

## HISTORIC PRESERVATION BOARD MINUTES

A regular meeting of the City of Brenham's Historic Preservation Board was held on Wednesday, January 16, 2025, beginning at 12:00 p.m. in the Brenham City Hall, Conference Room 2A, at 200 West Vulcan Street, Brenham, Texas.

### Board Members present:

Hal Moorman - Chair  
Brad Tegeler – Vice Chair  
Becky Bosse  
Angelia Gerhard  
Rachel Nordt  
Tommy Upchurch

### Board Members absent:

Jennifer Hermann

### Community:

None

### The City of Brenham Staff present:

Carolyn Miller, City Manager  
Jennifer Eckermann, Tourism and Marketing Director  
Stephanie Doland, Development Services Director  
Shauna Laauwe, City Planner  
Kim Hodde, Planning Technician

### **1. Call Meeting to Order**

Chairman Hal Moorman called the meeting to order at 12:18 pm.

### **2. Public Comments**

There were no public comments.

## **REGULAR SESSION**

### **3. Discuss and Possibly Act Upon Approval of Minutes from the March 27, 2024, Board Meeting**

A motion was made by Board Member Tegeler and seconded by Board Member Upchurch to approve the minutes from the March 27, 2024, Board Meeting.

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

<i>Jennifer Hermann</i>	<i>Absent</i>
Hal Moorman	Yes
Rachel Nordt	Yes
Brad Tegeler	Yes
Becky Bosse	Yes
Tommy Upchurch	Yes
Angelia Gerhard	Yes

**4. Discuss and Possibly Act Upon the Election of a Chairperson and Vice-Chairperson for the 2025 Calendar Year.**

Section 14 of the Brenham Policies and Procedures for Boards and Commissions reads in part “Each Board shall, in its first meeting of each calendar year, elect a Chair and Vice-Chair to serve for one (1)-year terms. The Chair of each board shall call the meeting to order and preside at the meetings. In the absence of the chair, the Vice-Chair shall preside.” The individuals selected will serve terms that begin immediately upon their selection, and end December 31, 2025. Any board member can nominate, and any board member can be nominated. A board member may also nominate themselves.

Brad Tegeler nominated Hal Moorman to serve as Chair and Becky Bosse nominated Brad Tegeler to serve as Vice Chair. A motion was then made by Board member Upchurch and seconded by Board member Bosse to elect Hal Moorman as Chair for the Historic Preservation Board and Brad Tegeler as Vice Chair for the Historic Preservation Board for 2025.

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

<i>Jennifer Hermann</i>	<i>Absent</i>
Angelia Gerhardt	Yes
Rachel Nordt	Yes
Hal Moorman	Yes
Brad Tegeler	Yes
Becky Bosse	Yes
Tommy Upchurch	Yes

**WORK SESSION**

**5. Discussion on the Historic Preservation Board’s Plan of Work for 2025.**

Jennifer Eckermann, Tourism and Marketing Director, stated that late 2024, staff discussed the need to contact all the downtown property owners to remind/inform them about the Historic Preservation Ordinance and the Historic Preservation requirements. Ms. Eckermann stated that she knew at that time that she would be retiring in 2025 and felt that it made the most sense to transition the board to Development Services at this time. This transition

would make it easier for the applicants/property owners to deal with one department throughout the entire process instead of multiple departments. City staff felt that the start of the new year would be a great time for the transition. Ms. Eckermann thanked the Historic Preservation Board members and stated that she appreciates each of them and their passion for the preservation of our historic buildings. She further stated that the downtown historic overlay district is a vital aspect of the Historic Preservation Ordinance; however, there are many other items in the ordinance that need to be advocated for such as landmark designations. She stated that she plans to still be active in Historic Preservation after her retirement but just in a different role.

Ms. Eckermann then introduced Stephanie Doland who is the Development Services Director for the City of Brenham. Ms. Doland stated that her passion is in community planning and Historic Preservation and Planning have many parallels. She agrees that the Historic Preservation being a function of Development Services will be a benefit to the downtown property owners by having to only contact one department for submission of applications concerning both Historic Preservation and ultimately building permitting approval for construction.

City Manager, Carolyn Miller, stated that it was a long process to get the Historic Preservation Ordinance and Board in place; however, Jennifer Eckermann has done a great job with the Main Street, Historic Preservation Board, and now the Tourism and Marketing Division but she has confidence that Stephanie Doland will excel in this new capacity.

Ms. Doland introduced City Planner, Shauna Laauwe, and Planning Technician, Kim Hodde and they each shared a little about themselves and their roles with the City of Brenham.

Each Board member then shared a little about themselves and their role on the Historic Preservation Board:

- Becky Bosse – born and raised in Brenham, Brenham High School graduate, has worked for John Brieden/State Farm Insurance for 43-years and she is very historic minded about this town.
- Brad Tegeler – born and raised in Brenham, Brenham High School graduate, moved away for school and moved back to Brenham in 2019, we need to preserve what made Brenham but be open to new things.
- Hal Moorman – moved to Brenham when he was four years old, Brenham High School graduate, Attorney, his Dad was an attorney and his mom had a shop in downtown Brenham, he left Brenham then came back and joined his Dad in the law firm for 46-years, retired earlier this year, we need to preserve our Historic Buildings.
- Rachel Nordt – born and raised in Brenham, Brenham High School graduate, has a calling for “service” to her community, part of the Heritage Society of Washington County for many years and was part of the “Mansion” restoration.
- Tommy Upchurch – not born and raised in Brenham but has been here for 27-years, Architect, involved with Main Street for over 25-years, worked on a lot of downtown building over the years, worked with Jennifer Eckermann to get the Historic

Preservation Ordinance passed, we need to maintain the Historic Buildings but adapt to newer uses.

- Angelia Gerhard, Architect with PlanNorth, been in Brenham for 8-years, originally from Kountze, massive passive for Historic Preservation, it was her minor at Texas A&M.

Ms. Doland stated that she and the Development Services team will be learning the process but that she has done research on the recent Certificates of Appropriateness that have been issued. She asked the Board what they would like to see in the future. Some of the comments included:

- Color palettes need to be discussed more.
- Suggestions for historically accurate colors.
- The Board is not an architectural design board and therefore, doesn't have the authority to mandate colors but could make recommendations for historically accurate colors to ensure a variation of colors in the Historic Overlay District.
- With regards to the color palette issue, the board needs to have a framework of what they can do, for example, if the applicant asks for suggestions, the Board can provide them.
- Applicants need to be more specific on how the colors will be used such as what color for the building, what color for the trim, etc. instead of just stating what colors will be used for the project.
- Need a definition for when "historic" begins.
- Additional discussion / clarification on murals and if the "Arts & Theater" District has different rules then they may need to be located outside of Main and Alamo Street.
- Additional training on each of the Downtown Districts and the requirements for each: Historic Overlay, Downtown Overlay, etc.
- Need clarification if a property is located in multiple districts, which district regulations take precedence?
- Communication with the Main Street Board regarding their goals and vision to ensure that our goals and vision align.
- Enforcement – are there penalties/fines for non-compliance? Are they enough to be a deterrent or do they need to be made stronger? NOTE: we would prefer to have compliance rather than needing to have a strong enforcement so we will work towards that by have more details applications.
- Since the downtown zone is in the Tax Increment Financing Zone, there may be an opportunity for incentives/initiatives to get voluntary compliance.

Ms. Doland is currently working on a life safety grant program for improvements required by the Fire Code and possibly ADA requirements for buildings in the Historic Overlay / Downtown District. This would possibly be a matching grant through the TIRZ Board funding – for perhaps 50% of the cost of the required life-safety improvements.

Ms. Doland stated that traditionally the Historic Preservation Board has met on Wednesday evenings at 5:30 pm but she asked if noon meetings or possible 4:00 pm meetings would work since Wednesdays after 5:00 do not work for several staff members. Board member Tegeler

stated that noon meetings will not work for him since he works in Sealy, Texas. Board member Nordt stated that noon meetings are hard for her as well. A discussion was held and we may try to meet on a Tuesday or Thursday at 4:00 pm or 5:30 pm instead of Wednesdays.

Ms. Doland reiterated that the Development Services team is excited to begin working with the Historic Preservation Board.

**6. Adjourn**

Chairman Hal Moorman adjourned the meeting at 1:21 p.m.

*Hal Moorman*

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Hal Moorman  
Board Chair

March 4, 2025  
Date

**ATTEST:**

*Kim Hodde*

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Kim Hodde  
Planning Technician

March 4, 2025  
Date