

**Seguin Main Street Program**  
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**HISTORIC DESIGN REVIEW COMMITTEE MEETING MINUTES**

**Friday, October 21, 2016**

**12:00 p.m.**

**Municipal Building Annex Conference Room**

**211 North River Street**

**Seguin, Texas 78155**

Members Present:    Eve Hiner                      Bambi Rucker  
                                 Mary Reiley                      Trey Pounds  
                                 Paul Mueller

Others Present:        Kyle Kramm                      Christy Hopper  
                                 Tommy Reynolds (Tommy's Signs)

1. Call to Order.

*Meeting was called to order at 12:05 p.m. by Mary Reiley.*

2. Discussion and possible action on approval of the July 15 and July 22 meeting reports.

*Bambi Rucker made a motion to approve the July 15 and July 22 meeting reports as presented. Eve Hiner seconded the motion. Motion carried.*

3. Discussion and possible action on signage for American Bank of Texas at 200 North Austin Street – Kyle Kramm, Main Street and CVB Director.

*American Bank of Texas has entered into a merger with First United and is requesting approval for new signage for the building. The proposed sign is 56 square feet, FCO letters (aluminum) and will be mounted to the wall. The maximum size of the sign in downtown is set at 45 square feet. The Texas Historic Commission has provided their input and the new signage is an appropriate size.*

*Paul Mueller approved the signage as presented. Bambi Rucker seconded the motion. Motion carried.*

4. Discussion and possible action on fencing for 108 South Austin Street – Kyle Kramm, Main Street and CVB Director.

*The owner of 108 South Austin Street is renovating the building making it into a bar. Texas Alcohol Beverage Commission (TABC) regulations the owners of 108 South*

*Austin has submitted fencing plans for the rear of the façade. Since Court Street Coffee Shop and the building owner at 108 South Austin Street will both be selling alcohol, TABC requires fencing in between both establishments, alcohol cannot be mixed. The proposed fence would have a 2' x 2' concrete base with a 4' tall metal frame with horizontal wooden slats. The fence would run approximately 25' from the southwest corner of the Seguin Art League property to the edge of the pavement.*

*The plans also call for two ten foot gates with a metal frame and wooden slats. The gates would all access to the utility easements and the rear facades of Court Street Coffee Shop, Law Offices of Robin Dwyer and the Seguin Art League.*

*Paul Mueller made a motion to approve as presented. Bambi Rucker seconded the motion. Eve Hiner opposed. Motion carried.*

5. Discussion and possible action on a façade remodel for Lone Star Home Solutions at 112 West Court Street – Kyle Kramm, Main Street and CVB Director.

*Kramm presented the proposed plans for rehab of 112 West Court Street. The owner is proposing to remove the tin on the awning exposing the transom windows; leaving the parapet and wooden windows; add an additional stairway and door on the western side of the property; remove the recessed entrances and bring the entrance to the street with a double door in the middle and two store front windows on each side of the doors.*

*Trey Pounds made a motion to approve the design concept with the owner making an effort to align the windows and doors with the transom windows; using style and rail wooden doors with glass panels, not steel doors. Eve Hiner seconded the motion. Motion carried.*

6. Update and discussion on 104 North Austin Street – Kyle Kramm, Main Street and CVB Director.

*After discussion of the rehab of the building, the board requested Kramm to convey to the owner and contractor to frame out the newly renovated bead boards, aligning it with the columns to improve the aesthetics.*

7. Adjourn.

*There being no further business the meeting adjourned at 12:43 pm.*

  
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Mary Reiley, Chair  
Historic Design Review Committee

11/21/16  
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Date