

Seguin Main Street Program
P.O. Box 591
Seguin, Texas 78156
Ph: 830-401-2448 Fax: 830-386-2532
Email: mainstreet@seguintexas.gov

HISTORIC DESIGN REVIEW COMMITTEE MEETING MINUTES

Friday, May 25, 2018

12:00 p.m.

City Hall Council Chambers

210 East Gonzales Street

Seguin, Texas 78155

Members Present: **Mary Reiley** **Trey Pounds**
 Bambi Rucker **Kelley Rose**
 Lisa Fredrickson

Others Present: **Kyle Kramm** **Pam Centeno**
 Ismael Segovia **Christy Hopper**

1. Call to Order.

The meeting was called to order at 12:03 p.m.

2. Hearing of Residents:

Invitation to hear citizens and board members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Discussion of any item not on the agenda shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to any inquiry; 3) A proposal to place the subject on the agenda for a future meeting.

No public comments.

3. Discussion and possible action on approval of the March 23, 2018 meeting report.

Trey Pounds made a motion to approve the minutes as presented. Lisa Fredrickson seconded the motion. Motion carried.

4. Discussion and possible action on a Certificate of Appropriateness for 107 South River Street - Kyle Kramm, Main Street and CVB Director/HPO.

Kramm briefed the board on the Certificate of Appropriateness at 107 South River Street to replace the northern window set to a door and window to create a separate entrance for the second floor. The door will be on the right side of the window frame. The door will match the existing door on the south side of the building. The building is within the historic district, but is a noncontributing structure. It was built in 1917, has been office space for several decades.

Staff recommends approval of the certificate of appropriateness as the first floor façade has been severely altered and the existing window does not have any historical significance and

meets the Secretary of the Interiors' second and ninth Standards for Rehabilitation of Historic Properties.

Trey Pounds made a motion to approve as presented as it meets the second and ninth Standards of Rehabilitation as the exterior alteration does not destroy historic materials and the alteration will be compatible in size, scale and architectural features.

Lisa Fredrickson seconded the motion. Motion carried.

5. Discussion and possible action on a Certificate of Appropriateness for 108 East Mountain Street – Kyle Kramm, Main Street and CVB Director/HPO.

Kramm briefed the board on the Certificate of Appropriateness at 108 East Mountain Street to convert an auto service building into additional office space for the City of Seguin. The project entails on the Southern addition to rebuild the historic storefront to install new windows and transoms; construct a wooden awning along the storefront; add an ADA entrance to the entrance; replace two windows located on the recessed portion of the building; enclose the location of a garage and metal door adding a metal door and awning where the garage door was located; add new leader boxes with down spouts; and report mortar.

On the East addition enclose four windows and one garage door; new leader boxes with down spouts; replace the second garage door with a window bank and add a door and awning; replace all windows to a single pain window; and an addition of a color accent stripe.

On the Northern portion, install three windows that were enclosed.

On the West elevation report the mortar and install four new windows.

Signage would be a two panel sign installed on the south elevation about the store front. A neon sign to be installed at the southeastern corner of the building where traditionally the Ford sign was needed.

The building is in the historic district, but is a noncontributing structure. The one story auto service was built in the 1930's. Concrete construction of the southern half of the building, and brick construction of the northern half of the building. Awning was on the building historically, but was removed sometime in the 40's or 50's. Transoms were removed in the 60's and new storefront windows and windows along the east elevation were replaced mid 2010's.

Staff recommends approval of the certificate of appropriateness with revisions. Staff would recommend limiting the removal of the first and last window on the east elevation; retain the windows with the muntins that are currently painted over and replace the solid glass windows with windows with muntins; recommend possibly converting the garage door on the south elevation into a window bank similar to the conversion of the garage door on the east elevation.

Staff finds that the project meets the Secretary of the Interiors' second and ninth Standards of Rehabilitation of Historic Properties.

Trey Pounds made a motion to approve the windows and doors as presented and to keep the look and appearance of the garage door on the back elevation as it meets the second and ninth Standards of Rehabilitation as the exterior alteration does not destroy historic materials and the alteration will be compatible in size, scale and architectural features.

Lisa Fredrickson seconded the motion. Motion carried.

6. Discussion and possible action on signage for 211 East Court Street – Kyle Kramm, Main Street and CVB Director/HPO.

Kramm briefed the board on plans for the signage at Seguin Pharmacy, 211 East Court Street. The owner has submitted plans for signage entailing channel lettering made from acrylic with front-lit LED lights.

Staff recommends aluminum channel letters be lit from above by two lights as acrylic is not allowed within the district nor are back-lit signs.

Bambi Rucker made a motion to approve the signage as staff recommends with the alterations.

Lisa Fredrickson second the motion. Motion carried.

7. Discussion and possible action on amending Seguin's Preservation Ordinance – Kyle Kramm, Main Street and CVB Director/HPO.

Kramm presented Seguin's Preservation ordinance recommending changes be made. Changing Historic Design Review Committee to Historic Design Review Commission; per Certified Local Government guidelines the committee is required to meet six times a year vs. four times currently stated in the ordinance; and have a more descriptive criteria for landmarks.

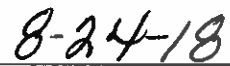
The committee has been asked to submit additional suggestions and recommendations to Kramm. Once recommendations are received Kramm will take the revised ordinance to Historic Design Review Committee for approval; to Planning and Zoning for their approval; and City Council for final approval.

8. Adjourn.

There being no further business the meeting adjourned at 12:45 p.m.



Mary Reiley, Chair
Historic Design Review Committee



Date