

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, October 5, 2018
12:00 p.m.
City Hall Council Chambers
210 East Gonzales Street
Seguin, Texas 78155

Members Present:	Mary Reiley Kelley Rose	Trey Pounds Lisa Fredrickson
Others Present:	Christy Hopper Pam Centeno	Kyle Kramm

1. Call to Order.

The meeting was called to order at 12:15 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 August 24, 2018 meeting report.

Lisa Fredrickson made a motion to approve the minutes as presented. Kelly Rose second the motion. Motion carried.

4. Discussion and possible action on a Certificate of Appropriateness for 109 West Gonzales Street - Kyle Kramm, Main Street and CVB Director/HPO.

Kramm briefed the board on the proposed project at 109 West Gonzales Street. The project is to rehab the structure from an office use to an expansion of Seguin Brewing which will include a kitchen. Plans for the façade of the building include changes to the awning, new doors and alterations to the windows and the brick veneer. No changes are being proposed for the building above the awning other than painting and signage.

The cornice and central downspout are the remaining historic fabric of the storefront, and both items will not be touched other than painting.

The metal awning will be removed and a wooden awning with metal tie rods will be constructed. The awning will match the awning of 111 West Gonzales.

The two wooden doors will be replaced with new wooden doors with a large glass inset. The transoms above the doors will remain.

The windows will be removed, as well as the brick veneer below the windows, and new black metal framed garage doors will be installed to allow for the brewery to move pallets out and open up for special events. The brick veneer will remain on the center column and the exterior of the doors. Any stucco that is damaged during the demolition will be repaired. The property is located within the local historic district and is noncontributing.

Staff recommends approval of the certificate of appropriateness.

Trey Pounds made a motion to approve as presented as it meets the first and ninth Standards of Rehabilitation as the property shall be used for its historic purpose or be replaced in a new use that requires minimal change to the defining characteristics of the building and its site and environment and 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 409 North River Street - Kyle Kramm, Main Street and CVB Director/HPO.

Kramm briefed the board on the proposed project at 409 North River Street. The applicant is planning a full restoration of the small commercial building to bring the building into compliance with today's codes. Minimal exterior changes are being proposed, to include ADA sidewalk improvements, new flashing, rebuilding the covered porch, new screens on the windows and doors and cleaning and painting the exterior.

Plans call for repairing window trims and replacing trim in places where too damaged.

The largest alteration will be to the porch covering, with the retaining of the porch brackets, but a new roof on the porch. The property is located within the historic district and is a contributing property.

Staff recommends approval of the certificate of appropriateness as all exterior work tends to be rather cosmetic and in keeping with the historical character of the building.

Staff finds that the project meets the Secretary of the Interiors' First, Second, Third, Fifth, Sixth and Seventh Standards for Rehabilitation of Historic Properties and follows the recommendations of the local design guidelines.

Trey Pounds made a motion to approve as presented as it meets the first, second, third, fifth, sixth and seventh Standards of Rehabilitation as the property shall be used for its historic purpose or be replaced in a new use that requires minimal change to the defining characteristics of the building and its site and environment; the historic character shall be retained and preserved; the property shall be recognized as a physical record of its time, place and use; the distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; deteriorated historic

features shall be repaired rather than replaced; and chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.

Lisa Fredrickson seconded the motion. Motion carried.

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

Kramm presented the proposed Historic Preservation Ordinance with suggested changes from the board at their August 24, 2018 meeting.

The revised ordinance has been submitted to Andy Quittner, City Attorney for legal opinion and further direction.

Staff requests the committee's approval as presented. The ordinance will be presented to the Planning and Zoning Commission for their approval and then final approval and adoption by the City Council.

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

7. Update on the Historic Resource Survey in conjunction with the Certified Local Government grant – Kyle Kramm, Main Street and CVB Director/HPO.

Per Kramm, Cox McLain Environmental Consulting was selected as the firm to perform Seguin's historic resource survey. Staff is working with the firm on launching the project. The targeted fieldwork dates are the week of November 12 or December 10 with the kick off meeting held during the same week; the draft report will be presented in the spring; with the final report in the summer.

8. Adjourn.

There being no further business the meeting adjourned at 1:00 p.m.



Mary Reiley, Chair
Historic Design Review Committee

12/28/18

Date