

PRESERVATION COMMISSION MEETING

Tuesday, May 19, 2026 at 5:30 PM

Glen Rose City Hall, Council
Chambers, 201 NE Vernon, Glen
Rose, TX 76043



AGENDA

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from February 24, 2026 Historic Preservation Commission Meeting
2. Consider approval of minutes from March 17, 2026 Historic Preservation Commission Meeting

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Suzanne Whitewood for 103 SW Barnard St
4. Discussion, consideration and possible action regarding the 2nd Quarter THC First Street Initiative meeting update
5. Discussion, consideration and possible action regarding the Heritage Park being added to the National Registry of Historic Places District
6. Discussion, consideration and possible action regarding a recap from the Real Places Conference

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, Veronica Welch, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date: **Wednesday, May 13, 2026**, and remained posted for at least two hours after said meeting was convened.

Veronica Welch, City Secretary

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm

by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	5/19/26		
AGENDA SUBJECT:	Consider approval of minutes from February 24, 2026 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	5/10/26
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

**Glen Rose Historic Preservation Commission
City Hall
201 SW Vernon Street
February 24, 2026
Regular Scheduled Meeting Minutes**

Moderator: Melinda Patrick Chairperson
Recorder: Ann Carver

Melinda Patrick, Chairperson, called the meeting to order at 5:30 pm.

a. Pledge of Allegiance, US Flag

b. Roll call and verification of quorum: Attendees: Ann Carver, Karen Braswell, Sherri Steenson, Ember McCune, Austin Brewley and Melinda Patrick all present.

A quorum has been established, and the meeting will proceed.

Non-voting Heather Bienko, Historic Preservation Officer (HPO) and David Lebron, Building Official and Code Officer

1. Consent Agenda (Chairperson).

A. Melinda Patrick read the following: Approve the minutes from January 20, 2026, Preservation Commission Regular Scheduled Meetings, Certificate of Appropriates Application as submitted by Heather Bienko for 706 SW Barnard St and Certificate of Appropriateness Application as submitted by Heather Bienko for 804 NE Barnard Street. Melinda asked any questions, none noted. A motion to approve the consent agenda items was made by Ann Carver, second was noted by Sherri Steenson. Motion passed 6-0.

2. Individual Items for Consideration (Chairperson).

A. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Keith Sauls for 204 NE Barnard Street for signage. This is the Masonic Lodge and Eastern Star building, built in 1965. Southern Sign Services out of Tolar will “replicate” the Masonic and Eastern star signs that are on the building and the Glen Rose Masonic Lodge that is on the awning. The current signs are beyond repair. Mr. Sauls, current Lodge Master, was not present but Mr. Braswell presented. Melinda asked if there were any questions. Only comment was to clarify that they will place the new signs in the same location as present and use the same hardware if possible. Mr. Braswell acknowledges. No other questions noted. Melinda called for a motion. Sherri Steenson made motion to approve the COA as requested. Second by Ember McCune. A vote was called it passed 5-0” with Karen Braswell abstaining her husband presented and is a mason in this lodge.

B. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Keith Sauls for 204 NE Barnard Street. Again, this is Masonic and Easter Star Lodge. They are requesting to have Lucky's Construction (Lee Carnes) pressure wash, prep, prime and paint the front of the building. Paint color will be as close as possible to current. Again Mr. Sauls is not presenting. Mr. Braswell is presenting. Ann Carver made the comment that Mr. Carnes has done work on several of the historic buildings in town and is familiar with the process and keeping historic aspects intact. The only comment was made by Melinda for them to be sure and get a color code from the approved color pallet located in the building and code office. With no other comments or questions. Melinda called for a motion. Sherri Steenson made motion to approve the COA as requested. Second by Ann Carver. A vote was called it passed 5-0 with Karen Braswell abstaining her husband presented and is a mason in this lodge.

C. Discussion, consideration, and possible action regarding City Tax Credit Incentive Program application for 115 W Elm as submitted by Catherine Vaughn. Item was tabled for additional information. Will be brought back in March 2026.

D. Discussion, consideration, and possible action regarding AARP Grant. Item requested by Ann Carver. There is an AARP Grant available for Rural areas that could be used to enhance walking areas for the senior population. Ann will look into the Grant.

E. Update regarding the Façade Grant Program. Ann Carver gave update that letters have been sent to those who received the grant.

F. Update regarding the THC First Street Initiative. Ann Carver discussed the 1st Quarter Meeting. Everyone received a binder with all the handouts and the assignment that needs to be completed. This information will need to be returned no later than April 17, 2026 so that we can compile and upload it for our May Meeting. The survey will be sent via email also.

Melinda asked if there was any addition business before the board, this meeting is adjourned at 6:33 pm.

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	5/19/26		
AGENDA SUBJECT:	Consider approval of minutes from March 17, 2026 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/30/26
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Move to approve or deny as presented.			

**Glen Rose Historic Preservation Commission
City Hall
201 SW Vernon Street
March 17, 2026
Regular Scheduled Meeting Minutes**

Moderator: Ann Carver, Vice Chair

Recorder: Heather Bienko, HPO

Ann Carver, Vice Chair, called the meeting to order at 5:30 pm.

- a. Pledge of Allegiance, US Flag
- b. Roll call and verification of quorum: Attendees: Ann Carver, Karen Braswell, Sherri Steenson and Ember McCune present in person. Austin Bewley and Melinda Patrick present on Zoom.

A quorum has been established, and the meeting will proceed.

Heather Bienko, Historic Preservation Officer (HPO) non-voting and David LeBron Building and Code Officer are present.

1. Consent Agenda:

- 1) Discussion, consideration and possible action on appointment of Chairperson for Preservation Commission: Karen Braswell nominated Melinda Patrick with second by Sherri Steenson, motion passed 5-0.
- 2) Discussion, consideration and possible action on appointment of Vice Chairperson for Preservation Commission: Ember McCune nominated Anne Carver with second by Sherri Steenson, motion passed 5-0.
- 3) Discussion, consideration and possible action on appointment of Secretary for Preservation Commission: Minutes to be taken on a rotating basis by each commission member and the HPO. Will be done in alphabetical order. Jodi to send out minute cheat sheet before each meeting to HPO who will send to designated secretary for that meeting. Motion by Ann Carver with second by Ember McCune, motion passed 6-0.
- 4) Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jim Holder for 300 NE Barnard St for Signage. Discussion resulted in recommendation for cap of monument sign to be made from limestone and letter to be standoff made from metal material. Motion by Sheri Steenson with second by Ember McCune, motion passed 6-0.
- 5) Discussion, consideration and possible action regarding City Tax Credit Incentive Program application for 115 W Elm: Incentive Tax Credit approved in the amount of \$464.70. Motion by Ann Carver with second by Ember McCune, motion passed 6-0.

- 6) Discussion regarding possible Facebook page for Historic Preservation Commission: All members agreed it would be a great idea for the Commission to have a Facebook page which would allow for improved communication to the public. Austin agreed to research and set up the Facebook account.
- 7) Discussion, consideration and possible action regarding the application received from Jeff Lee to fill the unexpired term of Gabriel Campos to the Historic Preservation Commission. Jeff Lee will be taking the expired seat of Scott Cole. Sherri Steenson made a motion to recommend Jeff Lee to City Council. Ember McCune seconded with motion passing 6-0.

3. Workshop

- 1) First Street Initiative – Ann Carver passed out First Street binders and let the commission now they need to fill out a survey that will be sent out by Heather Bienko. The survey should be returned no later than April 17th with results to be discussed at next Commission meeting.
- 2) Heritage Park Historic Buildings – Ann Carver informed the group she would be meeting with City Council and County Preservation Commission to discuss money/grants available to repair historic buildings located in the park. With possible nomination of the park and or one of the buildings to the National Register.
- 3) Historic Walking Tour Map – Ann Carver informed the group that the walking maps will be ready soon.

Ann Carver stated that there was no further business before the board, this meeting adjourned at 6:23 pm

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Suzanne Whitewood for 103 SW Barnard St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	04/27/2026
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Staff Use Only
Date Received: 4/27/20

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

- Completed package must be received at least three weeks prior to the next scheduled Board meeting in order to be placed on the agenda for review and vote. Attach additional description pages to give full details, if needed.

Property Owner	Applicant/Tenant/Owner's Representative
Name <u>Suzanne Whitewood</u>	Name <u>Same</u>
Address	Address
Phone <u>817-964-9100</u>	Phone
Email <u>swie'sgeneralstore@gmail.com</u>	Email <u>com</u>
Property Address <u>103 SW Bernard St</u>	Legal Description
Present Use <u>Vacant</u>	Built Circa <u>1881</u>
Proposed Use <u>General Store/Retail</u>	Current Zoning <u>B3</u>

Architect or Contractor Name Southern Signs

Address _____ Phone _____

Proposed Work/Design Description See attached

☐ Scale Drawings with Dimensions Attached	☒ Photos Attached	☐ Current	☐ Historic
☐ Material Sample(s) Attached	☐ Rendering of Signage Attached		

I hereby certify that this information is correct to the best of my knowledge, and that the said work will be done in conformance with all submissions herein set forth and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes. I understand that falsifying information may result in nullification of this request.

Owner's Signature [Signature] Applicant's Signature _____

☐ Denied ☐ Approved Conditions _____

X _____ X _____ X _____
 Preservation Board Chair Preservation Board Officer City Building Official

- THIS IS NOT A BUILDING PERMIT AUTHORIZING ANY CONSTRUCTION OR REMODELING. CONTACT THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF ANY WORK. THIS COA BECOMES NULL AND VOID OF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.

CITY OF GLEN ROSE

HISTORIC PRESERVATION BOARD – CERTIFICATE OF APPROPRIATENESS CHECKLIST

The following items are requested for consideration of this application. These and additional items may be required, at the request of the Historic Preservation Board, in order to determine the application complete and filed.

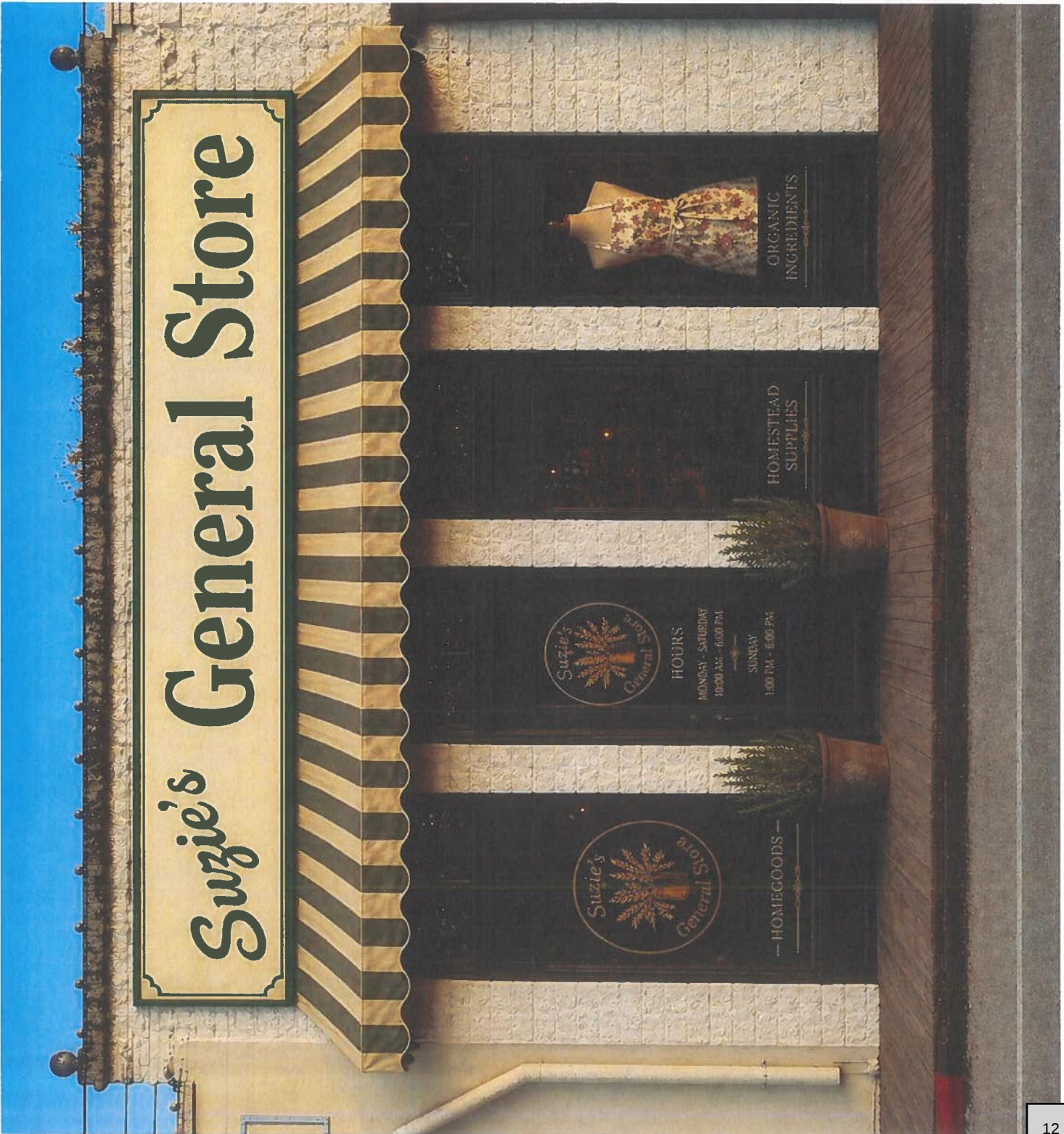
	Comments
Staff review/staff approval (unless waived by city)	Yes
Completed Certificate of Appropriateness Application	Yes
Detailed description of all proposed activities to be undertaken in the historic district or at the historic landmark	Yes
Photograph(s) of the property and area(s) of alteration	Yes
Scaled drawing illustrating all proposed activities, including • Building elevations showing the proposed change • Exterior building material(s) description • Material samples • Site plan • Architectural drawings • List of proposed colors and color numbers, chosen from the Historic Preservation Board approved colors	Yes
Authorization to represent the property owner, if the applicant is not the owner	
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	

Deliver to:

Historic Preservation Dept. - Building/Planning/Code Compliance
City of Glen Rose
201 NE Vernon
Glen Rose, TX 76043
Phone: 254-897-7989

The application must be completed and meet all City of Glen Rose ordinance requirements before a request for a Certificate of Appropriateness can be scheduled for a public hearing.

Please refer to City website or call the number above for a schedule of Historic Preservation Board meetings.





Front of store

- Sign ~~is~~ tan & green
- Canopy - canvas (tan & green stripes ^{hopefully} retractable)
- right window replaced due to broken seal
- Vinyl stickers on the window stating ~~business~~
business name, hours on the door,
what is offered along the bottom

Back of store

replace canopy over the door to match front with green & ~~white~~ tan stripes.



HISTORIC RESOURCES SURVEY FORM

1. Identification

County Somervell City Glen Rose (survey site 58)Current name Rummage Around Historic name J. R. Milam CompanyAddress 103 Southwest Barnard Street, Glen Rose, Texas 76043Owner/address Sarah Murski Williams, 1922 CR 2021, Glen Rose, Texas 76043Photo data: Roll 6 Frame 27 to Roll 6 Frame 29Current Designations: NR NR District (Is property contributing? Yes No) ☒ RTHL HTC SAL Local OtherRecorded by: Tarleton State University History 509 Class Date recorded: 13 April 2010General architectural description Single-story one-part commercial block with stone masonry walls, flat roof, and original stone façade; formerly shared façade with site 57 immediately to the northwest.

Outbuildings (Specify number and type):

Garage 1 Barn _____ Shed _____ Other _____

Archeological evidence of outbuildings, specify _____

Landscape/site features:

Sidewalks ☒ Terracing _____ Drives _____ Well/cistern _____ Gardens _____ Other _____

2. Architectural Description

Stylistic Influence(s):

Log Traditional	Shingle	Gothic Revival	Pueblo Revival	International
Greek Revival	Romanesque Revival	Tudor Revival	Spanish Colonial	Post-war Modern
Italianate	Folk Victorian	Neo-Classical	Prairie	Ranch Style
Second Empire	Colonial Revival	Beaux Arts	Craftsman	Comm. Style ☒
Eastlake	Renaissance Revival	Mission	Art Deco	No Style
Queen Anne	Exotic Revival	Monterey	Moderne	Other _____

Structural Details:

Roof Type:	Wall Facade:	Windows:	Plan:
Gable	<u>4</u> Number of bays	Fixed ☒	L-plan 2-room
Hipped	Stucco	Wood sash	T-plan Open
Gambrel	Stone ☒	Double hung	Modified L-plan
Shed	Brick	Casement	Center passage
Flat w/parapet ☒	Wood shingle	Aluminum sash	Bungalow
Dormers:	Log	Decorative screenwork	Shotgun
gable	Terra Cotta	Other _____	Irregular
hipped	Metal	Doors:	Four Square
shed	Siding, type _____	Single-door primary entr. ☒	Rectangular ☒
Other _____	Fieldstone veneer	Double-door primary entr.	Other _____
Roof Materials:	Awning(s)	With transom ☒	Foundation:
Wood shingles	Other _____	With sidelights	Slab Pier and beam ☒
Tile	Chimneys:	Other _____	Perimeter wall ☒
Composition shingles	<u>0</u> Specify number(s)	Porches:	Other _____
Metal _____	Interior	Shed roof	Classical columns
Other <u>tar</u>	Exterior	Hipped roof	Tapered box supports
Construction:	Brick	Gable roof	Fabricated metal
Frame	Stone	Inset	Spindlework
Adobe	With corbelled caps	Wood posts	Jig-sawn trim
Solid brick	Stuccoed	Brick piers	Other <u>canvas awning</u>
Stone ☒	Other _____	Box columns	
Other _____			

Stories: 1 Basement: None ☒ Partial _____ Full _____ Dimensions: L 79 x W 35 = Square feet 2,765

3. Integrity

Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒

4. Function

Historic Use: Agriculture Commerce/trade ☒ Defense Domestic Educational Government Healthcare
 Industry/processing Recreation/culture Religious Social Other _____

Current Use: Agriculture Commerce/trade ☒ Defense Domestic Educational Government Healthcare
 Industry/processing Recreation/culture Religious Social Vacant Other _____

5. Architectural History

Architect: _____ Builder: _____

Construction date: Ca. 1880 Actual Estimated ☒ Source: _____

Additions/modifications, specify dates: Stone double garage constructed ca. 1930 behind main structure.

Relocated, specify former location and reason: _____

Other associated contexts and information of interest: Musician/singer Ernest Tubb performed in front of store several times during 1930s.

6. Archeology Ground

Original state Disturbed ☒ Explain Disturbed from sidewalks, garage, and placement of underground utilities.

Is a State Archeological Survey Form available for this site? Yes No Not known ☒

Details: _____

7. Other Information

Is prior documentation available for this resource? Yes No ☒ Not known Type: HABS Survey Other _____

Details: _____

Accessible to the public: Yes ☒ No Not known Possible threat(s): None ☒ Damage (i.e. natural disaster) Neglect
 Development Major alteration Relocation Other _____ * Note: Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: 96599 Year: 1979 Map scale: 1:24,000

UTM zone: 14 Easting: 617263 Northing: 3567093

Legal description (Lot/Block): Glen Rose Townsite, block 1, lot 2 and part of lot 3

Addition: Glen Rose Townsite Year of addition: 1878

9. Significance**Applicable National Register (NR) criteria:**

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Architecture

Period(s) of significance: Ca. 1880

Level of significance: National State Local ☒

Possible NR district: Yes ☒ No Is property contributing? Yes ☒ No

10. Priority (See manual for definitions.) High Medium ☒ Low

Explain _____

Questions?

Contact survey coordinator

History Programs Division, Texas Historical Commission
 at 512/463-5853 or history@thc.state.tx.us.



**TEXAS
 HISTORICAL
 COMMISSION**

The State Agency for Historic Preservation

www.thc.state.tx.us



Glen Rose Historic Resources Survey, Site 58 (roll 3, exp. 27), J.R. Milam Company, 103 Southwest Barnard Street, southeast to front.



Glen Rose Historic Resources Survey, Site 58 (roll 6, exp. 28), J.R. Milam Company, 103 Southwest Barnard Street, northwest to rear.



Glen Rose Historic Resources Survey, Site 58 (roll 6, exp. 29), J.R. Milam Company, 103 Southwest Barnard Street, southwest to roofless stone double garage structure behind main building.