



# City of Richmond

*Where History Meets Opportunity*

## Richmond Historical Commission Meeting Minutes

600 Morton Street

City Commission Room

Richmond, Texas 77469

Tuesday, May 15, 2018, at 8:00 A.M.

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### RICHMOND HISTORICAL COMMISSION MINUTES

The Richmond Historical Commission for the City of Richmond, Texas, met in a regular meeting on Tuesday, May 15, 2018 at 8:00 a.m. Cindy Drabek, Chairperson, called the meeting to order at 8:01 a.m. A quorum was present, with the following members in attendance:

Karen Bleil  
Cindy Drabek  
Becky Haas  
Lonnie Meadows  
Claire Rogers  
Jess Stuart

Staff in attendance: Jessica Duet, Planning Director/Historic Preservation Officer; Gary Smith, City Attorney; Lori Bownds, Building Official; Susan Lang, Finance Director; Jose Abraham, Planner II, and Jordan Adams, GIS Specialist.

Chairperson Cindy Drabek declared the meeting open.

Chairperson Drabek introduced agenda item number A2., public comment. She asked if there were any public comments. Hearing no public comment the agenda item was closed.

Chairperson Drabek introduced agenda item B1. and B2., review and approve minutes from April 17, 2018, and announce the next Richmond Historical Commission meeting on June 19, 2018. Commissioner Meadows motioned to approve the Consent Agenda. Commissioner Haas seconded the motion. The vote was unanimous for approval.

Chairperson Drabek introduced agenda item C1a., Downtown Richmond Updates. Commissioner Haas reported on the following updates:

1. The Motor Madness and Art Walk on Saturday, May 12<sup>th</sup> were well attended.
2. The Lodge will host a car show and gumbo cook off on May 19<sup>th</sup>.

Chairperson Drabek moved agenda item C1b., Community and Museum Events, to later in the meeting agenda.

Chairperson Drabek introduced agenda item C2a., Certificate of Appropriateness for a sign application located at 307 South 2<sup>nd</sup> Street for two wall signs. The Historic Preservation Officer, Ms. Jessica Duet, recommended approval of this Certificate of Appropriateness. Commissioner Haas motioned to recommend approval with the Historic Preservation Officer's recommendation. The motion was seconded by Commissioner Bleil. The vote was unanimous for approval.

Chairperson Drabek introduced agenda item C2b., update on development on Old Fire Station No. 1 located at 112 Jackson Street. Ms. Duet stated the development she has been told has been for a microbrewery from an existing microbrewery. The Richmond Historical Commission commented the Old Fire Station site was once the Henry Frost Saloon so a microbrewery use would be appropriate.

Chairperson Drabek introduced agenda item C2c., update on new Historic District street signs. Ms. Duet showed pictures of the new street signs on a PowerPoint presentation. She stated the Public Works Department and Streets crew should be congratulated for their hard work.

Chairperson Drabek introduced agenda item C2d., discussion and action to expand the Historic District boundary north to Clay Street and North 2<sup>nd</sup> Street recommendation to City Commission. Ms. Duet expressed again the Butler home was in serious disrepair even though the second floor is occupied with a tenant. She further explained the property lease would like to demolish the home once it is completed arbitration is complete. It is his intention to construct a duplex. Commissioner Haas stated Mrs. Grayless, the Butler home estate executor, did not request the home be placed in the Historic District but simply stated it was 'historic' to the City. The Richmond Historical Commission expressed worry of including all the properties on the east side of North 2<sup>nd</sup> Street in the Historic District Boundary. The Richmond Historical Commissioners also questioned if there was value in capturing the entire street within the Historic District. In the end of their discussion, the Richmond Historical Commission did not feel there was value in capturing the entirety of North 2<sup>nd</sup> Street, nor just the east side of North 2<sup>nd</sup> Street. Commissioner Bleil motioned to deny the expansion of the Historic District boundaries north to Clay Street and North 2<sup>nd</sup> Street. Commissioner Haas seconded the motion. The vote was unanimous for denial.

Chairperson Drabek introduced agenda item C2e., discussion and action on Historic Tax Incentive Policy recommendation to City Commission. Ms. Duet gave the Richmond Historical Commission copies of a proposed 'City of Richmond Historic Property Tax Exemption Policy' and 'Historic Property Tax Exemption Application'. Both the policy and application reflected the 75% recommendation by the Richmond Historical Commission. The documents presented also referenced the policy as a property maintenance program, applied to RTHL, NRHP, NHL properties, the application process, and inspection criteria. Mrs. Susan Lang, Finance Director, spoke to the Richmond Historical Commission. She stated 40% of the City's tax rate is exempt due to County-owned and non-profit owned properties. She also stated Fort Bend County Central Appraisal District cautions the City on tax exemptions. Commissioner Meadows asked Mrs. Lang if the Richmond Historical Commission should consider a lower tax exemption rate. Mrs. Lang stated it was at the discretion of the Richmond Historical Commission. Ms. Duet stated the tax exemption given on the Darst-Yoder home by the City Commission was approximately 25%. Commissioner Meadows motioned to approve the City of Richmond Historic Property Tax Exemption Policy as presented by the Historic Preservation Officer with an amendment to 50% rate. Commissioner Bleil seconded the motion. The vote was unanimous for approval.

Chairperson Drabek introduced agenda item C2f., discussion on a proposed mural policy for properties located in the Historic District. Ms. Duet gave a brief presentation to the Richmond Historical Commission. She proposed locational requirements, materials, design, color, building maintenance, and applications processes for Certificates of Appropriateness. The Richmond Historical Commission questioned if murals other than those of historic significance would be allowed in the Historic District. Ms. Duet responded that as proposed yes, but it can be changed as the Richmond Historical Commission sees fit. The proposed language given today is only a starting off point. Some Commissioners stated a good place for research is the work Dan Keller did with the City of Rosenberg for their mural designs. Ms. Duet stated she would do research with the City of Rosenberg.

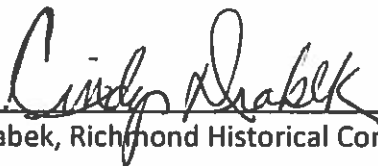
Chairperson Drabek introduced agenda item C3., discussion on the "Old Theater" property. Commissioner Haas stated the wood continues to rot in the windows of the Old Theater. Also, signs which were put up in the windows are rolling up from continued exposure to sunlight. Ms. Duet stated she could follow up with Code Enforcement to ask if there is a violation to the building maintenance code. There was a question if the building has become dangerous.

Chairperson Drabek introduced agenda item C1b., Community and Museum Events. Commissioner Rogers reported on the following events:

1. On May 15<sup>th</sup> the Fort Bend County Historical Commission will hold their quarterly meeting at the George Library and the Archeology Meeting at 7:00 pm.
2. On May 19<sup>th</sup> the Masonic Lodge will have a Car Show and Gumbo Cook Off.

There being no further business to be brought before the Richmond Historical Commission, Chairwoman Drabek adjourned the meeting at 9:16 a.m.

Approved:



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Cindy Drabek, Richmond Historical Commission Chair