

Historic Preservation Commission Meeting  
City of Glen Rose, Texas  
March 18, 2025 – 5:30 PM

**Call to Order and Pledge of Allegiance**

The meeting was called to order by Melinda Patrick at 5:30 PM.

**Roll Call**

Roll call confirmed a quorum. Members present: Scott Cole, Gabriel Campos, Ann Carver, Melinda Patrick and Ember McCune. Also present: Heather Bienko, Stephen Boyd and Jodi Holthe.

**Consent Agenda**

Approval of Consent Agenda Items 1, 2, 3, 4, 7, and 8:

- Motion to approve: Ann Carver
- Second: Scott Cole
- Vote: Approved unanimously

Item 5:

- Ann Carver abstained.
- Motion to approve COA for 307 SW Barnard as written: Scott Cole
- Second: Karen Braswell
- Vote: Approved 5-0

Item 6:

- Gabriel Campos abstained.
- Motion to approve as submitted: Ann Carver
- Second: Ember McCune
- Vote: Approved 5-0

**Individual Items for Consideration**

**Discussion and Consideration of Possible Action Regarding COA – 103 NE Vernon Street (Window Sign)**

- The applicant presented a proposed design for a sign to be placed inside the window.
- Only the design aesthetics were under review; sign size/placement will be addressed by Planning & Zoning.
- Motion to approve the sign design as submitted: Ann Carver
- Second: Ember McCune
- Vote: Approved 6-0

**Discussion and Consideration of Possible Action Regarding COA – 300 & 308 NE Barnard Street (City Building Renovation)**

- The city submitted a COA for renovations to the historic 1929 Lane & Sons Motor Co. building.
- The HPO presented detailed plans including architectural renderings.
- Scope of exterior work includes:
  - Addition of black awnings (consistent with historic appearance)
  - Repair and retention of original clay tiles
  - Stone tuck-pointing using compatible materials
  - Refurbishment of existing historic light fixtures

- Addition of required wall-pack safety lighting
- New aluminum-framed doors and windows that reflect original garage bay openings
- New tongue-and-groove roof decking with TPO membrane (rafters and joists retained)
- Commission discussion covered:
  - Preservation of petrified wood and fossil stone features
  - Appearance and attachment methods of awnings
  - Placement and design of lighting
  - Elevation and proximity of new windows to street/rock damage
  - Roofing details and drainage concerns

Motion to approve the COA as presented with the following provisions:

- Awnings to be attached without damaging original fossil/stone features
- Clay tiles to remain original color and material
- Windows and doors as submitted with attention to water drainage and impact protection
- Wall-pack lighting to be architecturally appropriate and code-compliant
- Roof decking and membrane replacement with retention of original rafters/joists
- Motion made by Ann Carver and Second by Scott Cole passed 6-0

#### **Workshop Items**

##### **Item 11: City Property Tax Credit Program**

- Item was pulled by the HPO from the agenda; no action taken.

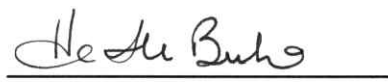
##### **Item 12: Texas Historical Commission Conference Training**

- The HPO presented details for the annual Texas Historical Commission training conference.
- Cost: Approx. \$600 per person for in-person attendance.
- Budget discussion: \$6,800 total budgeted; \$4,600 will remain after this training.
- Noted that future agendas should include a standing budget update item.

#### **Adjournment**

With no further business, the meeting was adjourned at 6:11 pm

  
Chairperson Historic

  
Preservation Officer