



MAIN STREET PROGRAM

HISTORIC DESIGN REVIEW COMMITTEE MEETING MINUTES

Friday, July 22, 2016

12:00 p.m.

Municipal Building Annex Conference Room

211 North River Street

Seguin, Texas 78155

Members Present: Mary Reiley Eve Hiner
Bambi Rucker

Others Present: Kyle Kramm Christy Hopper
Alfred Leos Anhelina Leos
Kee Ann DeVora Stephanie Hornsby

1. Call to Order.

Meeting was called to order at 12:00 p.m. by Mary Reiley.

2. Review and approval of Meeting Reports for April 29 and July 15, 2016.

Eve Hiner made a motion to approve the April 29 and July 15, 2016 Meeting Reports as presented. Bambi Rucker seconded the motion, the motion carried unanimously.

3. Discussion and possible action on signage for Keller Williams Realty Heritage Seguin located at 200 South Austin Street - Kyle Kramm, Main Street Director.

Kramm presented the application for a certificate of appropriate design for signage and window treatments at 200 South Austin Street. The applicant, Stephanie Hornsby, Keller Williams Realty Heritage Seguin, has requested two circular metal pedestrian signs reading KW Heritage, second line, Keller William Realty, and third line SEGUIN to be hung underneath the awning. The size of the proposed signs are three feet in diameter.

Staff and the board members are okay with the material and wording, but are concerned the size will be too large for the location suggested, since a seven foot clearance is required. Staff and board members suggested a traditional rectangular or oval sign to meet the 7 foot clearance from the sidewalk to the sign.

Kee Ann DeVora, representing CM Smith Construction, have not had an opportunity to measure the required clearance, but are willing to work with the city on meeting the required requirements and will do whatever is needed.

Keller Williams is planning on painting a mural on the Austin Street side of the building depicting an old map of Guadalupe County with the caption saying "This is how it all began", to cover up the former tenants signage.

Lastly, Keller Williams is wanting to take down the awnings currently on the building and replacing them with black awnings, painting the wood and metal trim on the building black, with leaving the brick the same reddish color. Bambi Rucker suggested taking into consideration, that through time, the color black fades. Per DeVora the company they are purchasing the awnings from guarantee the awnings will not fade and with the black it will make the building look more modern and classic.

Rucker made a motion to approve as suggested with the signage being either rectangular or oval; Hiner seconded the motion. The motion carried unanimously.

4. Discussion and possible action on a local historic landmark for 257 West Convent Street – Kyle Kramm, Main Street Director.

Kramm, presented an application for a local historic marker to be placed at 257 West Convent Street. The building was constructed in 1901 in Greek revival style with ionic columns. With limited alterations to the property, several of the historic and character defining the features are intact, including the wooden windows, porch, and leaded glass windows. The house is also home to several well-known Seguinites, including the J.T. Holmes, president of Seguin Electric Light & Power Plant and William Chambers, inventor of bean dip, with it being invented in the basement. Staff recommends approval of the property owner's request for a Seguin Historical Marker.

Per Kramm, once approval is received from the Historic Design Review Committee, it then needs to go before the County's Historical Commission, the Seguin Conservation Society and then to City Council for approval.

Hiner made a motion to approve as presented, Rucker seconded the motion. The motion carried unanimously.

5. Discussion and possible action on façade remodel and other exterior improvements for the Vivroux Properties located at 108, 110 and 114 South Austin Street and 113 South Camp Street – Kyle Kramm, Main Street Director.

Kramm presented the application for a certificate of appropriate design along with rendering from Texas Main Street for the properties commonly referred to as the Vivroux Properties.

Plans for 108 South Austin are to remove the steel storefront, columns and crossbeams installed after the structure fire in 2006 to brace the building. In the front of building, the owner plans to install a three foot tall metal kick plate, glass windows with metal columns and crossbeams, and transoms above. Eventually the owner has plans to install a canopy connecting it to 114 South Austin. Glass windows will also be installed in the back of the building, allowing you to see through the building, from Austin to Camp Street.

In the future, Phase II will be implemented and brought back to the board for approval. Proposed plans are to relocate the antique store currently in 110 and 114 South Austin into the west end portion of 114 South Austin Street along Donegan Street. It includes the first floor doors and windows and second floor windows with replacing the missing windows on the second floor in the current phase since so much air goes in and out. They are being replaced with glass windows and angle iron. The transom windows will remain.

The last portion for discussion was the alley way. The owner is proposing to have a restaurant and bar and outdoor patio in this location. TABC does require fencing for bars, minimum requirements are 4 feet, but the owner is proposing a six foot fence. The bar will have a garage roll up window or kick out windows, the top metal portion will remain. A kick out plate approximately four feet will be installed with a counter on the top. Two doors are being proposed to be installed with surrounding glass with an additional door being installed in the back of 114 South Austin to allow people to enter the antique store. The bar will be located outside with music. Any renovations done in the back of the building and alley way will have to come back to the board for approval.

Rucker made a motion to approve the façade and plan for 108 South Austin; the conversion of the sliding doors for 113 South Camp to grid windows; the six foot fencing; and the rear façade for 108 South Austin. Hiner seconded the motion. Motion carried unanimously.

6. Adjourn.

There being no further business, the meeting was adjourned at 12:43 p.m.



Mary Reiley, Chair
Historic Design Review Committee



Date