



**NOTICE OF A MEETING  
HISTORIC PRESERVATION BOARD  
TUESDAY, MARCH 1, 2022, AT 5:15 PM  
COUNCIL CHAMBERS  
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.]*

**REGULAR SESSION**

**3. Discuss and Possibly Act Upon Approval of Minutes from the January 27, 2022 Board Meeting**

**WORK SESSION**

**4. Presentation and Training on the City of Brenham's Policies and Procedures for Advisory Boards and Commissions to Include, but Not Be Limited to, Board Meeting Procedures and Requirements, Roberts Rules of Order and Parliamentary Procedure, Conflicts of Interests, the Texas Open Meetings Act, and the Texas Public Information Act**

**5. Staff Report to Include Possible Downtown Projects and Historic Preservation Ordinance Training**

**6. Adjourn**

**CERTIFICATION**

I certify that a copy of the March 1, 2022, 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 Friday, February 25, 2022, at \_\_\_\_\_ am/pm.

\_\_\_\_\_  
*Nancy Joiner*

Tourism and Marketing Coordinator

**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 twenty-four (24) 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 \_\_\_\_\_, 2022 at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

## 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



## AGENDA ITEM 5 – WORK SESSION

### MEMORANDUM

To: Historic Preservation Board Members  
From: Jennifer Eckermann, Historic Preservation Officer  
Subject: Update on Projects Under Discussion with the Historic Preservation Office  
Date: February 25, 2022

### DOWNTOWN PROJECT UPDATE:

As with the City of Brenham's other Authoritative Boards, including the Planning and Zoning Commission, the Board of Adjustments, and the Building Standards Commission, staff will present projects and include recommendations based on criteria included in the Historic Preservation Ordinance. Property owners or other representatives are invited to attend the meetings to answer questions from board members.

### Project 1:

**Building: Historic HF Hohlt Building (now The Atrium)**

**Address: 107 E. Main Street**

**Owner: Brandi Conway**

**District Status: Contributing**

The owner contacted the office concerning replacing a broken window on the 2<sup>nd</sup> floor. We let her know that it would be considered Ordinary Maintenance and Repair. No COA is needed.





She may consider replacing all of the windows, and if so, you will see a Certificate of Appropriateness Application for that work.

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**Project 2:**

**Building: 103-105 W. Alamo Street**

**Owner: Aaron Gonzales**

**District Status: Contributing**

The new owner of the Padgett Hearing Building at 103 W. Alamo is considering façade improvements, most likely to include painting and a new awning.



**Project 3:**

**Building: 216 W. Alamo Street**

**Owner: Rachel Beseda**

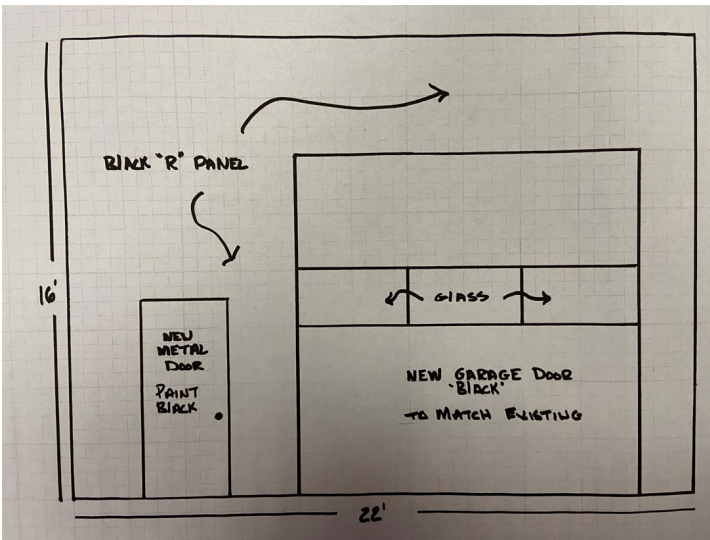
**District Status: Non-Contributing**

The former Jim's Wim's building owner at 216 W. Alamo Street is planning work on the back (alley) side to replace a garage door and entrance.





Development Services Director Stephanie Doland, Building Official Allen Jacobs, and I met with the owner on February 17 concerning her plan (below) to replace the wooden section in the back of the building with a garage door similar to the one in front and a new metal door for egress. Her initial plan was to surround the new doors with a black “R” panel material.



We recommended using a masonry material to match the rest of the building rather than the “R” panel, and Rachel was very open to that suggestion. She left the meeting planning to submit a COA Application this week, but I received an email stating that she is meeting with an engineer to consider breaking up the interior space. A new interior layout may affect the egress needed, so she will submit the COA once she determines the plan for the whole building.

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#### **Project 4:**

**Building: Grand Leader**

**Address: 100 E. Alamo Street**

**Owner: Miguel Ramos and Alix Fox**

**District Status: Contributing**

At your last meeting, there was no decision on the request for two new windows along Park Street. We know the owners of the Grand Leader Building are preparing a COA Application for the two windows that will come to the Board at the next meeting on March 22.



Ahead of that request, I want to share some research we've done to begin preparing for the staff recommendation on this expected application.

At the last meeting, there was a discussion about a walk-up window possibly blocking the sidewalk in front of it.

I have spoken to Development Services Director Stephanie Doland, and she confirmed that her department enforces that ADA routes be maintained, but they've not had a situation or request like this in the past. As long as the windows meet the building code, they will not disapprove it based on sidewalk congestion.