



# City of Richmond

*Where History Meets Opportunity*

## Richmond Historical Commission Meeting Minutes

City Commission Room | 600 Morton Street, Richmond, Texas 77469

**Tuesday, November 20, 2018, at 8:00 am.**

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The Richmond Historical Commission met in a regular meeting on Tuesday, November 20, 2018 at 8:00 a.m. Cindy Drabek, Chairperson, called the meeting to order and a quorum was present, with the following members in attendance:

Karen Bleil  
Cindy Drabek  
Becky Haas  
Carol Edwards

Staff in attendance: Jose Abraham, Planning Director/Historic Preservation Officer; Gary Smith, City Attorney; Lori Bownds, Building Official; 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. - Review and approve minutes from October 16, 2018 regular meeting; and B2. - Announce the next Richmond Historical Commission meeting to be held on December 18, 2018. Commission member Haas discussed the following additions to the minute:

- Ms. Nancy's last name – Hentschel.
- Include a statement that Ruben Rodriguez, having received a certificate of appropriateness, has begun repairing and painting the façade of his building, located at 309 Morton.
- Revise the statement "...repairs are being done at Joseph's located at 202 Morton Street." to read as: Michael and Katherine Joseph are repairing and painting the façade on their building located 207 Calhoun.
- Nancy Hentschel's statement "There are some rotted areas in the inside that are massive."
- Nancy Hentschel's statement regarding the plywood on the exterior of the Old Theatre building, *"...the plywood is there because underneath that section is where the large concrete slab, where the projector was and if people are looking in the windows and they were to give way, people could be killed."*

Commission member Bleil moved to approve the Consent Agenda with an amendment to the October 16, 2018 meeting minutes to include the discussed additions. Commission member Edwards seconded the motion. The vote was unanimous for approval.

Chairperson Drabek, Commission members Haas, and Commission member Bliel welcomed Commission member Edwards to the Richmond Historical Commission as part of the agenda item C1.

Chairperson Drabek introduced agenda item C2a., Downtown Richmond Updates. Commission member Haas reported the following general updates:

- a) Overall customer volume is low;
- b) Ghost Box in the Gallery hosted by History and Haunts of Richmond and Gallery Baroness at Old Post Office on 16<sup>th</sup> and 30<sup>th</sup> October, 2018 was well attended and enjoyed by all.
- c) 19<sup>th</sup>, 20<sup>th</sup>, and 27<sup>th</sup> October, 2018 - History and Haunts of Richmond Ghost Walk.
- d) 20<sup>th</sup> October, 2018 and 11<sup>th</sup> November 2018 - Meet the Artist at the Gallery Baroness.
- e) 16<sup>th</sup> November 2018 – Music in the Park.
- f) 2nd Annual GiGi's Playhouse Boutique Crawl on November 16<sup>th</sup> witnessed many shoppers.
- g) Pecan Harvest Festival on 18<sup>th</sup> November, 2018 was impacted by bad weather and caused vendors and car show entries to cancel and also resulted in low participation.
- h) Following upcoming events:
  - 24<sup>th</sup> November, 2018: Small Business Saturday
  - 30<sup>th</sup> November, 2018: City Christmas Tree Lighting
  - 1<sup>st</sup> December, 2018: Miracle on Morton Street
  - 12<sup>th</sup> December, 2018: Store Front Christmas Decoration Judging for 3 categories—Most Creative; Best Christmas Lights; Best Over All.

Due to the absence of Commission Member Rogers, agenda item C2b., Community and Museum Event updates was not discussed.

Chairperson Drabek introduced agenda item C3a., Certificate of Appropriateness for a sign application for Rosen + Kovach PLLC located at 214 Morton Street. Mr. Abraham, Historic Preservation Officer, presented the details of the proposed sign application and recommended approval of this Certificate of Appropriateness. Commission member Haas moved to approve this Certificate of Appropriateness and the motion was seconded by Commission member Bleil. The vote was unanimous for approval.

Chairperson Drabek introduced agenda item C3b., Certificate of Appropriateness for a sign application for Buena Vista, Mexican Restaurant located at 100 Liberty Street. Mr. Abraham, Historic Preservation Officer, presented the details of the proposed sign application which included the following three signs:

- **Sign A:** Reface of an existing non-conforming Parapet Sign.
- **Sign B:** New channel letter sign.
- **Sign C:** Reface of an existing non-conforming Pylon Sign.

Mr. Abraham recommended approval of Sign A and Sign C as they conformed to the provisions of the Unified Development Code (UDC) and the three color limit requirement of the Historic Design Guideline applies only to new signs. Mr. Abraham indicated that Sign B conforms to the provisions of the UDC and that the logo design which constitutes 35.24% of the total sign area uses 4 colors. He further added that entire sign does not conform to the Historic District Design Guidelines as it uses a total of six colors and therefore Staff does not recommend approval of Sign B. Commission Member Haas inquired whether changing colors on an existing sign would make it a new sign. Mr. Abraham stated that UDC does not consider sign reface as a new sign and that the three color limit requirement of the Historic District Design Guidelines applies only to new signs. Commission members generally discussed the applicant's intent to keep the proposed logo design consistent with their branding theme used at their second location. Mr. Abraham suggested that if the Commission chooses to approve Sign B, it would be helpful to reconsider the guidelines to include separate color allowance for logo design. Commission Member Edwards indicated that logos may be designed to differently to meet the Historic District Design Guideline requirements. Commission member Bleil expressed that she is comfortable supporting the existing signs proposed to be refaced and that the non-compliance of the Logo's color scheme should be addressed. Commission member Haas indicated that it is important that we educate property owners and business owners about the Richmond Historical Commission and the Historic Design Guidelines so that they can prepare accordingly. Answering Chairman Drabek's question, Mr. Smith, City Attorney indicated that the Commission may choose to approve, conditionally approve or deny each sign separately or together. Commission member Bleil moved to approve a Certificate of Appropriateness for Sign A and Sign C and to approve a Certificate of Appropriateness for Sign B with the condition that the proposed sign design shall be revised to meet the three color limit of the Historic District Design Guideline. The motion was seconded by Commission member Edwards. Chairperson Drabek, Commission member Bleil, and Commission member Edwards voted for the motion and Commission member Haas voted against the motion.

Chairperson Drabek introduced agenda item C3c., Certificate of Appropriateness for a sign application for Pink Owl Studios located at 300 Morton Street. Mr. Abraham, Historic Preservation Officer, presented the details of the proposed sign application and recommended approval of this Certificate of Appropriateness. Commission member Karen moved to approve this Certificate of Appropriateness and the motion was seconded by Commission member Haas. The vote was unanimous for approval.

There being no further business to be brought before the Richmond Historical Commission, Chairperson Drabek adjourned the meeting.

Approved

  
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Cindy Drabek, Richmond Historical Commission Chair