

105 North Main



121 North Main



112 South Main



200 West 26th Street



201 South Main Street



212 North Bryan Avenue



301 North Main Street



205 South Parker Avenue



307 South Main Street



509 South Bryan Avenue



308 North Bryan Avenue



EXCERPT FROM THE HISTORIC LANDMARK COMMISSION'S MARCH 23, 2016 DRAFT REGULAR MEETING MINUTES:

6. REQUESTS FOR MATCHING GRANT FUNDING BY THE DOWNTOWN IMPROVEMENTS PROGRAM FOR FISCAL YEAR 2016. (The Commission shall either recommend approval, approval with modifications, or denial of each proposal. If a proposal is recommended for approval with modifications by the Commission, the application may be modified to accommodate the Commission's recommendations before the matching grant application is forwarded to the City Council. Historic Landmark Commission makes recommendation; City Council has final approval).

Mr. Matthew Hilgemeier presented on the requests for matching grant funding by the Downtown Improvements Program for Fiscal Year 2016 and the proposed funding as advised by the Downtown Improvements Program Review Panel. Commissioners decided to hear the full list of requests, comment, and open the public hearing at the conclusion of the presentation. Overall, there were 11 applications requesting \$286,903.95. \$100,000 in funding was available to disburse. Staff notes that funding decisions were determined based on where the best "bang for the buck" would be, considering many requests require significant work, and reminded commissioners that money is only available for external funding. It was also noted that no one applicant received full funding this year.

a. 105 NORTH MAIN STREET (One O Five Main LLC – Katie Neeson).

The applicant for 105 North Main Street requested \$50,000 of funding to repair or replace the soffit, fascia, windows, and masonry. The Downtown Improvements Program Review Panel recommends a funding amount of \$10,000.

Mr. Haynes commented that in the case of areas that require a Certificate of Appropriateness for any modifications, approving funding does not automatically approve the proposed designs.

Commissioner Hart commented that there also needs to be significant work on the interior of the building and would like to see funding go towards an applicant that is willing to also improve the interior.

Commissioner Banks asked if staff knew the intended use of the building. Staff responded that they did not.

b. 112 SOUTH MAIN STREET (Anderson Schaefer 1 LTD - Aaron Curs)

The applicant for 112 South Main Street requested \$7,328 of funding to install a canopy similar to the Masterplan recommendation. The Downtown Improvements Program Review Panel recommends a funding amount of \$5,000. Staff notes that this building is located in a block of buildings that have been or are being renovated to a high standard.

c. 121 NORTH MAIN STREET (Edge of Downtown LLC – Michael Schaefer)

The applicant for 121 North Main Street requested \$40,500 of funding to improve the façade and exterior based on the Masterplan recommendation. The Downtown Improvements Program Review Panel recommends a funding amount of \$15,000. Staff notes that this building is located in an anchor location which is why they are recommending the funding. The Review Panel chooses to

recommend funding not for the improvements that were proposed in the application nor for the work that has already been done to the property, but rather that \$15,000 be set aside for the applicant if they agree to make improvements to the exterior of the building based on the recommendations of the Downtown Design Guidelines and the Downtown Masterplan. Commissioner Holland cited concerns about the angled entry door. Staff notes that this is a property that would require a Certificate of Appropriateness before any improvements could be made.

d. 200 WEST 26TH STREET (James Drug Store – Leah Montgomery)

The applicant for 200 West 26th Street requested \$9,143 of funding to replace the lower windows, replace the side door, repair the awning, and construct a new matching awning. The Downtown Improvements Program Review Panel recommends a funding amount of \$2,100. Staff notes that some of these improvement have already been made, which is why the funding amount is less than the applicant requested.

e. 201 SOUTH MAIN STREET (Anderson Schaefer II LTD –Schaefer Custom Homes LLC)

The applicant for 201 South Main Street requested \$11,662 of funding. Since the projects proposed were already completed, the request is disqualified. The Downtown Improvements Program Review Panel recommends no funding,

f. 205 SOUTH PARKER AVENUE (Temple Freda – Bryan Commerce & Development)

The applicant for 205 South Parker Avenue requested \$25,000 of which the Downtown Improvements Program Review Panel recommends funding \$21,250. Mr. Haynes commented that the funding is high for this project due to the fact that the building is on the National Register of Historic Places, which the Review Panel saw as an important criterion. Commissioners Beto discussed the Review Panel not giving it the full amount in order to be able to fund the other projects.

g. 212 NORTH BRYAN AVENUE (212 North Bryan LTD - James Murr)

The applicant for 212 North Bryan Avenue requested \$50,000 to improve repair the masonry of the façade and replace some exterior features. The Downtown Improvements Program Review Panel recommends a funding amount of \$17,814. This amount was recommended due to the fact that the property had already received funding in the amount of \$44,825, but the renovation is necessary to prevent damage to adjacent structures. Commissioners discussed that funding is important in order to try and leverage more investment in the building. Chairperson Hairston suggested moving some of the funding from 121 North Main Street to this building considering this buildings' highly visible location and clear need for improvement.

h. 301 NORTH MAIN STREET (Corey Cormier)

The applicant 301 North Main Street requested \$36,000 to improve the exterior features of the building. The Downtown Improvements Program Review Panel recommends a funding amount of \$12,000 for exterior repairs contingent of staff approval of appropriate colors and window design and compliance with the Downtown Design Guidelines and the Downtown Masterplan. Commissioners discussed that they don't really like the idea of painting the exterior brick. Mr.

Haynes reminded commissioners that approving the reduced funding will not be tied to approving the renovations.

i. 307 South Main Street (Anderson Schaefer I LTD –Schaefer Custom Homes LLC)

The applicant for 307 South Main Street requested \$10,520 of funding. Since the projects proposed were already completed, the request is disqualified. The Downtown Improvements Program Review Panel recommends no funding,

j. 308 NORTH BRYAN AVENUE (Tremont Building – Arkitex Studio Inc. Mike Record)

The applicant 308 North Bryan Avenue requested \$44,915 to improve the front and back of the building. The Downtown Improvements Program Review Panel recommends a funding amount of \$15,000 to fund improvements only to the front of the building. Commissioners discussed that with the large request of funding and desire to fund all of the projects, funding the front of the building seems to be the best use of funds and should be prioritized for this building rather than funding work that would be conducted on the rear of the building facing an alleyway.

k. 509 SOUTH BRYAN AVENUE (Bryan/College Station Habitat – Nathan Touchette)

The applicant for 509 South Bryan Avenue, Habitat for Humanity, requested \$1,493 to improve the exterior features of the building. The Downtown Improvements Program Review Panel recommends funding the full amount.

Chairperson Hairston opened the public hearing on this item.

No one came forward.

The public hearing was closed.

Commissioner Hart asked if all the recommended funding amounts total to the full \$100,000 available. Mr. Haynes responded that it doesn't not perfectly total to \$100,000 but is very close— within \$100-\$200.

Chairperson Hairston suggested taking the funding that was recommended to be allocated 121 North Main Street and use it for other properties, since Commissioners discussed only wanting to fund that property with the contingency that funds be used towards improving the façade in accordance with the Masterplan recommendation. He suggests redistribution in the following order or priority:

1. 205 South Parker Avenue (Temple Freda – Bryan Commerce & Development)
2. 308 North Bryan Avenue (Tremont Building – Arkitex Studio Inc. Mike Record)
3. 212 North Bryan Avenue (212 North Bryan Ltd - James Murr)
4. 105 North Main Street (One O Five Main Llc – Katie Neeson)

Commissioner Banks asked whether, if the money for 121 North Main Street were contingent on going towards improvements based on the Masterplan recommendation, the money could be reallocated if that condition was not met. Mr. Haynes responded that the money would then go back in to the pot of available funds for Fiscal Year 2017.

Commissioner Hart expressed her opinion that money for 121 North Main Street be contingent upon improvements following the Downtown Master Plan recommendation. If that condition is not met then the funds should be re-allocated and put back in the pot of available funds. Commissioner Hart also commented that 308 North Bryan Avenue appeared to have improvements already done. Mr. Haynes responded that the funding is going towards installing and improving a canopy, and improvements to the back of the building were not taken in to consideration when recommending a funding amount.

Commissioner Hart moved to recommend funding amounts as given by the Downtown Improvements Program Review Panel, without changes, to the Bryan City Council. Commissioner Beto seconded. The motion passed by unanimous vote, with Commissioner Read-Warden abstaining from deliberation and voting on the item due to a conflict of interest.