



Notice of a Meeting
Historic Preservation Board
Tuesday, October 25th, 2022, at 5:30 PM
City Hall – Council Chambers
200 W. Vulcan Street
Brenham, Texas

Call Meeting to Order

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 (3) three minutes. No board discussion or action may take place on a matter until such has been placed on an agenda and posted in accordance with the law.]

REGULAR SESSION

- 1. Discuss and Possibly Act Upon the Minutes from the June 3, 2022 Regular Board Meeting**
 - 2. Discuss and Possibly Act Upon a Certificate of Appropriateness Application Received from Pete Simpson for Floyd's Wine Lounge at 315 South Baylor Street**
 - 3. Discuss and Possibly Act Upon Scheduling Regular Meeting Days and Times for the Historic Preservation Board**
- Adjourn**

Certification

I certify that a copy of the October 25, 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, TX on Friday, October 21, 2022 at 11:30 AM

Cynthia Timpa

Economic Development Assistant

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 – 7567 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 _____AM PM.

Signature

Title

HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham's Historic Preservation Board was held on Friday, June 3, 2022, beginning at 4 p.m. in the Brenham City Hall, Conference Room 2A, at 200 W. Vulcan Street, Brenham, Texas.

Board Members present:

Hal Moorman - Chair
Jennifer Hermann
Stacy Marhofer
Mike Vance

Board Members absent:

Brad Tegeler

Community:

Randy and Suzi Bayer and son

City of Brenham Staff present:

Tourism and Marketing Director Jennifer Eckermann and Tourism and Marketing Coordinator Nancy Joiner.

1. Call Meeting to Order

Chairman Hal Moorman called the meeting to order.

2. Public Comments

None were present.

REGULAR SESSION

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

Jennifer Eckermann, Historic Preservation Officer presented this item along with Randy Bayer. A new Certificate of Appropriateness (COA) Application was submitted by Suzanne and Randy Bayer for 201 W. Main Street. The Bayer's previous application the HPB considered and approved on November 29., 2021. This original application included a drawing and a description of the work to be done on-site. The Building Official issued a Stop Work Order on Wednesday, May 25, with notice to resubmit to the HPB and not continue work on the patio until all approvals were received. Anything requiring a building permit requires full HPB consideration. The Fire Marshall described the unapproved changes as an enclosure, which

would be considered a significant change.

The owner let us know that he was opening on June 8 and we convened this special meeting so the HPB could consider the unapproved changes. On his application, he marked it as an Administrative COA (for Insignificant Changes). I let him know that this would be considered as a Significant Change and that I would make the change for him to save time. He responded and disagreed, I left the application as originally submitted. He felt that changes are strictly décor and insignificant.

Mr. Bayer talked about crime downtown and he added a metal gate and lattice work to keep the homeless from sleeping on his property. Also, will be adding planter boxes to support flowering vines. A center gate would be locked after hours and matches the fence at Alamo Alley. Lattice work is painted to match the existing stain.

The Board has two options. One to retroactive approval of the unapproved changes and two, denial of the COA and require removal of unapproved changes.

Several board members asked questions about the changes. After much discussion a motion was made.

A motion was made by Boardmember Nordt and seconded by Boardmember Hermann to approve the new COA with 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.

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

Jennifer Hermann	Yes
Rachel Nordt	Yes
Stacy Marhofer	Yes
Hal Moorman	Yes
Brad Tegeler	Absent
Mike Vance	Yes

4. Adjourn

Hal Moorman
Board Chair

Date

ATTEST:

Nancy Joiner
Tourism & Marketing Coordinator

Date



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: 315 S. Baylor Street, Brenham, TX 77833

APPLICANT/CONTACT PERSON

Name (Print): Pete Simpson

Address: 602 S. Market St.

City, State, Zip: Brenham, TX, 77833

Phone: 713-419-3649 c

Email: pete@terralabla.com / floydswine@gmail.com

Signature: 

OWNER (Attach additional sheets, as needed)

Name (Print): _____

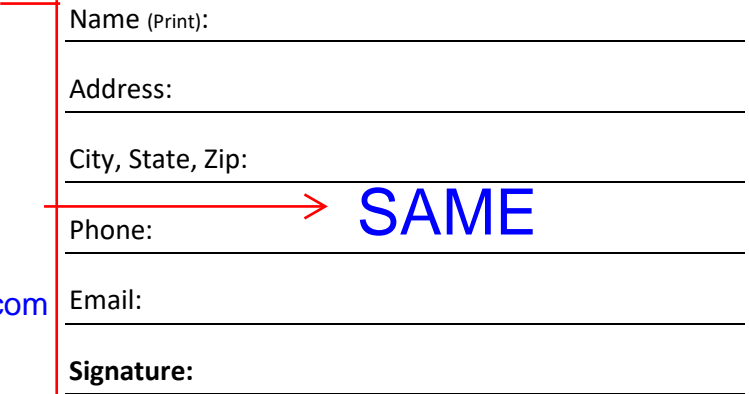
Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

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: _____

Built Circa: _____

COA Case #: _____

Type of Project: _____



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: 315 S. Baylor Street, Brenham, TX 77833 (Floyd's Wine Lounge)

Anticipated start date: ASAP here to enter text. Anticipated Completion Date: 30 DAYS here to enter text.

Type of Request:

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

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.

Proposing to set 1/2 size shipping container (20x8) on private property, adjacent to BNSF rail spur. To be used only for dry goods and patio storage. No electricity. Passive ventilation, solar powered or battery lighting. Removing double doors from container and replacing with new 7'0" x 36" door (operable from inside or out). Painting exterior to compliment existing building colors (gray, black) and installing a mural facing the railroad tracks to the south.



HISTORIC PRESERVATION – MAIN STREET

**Certificate of Appropriateness
Application Checklist**

The following items are requested for consideration of this application. These and additional items may be required, at the request of the Historic Preservation Office, in order to determine the application complete and filed. Please include with submission of your application.		Comments
<input checked="" type="checkbox"/>	A pre-application meeting with Historic Preservation Office staff is required unless waived by Office. Please email HistoricPreservation@cityofbrenham.org to set up a meeting.	
<input checked="" type="checkbox"/>	Completed Application for Certificate of Appropriateness.	
<input checked="" type="checkbox"/>	Completed Application for Certificate of Appropriateness Application Narrative.	
<input checked="" type="checkbox"/>	Current photograph(s) of the property and area of alteration	
n/a	Samples of materials to be used, including paint colors	Final Mural artwork TBD. Paint to match existing colors on building
<input type="checkbox"/>	Evidence of historic authenticity (photographs) SIGNIFICANT ALTERATIONS ONLY	n/a
<input checked="" type="checkbox"/>	SITE Plan and Exterior Elevations SIGNIFICANT ALTERATIONS ONLY	<u>See attached Exhibit A</u>

FLOYD'S WINE LOUNGE - CONTAINER STORAGE CONCEPT

9/28/2022

EXHIBIT A

S. BAYLOR STREET

20'x8' STORAGE CONTAINER
(NON-CONDITIONED,
NON-OCCUPIED SPACE)
SOLAR VENT AND LOUVRED
WALL VENTS FOR
VENTILATION. NO POWER

POTENTIAL FUTURE PARKING (CITY OF BRENHAM)

APPROX. PROP. LN.



EXHIBIT A

PERSPECTIVE FROM EXISTING VIEW OF
SUBJECT AREA LOOKING S.W. TO N.E.
FROM BNSF RAIL R.O.W.

STEEL CONTAINER,
PAINTED MURAL

PARKING
ON BNSF R.O.W.

