



**NOTICE OF A MEETING  
HISTORIC PRESERVATION BOARD  
TUESDAY, NOVEMBER 28, 2023, AT 5:30 PM  
CITY COUNCIL CHAMBERS; 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 Approval of Minutes from the August 9, 2023, Board Meeting**

**4. Discuss and Possibly Act Upon a Certificate of Appropriateness Application for 116 S. Park Street, Brenham, Texas**

**5. Discuss and Possibly Act Upon Monthly Meeting Date and Time**

**WORK SESSION**

**6. Administrative Report**

**7. Adjourn**

**CERTIFICATION**

I certify that a copy of the November 28, 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, Texas on November 21, 2023, at 11:00 am.

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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 \_\_\_\_\_, 2023 at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

# HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham's Historic Preservation Board was held on Wednesday, August 9, 2023, beginning at 5:30 PM in the Brenham City Hall, Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

## Board Members present:

Hal Moorman- Chair  
Brad Tegeler  
Jennifer Hermann  
Rachel Nordt  
Charles Keese

## City Staff present:

Historic Preservation Officer Jennifer Eckermann  
Tourism and Marketing Coordinator Nancy Joiner

## Community:

Pressley Walcik  
Mark Nordt  
Noelle Nordt

## **Call meeting to Order**

Chair Hal Moorman called the meeting to order.

## **Public Comments**

None

## **Public Hearing**

### **3. Public Hearing, discussion, and Receipt of Input Related to the Proposed Demolition of a Metal Structure Located at 103 West First Street, Brenham Texas**

The Public Hearing was opened and closed when there was no public comment concerning the proposed demolition of the structure located at 103 West First Street, Brenham Texas.

## **Regular Session**

### **4. Discuss and Possibly Act Upon Approval of Minutes from March 28, 2022**

The motion was made by Board member Charles Keese to approve the minutes with a second by Board member Jennifer Hermann.

The motion passed with voting as follows:

Hal Moorman	Yes
Brad Tegeler	Yes
Jennifer Hermann	Yes

Charles Keese	Yes
Rachel Nordt	Yes

**5. Discuss and Possibly Act Upon Approval of Minutes from January 17, 2023**

The motion was made by Board member Brad Tegeler to approve the minutes with a second by Board member Jennifer Hermann.

The motion passed with voting as follows:

Hal Moorman	Yes
Brad Tegeler	Yes
Jennifer Hermann	Yes
Charles Keese	Yes
Rachel Nordt	Yes

**6. Discuss and Possibly Act Upon a Certificate of Appropriateness for 103 West First Street, Brenham, Texas**

This item was presented by Jennifer Eckermann, Historic Preservation Officer. The Certificate of Appropriateness application was received on Monday, July 24, requesting to demolish this structure, built circa 1912. The owner would like to demolish the building and plans to leave the lot vacant at the current time.

The Historic Preservation Ordinance covers demolition in Sec. 13-11, stating “demolition of a Historic Landmark or property within a Historic District, including secondary buildings, shall not be granted by the City’s Building Official without the review of a completed application and issuance of a Certificate of Appropriateness for demolition by the Board.”

A motion was made by Brad Tegeler to approve the Certificate of Appropriateness Application submitted by Pressley Walcik requesting the demolition of the structure located at 103 West First Street, Brenham, Texas and to waive the 60-day stay of demolition as outlined in Section 13-11 of the Historic Preservation ordinance (No. 0-21-016). Jennifer Hermann seconded the motion.

The motion passed with voting as follows:

Hal Moorman	Yes
Brad Tegeler	Yes
Jennifer Hermann	Yes
Rachel Nordt	Yes
Charles Keese	Yes

**7. Discuss and Possibly Act Upon a Certificate of Appropriateness Application for 209 S. Market Street, Brenham, Texas**

This item was presented by Jennifer Eckermann, Historic Preservation Officer. A Certificate of Appropriateness Application for construction of a structure covering a BBQ/smoker was presented to the Historic Preservation office Thursday, July 25. The structure, along with specific screening, is required by both building and fire codes.

The Application as presented does not meet code requirements.

A meeting with the property owner and tenant, along with Development Services, the city Building Official, Environmental Health Official, Fire Marshal, Public Works, and the Historic Preservation Officer was held July 31, 2023, and a follow-up meeting was held on-site with the business owner and Fire Marshall. A report of the meeting was presented to the Board, and Eckermann said she expects to receive an updated application.

The board passed on this item.

## 8. Administrative Report

This item was presented by Jennifer Eckermann, Historic Preservation Officer. She presented the terms of the Board as follows. Positions 1, 2, and 3 will expire in 2024 and includes Board Members Tegeler, Hermann, and Keese. Positions 5 and 6 will expire on December 31, 2023, and includes Board Members Moorman and Nordt with vacancies in Positions 4 and 7 that need to be filled. The Board and Commissions Subcommittee of Council will be meeting soon to review procedures for those applying for Board positions. We will also have to select a Vice-Chair. A formal vote on Vice Chair needs to take place once all positions are filled.

Administrative Certificate of Appropriateness:

- Brandi Conway replaced metal and glass doors in front of the former JH Faske building with the same materials.
- Adrienne Schwartz, owner of the Historic Laundry Building repaired the exterior plaster and repainted with the same colors.

Eckermann gave the board members list of items in the Ordinance that are the purview of the Board, and said that if there are items the members would like to pursue, they can be discussed in a Work Session at the next meeting.

## Adjourn

Motion to adjourn. The motion passed unanimously.

\_\_\_\_\_  
Hal Moorman  
Board Chair

\_\_\_\_\_  
Date

## ATTEST:

\_\_\_\_\_  
Nancy Joiner  
Tourism and Marketing Coordinator

\_\_\_\_\_  
Date



## AGENDA ITEM 4 – REGULAR SESSION

### MEMORANDUM

To: Historic Preservation Board Members

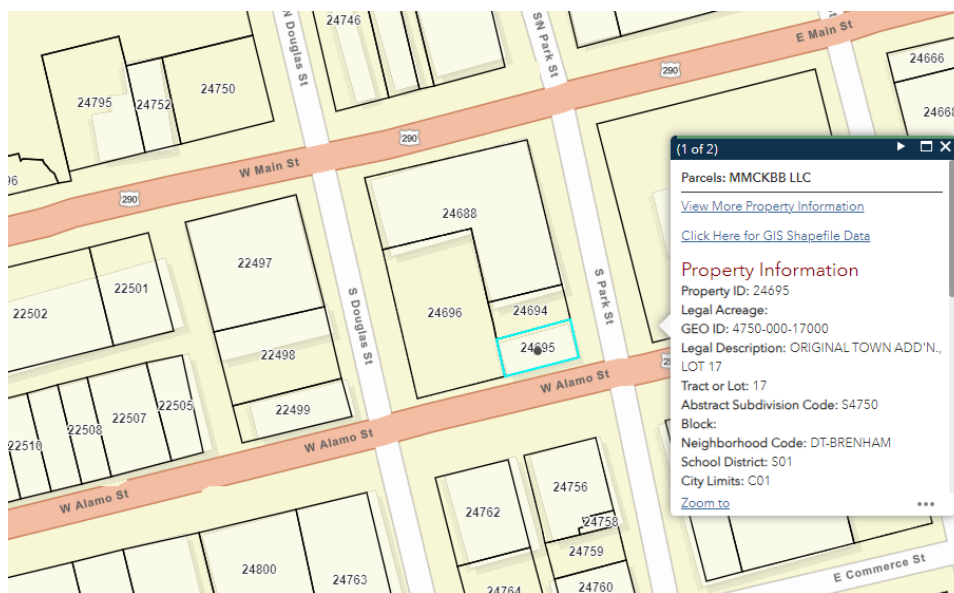
From: Jennifer Eckermann, Historic Preservation Officer

Subject: Discuss and Possibly Act Upon a Certificate Appropriateness Application for 116 South Park Street, Brenham, Texas

Date: November 20, 2023

### Ownership and Location

116 S. Park Street is located on the square at the NE corner of the intersection of Park and Alamo Streets. The owner of the property is Brad Bevers, MMCKBB, LLC.



### Project Under Consideration

The original Certificate of Appropriateness Application for exterior renovation of the property located at 116 South Park Street was presented to the Historic Preservation Office Monday, November 7, 2023.

Board members Brad Tegeler and Charles Keese, and I, met with COA applicant Jeff Kamprath on Thursday, November 16, at 3:30 pm. to discuss the need for additional details on the project.

A revised application was submitted November 17, 2023, for consideration by the Board, and it is included in your packet. (See Attachment A)

The owner plans to rebuild crown molding and column corbel caps as seen on page 13 of your packet from a photo dated approximately 1929. Pages 17 and 18 show the detail proposed for each.

A small sign on the front of the SE corner of the building will be moved to the door on the west side of the southern wall that can be seen in the photos on pages 11 and 12. In addition, a blade sign is proposed for the corner of the building that would be attached using hardware on the building from a sign shown on page 14.

Plans also include painting the building, with samples that will be supplied at the meeting, and adding a fence at the back of the building to block the view of the utility area.

Kamprath plans to attend the meeting and to be available for any questions.

### **Historic Preservation Ordinance Consideration**

As stated in the Historic Preservation Ordinance, in considering an application for a Certificate of Appropriateness, the Board shall be guided by adopted design guidelines, and *The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings*.

In Section 13-8 (f), the ordinance states that repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

As shown in your packet, the plans are to replicate the original corbels and molding.

### **Recommendation**

Staff recommends approval of the Certificate of Appropriateness for exterior improvements to the building located at 116 S. Park Street.



**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: 116 South Park Street, Brenham, TX 77833

**APPLICANT/CONTACT PERSON**

Name (Print): Jeff Kamprath; Thielmann Construction

Address: 2310 South Market Street

City, State, Zip: Brenham, TX 77833

Phone: O: 979-836-9386; C: 979-530-8437

Email: jeff@thielemannhomes.com

Signature: *Jeff Kamprath*

**OWNER** (Attach additional sheets, as needed)

Name (Print): Brad Bevers, MMCKBB, LLC

Address: 7701 Highway 290 East

City, State, Zip: Chappell Hill, TX 77426

Phone: 936-443-6888

Email: brad@legendtexas.com

Signature: *Bradley Bevers*  
DocuSigned by:  
7976254FCDFC4C4...

**THIS CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION APPLIES TO:**

**ADMINISTRATIVE COA** (for Insignificant Changes)

**BOARD COA** (for Significant Changes)

**FOR OFFICE USE ONLY:**

Date Received: 11/17/2023

Built Circa: 1872

COA Case #: 2023-05-B

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: 116 South Park Street, Brenham, TX 77833

Anticipated start date: November 2023

Anticipated Completion Date: December 2023

Type of Request:

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

Proposed Use:

- Commercial
- Office
- Restaurant
- Other: Retail

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.

1. On the existing building (attachment #1) Rebuild the crown mold and column corbel caps to approximate the façade of building in 1929 (attachment #3, #7, and #8). 2. Move the small sign from the front corner of the building to the back entry, maybe 6"x 24" to identify a private office there (attachment #2). 3. Build a sign on the front corner of the building approximately 16" x 7 or 8' to resemble the sign on the building in the 1960's or 1970's (attachment #4). There is still a visible bracket from a previous sign in the location for the sign. 4. Add a +/- 8' fence (Attachment #6) at the back of the building to block view to utility area. 4. Paint the building (color options on attachment #5).



**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 <a href="mailto:HistoricPreservation@cityofbrenham.org">HistoricPreservation@cityofbrenham.org</a> 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	
<input checked="" type="checkbox"/>	Samples of materials to be used, including paint colors	<i>to meeting</i>
<input checked="" type="checkbox"/>	Evidence of historic authenticity (photographs) <b>SIGNIFICANT ALTERATIONS ONLY</b>	
<input type="checkbox"/>	SITE Plan and Exterior Elevations <b>SIGNIFICANT ALTERATIONS ONLY</b>	



28 July 2023

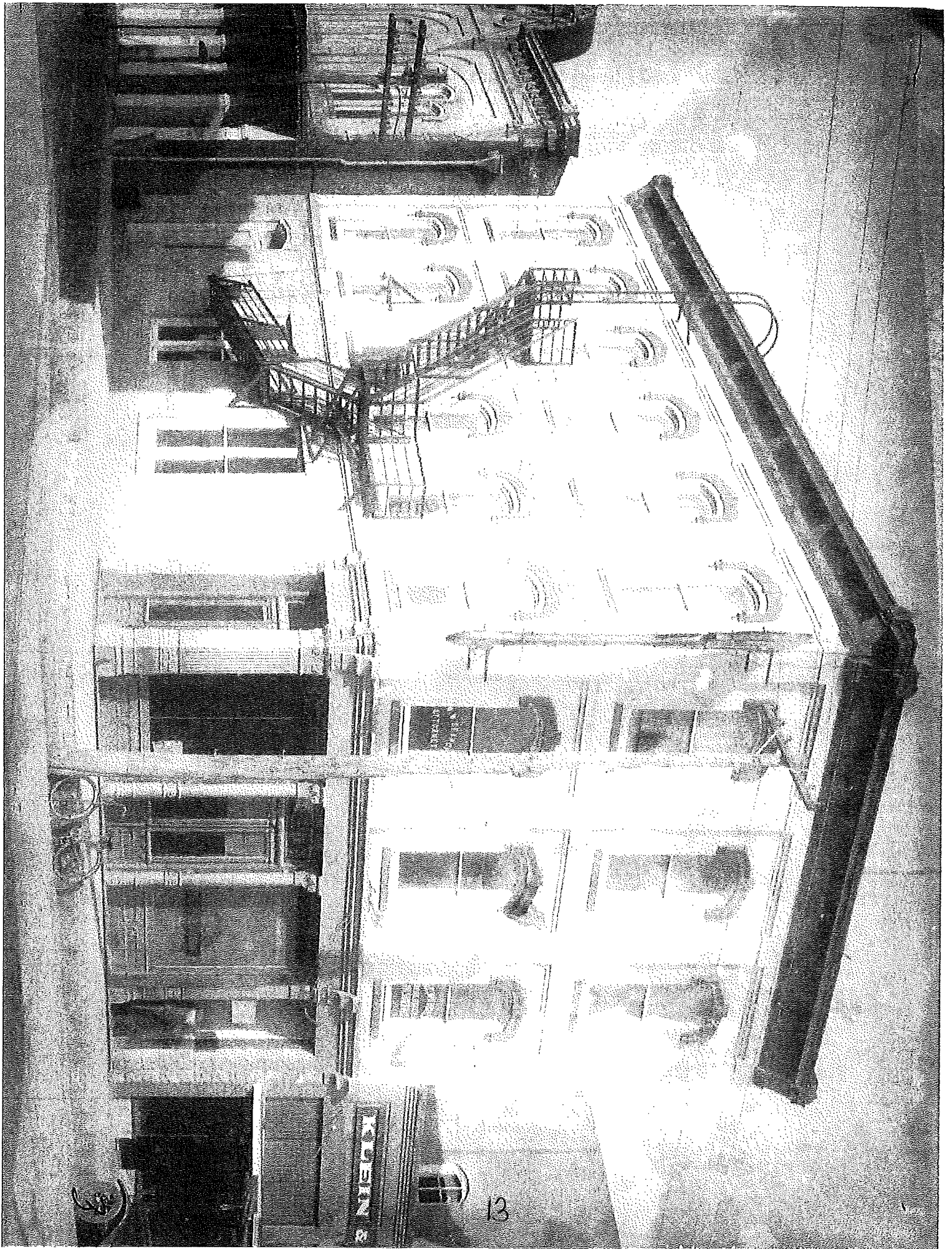
116 Park

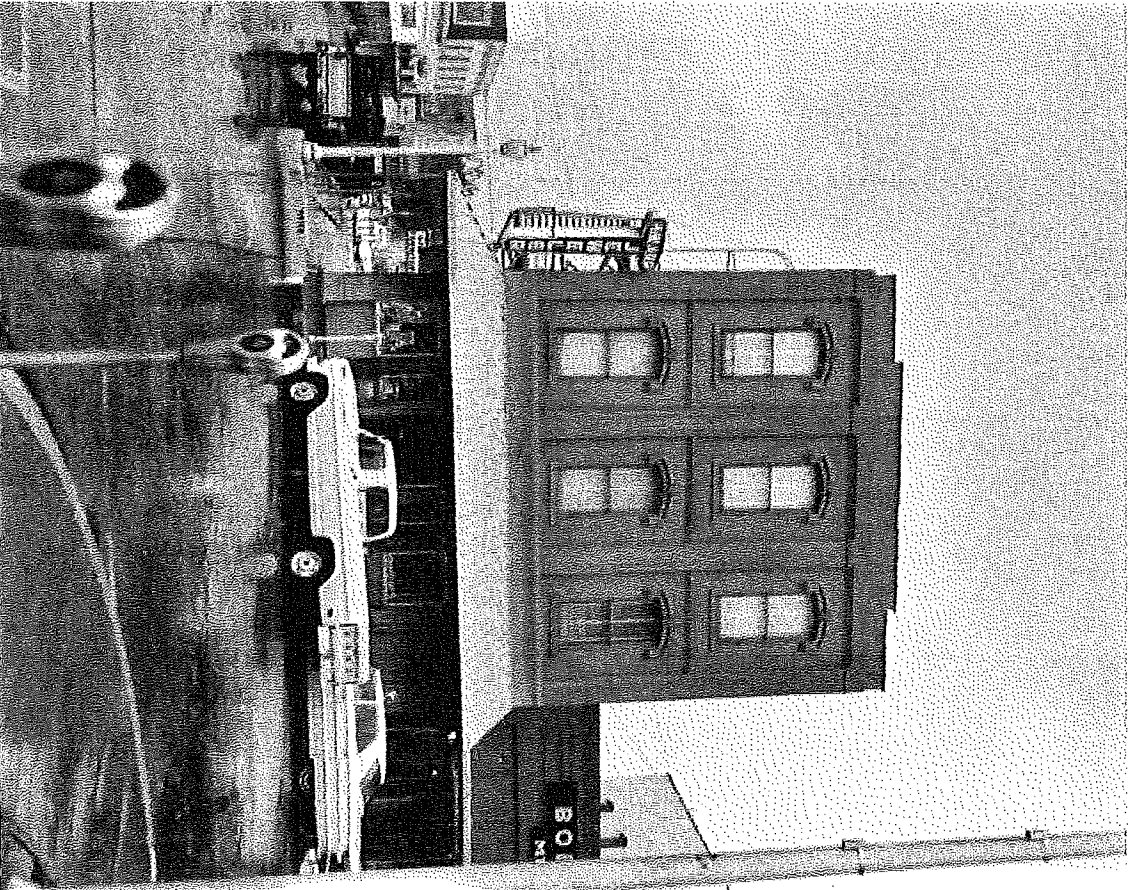
Existing Condition



2

12





23 July 2023

115 Park

SW 7042  
**Shoji White**  
Interior / Exterior  
Location Number: 254-C4

SW 7005  
**Pure White**  
Interior / Exterior  
Location Number: 255-C1

SW 0055  
**Light French Gray**  
Interior / Exterior

Field Color

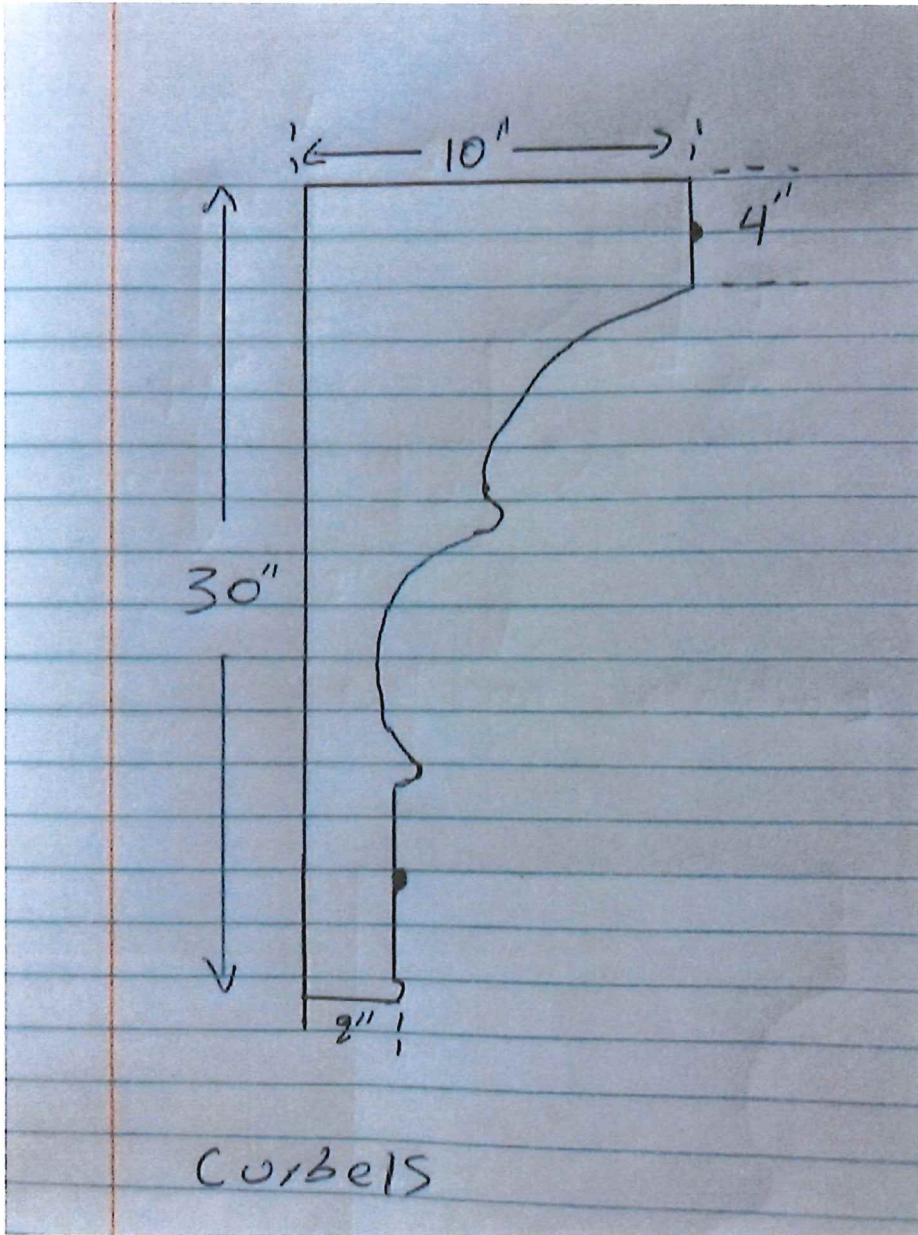
SW 9041  
**Parisian Patina**  
Interior / Exterior  
Location Number: 159-C4

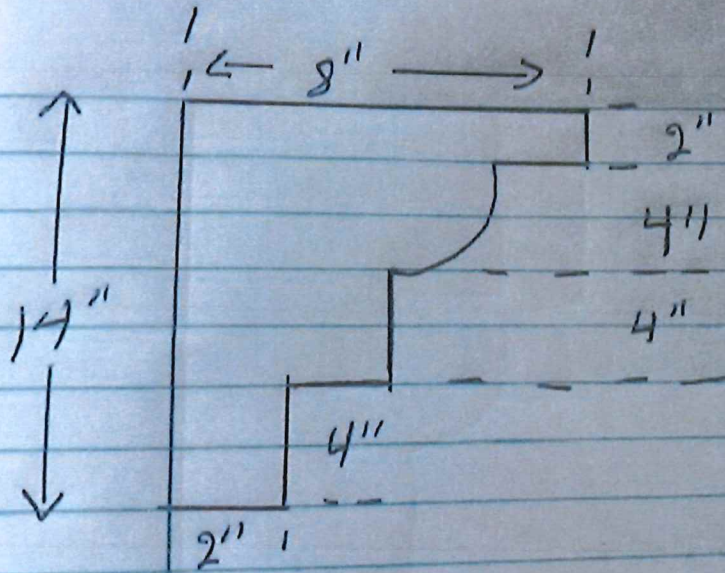
SW 6459  
**Jadite**  
Interior / Exterior  
Location Number: 159-C5

Accent Color - window frame/mullions/steel structure









Crown Molding



## AGENDA ITEM 5 – REGULAR SESSION

### MEMORANDUM

To: Historic Preservation Board Members

From: Jennifer Eckermann, Historic Preservation Officer

Subject: Discuss and Possibly Act Upon Monthly Meeting Date and Time

Date: November 20, 2023

As expected, the Historic Preservation Office does not receive COA Applications regularly. While it has worked to call meetings as needed, there have been questions about the timing of bringing applications to the Board for consideration.

I propose the Board set a monthly meeting day/evening so that there is no question when an application will be considered.

Section 13-9 (c) of the Historic Preservation Ordinance states that the Board shall review applications at a regularly scheduled, or specially called meeting within thirty-five (35) days from the date that the application was received.

Because of the time needed to process an application, which includes review to determine completeness, I propose that applications be submitted at least three weeks prior to the date of a meeting when the application will be considered.

Once we know a **complete** application has been received for consideration, within 10 days of the regularly scheduled meeting, we will notify the Board whether the meeting will be held or cancelled.

In the past, the Board has preferred to meet on either the 2<sup>nd</sup>, 3<sup>rd</sup>, or 4<sup>th</sup> Tuesdays of the month. I request you consider making one of these options the regularly scheduled meeting day for the Board.



## AGENDA ITEM 6 – WORK SESSION

### MEMORANDUM

To: Historic Preservation Board Members  
From: Jennifer Eckermann, Historic Preservation Officer  
Subject: Administrative Report  
Date: November 20, 2023

Since our last meeting, we have heard from potential applicants on two projects, in addition to the one on the 11.28.23 agenda.

One project, for which an application was not received, concerned adding an egress door to a property. The applicant decided not to pursue it at this time.

An application was received by our office on 9.11.23, with a follow-up application received 9.14.23. Neither application was determined to be complete.

I want to point out the directions on the COA Application Narrative (page 9 in your packet) that say:

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 the 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.*

I asked the applicant several times for a more detailed description of the work and have not received that to date.

These are the only additional items that have come before us.