



# City of Richmond

*Where History Meets Opportunity*

## Richmond Historical Commission Meeting Minutes

600 Morton Street

City Commission Room

Richmond, Texas 77469

Tuesday, April 17, 2018, at 8:00 A.M.

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### RICHMOND HISTORICAL COMMISSION MINUTES

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The Richmond Historical Commission for the City of Richmond, Texas, met in a regular meeting on Tuesday, April 17, 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:

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; Jose Abraham, Planner II, Cameron Goodman, Executive Director Development Corporation of Richmond, 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 March 20, 2018, and announce the next Richmond Historical Commission meeting on May 15, 2018. Commissioner Haas motioned to approve the Consent Agenda. Commissioner Meadows seconded the motion. The motion was unanimously approved.

Chairperson Drabek introduced agenda item C1., Introduction of Mr. Cameron Goodman, Executive Director of Economic Development to the Richmond Historical Commission to give a brief discussion of the City's vision and goals. Mr. Goodman gave a presentation where he stated the major goal of the City is to bring high quality jobs and minimize the tax burden on property owners. He gave an overview of the Development Corporation of Richmond's Mission which is to preserve and capitalize our heritage. He stated that Richmond has a unique advantage because of the Brazos River, the River Bridge, and our unique downtown Morton Street shopping. He also gave an overview of the newly adopted Downtown Improvement Grant Program to spur development downtown. He also spoke of ongoing progress for the train reduction noise for west-east track which runs through downtown Richmond. Mr. Goodman told the RHC of the future items the City will focus on namely to recruit businesses to downtown that are not focused on the lunch-time hours, recruit more hotels, look into a trolley system for the core area of the City, additional events and festivals, streetscaping improvements, and more pedestrian mobility.

Chairperson Drabek introduced agenda item C2a., Downtown Richmond Updates. Commissioner Haas reported on the following updates:

1. Joseph's Coffee is painting their building the same color as existing.
2. The Trough Juice Bar was recently robbed.
3. The Motor Madness and Art Walk is May 12<sup>th</sup>.
4. The San Felipe Historical Site Museum will have their Grand Opening on April 27<sup>th</sup>.

Chairperson Drabek introduced agenda item C2b., Community and Museum Events. Commissioner Rogers reported on the following events:

1. On April 17<sup>th</sup> the Archeology Meeting will take place at the Gus George Academy.
2. On April 19<sup>th</sup> the Foster Community Museum will host their fundraiser at Jones Creek Ranch and the Central Fort Bend Chamber will have an alumni social.
3. On April 21<sup>st</sup> the Exchange Club of Sugar Land is having their spaghetti dinner and the Dew House will be having a yard sale in Kitty Hollow Park in Missouri City.
4. On April 26<sup>th</sup> Missouri City will hold its State of the City at 11:30 am.
5. On April 27<sup>th</sup> at 1:30 pm the San Felipe State Historic Site will have its Grand Opening.
6. On May 4<sup>th</sup> there will be Surf's Up at the Fairgrounds at 6:30 pm.
7. On May 5<sup>th</sup> the Moore Home will host its Garden Party Derby Day from 3:00 pm to 6:00 pm.
8. On May 6<sup>th</sup> the Blockhouse Coffee will have their Annual Block Party from 12:00 pm to 4:00 pm.
9. On May 9<sup>th</sup> TSTX will have their Open House from 4:30 pm to 6:30 pm.

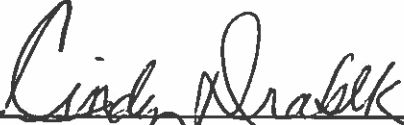
Chairperson Drabek introduced agenda item C3a., discussion and action on expanding the Historic District boundaries north to Clay Street and North 2<sup>nd</sup> Street. Ms. Jessica Duet, Historic Preservation Officer, explained the proposed historic district boundary expansion north to Clay Street and east to North 2<sup>nd</sup> Street. Ms. Duet stated that she and Commissioner Haas visited the Butler home with permission of Mrs. Grayless (estate manager). Ms. Duet stated the home was in disrepair with various flooring throughout the home, piles of unorganized items in the two front rooms, the kitchen still intact but very run down, the back room on the first floor had many items also. The bathroom on the first floor had a claw-foot tub in bad condition and a window which needed repair. The second floor is inhabited and closed off from the first floor with a make-shift wood panel door and a lock. The second story of the home had a kitchen and more rooms which had make-shift wood panel doors blocking entry. The screens for the screened in porch were in disrepair. The home did not appear to have air conditioning or heat; however, there was a gas leak that the Fire Department was notified about during the visit. Commissioner Haas echoed the statements made by Ms. Duet and further stated some of the flooring to the home on the first floor may give out. Commissioner Haas also stated she spoke with property lease and his intention once arbitration is complete on the property he would like to demolish the Butler home to construct a duplex. Ms. Duet and Commissioner Haas both expressed the land is monetary worth more than the home and it would take a special buyer to invest a large sum of money in the home to restore it, if the current property leasee is willing to sell it. The Richmond Historical Commission requested to move this agenda item to the next regularly scheduled meeting.

Chairperson Drabek introduced agenda item C3b., discussion on proposed Historic Preservation Tax Incentive Policy. Ms. Jessica Duet re-reviewed the two approaches cities give tax exemptions to historic properties. 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. Ms. Duet provided tax exemption information prepared by the Finance Department for four properties to include tax exemption rates at 25%, 50%, and 75%. The properties included those with the Texas Historical Marker and National Register. The worksheet prepared by the Finance Department illustrated the total revenue lost to the City at 25%, 50%, and 75% for all four properties and provided the average annual savings to the owners based on each percentage given. Ms. Duet gave her recommendation to the Richmond Historic Commission that a historic property tax exemption should be allowed for properties with a Texas Historical Marker or those on the National Register at a rate of 25%. After discussion by the Richmond Historical Commission, Commissioner Haas motioned to approve the Historic Preservation Officer prepare a policy for review and later approval of a historic property tax exemption for properties containing the Texas Historical Marker and National Register at a rate of 75% City tax exemption document. Commissioner Meadows seconded the motion. The motion was unanimously approved.

Chairperson Drabek introduced agenda item C3c., Fort Bend Jail facility study and assessment by Freese and Nichols, Inc. Ms. Duet stated Freese and Nichols, Inc. has been hired by the Richmond Police Department to study and assess the moisture getting into the building known as the Fort Bend County Jail. Freese and Nichols, Inc. will remove about one-foot by one-foot of exterior brick to study how much moisture is getting to the building. It is integral to the integrity of the life of the building. Once Freese and Nichols, Inc. has a better understanding of the buildings moisture content they will formulate a plan to seal up the building if needed. At that time more information will be provided to the Richmond Historical Commission. Commissioner Meadows commented that work had been done on the building approximately 15 years ago by Bass Construction and it would be a good idea to share the plans, if available, with Freese and Nichols, Inc.

There being no further business to be brought before the Richmond Historical Commission, Commissioner Meadows motioned for the meeting to be adjourned. Commissioner Haas seconded and the Commission was adjourned. The meeting was adjourned at 8:56 p.m.

Approved:

  
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Cindy Drabek, Richmond Historical Commission Chair