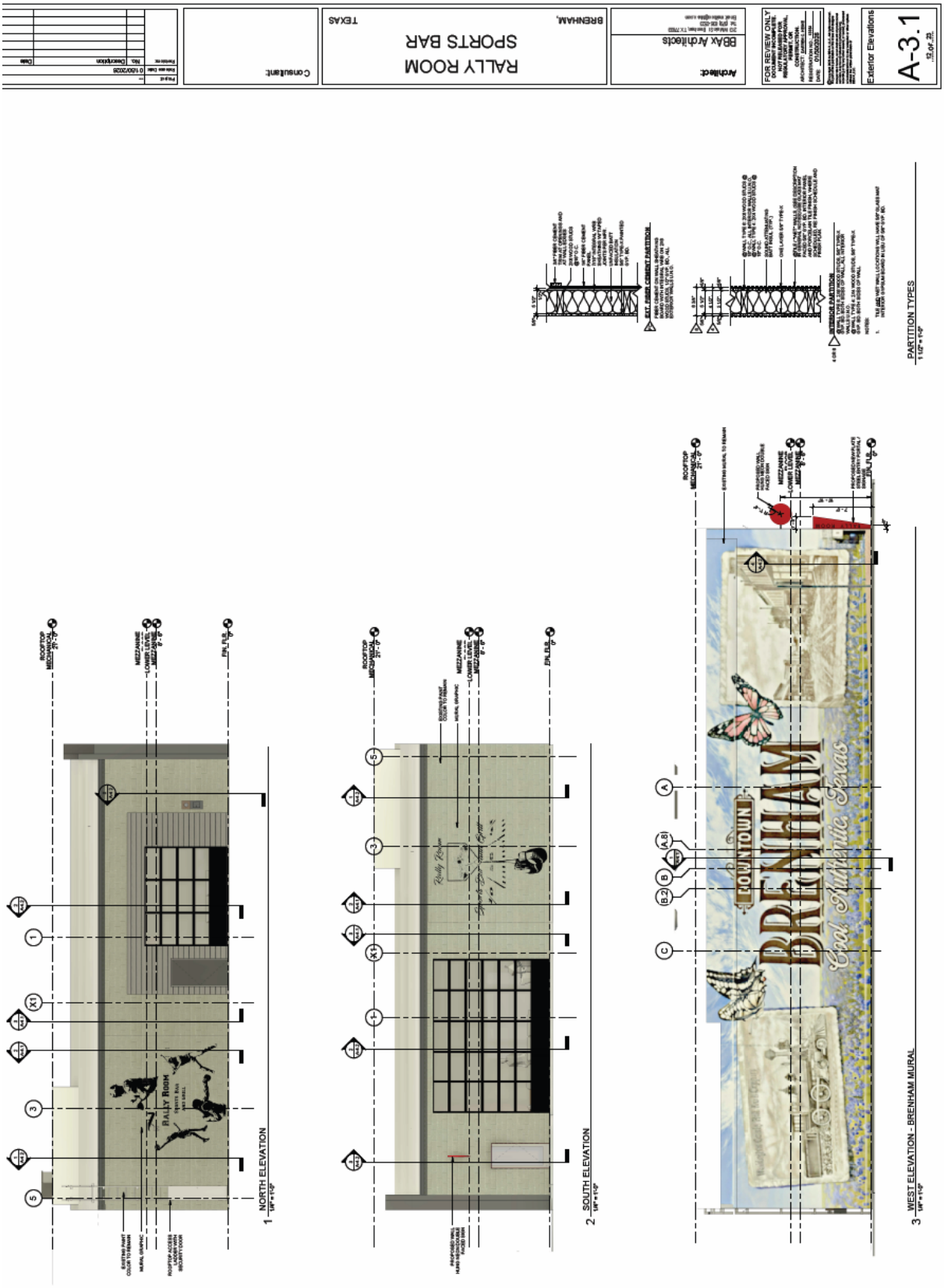


EXHIBIT "C"
PHOTOS – EXISTING CONDITIONS

View From West Alamo Street

View From Public Alley

AGENDA ITEM 8 – REGULAR SESSION

MEMORANDUM

To: Historic Preservation Board Members

From: Stephanie Doland, Historic Preservation Officer

Subject: Preservation Plan for CLG Submittal

Date: March 11, 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.

Attached for the Board's review, revision, and consideration is a draft CLG Preservation Plan outlining goals, objectives, and strategic priorities to guide preservation initiatives in Brenham. This draft is intended as a starting point for discussion and revisions, additions and edits are welcome.

If the Board feels the draft plan accurately reflects local preservation initiatives, staff will place formal consideration of the Preservation Plan on a future agenda. If the Board feels the draft does not align with its vision, a subcommittee may be formed to rewrite or further develop the Preservation Plan.

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.

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- Prioritization of resources 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, and visitors by:

- Creating a communication plan for Downtown Brenham property owners and local landmark owners, including regular updates, guidance materials, and preservation alerts.
- 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.

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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 are to be further evaluated through a formal community-wide Preservation Plan.

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