



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.

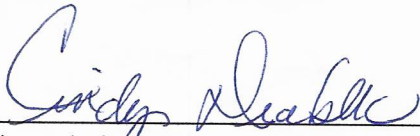
Mr. Smith informed that Wayside Horns project was discussed at the December 2019 City Commission regular meeting. Mr. Smith explained that the Union Pacific Railroad had submitted a draft agreement for the project, and that Staff would proceed with negotiations to ensure that the agreement is balanced 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

A handwritten signature in blue ink that reads "Cindy Drabek". The signature is written in a cursive style and is positioned above a horizontal line.

Cindy Drabek, Richmond Historical Commission Chair