

STATE OF TEXAS §  
COUNTY OF FORT BEND §  
CITY OF RICHMOND §

Meeting Minutes: Tuesday, June 19, 2014

The Richmond Historical Commission (RHC) convened in a special called meeting open to the public and pursuant to notice thereof duly given in accordance with Texas Open Meetings Act, Chapter 551 of the Texas Government Code, in Richmond City Hall Annex within said City on:  
Tuesday, June 19, 2014 at 8:00 a.m.

**Roll Call**

Place	Member	Position	Roll Call
1	Barry Beard	Member	Present
2	Lonnie Meadows	Member	Present
3	Cindy Drabek	Chair	Present
4	Ann Council	Member	Present
5	Rebecca Haas	Member	Present
Ex-Officio	Claire Rogers	FBCHC Advisor	Absent
Ex-Officio	Jess Stuart	Advisor	Absent

***Kate Singleton, Executive Director WFBMD***  
***Terri Vela, City Manager***  
***Michael Youngblood, Fire Chief***  
***Albert Cantu, Fire Marshal***  
***Robert Haas, HPO***

1. Call to order. Quorum determined, meeting declared open.
2. Comments from the public. None.
3. Review and take action on the Building Elevation Design of the Proposed Fire Station One.

*Ms. Drabek asked the HPO to introduce the project and outline the procedure.*

*HPO: Introduced the members present, City Staff present, and the project.*

*Brown Reynolds Watford Architects (BRW), designing firm for the project, was introduced.*

*Present:*

*Ray Holliday, AIA, ASLA, LI*  
*Jennifer Bettioli, Project Manager*  
*Amanda Rotter*

*HPO called upon Ms. Bettioli to start their presentation.*

*Chief Youngblood prefaced with a brief overview of the process they had been using in developing the site and the timing of the project.*

*Mr. Holliday provided pictures and maps of the area via a PowerPoint presentation depicting the many aspects of the project and how the design as evolved.*

*Ms. Council stated that after reviewing the project and information, she thought the project was within the guidelines as presented.*

*Ms. Vela spoke to the sloped roof design vs. the flat room design stating the City has a poor tract record with flat roofs leaking and the cost of maintenance. HPO added that the current fire station originally had a flat roof that required a slope roof added to solve the leaking problem.*

*Mr. Beard: Technology for flat room design is better now than in the past, and that many new buildings have flat roof systems.*

*Mr. Holliday: Flat roof systems are more often used on large area buildings as they are the more economical to construct due the large open areas, making sloped roofs nearly impossible to design and construct. In addition, he stated that quality and control during the initial installation of any roof system is critical but slope roofs are much more forgiving than a flat roof system.*

*Ms. Singleton, as an architectural preservationist, and that in her opinion, the slope roof design was compatible to the area buildings citing the Catholic Church, Baptist Church, the houses nearby, and even part of the Travis Building had a partial sloped roof.*

*Mr. Holliday continued with the presentation stating the parameters and process they went through in which they developed their design. He discussed the various design features and how they were drawn from the features of the historical buildings as well as the RHC Guidelines.*

*Mr. Beard inquired about Craftsman Style.*

*Ms. Singleton offered her knowledge of the area and identified many different styles such as Craftsman, Victorian, Tudor, and several others. She noted that these were all houses.*

*Ms. Haas asked about the North Elevation, which faces toward Jackson Street.*

*Mr. Holliday: The front and back were essentially the same in style, massing, proportion, and appearance. He did not have a model view of that elevation, but an elevation view was produced from the building plans. He added that the building was designed to be viewed on 3 sides from the major streets.*

*Ms. Drabek: How will future buildings be designed; may they be designed using the Fire Station building style?*

*Ms. Singleton: They may, but they would not necessarily be required to design to that style. Each project must be reviewed on its own merits and location.*

*Mr. Meadows what additional cost would be to change or add curved stone above the windows such as found on one of the buildings on Morton Street.*

*Mr. Holliday responded that the styles of the two buildings are of a different group and that that one should not mix styles and the entire structure's style would require changing.*

*Mr. Meadows acknowledged the technical details but commented that he thought the arches over the windows might look better with a curved stone design.*

*Mr. Beard asked about future projects and how community wanted the city to look.*

Ms. Singleton offered some ideas about how the community could look at things in the future.

HPO stated that this discussion was outside the context of the subject at hand and suggested moving forward.

Ms. Drabek asked the HPO for final instruction and information.

HPO: Informed the members of the ordinance requirements for implementing the guidelines, the parameters of the guidelines. HPO opinion and recommendation: The design was in compliance with the ordinance and guidelines and recommended approval.

Chief Youngblood: Thanked the commission members and BRW for their efforts.

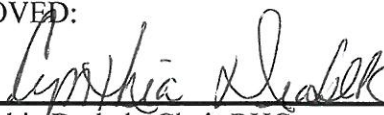
Ms. Drabek: Asked for a motion on the subject. Ann Council made a motion to approve. Barry Beard seconded the motion. Vote: 5 yes – 0 no. Approved. HPO to issue COA for the fire station design.

Place	Member	Position	Roll Call
1	Barry Beard	Member	S,Y
2	Lonnie Meadows	Member	Y
3	Cindy Drabek	Member	Y
4	Ann Council	Member	M,Y
5	Rebecca Haas	Member	Y


4. Adjournment.

Ms. Drabek: Asked for a motion to adjourn. Ann Council made a motion to adjourn. Lonnie Meadows seconded the motion. Vote: 5 yes – 0 no. Approved.

APPROVED:

  
\_\_\_\_\_  
Cynthia Drabek, Chair RHC

ATTEST:

  
\_\_\_\_\_  
Robert Haas, Historic Preservation Officer



# Richmond Historical Commission

402 MORTON STREET • RICHMOND, TEXAS 77469

June 19, 2014

## Certificate of Appropriateness Application Review

### Richmond Fire Station One New Construction Institutional Structure – Fire Station and Fire Administration Offices

Richmond Historical Commission:

Barry Beard, Member  
Lonnie Meadows, Member  
Cindy Drabek, Chair  
Ann Council, Member  
Rebecca Haas, Member

Ex-Officio Claire Rogers FBCHC Advisor  
Ex-Officio Jess Stuart Advisor

Historic Preservation Officer Review.

#### **Project Scope:**

The project is new construction on vacant land bordered by Street 3<sup>rd</sup> Street, Liberty Street (Not Open), South 2<sup>nd</sup> Street, and Houston Street. The new construction is an Institutional use building which will house the City of Richmond Main Fire Station, Fire Department Administration, Fire Marshal's Office, and Office of Emergency Management. It is designed to be compatible with the nearby contributing structures while serving the need of the modern Fire and Emergency Services in the community.

#### **Site and Street Massing:** (Excluding the Travis Building)

The project is in the center of existing parking areas created by the county after demolishing or moving many of the structures (Older single-family dwellings) which created large expanses of paving without much detail or features to breakup those areas. Portions of nearby Jackson and Morton Streets include street/site massing with zero lot lines, generous building setbacks, and various configurations in between.

The project is compatible with the massing, size, and scale, of the adjacent sites and will reduce the parking lot blight that had become the norm for the area. The new fire station complex and the included landscaping will visually connect across this area with the new pedestrian mall project/parking enhancement that is currently under construction by the county.

**Building Elevations:**

The structure was designed to be compatible with the style and character of other Institutional sites of the City without adding high-style features or over historicizing its design by creating new construction, that includes the Texas Vernacular Flat Arched Front. The windowsills have cast stone with the flat-bricked arches, transoms in the window design, and have created an upper floor rhythm, which compliments the ground level.

The new building uses brick and stone which are common materials used for construction of buildings in the area and the building is similar in scale to the county courthouse (original), the downtown buildings, the original county jail (now police station), the adjacent church and other buildings in the area.

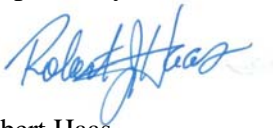
The massing of the building is similar to other historic buildings in the area and gives a nod to the police station. The two-story height is similar to many of the buildings in the area. The tower, middle apparatus-bay area, and the two-story on the end are balanced massing.

The proportion of the building is balanced and has a repetitive window pattern that is similar to many of the commercial and institutional buildings in the area. The sloped roof design is one of style and practicality that is compatible to other Institutional structures in the City; but should be differentiated from the commercial 1800's mercantile style buildings along Morton Street.

**Findings:**

In reviewing the building and site as a whole, inclusive of the adjacent parking areas, the county buildings, the Project is compatible and will complement and enhance the area. Therefore, and in accordance with the guidelines and standards it is my recommendation that the Certificate of Appropriateness Application be approved.

Respectfully Submitted,



Robert Haas  
Historic Preservation Officer  
Richmond Historic Commission

cc: Terri Vela, City Manager  
Michael Youngblood, Fire Chief



**Richmond Historical Commission**  
RICHMOND, TEXAS

# Certificate of Appropriateness

City of Richmond

June 19, 2014

**Location Address:** 200 Houston Street

**Property Owner:** City of Richmond

**Property Description:** RICHMOND, BLOCK 86, (LOT 1 & 1/2 LOT 2) and;  
RICHMOND, BLOCK 86, ACRES 0.904, Lot 2 (W 1/2) & (All) Lots 3 thru 14, Tract C and;  
RICHMOND, BLOCK 86, (LOT 1 & 1/2 LOT 2)

**Project Type:** Construction of a New Building on Vacant Land.

In accordance with City of Richmond Ordinance # 2013-12, *Richmond Historical Commission & Overlay District Ordinance* (COR-ORD 2013-12), the following findings of fact related to this project and subject property are as follows:

**Project Scope:**

The project is new construction on vacant land bordered by Street 3<sup>rd</sup> Street, Liberty Street (Not Open), South 2<sup>nd</sup> Street, and Houston Street. The new construction is an Institutional/Governmental use building, which will house the City of Richmond Main Fire Station, Fire Department Administration, Fire Marshal's Office, and Office of Emergency Management.

**Findings:**

The Richmond Historical Commission (RHC) has determined that the design is compatible with the nearby contributing structures while serving the need of the modern Fire and Emergency Services in the community.

The structure was designed to be compatible with the style and character of other Institutional sites of the City without adding high-style features or over historicizing its design by creating new construction, which includes the Texas Vernacular Flat Arched Front. The windowsills have cast stone with the flat-bricked arches, transoms in the window design, and have created an upper floor rhythm, which compliments the ground level.

The new building uses brick and stone which are common materials used for construction of buildings in the area and the building is similar in scale to the county

courthouse (original), the downtown buildings, the original county jail (now police station), the adjacent church and other buildings in the area.

The massing of the building is similar to other historic buildings in the area and gives a nod to the police station. The two-story height is similar to many of the buildings in the area. The tower, middle apparatus-bay area, and the two-story on the end are balanced massing.

The proportion of the building is balanced and has a repetitive window pattern that is similar to many of the commercial and institutional buildings in the area. The sloped roof design is one of style and practicality that is compatible to other Institutional structures in the City; but should be differentiated from the commercial 1800's mercantile style buildings along Morton Street.

In reviewing the building and site as a whole, inclusive of the adjacent parking areas, the county buildings, the Project is compatible and will complement and enhance the area.

**Richmond Historical Commission Review and approval:** Reviewed and approved in a specially called meeting of the Richmond Historical Commission on June 19, 2014

Therefore, in accordance with COR-ORD 2013-12, the Certificate of Appropriateness Application is hereby approved.

**Note:** No subsequent changes shall be made to the approved design without the prior review and approval of the HPO or RHC. An applicant shall have one (1) year from the date of issuance of a Certificate of Appropriateness to secure a building permit for the specified improvements or it shall become invalid.



Robert Haas  
Historic Preservation Officer  
Richmond Historic Commission