

## HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham's Historic Preservation Board was held on Thursday, January 27, 2022 beginning at 5:15 p.m. in the Brenham City Hall, Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

### Board Members present:

Hal Moorman - Chair  
Robert Grabarschick  
Jennifer Hermann  
Stacy Marhofer  
Brad Tegeler  
Mike Vance

### Board Members absent:

Paul Homeyer – Vice Chair

### City Council members present:

Leah Cook

### City of Brenham Staff present:

Main Street Coordinator Kathrine Briscoe, Tourism and Marketing Coordinator Nancy Joiner, City Secretary Jeana Bellinger. Tourism and Marketing Director Jennifer Eckermann was available via conference call.

### Citizens present:

Jared Anderson, Alix Fox, Keith Hankins, Tommy Traylor, Elizabeth Price, and Darren Heine

### Media Present:

Josh Blaschke, KWHI

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

Chairman Hal Moorman called the meeting to order.

## **2. Public Comments**

Mr. Tommy Traylor addressed the Board about the Historic Preservation Ordinance. Traylor stated that he is still not in favor of the historic preservation Ordinance.

## **WORK SESSION**

### **6. Report on Project Meeting with Owner Representative of Beaumier Iron Works located at 321 S. Baylor Street, Brenham, Texas**

Tourism and Marketing Director Jennifer Eckermann presented this item. Eckermann explained that work on the roof at the historic Beaumier Iron Works, that was brought to her attention after the work had been done, did not fall under ordinary maintenance and repairs, as outlined in the Ordinance as the work could be seen from the public right-of-way.

Eckermann advised the Board that there was a Pre-Application meeting with owner representatives Salha Voelkel and JD Holt and that a building permit that was issued on October 14, 2021, for “partial roof repair” at the estimated cost of \$2,500. The Building Official issued the permit in the period between the adoption of the ordinance and appointment of the Board. Eckermann stated that Development Services always includes her in all Plan Reviews for the downtown area but did not on this one since no plans were needed based on what was presented by the owners and the cost of the roof repair. Eckermann advised that staff is currently developing a procedure to keep this from happening again in the future.

### **7. Discuss Historic Preservation Board Training for February**

Tourism and Marketing Director Jennifer Eckermann presented this item. Eckermann advised the Board that she is working with Karen Van Citters, a Historical Architect, to provide historic preservation training to the Board. A final date for the training has not been confirmed; she will update the Board with some possible dates soon.

### **8. Staff Report to include possible dates for Texas Open Meetings Training**

City Secretary Jeana Bellinger presented this item. Bellinger stated that she will be conducting required board member training in the next few months. Bellinger advised that she would work with Eckermann to find a date and time that will work best with everyone’s schedules.

## **REGULAR SESSION**

### **3. Discuss and Possibly Act Upon Approval of Minutes from the November 29, 2021 Board Meeting**

A motion was made by Boardmember Hermann and seconded by Boardmember Tegeler to approve the minutes from the November 29, 2021 Board Meeting.

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

Robert Grabarschick	Yes
Jennifer Hermann	Yes
<b>Paul Homeyer</b>	<b>Absent</b>
Stacy Marhofer	Yes
Hal Moorman	Yes
Brad Tegeler	Yes
Mike Vance	Yes

**5. Discuss and Possibly Act Upon a Certificate of Appropriateness for the Marsh’s Building Located at 219 E. Main Street, Brenham, Texas**

Tourism and Marketing Director Jennifer Eckermann presented this item. Eckermann explained that a Certificate of Appropriateness (COA) application has been submitted by TNT Entities, LLC for the Board’s approval. The COA is for significant alterations of the former Marsh’s Building located at 219 E. Main Street in downtown Brenham.

Eckermann explained that a pre-application meeting was held on Wednesday, January 19, 2022, with Tiffany Howard, property/business owner; Elizabeth Price, Upchurch Architects; and board members Tegeler and Grabarschick and the COA application was received on January 19, 2022 for the restoration of both the Main Street and Commerce Street façades.

Architect Elizabeth Price advised the Board that the work being proposed under this COA is as follows:

- Restoration of the Main Street façade
- Restoration of the Vulcan Street facade

The restoration of these two areas will include removing the veneer wall in front of the building, transoms are intact, repositioning the electrical, the windows that have an AC unit will be removed, and the windows that have been covered up will be replaced

A motion was made by Boardmember Tegeler and seconded by Boardmember Vance to approve the COA for restoration of the Marsh’s Building located at 219 E. Main Street which will include façade improvements on Main Street and Vulcan Street.

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

Robert Grabarschick	Yes
Jennifer Hermann	Yes
<b>Paul Homeyer</b>	<b>Absent</b>
Stacy Marhofer	Yes
Hal Moorman	Yes
Brad Tegeler	Yes
Mike Vance	Yes

#### **4. Discuss and Possibly Act Upon a Certificate of Appropriateness for the Grand Leader Building Located at 100 E. Alamo Street, Brenham, Texas**

Tourism and Marketing Director Jennifer Eckermann presented this item. Eckermann explained that a Certificate of Appropriateness (COA) application has been submitted by 100 Alamo Investments, LLC for the 2<sup>nd</sup> phase of the restoration project at the Historic Grand Leader building located at 100 E. Alamo Street in downtown Brenham which will include:

- A repositioned storefront and the addition of a covered seating area in the old department store display area.
- Construction of windows and canopies along Park Street for additional natural light and an optional walk-up window for service.
- Exterior paint of the building.

Several members of the Board expressed their concerns that the addition of the windows along Park Street would alter the original design of the building and may not be appropriate for this building.

A motion was made by Boardmember Vance and seconded by Boardmember Hermann to approve the Certificate of Appropriateness for the Grand Leader Building located at 100 E. Alamo only for the repositioned storefront, covered seating in the old display area and the exterior paint.

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

Robert Grabarschick	Yes
Jennifer Hermann	Yes
<b>Paul Homeyer</b>	<b>Absent</b>
<b>Stacy Marhofer</b>	<b>No</b>
Hal Moorman	Yes
<b>Brad Tegeler</b>	<b>No</b>
Mike Vance	Yes

#### **9. Adjourn**

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Hal Moorman  
Board Chair

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Date

**ATTEST:**

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Nancy Joiner  
Tourism & Marketing Coordinator

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Date