



**HISTORIC PRESERVATION BOARD MINUTES
MONDAY, NOVEMBER 29, 2021 at 5:15 pm**

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

Historic Preservation Board Members present:

Robert Grabarschick
Jennifer Hermann
Paul Homeyer
Stacy Marhofer
Hal Moorman
Brad Tegeler
Mike Vance

City Council members present:

Shannan Canales
Leah Cook

Others present:

Interim City Manager Carolyn Miller, Director of Tourism and Marketing Jennifer Eckermann, Main Street Coordinator Kathrin Briscoe, Project Planner Shauna Laauwe, Tourism and Marketing Coordinator Nancy Joiner, City Secretary Jeana Bellinger, and Main Street Coordinator Kathrine Briscoe.

Citizens present:

Randy and Suzanne Bayer, Shelley Homeyer, Jared Anderson, and Miguel Ramos.

Media Present:

Alyssa Faykus, Brenham Banner Press

- 1. Call Meeting to Order**
Jeana Bellinger, City Secretary called the meeting to order at 5:15 pm.
- 2. Public Comments**
There were no public comments.
- 3. Member Drawing of Lots for Terms as Outlined in Section 13-4(c) in the City of Brenham's Historic Preservation Ordinance No. 0-21-016**

Jeana Bellinger, City Secretary, presented this item. City of Brenham Ordinance O-21-016 established the Historic Preservation Board. Board members generally serve 3-year terms; however, some of the first Board members will receive initial terms of less than three years to stagger terms as required by the Ordinance. Section 13-4(c) addresses the initial staggering of terms. It provided for full 3-year terms for the two members elected by downtown property owners. Thus, members Jennifer Hermann and Brad Tegeler will serve full 3-year terms expiring December 31, 2024. The remaining five members of the Board will draw number position numbers to determine their new terms, which will be either two or three years. Four members were appointed to two (2) – year terms to expire in December 2023. They are Hal Moorman, Paul Homeyer, Stacy Marhofer, and Mike Vance. One member was appointed to a three (3) – year term to expire in December 2024, and Bob Grabarschick will serve this term.

4. Discuss and Possibly Act Upon the Election of a Chairperson and Vice-Chairperson, Effective Immediately and Continuing for the 2022 Calendar Year

Jeana Bellinger, City Secretary presented this item. 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, 2022. Any board member can nominate, and any board member can be nominated. A board member may also nominate themselves.

A motion was made by Bob Grabarschick and seconded by Mike Vance to elect Hal Moorman as Chair for the Historic Preservation Board.

Jeana Bellinger called for a vote. The motion passed with voting as follows:

Robert Grabarschick	Yes
Jennifer Hermann	Yes
Paul Homeyer	Yes
Stacy Marhofer	Yes
Hal Moorman	Yes
Brad Tegeler	Yes
Mike Vance	Yes

A motion was made by Mike Vance and seconded by Brad Tegeler to elect Paul Homeyer as Vice-Chair for the Historic Preservation Board.

Jeana Bellinger called for a vote. The motion passed with voting as follows:

Robert Grabarschick	Yes
Jennifer Hermann	Yes
Paul Homeyer	Yes
Stacy Marhofer	Yes
Hal Moorman	Yes
Brad Tegeler	Yes
Mike Vance	Yes

Hal Moorman lead the meeting after all Board members introduced themselves.

REGULAR SESSION

5. Discuss and Possibly Act Upon a Certificate of Appropriateness for a Building Located at 100 E. Alamo Street, Brenham, Texas

The first Certificate of Appropriateness for discussion and consideration by the Board is from Miguel Ramos and Alix Fox. The major renovation being planned will be the home of Mescalito Coffee in the front of the building on the first floor, and Ballad of the Bird Dog in the back, which faces Commerce Street on the second floor. They are requesting a Certificate of Appropriateness for the addition of a rear egress/ingress stair on Commerce Street. The owners met with City of Brenham officials and their architect and determined the most viable solution would be the addition of a balcony and stair structure on the Commerce Street side of the building. The design of the staircase uses the first parking space in front of the building on Commerce Street, allowing for continued pedestrian use of the sidewalk and office frontage for the rental property on the first floor.

Miguel Ramos – addressed the stairs and balcony access that would give business access on Commerce Street.

Jared Anderson – there is a side door on Park Street, but this entrance would have caused more problems with access on the Park Street sidewalk.

Board members spoke about this design. Everyone liked the design and thought it would be good to have a business entrance on Commerce Street. Parklets were discussed but not the purview of this Board. Parklet agreements are between the City and the property owner.

A motion was made by Mike Vance and seconded by Paul Homeyer to approve the Certificate of Appropriateness for 100 E. Alamo.

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

Robert Grabarschick	Yes
Jennifer Hermann	Yes
Paul Homeyer	Yes
Stacy Marhofer	Yes
Hal Moorman	Yes
Brad Tegeler	Yes
Mike Vance	Yes

6. Discuss and Possibly Act Upon a Certificate of Appropriateness for a Building Located at 201 W. Main Street, Brenham, Texas

This Certificate of Appropriateness for discussion and consideration by the Board is from Randy and Suzanne Bayer. The Bayers are renovating the former Texas Farm Credit building to become Main Street Uncorked, a wine and martini bar. This application is for the removal of the awning currently on the building and the addition of a patio cover in the front to be

used for outdoor seating. The proposed patio covers a private parking area in front of the building.

The Bayers spoke of their plans and answered questions from the Board.

A motion was made by Paul Homeyer and seconded by Jennifer Hermann to approve the Certificate of Appropriateness for 201 W. Main Street.

Hal Moorman, Chair, called for a vote. The motion passed with voting as follows;

Robert Grabarschick	Yes
Jennifer Hermann	Yes
Paul Homeyer	Yes
Stacy Marhofer	Yes
Hal Moorman	Yes
Brad Tegeler	Yes
Mike Vance	Yes

WORK SESSION

7. Staff Report

- **Review and Approval of an Administrative Certificate of Appropriateness for the Historic Grand Leader at 100 E. Alamo Street, and for the Historic Brenham Opera House 101 W. Alamo Street.**
 - Jennifer Eckermann, the Historic Preservation Officer presented this item. Section 13-7(d)1 allows for an Administrative COA by the Historic Preservation Officer for Insignificant Alterations to include changes to exterior paint colors on previously painted surfaces. Two requests were received for approval of paint colors. The applicants provided samples of the colors they were considering and received approval.
- **Review of Certificate of Appropriateness Application, Possible Board Member Participation in Pre-Application Meeting, and Certificate of Appropriateness Process Chart.**
 - Jennifer Eckermann, the Historic Preservation Officer presented this item. It was suggested that two or three Board members could participate in pre-application meetings as a time-saver to walk through plans for Significant Alterations before submission of a COA Application. This process would be a benefit to the property owner and the Historic Preservation Board. The two or three members would be able to answer and/or ask questions that may help the owner present a strong application and have a better chance of timely approval. Also, a checklist was presented to help with the application process. The application will be online soon and a draft of a COA Approval Process chart was shown. This will help the property owner see how the COA process works.

8. **Adjourn**

With no further business, Hal Moorman adjourned the meeting at 6:17 pm.

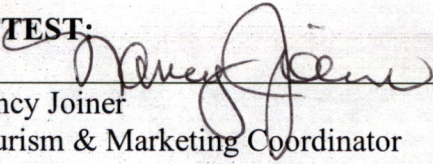


Hal Moorman
Board Chair

1/27/2022

Date

ATTEST:



Nancy Joiner
Tourism & Marketing Coordinator

1/27/2022

Date