

**CITY OF SEGUIN
PUBLIC
MEETING AGENDA
HISTORIC PRESERVATION AND DESIGN COMMISSION
MINUTES**

Friday July 25, 2025 @ 12:00 P.M.
City Hall Council Chambers
210 E. Gonzalez St.
Seguin, TX 78155

Members Present: *Patrick Felty* *Terry Smith*
 Debbie Pedigo *Daniel Solis*
 Jackie Biesenbach

Others Present: *Melissa Zwicke* *Shelly Jackson*
 Blair Friar *Oscar Arevalo*
 Wes Cates

1. Call to Order.
The meeting was called to order at 12:00 pm
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 Comment.

3. Discussion and possible action on approval of the June 27, 2025, meeting report.

Terry Smith made a motion to approve the minutes as presented. Daniel Solis seconded the motion.

Motion carried

4. Public Hearing, discussion, and possible action on a Certificate of Appropriateness for a window and store front project at 200 E. Court St.- Melissa Zwicke, Historic Preservation Officer

Melissa Zwicke presented and explained the request of applicant to replace and repair 10 transom windows, remove a non-original mansard awning, replace glass and aluminum

framing round store front windows, replaced storefront doors to match the existing doors, and paint window frames and jambs. The HPO informed the commission that this address has also received a façade grant. The work was not completed by the deadline of 09/30/2023. Main Street Director, Blair Friar, was able to extend the grant. The current property owners have also recently applied for a business improvement grant. Commission asked what the new use of the building would be. Melissa Zwicke stated that at this time a use has not been proposed. The applicant spoke to the Commission on the scope of work proposed. The Commission discussed the feasibility of replacing the wood frames and sashing with wood instead of aluminum to honor the historical integrity of the building as well as what will be painted. The contractor presented an AI generated rendition of the finished project.

Daniel Solis made a motion to recommend the applicant request a paint color recommendation from the Texas Historical Commission and use wood trim over the aluminum window framing. Debbie Pedigo seconded the motion. Motion carried.

Terry Smith made a motion to recommend the applicant re-use or repurpose the original wood sashes. Debbie Pedigo seconded the motion. Motion carried

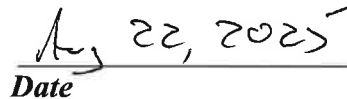
5. Adjourn.

There being no further business, Debbie Pedigo made a motion to adjourn. Daniel Solis Seconded the motion. Motion carried. The meeting was adjourned at 12:40 pm.



Patrick Felty, Chair

Historic Preservation and Design Commission



Date