



**NOTICE OF A MEETING
HISTORIC PRESERVATION BOARD
WEDNESDAY, AUGUST 9, 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.]

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

REGULAR SESSION

4. Discuss and Possibly Act Upon Approval of Minutes from the March 28, 2022 Board Meeting

5. Discuss and Possibly Act Upon Approval of Minutes from the January 17, 2023 Board Meeting

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

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

WORK SESSION

8. Administrative Report

9. Adjourn

CERTIFICATION

I certify that a copy of the August 9, 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 Thursday, August 3, at 4:00 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 _____, 2023 at _____.

Signature

Title

HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham’s Historic Preservation Board was held on Monday, March 28, 2022, beginning at 5:15 p.m. in the Brenham City Hall, Conference Room 2A, at 200 W. Vulcan Street, Brenham, Texas.

Board Members present:

Robert Grabarschick
Jennifer Hermann
Stacy Marhofer
Brad Tegeler
Mike Vance

Board Members absent:

Hal Moorman - Chair
Paul Homeyer – Vice Chair

Community:

Doug Peck

City of Brenham Staff present:

Tourism and Marketing Director Jennifer Eckermann, Tourism and Marketing Coordinator Nancy Joiner, and Historical Architect – Karen Van Citters.

1. Call Meeting to Order

Chairman Hal Moorman was not present at this meeting and neither was Vice-Chair Paul Homeyer. The Board suggested that Mike Vance lead the meeting.

A motion was made by Boardmember Bob Grabarschick and seconded by Boardmember Brad Tegeler to approve Mike Vance as the interim Chair for this meeting.

A vote was called. The motion passed with voting as follows:

Robert Grabarschick	Yes
Jennifer Hermann	Yes
Paul Homeyer	Absent
Stacy Marhofer	Yes
Hal Moorman	Absent
Brad Tegeler	Yes
Mike Vance	Yes

Mike Vance led the meeting as interim Chair.

2. Public Comments

None were present.

REGULAR SESSION

3. Discuss and Possibly Act Upon Approval of Minutes from the March 1, 2022, Board Meeting

A motion was made by Boardmember Hermann and seconded by Boardmember Marhofer to approve the minutes from the March 1, 2021, Board Meeting.

Interim Chair Mike Vance called for a vote. The motion passed with voting as follows:

Robert Grabarschick	Yes
Jennifer Hermann	Yes
Paul Homeyer	Absent
Stacy Marhofer	Yes
Hal Moorman	Absent
Brad Tegeler	Yes
Mike Vance	Yes

WORK SESSION

4. Presentation and Preservation Training for Historic Preservation Board

Historical Architect Karen Van Citters presented this training. She gave an overview of the Historic Preservation Ordinance along with examples and what the Board should look for when an application comes before for review. She gave great examples using pictures from buildings downtown.

5. Staff Report to Include Update on Possible Downtown Projects

There will be a possible COA for the Grand Leader building for windows on Park Street. We will need two Board members to come to the pre-application meeting once that appointment is set. Stacy Marhofer agreed to come to the meeting.

6. Adjourn

Brad Tegeler for Mike Vance
Interim Board Chair

Date

ATTEST:

Nancy Joiner
Tourism & Marketing Coordinator

Date

HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham’s Historic Preservation Board was held on Tuesday, January 25, 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- Vice Chair
Jennifer Hermann
Rachel Nordt
Charles Keese

Board Members absent:

Stacy Marhofer

City Staff present:

Susan Cates, Historic Preservation Officer

Call meeting to Order

Chair Hal Moorman called the meeting to order.

Public Comments

None

Regular Session

1. Discuss and possibly act upon approval of minutes from October 25, 2022

A motion was made to approve the minutes.

The motion passed with voting as follows:

Hal Moorman	Yes
Brad Tegeler	Yes
Jennifer Hermann	Yes
Stacy Marhofer	Absent
Charles Keese	Yes
Rachel Nordt	Yes

2. Discuss and Possibly Act Upon a Certificate of Appropriateness for the Green Grain Building Located at 304 South Baylor Street, Brenham, Texas

This item was presented by Susan Cates, referring to the Certificate of Appropriateness Application for 304 South Baylor Street. Other options are being explored, which will provide caterer/dumpster access, ADA accessible, and the Fire Marshall approved.

The motion was made by Board member Brad Tegeler to approve the Certificate of Appropriateness for 304 South Baylor Street with a second by Board member Jennifer Hermann.

The motion passed with voting as follows:

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

3. Update on Administrative Certificates of Occupancy

No Action was taken.

Adjourn

Motion to adjourn. The motion passed unanimously.

Hal Moorman
Board Chair

Date

ATTEST:

Jennifer Eckermann for Susan S. Cates
Historic Preservation Officer

Date



AGENDA ITEM 6 – 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 103 West First Street, Brenham, Texas

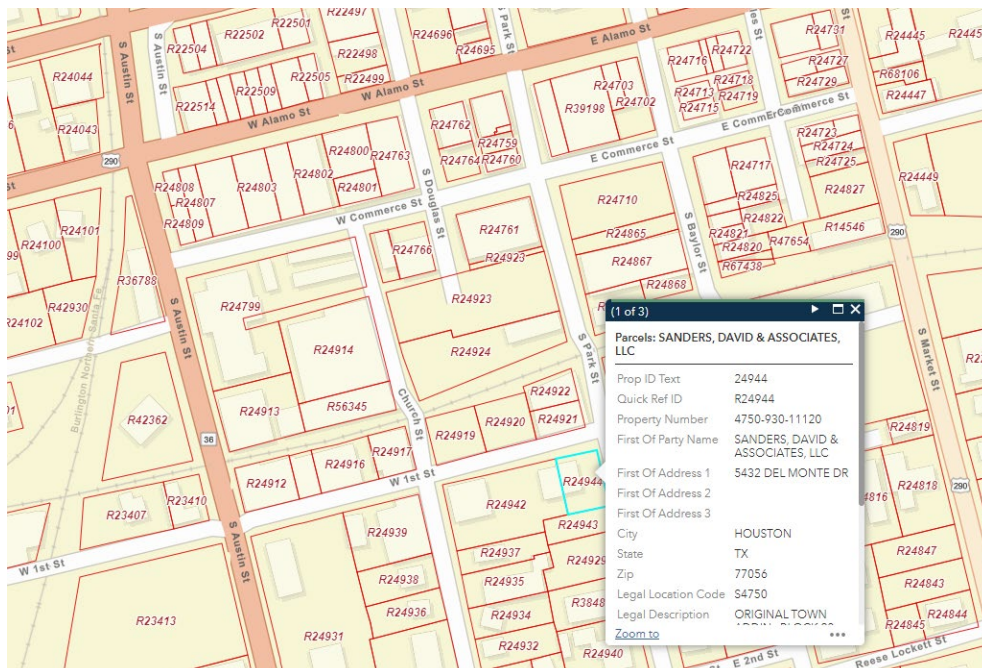
Date: July 31, 2023

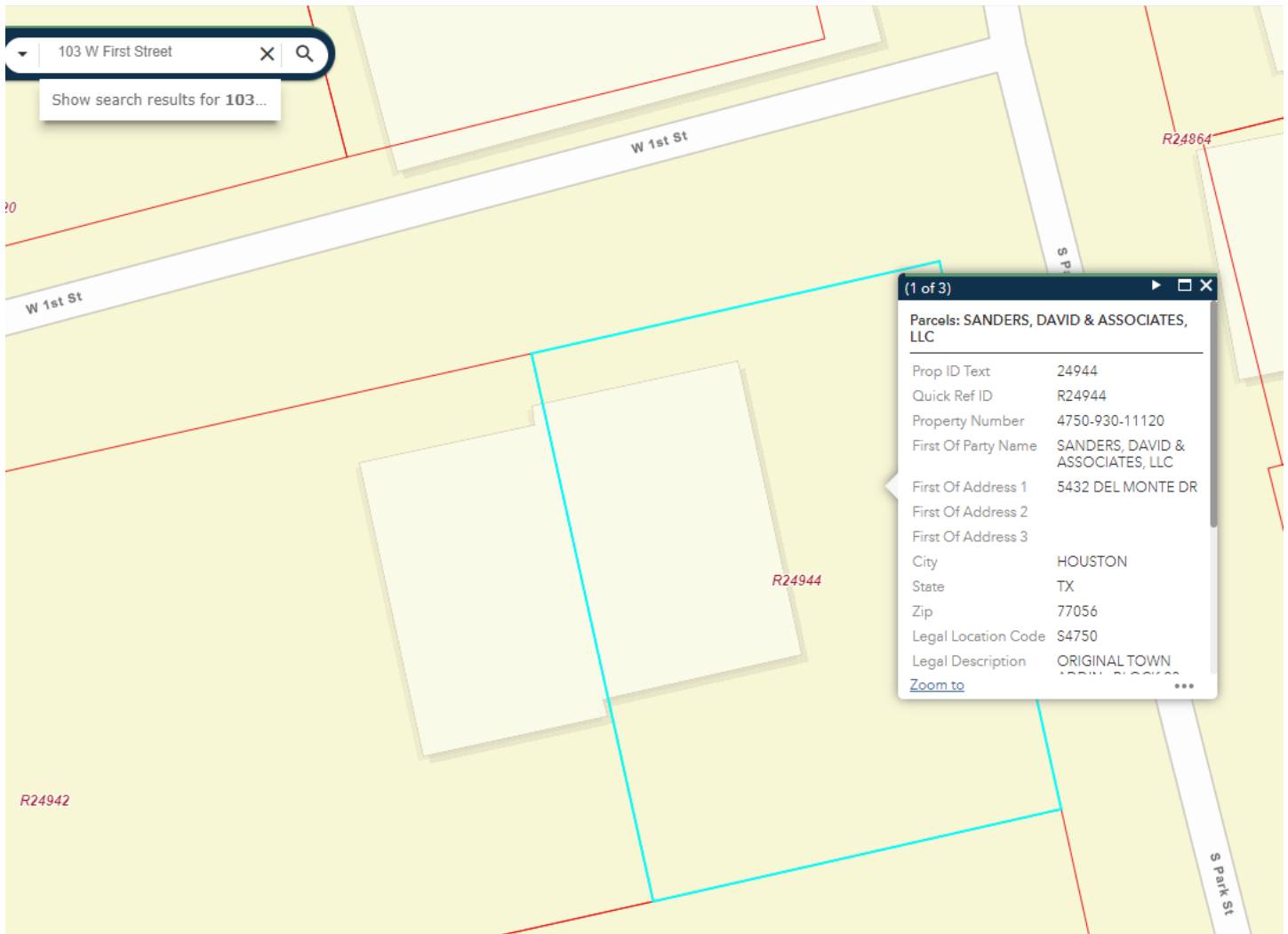
Project Under Consideration

The attached Certificate of Appropriateness Application for Demolition of the metal building located at 103 W. First Street was presented to the Historic Preservation Office Monday, July 24. (See Attachment A) The current structure was built circa 1912.

Ownership and Location

The new owner of the property is Pressley Walcik, who recently purchased it from David Sanders. It is located at the SW corner of the intersection of First and Park Streets.





Since the Appraisal District website isn't yet showing the sale, Mr. Walcik has provided the first page of his Warranty Deed. (See Attachment B)

History

Local historian Carl Schlottmann shared the following history of the property:

- The earliest owner on record is H.W. Cortes in 1883, who sold it to his son, William Frederick Cortes in 1886. The family was engaged in the bottling business in Galveston as H.W. Cortes & Co., and they made Brenham a shipping point. Later, Mr. Cortes established the Texas Bottling Works at this location.
- The property was purchased by FW Grassmuck in 1900, and then by R. Burles of Burton in 1902.
- The current building was built in 1912.
- Emmanuel Lehrmann and Steve Malak bought the property in 1941, where it became a warehouse for distribution of Southern Select and later, Jax. Their partnership was dissolved in 1945, when Lehrmann sold the Southern Select Distributorship. The property stayed in the Malak family until 2012 and has changed hands several times since.

Photos



View of warehouse structure from corner of First Street at Park Street



Views of front of warehouse from First Street



View of the back and side of warehouse from Park Street

Demolition in the Historic Preservation Ordinance

The Ordinance deals with demolition in Sec. 13-11. It states that “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.”

The public hearing held at the beginning of this meeting, is required by the Ordinance, and while it states that “Following the hearing, a 60-day stay of demolition is required”, the City Secretary’s Office has let us know that if the Board chooses to approve the application, you can also vote to waive the 60-day stay. I will have specific wording for any motion that would include the waiver.

Recommendation

Staff recommends approval of the Certificate of Appropriateness for demolition of the building located at 103 West First Street.

Attachment B

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Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

SPECIAL WARRANTY DEED

3950

DATE: May 26, 2023

GRANTOR: DAVID SANDERS AND ASSOCIATES, L.L.C.

GRANTOR'S MAILING ADDRESS:

DAVID SANDERS AND ASSOCIATES, L.L.C.
c/o DAVID SANDERS, Representative Member
5432 Del Monte Drive
Houston, Texas 77056

GRANTEE: PRESSLEY WALCIK

GRANTEE'S MAILING ADDRESS:

PRESSLEY WALCIK
P.O. BOX 234
New Ulm, Texas 78950

PROPERTY:

BEING a 0.172 acre tract of land out of the Original Town Lot 93, City of Brenham, Texas, and being the remainder of that certain called 7500 square feet tract of land described to Patrick Murray and Deanna Murray, recorded in Volume 1522, Page 930, of the Official Records of Washington County, Texas, said 0.172 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with yellow cap set at the southwest corner of the above mentioned 7500 square feet tract, located at the easterly southeast corner of a called 0.551 acre tract to Pressley Walcik, (1496/160), also located on the north line of a called 120'x44' tract to Presley Walcik, (1553/639), for the southwest corner of this, from which a 1/2 inch iron rod found at the northwest corner of said 120'x44' tract same being an interior corner of said 0.551 acre tract, bears S 73°14'45" W a distance of 47.59 feet;



HISTORIC PRESERVATION – MAIN STREET

Certificate of Appropriateness Application Checklist

<p>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.</p>	<p style="text-align: center;">Comments</p>
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<input checked="" type="checkbox"/>	<p>A pre-application meeting with Historic Preservation Office staff is required unless waived by Office.</p> <p>Please email HistoricPreservation@cityofbrenham.org to set up a meeting.</p>	
<input checked="" type="checkbox"/>	<p>Completed Application for Certificate of Appropriateness.</p>	
<input checked="" type="checkbox"/>	<p>Completed Application for Certificate of Appropriateness Application Narrative.</p>	
<input type="checkbox"/>	<p>Current photograph(s) of the property and area of alteration</p>	
<input type="checkbox"/>	<p>Samples of materials to be used, including paint colors</p>	
<input type="checkbox"/>	<p>Evidence of historic authenticity (photographs) SIGNIFICANT ALTERATIONS ONLY</p>	
<input type="checkbox"/>	<p>SITE Plan and Exterior Elevations SIGNIFICANT ALTERATIONS ONLY</p>	



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: Click or tap here to enter text.

Anticipated start date: Click or tap here to enter text. 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.

REMOVE BUILDING AND PERIMETER BEAM



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: 103 FIRST

APPLICANT/CONTACT PERSON

Name (Print): PRESSLEY WALCIK

Address: P.O. BOX 234

City, State, Zip: NEW ULM, TX 78950

Phone: 979-732-7018

Email: PRESSLEY@WALCIKCONSTRUCTION.COM

Signature: [Handwritten Signature]

OWNER (Attach additional sheets, as needed)

Name (Print): PRESSLEY WALCIK

Address: P.O. BOX 234

City, State, Zip: NEW ULM, TX 78950

Phone: 979-732-7018

Email: _____

Signature: [Handwritten 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: 7/24/2023

Built Circa: 1912

COA Case #: 2023-03-B

Type of Project: _____



AGENDA ITEM 7 – 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 209 S. Market Street, Brenham, Texas

Date: August 1, 2023

Project Under Consideration:

The attached Certificate of Appropriateness Application is for New Construction of a structure covering a BBQ/smoker, located at 207/209 S. Market Street. It was presented to the Historic Preservation Office Thursday, July 25. (See Attachment A) The structure, along with specific screening, are required by both building and fire code.

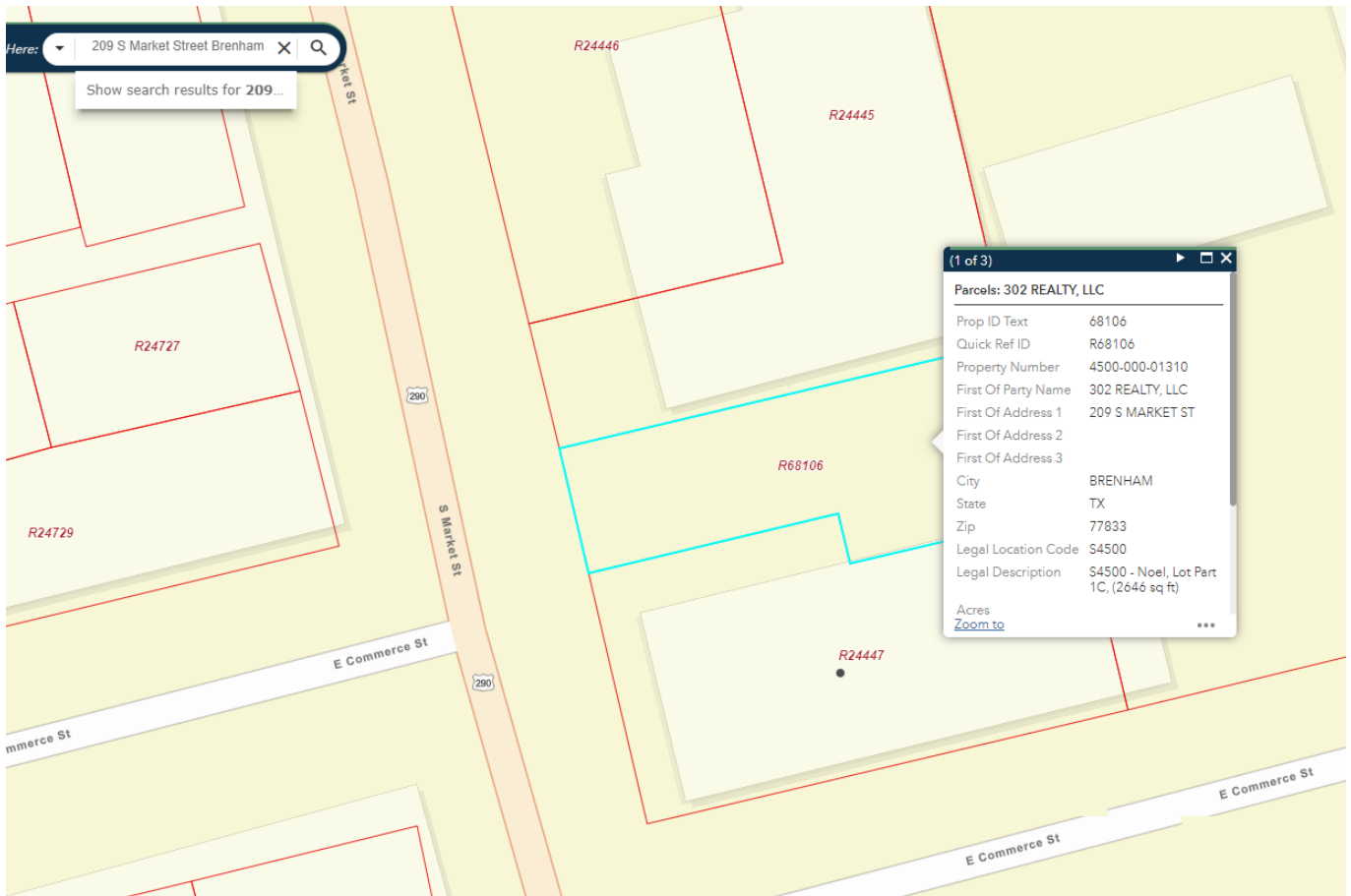
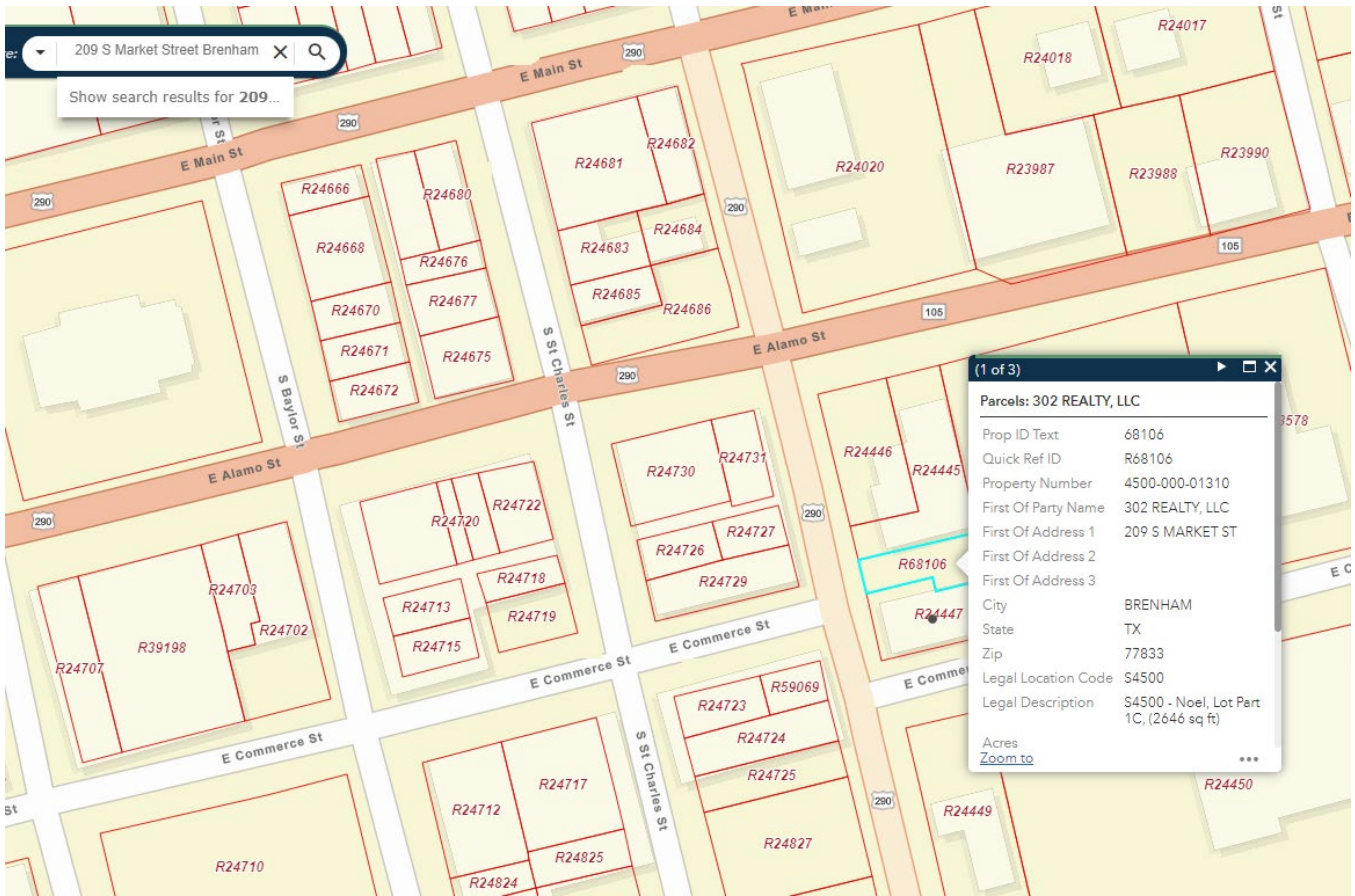
The structure is planned in the courtyard adjoining the Historic Laundry Building. The business/property owners considered attaching a structure to the building, but the proposed placement would be too near a wood door and wood frame window to meet fire code requirements.

The BBQ/smoker will be used for cooking for Sweet Ivy's Café that will be located on site, along with The Southern Folly, an event and music venue.

Ownership and Location

The owner of the property is Adrienne Schwartz, who purchased the property from the former owner's estate. It is located at the NE corner of the "intersection" of Market and Commerce Streets, the site of the former 4 Star Concert Hall.

Maps of the location are below.



Photos





History

Known locally as the Historic Laundry Building because of its early connection to the St. Anthony Hotel, the building was built circa 1880.

Based on Sanborn Fire Maps and advertisements in the local newspaper, it was home to various businesses over the years, including:

1885 – Flour, Grain & Cotton Warehouse

1891 – Brenham Pulp Factory

1896 – Steam Laundry

1901 – Furniture Warehouse

1912 – Hay and Feed

1913 – Brenham Steam Laundry

New Construction in the Historic Preservation Ordinance

Sec. 13-7(b) states that “Any person performing Significant Alterations must first obtain a Certificate of Appropriateness from the Board and goes on to say that Significant Alterations include “Work requiring a building permit to meet construction requirements in accordance with adopted codes and ordinances, unless otherwise specified herein.”

Recommendation

Staff recommends approval of the Certificate of Appropriateness Application based on the following:

1. There will be very limited visibility of the new smoker cover.
2. The BBQ Smoker is vital to the business being planned for the site.
3. Construction of a BBQ Smoker cover is required by city code.



AGENDA ITEM 7 – WORK SESSION

MEMORANDUM

To: Historic Preservation Board Members

From: Jennifer Eckermann, Historic Preservation Officer

Subject: Administrative Report

Date: August 1, 2023