

CITY OF SEGUIN
HISTORIC PRESERVATION AND DESIGN COMMISSION MEETING
MINUTES

Friday June 27, 2025 @ 12:00 P.M.
Virtually via Zoom & In Person at
Development Services Center
Front Conference Room
108 East Mountain Street
Seguin, TX 78155

The Seguin Historic Preservation and Design Commission meeting will be conducted with limited public access and by video conference. The meeting will be broadcast via Zoom. Opportunities for citizen comment will still take place at the beginning of the meeting. For the citizen comments section of the meeting, the public is asked to email any comments to mainstreet@seguintexas.gov no later than 9:00 a.m. on Friday, June 27, 2025. Normal rules for public comment apply so please include your name and address in your email. Participants wishing to comment will receive a Zoom Meeting invitation, and a meeting ID number to enter when joining the meeting, as well as participant instructions.

Join the Zoom meeting, by Computer:

<https://us02web.zoom.us/j/88023337582?pwd=bLhUDLcQIi9IulbdY7keTS1ddpabge.1>

Meeting ID: 880 2333 7582

Passcode: 589940

Join the Zoom meeting, by Phone:

Dial (877) 853 5257 or (888) 475 4499

Meeting ID: 880 2333 7582

Passcode: 589940

Members Present:

*Patrick Felty
Daniel Solis
Terry Smith*

*Amy Windham-Hartigan
Jackie Biesenbach*

Others Present:

*Blair Friar
Charissa McLain*

*Shelly Jackson
Melissa Zwicke*

1. Call to Order.

The meeting was called to order at 12:01 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 comments.

3. Discussion and possible action on approval of the March 25, 2025 meeting report.

Amy Windham-Hartigan made a motion to approve the minutes as presented. Jackie Biesenbach seconded the motion.

Motion carried.

4. Introduction of the new Historic Preservation Officer – Blaire Friar, Main Street & Destination Management Director.

Blaire Friar welcomed all and introduced herself as the new Main Street Director and well as the newly appointed Historic Preservation Officer, Melissa Zwicke. Blaire Friar explained that with this new position, HPDC will now be under the guidance of Melissa Zwicke and the Planning & Codes Department. Main Street will sit in as this transaction takes place, but in time, will step away, giving control to Planning & Codes.

5. Discussion and possible action on downtown restrooms – Blaire Friar, Main Street & Destination Management Director.

Blaire Friar updated the committee on the status of the restrooms (work will start after the 4th of July, ETA for completion is after Labor Day.) that will be constructed in Central Park. With all plans & designs previous agreed upon, no action is needed at this time from HPDC.

6. Discussion and possible action on Historic Preservation and Design Commission priorities – Blaire Friar, Main Street & Destination Management Director.

This discussion was brought to discuss actions of Downtown that could be future projects or if there are concerns.

Patric Felty mentioned that HPDC could be more vocal and helpful to downtown businesses, offering the available resources that could be beneficial to the business owners as well the downtown appearance. Asking if there are any available classes that the HPDC could partake in to have the proper insight and knowledge of what is exactly available.

Daniel Solis brought up how to take action of the numerous empty buildings located in the downtown area. Many have sat empty for long periods of time and the owners do not actively maintain the outside appearance. Shelly Jackson mentioned that she and Kyle Kramm had spoken previously about wanting to add a City Ordinance or Bylaw regarding the vacant buildings and how the owners must focus on the outer appearance and must be kept up to certain standards. Amy Windham-Hartigan mentioned not wanting to enforce a fine to the owners as a negative but having helpful suggestions as in the available grants to encourage those owners. Melissa Zwicke mentioned now that there is a focused department/position for the Historic Downtown, there will be more monitoring and reinforcement.

Blaire Friar brought up the idea of putting the historic information of the building in the windows to draw more attention and make it more desirable.

Patric Felty brought up the many sites around town that is an importance to Texas history that many are not aware of but would like a way to make them identifiable. Amy Windham-Hartigan mentioned the idea of having different colored street signs for the different areas such as one color assigned to the Historic District and Sites.

Terry Smith mentioned that it would helpful for the committee to take a walking field trip around downtown to see what changes could be made or need to be made to make the area more desirable.

7. Adjourn.

There being no further business, the meeting was adjourned at 1:06pm.



Patrick Felty, Chair
Historic Preservation and Design Commission

25 July 2025

Date