



City of Richmond

Where History Meets Opportunity

Richmond Historical Commission Meeting Minutes

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

Tuesday, November 19, 2019, at 8:00 am.

The Richmond Historical Commission met in a regular meeting on Tuesday, November 19, 2019 at 8:00 a.m. Cindy Drabek, Chairperson, called the meeting to order. A quorum was present, with the following members in attendance:

Cindy Drabek
Carol Edwards
Mary Jane Kocurek
Lonnie Meadows
Claire Rogers
Jess Stuart

Staff in attendance: Jose Abraham, *Historic Preservation Officer (HPO)*; Mason Garcia, *Associate Planner*; Jamie Walker, *Public Works Executive Secretary*; Jordan Adams, *GIS Specialist*; Gary Smith, *City Attorney*; Lori Bownds, *Building Official*, Howard Christian, *Assistant City Manager*; Cameron Goodman, *Executive Director, Development Corporation of Richmond*.

Chairperson Cindy Drabek declared the meeting open.

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

Chairperson Drabek introduced consent agenda items B1. - Review and approve minutes from October 15, 2019 regular meeting; and B2. - Announce the next Richmond Historical Commission meeting to be held on December 17, 2019. Commission member Edwards moved to approve the Consent Agenda. Commission member Meadows seconded the motion. The vote for approval was unanimous.

Chairperson Drabek introduced agenda item C1a., Community and Museum Events, and Commission member Rogers provided the following updates:

- Historical Commission Meeting, on November 19, 2019 at 3pm;
- Fort Bend Archeological Society Meeting, on November 19, 2019 at 7 pm;
- Arcola Sugarhouse – Joanne Ryan;
- Pecan Fest, Downtown Richmond, on Saturday, November 24, 2019 from 11 am to 6 pm;
- Tree Lighting and Community Christmas Walk at Richmond City Hall, on Friday, December

- 6, 2019 from 6 pm to 8 pm;
- Miracle on Morton Street, Downtown Richmond, Saturday, December 7, 2019;
- Candlelight Tours of the Moore Home Museum, on Friday, December 6, 2019 from 6 pm to 8 pm, and Saturday, December 7, 2019 from 4 pm to 8 pm;
- Fort Bend Christian Academy Sculpture Art and Photography Exhibit at the Museum, December 7, 2019 through January 24, 2019;
- Campfire Christmas at George Park Historical Park, on December 14, 2019 and December 21, 2019;
- Holiday Market at the Guild/Blockhouse, on December 8, 2019.

Chairperson Drabek welcomed recently appointed Commission Member Mary Jane Kocurek to the Richmond Historical Commission.

Chairperson Drabek introduced agenda item C2a., Certificate of Appropriateness for proposed window replacement and exterior painting of the building located at *300-308 Morton Street*. Mr. Jose Abraham, HPO, specified that the proposed scope of work includes painting the building exterior and replacing second floor windows. He explained that the applicant is proposing to paint the exterior of the building White and paint window trims, canopies and other potential highlights Black and stated that the proposed improvement conforms to Historic District Design Guidelines and the approved color palette. Regarding window replacement, Mr. Abraham stated that that the applicant is proposing to replace the second floor windows with black windows to match the existing shape and size. He explained that Historic District Design Guidelines recommend restoring existing windows or replacing windows with the same materials and that the proposed improvement is replacing existing wooden windows with custom vinyl windows manufactured by Milgard windows and doors. According to Mr. Abraham, the applicant has indicated that restoring the existing windows is challenging due to the extent of damage, energy efficiency concerns, and it being cost prohibitive. He further added that the proposed window replacement Conforms to Historic District Design Guidelines in terms of spacing, shape, and size of the existing windows. Mr. Abraham recommended approval with a condition that the applicant shall provide a letter/report indicating the findings from surveying the existing windows and justifications for why restoration of the existing windows is not viable. Commission member Edwards moved to approve the Certificate of Appropriateness for the proposed window replacement and exterior painting of the building located at 300-308 Morton Street with the condition specified by staff. Commission member Meadows seconded the motion. The vote for the motion was unanimous.

Chairperson Drabek introduced agenda item C2b. Staff update on *206 Morton Street (Old Theatre Building)*, and *209 Calhoun Street*. Mr. Abraham explained that the owner of the property at 206 Morton Street, Ms. Nancy Hentschel indicated that she is currently in the process of finalizing a contractor and will proceed with interior and exterior improvements soon. He also explained that the property at 209 Calhoun Street is owned by several individuals and it appears that a dispute regarding ownership exists, due to which, maintenance and improvement could be delayed. He further added that staff has inspected the building located at

209 Calhoun Street and it appears to be structurally stable with no immediate risk of collapse.

Chairperson Drabek introduced agenda item C2c., Discuss potential Certificate of appropriateness application for improvements to the building located at *214 Morton Street (R&K)*. Mr. Abraham, indicated that the applicant met with staff on October 15, 2019, to discuss proposed interior renovation and replacing the existing balcony on the side of the building. The property owner has submitted a letter requesting reasonable accommodation with respect to regulations pertaining to the proposed balcony citing health issues restricting mobility. He explained that the proposed balcony would extend beyond the maximum allowance of 4 feet. According to him, the applicant is trying to construct the balcony in such a manner that the vertical supports do not obstruct the sidewalk and allows for sufficient area to accommodate a wheelchair bound person. He added that the applicant has provided a preliminary sketch for the proposed balcony and is in the process of preparing construction documents for a formal permit application. Mr. Abraham concluded by stating that staff is reviewing the request for reasonable accommodation of the proposed balcony and anticipates a certificate of appropriateness application for this project at the December 2019 regular meeting.

Chairperson Drabek introduced agenda item C3., Consider agenda item requests by Commission Members for December 17, 2019, regular meeting. Chairperson Drabek asked Commission members if there were any requests for agenda items for the next Commission Meeting. Commission member Edwards asked that updates on projects, if any, continue as a regular agenda item.

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

Approved



Cindy Drabek, Richmond Historical Commission Chair