



**NOTICE OF A MEETING  
HISTORIC PRESERVATION BOARD  
TUESDAY, MAY 31, 2022, AT 4 PM  
CONFERENCE ROOM 2A IN 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.]*

**REGULAR SESSION**

**3. Discuss and Possibly Act Upon a Certificate of Appropriateness Application for 201 W. Main Street, Brenham, Texas**

**4. Adjourn**

***CERTIFICATION***

I certify that a copy of the May 31, 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, May 27, 2022, at 3:15 pm.

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***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

Cancelled



### **AGENDA ITEM 3– REGULAR SESSION**

#### **MEMORANDUM**

To: Historic Preservation Board Members

From: Jennifer Eckermann, Historic Preservation Officer

Subject: Request for New Certificate of Appropriateness – 201 W. Main Street

Date: Tuesday, May 31, 2022

Today's special meeting is for the Historic Preservation Board (HPB) to discuss and possibly act upon a new Certificate of Appropriateness (COA) Application submitted by Suzanne and Randy Bayer for 201 W. Main Street.

The Bayers submitted a previous application the HPB considered and approved on November 29, 2021. This original application, including a drawing and a description of the work to be done on-site, is included in the packet on pages 5-8.

The Building Official issued a Stop Work Order (page 9 in your packet) on Wednesday, May 25, with notes to resubmit to the HPB and not continue work on the patio until all approvals were received.

The owner let us know that he was opening on June 8. We convened this special meeting so the HPB could consider the unapproved changes.

We included the new COA Application in your packet on pages 10-14.

As you can see, Mr. Bayer marked the application as an Administrative COA (for Insignificant Changes). I let him know by email that this would be considered a Significant Change and that I would make that change for him to save time.

Mr. Bayer responded and disagreed, and I left his application as submitted. He feels the changes are strictly décor and insignificant.

I told him that anything requiring a building permit requires full HPB consideration. This is clear in Sec. 13-7 (b) 1 of the Historic Preservation Ordinance. In addition, the Fire Marshall described the unapproved changes as an enclosure, which I would consider a significant change.

The Board has two options:

- Retroactive approval of the unapproved changes
- Denial of the COA and require removal of unapproved changes

The owner(s) will be in attendance and available to answer any questions you may have.



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.
- S/he 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: 201 W Main St

APPLICANT/CONTACT PERSON

Name (Print): Randy Bayer

Address: 7855 Richardson Ln

City, State, Zip: Brenham, TX 77833

Phone: 281-395-8543

Email: randy@brownwatercigar.com

Signature: *Randy S Bayer*

OWNER (Attach additional sheets, as needed)

Name (Print): Suzanne and Randy Bayer

Address: 7855 Richardson Ln

City, State, Zip: Brenham, TX 77833

Phone: 281-395-8543

Email: randy@brownwatercigar.com

Signature: *Randy S Bayer*

THIS CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION APPLIES TO:

ADMINISTRATIVE COA (for Insignificant Changes)

BOARD COA (for Significant Changes)

FOR OFFICE USE ONLY:

Date Received: 11-15-21

Built Circa: 1940

COA Case #: 2021-01-B

Type of Project: \_\_\_\_\_



# Certificate of Appropriateness Application Narrative

PLEASE TYPE OR PRINT CLEARLY. ILLEGIBLE RESPONSES WILL NOT BE ACCEPTED.  
USE ADDITIONAL SHEETS IF NECESSARY.

## GENERAL INFORMATION:

Address of Subject Property: 201 W Main St

Desired start date: 11/15/2021

Desired Completion Date: 11/29/2021

### Type of Request:

- Exterior Alteration (Insignificant)
- Exterior Alteration (Significant)
- New construction
- Demolition
- Other:

### Proposed Use:

- Commercial
- Office
- Restaurant
- Other: Food and Beverage

## WRITTEN DESCRIPTION OF PROPOSED WORK:

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Submit sufficient description and support documentation so that the project can be understood without talking to you. Attach another sheet if necessary.

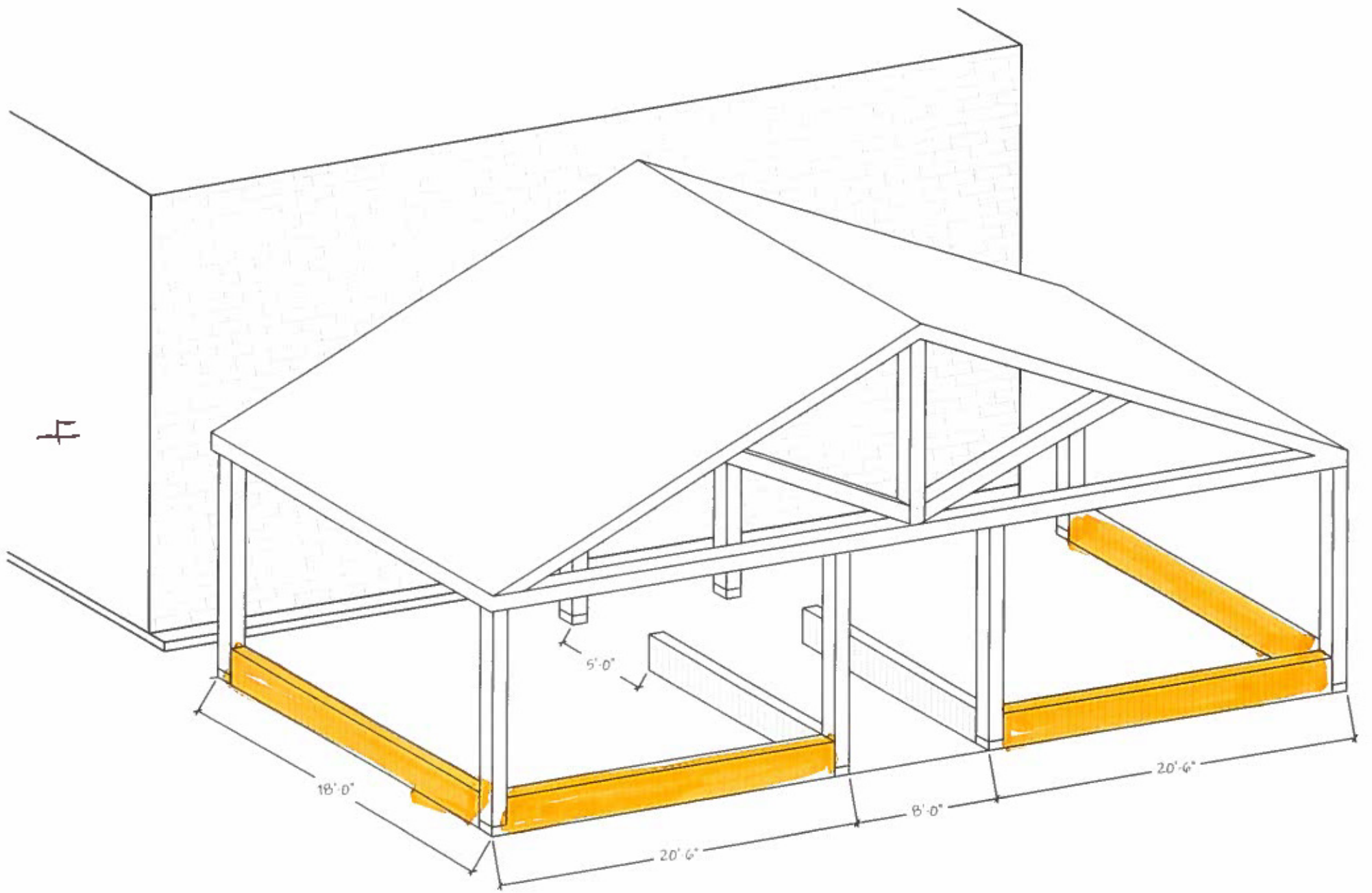
The subject building is not classified as a historical building as it was built approximately 1973 and is classified as Professional Office-Low Quality. In keeping with the "period or era" in which 201 W Main St was built, there are no removal or alterations of historical or distinguishing materials and the proposed addition is using similar features as the existing porch covering.

The existing porch (awning) cover is made of 8" heavy timber cedar posts and beams with dark brown stain and a copper-colored standing seam metal roof. The ceiling under the existing porch is also cedar 1x12 dark-stained planks. Our intention is to remove the existing porch cover to replace with an open-air gabled patio. Removal and replacement of the current intrusive covering will increase the visibility of the front of the building and its entrance which will enhance the appearance of the site.

To keep with the motif of the existing cover, we will again use heavy timber but will replace with lighter wood, specifically Coastal Fir with a natural stain in lieu of the dark brown stain installed on the cedar that will closer match the light color of the masonry veneer. In addition, the ceiling of the new cover will be fir bead board instead of the 1x12 cedar planks on the current cover. The new patio will have a raised plate height of 9' to the bottom of the beams versus 7' currently in place.

The cathedral ceiling will have ceiling fans, low-voltage lighting, and natural gas ceiling-mounted heaters. The patio design is basically three sections. The center section is a clear path from the public walk to the building entrance with lighted paths. Facing from the front, the left section is bordered by the City concrete planter box and an iron fence along Alamo Alley. At the left section front, we will construct a planter-box barrier that will 90° approximately 3' toward the front of the building. The right section will mirror the left. A new iron fence will border the extreme right between the building and Mimosa Hair Salon to match what the City has installed at Alamo Alley. The barriers are necessary for TABC compliance and will have an overall blend with the theme of Alamo Alley.

Each section will seat 16 persons for a total seating capacity of 32. The seating area will consist of lounge areas with gas glass-bead fire pit tables plus standard-height 4-top tables and chairs.







# INSPECTION REPORT

Address: 201 W. Main St.

Permit No: 2201025

Date & Time Requested: 5-25-22 AM

Builder: Brown Water Cigar Bar

Requested by: City of Brenham

Date: 5-25-22

TYPE OF INSPECTION				PUBLIC UTILITIES 979-337-7400
<b>BUILDING:</b>	<b>PLUMBING:</b>	<b>GAS:</b>	<b>MECHANICAL:</b>	
Foundation	Rough-In	Gas Cover	Wall/Ceiling Cover	
Framing	Wall/Ceiling Cover	Gas Pressure Test	Final	
Insulation	Sewer Yard Line	Final		T-Pole
Pre-Final	Water Service		<b>ELECTRICAL:</b>	Permanent Electric Service
Final	Final		Temp Service	Gas-Rough
<b>OTHER:</b>	<u>As Noted</u>			Gas Final Pressure Test
<b>STATUS:</b>	<u>Stop Work @ Patio</u>			<b>STATUS:</b> _____
*All Failed Inspections Require a \$50 Re-Inspection Fee Before Rescheduling				<b>DATE EMAILED:</b> _____

## NOTES AND/OR CORRECTIONS

Brown Water Cigar Bar - Randy Buyer

- 1) Reviewed Lattice & Gate Installation that was not shown on submitted construction drawings. - Discussed. - Note: Resubmit w/ required exit requirements for building & fire marshal review. (See attached original submittal.)
- 2) Resubmit to Historical Preservation Board for approval. Note: Contact historical preservation board / Main Street if you have any questions.
- 3) Do Not Continue work on patio until all approvals are made. Thanks.

AM Jacobs  
 Building Inspector  
 Date: 5-25-22  
 Time: 9:45 AM



HISTORIC PRESERVATION – MAIN STREET

Certificate of Appropriateness Application

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- 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: 201 W Main St

APPLICANT/CONTACT PERSON

Name (Print): Randy Bayer

Address: 7855 Richardson Ln

City, State, Zip: Brenham, TX 77833

Phone: 281-395-8543

Email: randy@brownwatercigar.com

Signature: \_\_\_\_\_

OWNER (Attach additional sheets, as needed)

Name (Print): Suzanne Bayer

Address: 7855 Richardson Ln

City, State, Zip: Brenham, TX 77833

Phone: 281-380-8574

Email: suzi@mainstreetuncorked.com

Signature: \_\_\_\_\_

THIS CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION APPLIES TO:

ADMINISTRATIVE COA (for Insignificant Changes)

BOARD COA (for Significant Changes)

FOR OFFICE USE ONLY:

Date Received: 5.27.22

COA Case #: 2022-05-B

Built Circa: 1973

Type of Project: new construction



HISTORIC PRESERVATION – MAIN STREET  
Certificate of Appropriateness  
Application Narrative

PLEASE TYPE OR PRINT CLEARLY. ILLEGIBLE RESPONSES WILL NOT BE ACCEPTED.  
USE ADDITIONAL SHEETS IF NECESSARY.

GENERAL INFORMATION:

Address of Subject Property: 201 W Main St

Anticipated start date: N/A Anticipated Completion Date: Click or tap here to enter text.

Type of Request:

- Exterior Alteration (Insignificant)
- Exterior Alteration (Significant)
- New construction
- Demolition
- Other:

Proposed Use:

- Commercial
- Office
- Restaurant
- Other:

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. Attach additional sheets as necessary.

Click or tap here to enter text.

The amendment to the original COA is as follows: Due to increased criminal activity from painted graffiti on our building roof, attempted break-in at Brown Water Cigar Bar from Alamo Alley at a metal gate, slashed vehicle tires on Owners auto in front of 201 W Main St, homeless persons sleeping on public bench at Hodde Real Estate and the stage at Alamo Alley (of which police reports are filed) a more secure barrier is a necessity. The lattice work that was originally stated in the Board meeting to be added to the planters is now encapsulating and attached to the structural columns to support flowering vines. And, a center gate to be locked after hours is added that matches the City fence at Alamo Alley. Other metal barriers have been constructed as stated. Planters remain scheduled to be installed. Lattice is painted to match existing stain.





