



City of Richmond

Where History Meets Opportunity

Richmond Historical Commission Meeting

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

Tuesday, August 18, 2020 at 8:00 a.m.

Join Zoom Meeting

<https://zoom.us/j/94687965021?pwd=K2lOWFZGbgIGZUZPaTBaSm1tVXNtQT09>

Meeting ID: 946 8796 5021

Passcode: 915902

One tap mobile

+13462487799,,94687965021#,,,,,0#,,915902# US (Houston)

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Dial by your location

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+1 669 900 6833 US (San Jose)

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+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 946 8796 5021

Passcode: 915902

Find your local number: <https://zoom.us/u/aembVGTj9>

In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the Richmond Historical Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Historic Preservation Officer at jabraham@richmondtx.gov

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Richmond Historical Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the December 17, 2019, regular meeting.
- B2. Announce the next Richmond Historical Commission meeting, September 15, 2020, at 8:00 a.m.

REGULAR AGENDA

- C1. Commission Member Reports and Presentation:
 - C1a. Mrs. Claire Rogers – Community and Museum Event Updates.
- C2. Staff Reports:
 - C2a. Certificate of appropriateness for a proposed façade improvement and expansion of the Fort Bend Museum Building located at 500 Houston Street.
 - C2b. Certificate of appropriateness for exterior façade improvements and roof replacement for the old City of Richmond Fire Station building located at 112 Jackson Street.
 - C2c. Certificate of appropriateness for exterior repairs and façade improvements including door and windows installation and exterior finish repairs to the old theatre building located at 206 Morton Street.
 - C2d. Staff updates on activities within historic district since December 2019, regular meeting.
- C3. Consider agenda item requests by Commission Members for September 15, 2020, regular meeting.
- C4. Adjournment.

The City of Richmond Historical Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's Office at 281-342-5456 ext. 11 for needed accommodations.



City of Richmond

Where History Meets Opportunity

Richmond Historical Commission Meeting Minutes

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

Tuesday, December 17, 2019, at 8:00 am.

The Richmond Historical Commission met in a regular meeting on Tuesday, December 17, 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
Karen Bliel
Jess Stuart
Lonnie Meadows
Claire Rogers

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*.

Chairperson Cindy Drabek declared the meeting open.

Chairperson Drabek introduced agenda item number A2., Public comments. She asked if there were any public comments pertaining to items not included on the agenda. Hearing no public comment, the agenda item was closed.

Chairperson Drabek introduced consent agenda items B1. - Review and approve minutes from November 19, 2019 regular meeting; and B2. - Announce the next Richmond Historical Commission meeting to be held on January 21, 2020. Commission member Edwards moved to approve the Consent Agenda. Commission member Meadows seconded the motion. The vote for approval was unanimous.

Chairperson Drabek skipped agenda item C1a., and introduced agenda item C2a., Certificate of appropriateness for proposed exterior improvement of the building located at 300-308 Morton Street. Jose Abraham, Historic Preservation Officer, explained that this item was a continuation of a Certificate of Appropriateness discussed during the previous Richmond Historical Commission meeting. According to Mr. Abraham, the proposed exterior improvements would renovate the rear of the building with the addition of a rear-side parking lot, rear entrance stairs to the second floor, a second floor roof garden, door replacement, and pergola roof. Mr. Abraham referenced the project report, which provided more detail and specifics for the

exterior improvements.

Chairperson Drabek asked for more clarification about the placement of a proposed roof garden. Mr. Abraham provided the details of the layout of the roof garden and explained the overall layout and proposed design details. Mr. Abraham concluded by recommending approval of the Certificate of Appropriateness based on two conditions: first, that the applicant submit a more detailed plan with construction details as part of a building permit application; and secondly, that the applicant provide additional detail for a proposed canopy above second floor entrance. Commission member Meadows enquired about the second condition, to which Mr. Abraham explained that at a meeting the applicant indicated that the canopy would match the design scheme of the proposed pergola. Commission members and Mr. Abraham generally discussed additional details of the proposed improvement, including aesthetics, parking provisions, exterior color, design features, and signage.

Commission member Stuart asked about the prospective tenant for the building. Mr. Abraham replied that the tenant was a security company; Gary Smith, City Attorney, elaborated that the business is called LCG and is a cyber security based company. Mr. Smith added that the first floor of the building would remain retail, while the second floor of the building would be utilized as office space. Mr. Abraham noted that the applicant had expressed interest in obtaining a National Register of Historic Places Designation for the building and intended to display an "Exchange Hotel" sign as a reminder of the historic significance of the building. Mr. Abraham also mentioned that staff would provide the architect a letter elaborating the historic significance of the subject building to help with plan review by state agencies. Commission member Meadows made a motion conditionally approve the Certificate of Appropriateness for the proposed exterior improvements of the building located at 300-308 Morton Street as recommended by staff. Commission member Edwards seconded the motion. The vote for the motion was unanimous.

Chairperson Drabek introduced agenda item C3., Consider agenda item requests by Commission Members for January 21, 2020 regular meeting. Chairperson Drabek asked Commission members for any requested agenda items for the next Commission Meeting. Commission member Meadows asked for updates regarding the Old Theater. Mr. Abraham indicated that a demolition permit has been submitted and is in the review process. Ms. Bownds, indicated than an asbestos survey had been submitted to the City. Commission member Bliel asked if there was asbestos found in the building. Ms. Bownds confirmed the presence of asbestos based on the submitted survey. Mr. Smith and Ms. Bownds also explained that prior to the issuance of a demolition permit, the applicant is required to provide a structural report on the building to ensure that the proposed interior demolition would not negatively impact the structural stability of the building.

Mr. Smith informed that Wayside Horns project was discussed at the December 2019 City Commission regular meeting. Mr. Smith explained that the Union Pacific Railroad had submitted a draft agreement for the project, and that Staff would proceed with negotiations to ensure that the agreement is balanced and benefits both parties. Mr. Smith and Commission members generally discussed Railroad authority's ownership of land in the Richmond area.

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

- Campfire Christmas at George Ranch Historical Park on Saturday, December 21, 2019;
- Fort Bend Christian Academy Sculpture Art and Photography Exhibit at the Museum, December 7, 2019 through January 24, 2019.

There being no further business to be brought before the Richmond Historical Commission, Chairperson Drabek adjourned the meeting at 8:23 am.

Approved

Cindy Drabek, Richmond Historical Commission Chair



RICHMOND

EST. **TEXAS** 1837

600 Morton Street Richmond, Texas 77469 | Office: 281.342.0559 | Fax: 281.232.0704

RICHMOND HISTORICAL COMMISSION

Certificate of Appropriateness Report – Proposed building addition and improvements

Agenda Date:	08.18.2020	Agenda Item:	C2a
Project:	Fort Bend Museum Building Addition and Improvement		
Project Location:	500 Houston Street		
Zoning District:	OT, Olde Town (Historic Overlay District)		
Reviewed By:	Jose Abraham, HPO Planning Department		

PROJECT DETAILS

The subject site is the Fort Bend Museum Campus and includes the historic Moore Home, Long-Smith Cottage, and the Museum building. The subject site is located at 500 Houston Street; northwest corner of Houston Street and S. 5th Street intersection. The applicant is proposing an addition to the existing Fort Bend County Museum building. The proposed addition includes a catering area, storage, restrooms, and expands the existing giftshop area (*please see floor plan below*). The applicant is also proposing to renovate the building to enhance the overall architectural design of the museum building (*Please see elevations and building renderings included in the report*). A variance to the setback requirement was approved by the Zoning Board of Adjustments on July 16, 2020, to allow the proposed addition to align with the existing building along Houston Street.







RECOMMENDATION: APPROVE CERTIFICATE OF APPROPRIATENESS

- The proposed building addition and improvement to the existing building reduces the non-conformity of the existing building in terms of the current architectural design standards.
- The overall building design reflects the overall historic character of the surrounding Olde Town area.
- The proposed exterior finish materials include cementitious fiber siding, existing brick finishes, and metal roof.
- The applicant is proposed aluminum windows and storefront doors for the 5th Street entrance and wooden doors for the Houston Street entrance. The proposed exterior colors meet the approved Historic District color palette. The proposed exterior colors are black, white, and cedar wood finish color (clear coated).

SITE PICTURES



EXISTING MUSEUM BUILDING ALONG HOUSTON ST.



LOCATION OF THE PROPOSED ADDITON (View from Houston ST)



SUBJECT SITE: BUILDING WALKWAY CONNECTED TO THE SIDEWALK.



VIEW OF THE MUSEUM PLAZA AREA



RICHMOND

EST. **TEXAS** 1837

600 Morton Street Richmond, Texas 77469 | Office: 281.342.0559 | Fax: 281.232.0704

RICHMOND HISTORICAL COMMISSION

Certificate of Appropriateness Report – Exterior Improvement

Agenda Date:	08.18.2020	Agenda Item:	C2b
Project:	Old Fire Station (Repairs and exterior improvements)		
Project Location:	112 Jackson Street		
Zoning District:	DT, Downtown (Historic Overlay District)		
Reviewed By:	Jose Abraham, HPO Planning Department		

PROJECT DETAILS

Exterior Repair and Improvement	<ul style="list-style-type: none"> City of Richmond is preparing to repair and make improvements to the old fire station building. The proposed project includes replacing the existing roof with a standing seam metal roof, repairing exterior finishes, painting the building, replacing awnings/canopies, and replacing roll-up doors with storefront. Staff is in the process of reviewing plans for the project. <i>(please see preliminary front and side elevation drawings below)</i>
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Recommendation: Approve Certificate of Appropriateness with the following conditions

- Proposed repairs and/or improvements to the existing building shall conform to the Historic District guidelines with respect to exterior finish materials and colors.
- A review of plans by staff is completed with no outstanding comments and a building permit is approved/issued.



RICHMOND EST TEXAS 1837

600 Morton Street Richmond, Texas 77469 | Office: 281.342.0559 | Fax: 281.232.0704

RICHMOND HISTORICAL COMMISSION

Certificate of Appropriateness Report – Exterior Façade Improvement

Agenda Date:	08.18.2020	Agenda Item:	C2c
Project:	<i>Old Theatre (Façade improvements)</i>		
Project Location:	206 Morton Street		
Zoning District:	DT, Downtown (<i>Historic Overlay District</i>)		
Reviewed By:	Jose Abraham, HPO Planning Department		

PROJECT DETAILS

1) Installing Limestone Façade (First Floor)

- The applicant is proposing to install white limestone as the finish material for the first-floor façade (approximately 12 ft from floor).
- The existing exterior finish material (cement plaster) has deteriorated and cannot be repaired. The stone cladding is generally approximately 4 to 6 inches thick.
- The stone façade will be punctuated by an entrance door and two windows.
- Majority of the buildings downtown brick and stucco as the primary masonry exterior finish, but stone finish have been used on the Studio of Richmond building and the Lonestar Saloon.
- The Historic District Design Guidelines provide that the original finish material be restored whenever possible. Restoring the original structural brick façade on the first floor is challenging due to changes made to the building façade.



LIMESTONE INSTALLATION EXAMPLE

2) Exterior Door and Windows (Front Façade)

- The applicant is proposing to install dark brown fiberglass entrance door and window system manufactured by “Renewal by Anderson” on the front facade. The manufacturer uses a proprietary composite material called Fibrex.
- The front door is dark brown color with mahogany grain finish with glass. The front facade includes 2 windows on the first floor and three windows on the second floor.
- The existing doors and windows have deteriorated to an extent that repair and restoration is cost prohibitive.
- The proposed door and window type provide the appearance of wood.

206 Morton st.

YOUR PROFESSIONAL-CLASS PRODUCT

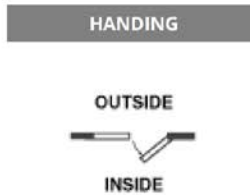
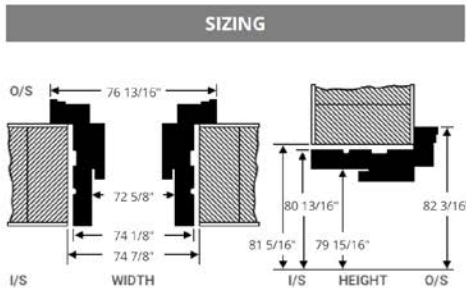
Signet Mahogany Fiberglass French Door with Clear Glass



OUTSIDE VIEW



INSIDE VIEW



ENERGY

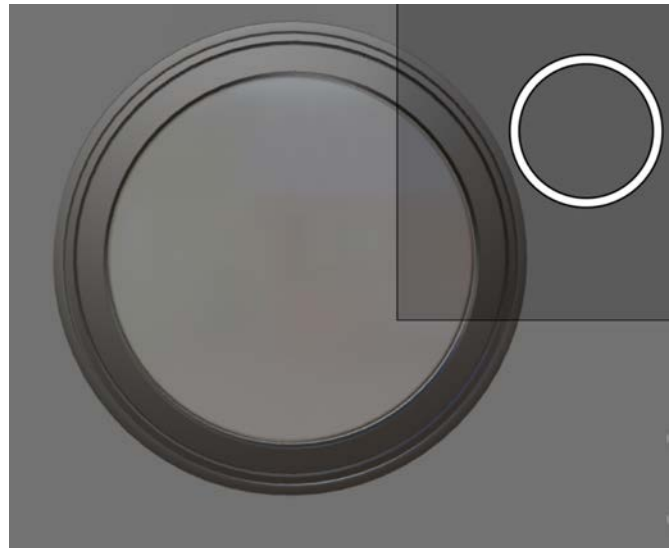
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ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	-
0.24	-

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ENTRANCE DOO



FIRST FLOOR WINDOWS (84 X 72)



SECOND FLOOR WINDOWS (33 X 40) and (38 X 38)

<p>3) Repair second floor exterior finish to match adjoining finish (Next Phase)</p>	<ul style="list-style-type: none">• The applicant has discussed repairing second floor exterior finish to match adjoining building.• The applicant intends to proceed on this work after completion of the aforementioned work, hence has not submitted a permit application.• Staff is not aware of the details of the proposed work, such as specific application method and color. The proposed work can be administratively reviewed for compliance to the Historic District Design guideline.
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Recommendation: Approve Certificate of Appropriateness with the following conditions

- A permit application for individual work (listed above) shall be reviewed and approved by the Building department.
- All required inspections prior to final installation of masonry shall be scheduled by the contractor in a timely manner.

RICHMOND HISTORICAL COMMISSION

Staff Report: Activities in Historic District

Agenda Date:	08.18.2020	Agenda Item:	C2d
Subject:	<i>Activities in Historic District since December 2019 Regular meeting.</i>		
Prepared By:	Jose Abraham, HPO Planning Department		

1. Fence Improvement at 206 N 2nd Street

The subject site is the old City of Richmond wastewater treatment plant. The subject site included a chain-link fence with barbed wires for screening and security (*Please See Picture below*). Due to the deterioration of the existing fence and to improve screening of the site, the existing fence was repaired and improved with a black vinyl-coated chain-link fence with black screen. (*Please see pictures of the improvement below*).



Fence Prior to the Improvement.



Fence after Improvement.



Fence after Improvement.

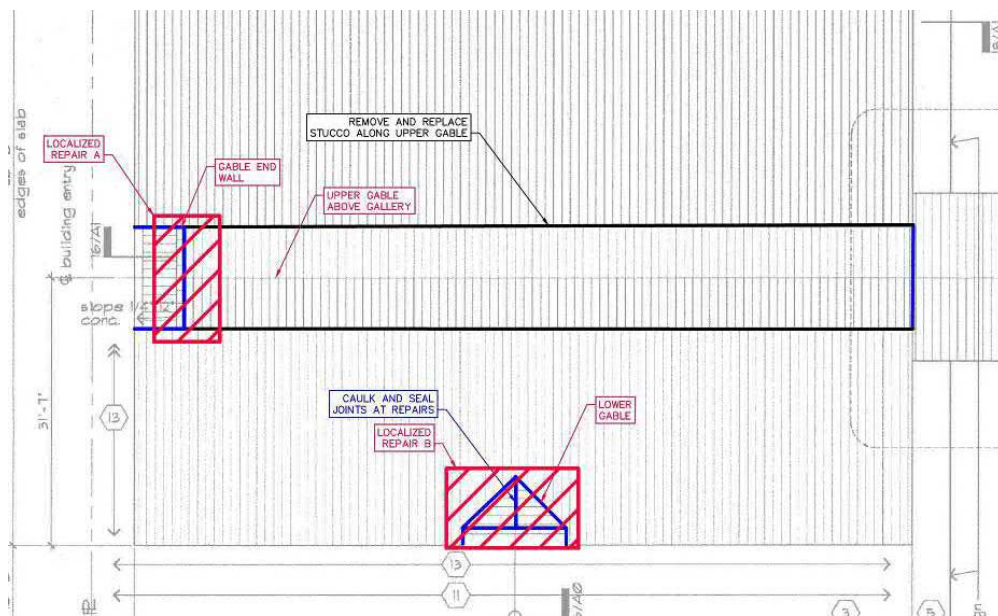
2. Window and Roof Repair at the Police Station Building (600 Preston Street):

City of Richmond performed repairs to the windows of the Police Station located at 600 Preston Street. The repair included removing the windows and repairing the window-wall joint to prevent water penetration and improve window seal to avoid deterioration. The proposed repair has not caused any change to the exterior appearance of the building or windows. Roof repairs to stop leakage was also performed. Repair included replacing damaged roof tiles and shingles.

3. Roof Repair at the City Hall Annex Building (600 Morton Street):

Roof repairs on the City Hall annex building was performed to prevent water leaks. The proposed works includes:

1. Localized repair of roof panels,
2. Decking repair,
3. Repairing displaced Flashing and caulking and sealing,
4. Replacing damaged stucco panels,
5. General cleaning and finishing.



4. Certificate of Appropriateness for TLC on Brazos (407 Richmond Parkway):

A Certificate of Appropriateness for a proposed sign was administratively approved to avoid delay due to lack of quorum and meeting cancellations due to the pandemic.



Existing Signs



TLC on The Brazos

A Dogs Salon

New

RECEIVED
DEC 2 2019
COR BLDG DEPT
FRONT DESK

5. Historic District Tax Exemption:

Historic District tax exemption was approved by the City Commission for the following properties. Richmond Historical Commission did not have a quorum at the January and February, 2020 regular meetings, hence, was not able to provide a recommendation to the City Commission:

- 300 S. 9th Street – Darst Yoder Home
- 402 N. 2nd Street – Morton McCloy House
- 404 S. 9th Street – Peareson-Winston House

6. Old Exchange Hotel:

There has been progress on the Old Exchange Hotel building. The building exterior has been painted and the upper floor has been occupied. The rear parking area and building improvements have progressed but not completed yet. Please see images below:





BEFORE



NOW



BEFORE



NOW