



Notice of a Meeting
Historic Preservation Board
Tuesday, January 17, 2023, 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 three (3) 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 October 17, 2022 Special Board Meeting**
- 2. Discuss and Possibly Act Upon a Certificate of Appropriateness for the Green Grain Building Located at 306 South Baylor Street, Brenham, Texas**
- 3. Update on Administrative Certificates of Occupancy**

Adjourn

Certification

I certify that a copy of the January 17, 2023 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, January 13, 2023 at 4:00 PM

Susan S. Cates
Historic Preservation Officer

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 _____, 2023 at _____ AM PM.

Signature

Title

HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham’s Historic Preservation Board was held on Tuesday, October 25, 2022 beginning at 5:30 PM in the Brenham City Hall, Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

Board Members present:

Brad Tegeler- Vice Chair
Jennifer Hermann
Stacy Marhofer
Rachel Nordt
Charles Keese

Board Members absent:

Hal Moorman- Chair

Guests:

Pete Simpson, Floyd’s Wine Lounge

City Staff present:

Susan Cates, Historic Preservation Officer
Cynthia Timpa, Economic Development Assistant

Call meeting to order

Vice Chair Brad Tegeler called the meeting to order.

Public Comments

None

Regular Session

1. Discuss and possibly act upon approval of minutes from June 3, 2022.

A motion was made by Board member Jennifer Hermann to approve the minutes and seconded by Board member Stacy Marhofer.

Board member Rachel Nordt requested a correction to Board members present to reflect that she was there, as shown by her vote noted later in the minutes.

Board member Jennifer Hermann amended her motion to approve the June 3, 2022 minutes with noted change. Board member Stacy Marhofer amended her second.

The motion passed with voting as follows:

Brad Tegeler	Yes
Jennifer Hermann	Yes
Charles Keese	Yes
Stacy Marhofer	Yes
Rachel Nordt	Yes

2. Discuss and Possibly Act Upon a Certificate of Appropriateness Application Received from Pete Simpson of Floyd’s Wine Lounge at 315 S. Baylor Street.

This item was presented by Susan Cates, referring to the Certificate of Appropriateness Application and how it relates to Ordinance No. 0-21-016 (Historic Preservation Ordinance). 315 S. Baylor is not a contributing building in the National Register Historic District. The shipping container must be considered a “building” under City code in order to be allowed as an accessory building. Therefore, it is subject to City zoning laws and building permits. The decision before the board is to approve or disapprove the application based on the impact of the building on the Downtown Historic District.

Discussion followed regarding the appropriateness of the shipping container in this particular area of Downtown that is adjacent to the BNSF rail spur. Ms. Cates stated that this was presented as a discussion-only item at the October 3, 2022 Main Street Board meeting. The feedback from Main Street Board members is that a shipping container is suitable for this site, but not others areas of Downtown that are not adjacent to the rail easement.

Pete Simpson, the applicant, described the 8’ X 20’ shipping container, the plan for painting it to coordinate with the existing building beside which it is placed, and the structural requirements the City requires. Board member Charles Keese asked if Mr. Simpson is willing to make the building more aesthetically pleasing. Mr. Simpson said not unless the city requires it, as he feels that it is appropriate for the area (which is railroad adjacent), it is a storage unit only, and is intended to be low-cost storage for dry goods. He committed to making the mural and paint colors compatible with existing building colors. He also committed to placing the unit where it will not obstruct any view of the historic buildings and structures.

Ms. Cates noted that Mr. Simpson will need to submit paint and murals to the Historic Preservation Officer for approval as an Administrative Certificate of Appropriateness per the Ordinance.

The motion was made by Board member Jennifer Hermann to approve the Certificate of Appropriateness for a storage container as an accessory storage building in this railroad adjacent area with a second by Board member Charles Keese.

The motion passed with voting as follows:

Brad Tegeler	Yes
Jennifer Hermann	Yes
Stacy Marhofer	Yes
Rachel Nordt	Yes
Charles Keese	Yes

3. Discuss and Possibly Act Upon Scheduling Regular Meeting Days and Times for the Historic Preservation Board

Ms. Cates requested information from Board members regarding preferred days for the board to meet. She noted that a meeting is called whenever an application is received that needs board approval or input. The consensus is that the 2nd, 3rd, or 4th Tuesday of the month is the best day, and 5:30 is the best time.

Adjourn

Motion to adjourn was made by Rachel Nordt and seconded by Jennifer Hermann. The motion passed unanimously.

Brad Tegeler
Board Member

Date

ATTEST:

Jennifer Eckermann for Susan S. Cates
Historic Preservation Officer

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: _____

APPLICANT/CONTACT PERSON

Name (Print): Doug Peck
Address: 306 S. Baylor
City, State, Zip: Brenham TX. 77833
Phone: 979-525-3074
Email: dougpeckstudio@gmail
Signature: _____

OWNER (Attach additional sheets, as needed)

Name (Print): PBR
Address: 12409 FM 1935
City, State, Zip: Brenham TX 77833
Phone: 979-836-1822
Email: N/A
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: 12/22/2022

COA Case #: 2023-01-B

Built Circa: 1900

Type of Project: Exterior Modification



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: 304 S Baylor
Anticipated start date: 1/15/2023 Anticipated Completion Date: 2/30/2023

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.

A secondary exit, not within view of public, will be created in the south wall. A typical metal/crash bar door will be installed.



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 type="checkbox"/>	Completed Application for Certificate of Appropriateness Application Narrative.	
<input checked="" type="checkbox"/>	Current photograph(s) of the property and area of alteration	
<input type="checkbox"/>	Samples of materials to be used, including paint colors	
<input type="checkbox"/>	Evidence of historic authenticity (photographs) SIGNIFICANT ALTERATIONS ONLY	
<input type="checkbox"/>	SITE Plan and Exterior Elevations SIGNIFICANT ALTERATIONS ONLY	



