



City of Richmond

Where History Meets Opportunity

Richmond Historical Commission Meeting Minutes

600 Morton Street

City Commission Room

Richmond, Texas 77469

Tuesday, March 20, 2018, at 8:00 A.M.

RICHMOND HISTORICAL COMMISSION MINUTES

The Richmond Historical Commission for the City of Richmond, Texas, met in a regular meeting on Tuesday, March 20, 2018 at 8:00 a.m. Cindy Drabek, Chairperson, called the meeting to order at 8:04 a.m. A quorum was present, with the following members in attendance:

Karen Bleil
Cindy Drabek
Becky Haas
Claire Rogers
Jess Stuart

Staff in attendance: Jessica Duet, Planning Director/Historic Preservation Officer; Gary Smith, City Attorney; Lori Bownds, Building Official; Jose Abraham, Planner II, Mike Youngblood, Fire Chief, 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 February 20, 2018, and announce the next Richmond Historical Commission meeting on April 17, 2018. Commissioner Haas motioned to approve the Consent Agenda. Commissioner Bleil seconded the motion. The motion was unanimously approved.

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

1. Overall the downtown merchants have not been doing much business because of Spring Break.
2. The downtown merchants have been working on Motor Madness and next autumn's Pecan Festival.
3. There will be another Sip N' Stroll on April 20, 2018.
4. The awning for the Old Hotel has been 'red tagged'.
5. Un'wined has been doing great business.

Chairperson Drabek moved agenda item C1b., Community and Museum Events to the end of the agenda.

Chairperson Drabek introduced agenda item C2a., discussion and action on expanding the Historic District boundaries north to Clay Street and North 2nd Street. Ms. Jessica Duet, Historic Preservation Officer, explained the proposed historic district boundary expansion north to Clay Street and east to North 2nd Street. She explained there is one property located at 402 North 2nd Street which has a Texas Historical Marker. There is a home located on the east side of North 2nd Street with the intersection with Clay Street that may or may not have historical value. Ms. Duet shared antidotal information about this home. She stated it is known as the 'Butler' home and the Butler's have since passed away. Ms. Duet also shared pictures of the existing homes on N. 2nd Street with a PowerPoint presentation so the Commission could visually see the neighborhood. Besides 402 N. 2nd Street, the Butler home and one other possible home could be considered historic on N. 2nd Street. The Commission had inquired the impetus for the historic district expansion to Clay and N. 2nd Street. Ms. Duet stated she learned the property at the northern boundary Clay Street and N. 2nd Street was for sale. The home could be demolished without historic oversight if not included within the historic district boundaries. The Commission inquired again if the property owner had been notified at 402 North 2nd Street or the Butler home had been notified about impending inclusion into the historic district boundaries. Ms. Duet stated she had not notified property owners and no one else has notified the property owners. The Commission expressed a desire to learn more about the historical value of the Butler home. Commissioner Haas, being a committee member of the Fort Bend County Historical Commission Historic Preservation Committee volunteered to research information on the Butler home and contact Ms. Grayless. Ms. Duet also presented to the Commission a historic preservation easement handout written by National Park Service. Ms. Duet explained this could be another option to enforce the City's historic preservation regulations for properties located outside the historic district; however, the owner has to voluntarily agree to the easement. The Richmond Historical Commission requested to move this agenda item to the next regularly scheduled meeting for further discussion pending a request for more information.

Chairperson Drabek introduced agenda item C2b., discussion on proposed Historic Preservation Tax Incentive Policy. Ms. Jessica Duet re-reviewed the previous PowerPoint presentation to the Commission. The presentation explained two approaches cities give tax exemptions to historic properties. These cities were examples from Texas. Ms. Duet explained, one approach is a tax exemption for the property owner to renovate their property and the city will grant tax exemption upon the property owner providing proof via renovation receipts. The second approach is the property owner requesting the tax exemption and the money is used for historic maintenance on the property. It is generally a yearly renewal where the property owner proves maintenance based on certain criteria the city will inspect. The tax exemption varies by city but never applied as 100% exemption of city taxes. Ms. Duet further explained cities apply tax exemptions to historic properties, landmarks, historic districts, or all of the above. Ms. Duet stated her recommendation would be for those properties only with Texas Historical Markers or on the National Register to provide for yearly maintenance. She stated even though she did not have the hard numbers for tax exemption in her hand she felt like the exemption would place a burden on the City. Ms. Duet stated she would get the hard figures for tax exemptions at different amounts to present to the Commission at the next meeting. The Richmond Historical Commission requested to move this agenda item to the next regularly scheduled meeting for further discussion and more information from City staff.

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

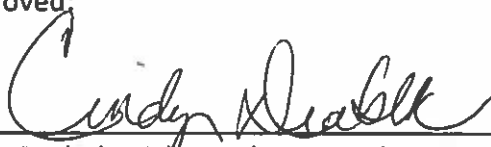
1. The Kochan-Reed house has been sold to Jeff Wylie. He would like to keep the home in Richmond and is looking for an available piece of property; otherwise he will be forced to move the home to Rosenberg.
2. On March 20th the Archeology meeting will take place at 7:00 pm.
3. On March 21st, the City of Rosenberg will present their State of the City at the Rosenberg Civic Center at 11:30 am.
4. On March 22nd, the FOTO FEST exhibit opening will take place on the Courthouse Rotunda.
5. On March 24th, Oak Bend Hospital will host the Stroke Walk at George Park at 8:30 am and Lakeview Elementary School is celebrating its 100th Anniversary from 10:00 am – 2:00 pm.
6. On March 29th, Fort Bend County will present the State of the County at Texas Safari at 11:30 am and at the Rosenberg Civic Center the Hispanic Heritage Event will honor community leaders at 6:00 pm.
7. On March 31st, the George Ranch Historical Park will host an Old Fashioned Easter.
8. On April 6th, the Fort Bend Museum will host a lecture at 10:00 am by Bryan McAuley on the San Felipe de Austin State Historic site.
9. On April 7th, the George Ranch Historical Park is performing a Run Away Scrape Reenactment; there is a Folklife Festival in Katy; and Rosenberg will have a Spring

Arts and Antiques Festival.

10. On April 15th the George Ranch Historical Park is having a Sensory Day designed specifically to those with autism spectrum disorders. The park will be open to those only with autism.

There being no further business to be brought before the Richmond Historical Commission, Chairwoman Drabek adjourned the meeting at 9:21 a.m.

Approved:

A handwritten signature in cursive script, appearing to read "Cindy Drabek", written over a horizontal line.

Cindy Drabek, Richmond Historical Commission Chair