

PRESERVATION COMMISSION MEETING

Tuesday, November 18, 2025 at 5:30 PM

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



AGENDA

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from October 21, 2025 Historic Preservation Commission Meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by Jessica Douglas for 103 NE Vernon St
3. Consider acceptance of the Historical Resource Inventory Reports by Preservation Board members

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by City of Glen Rose for 300 NE Barnard St
5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Heather Bienko for 706 SW Barnard St
6. Discussion, consideration and possible action regarding Real Places Conference Attendance
7. Discussion, consideration and possible action regarding CLG Grant
8. Discussion, consideration and possible action regarding How to apply for City Ordinance 14.03.009- Incentive for Preservation and Improvement funds

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, November 12, 2025**, 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:	11/18/25		
AGENDA SUBJECT:	Consider approval of minutes from October 21, 2025 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	11/10/25
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
October 21, 2025
Regular Scheduled Meeting Minutes**

Moderator: Melinda Patrick, Chairperson
Recorder: Ann Carver, Vice Chair

Melinda Patrick, Chairperson, called the meeting to order at 5:31 pm.

- a. Pledge of Allegiance, US Flag
- b. Roll call and verification of quorum: Attendees: Melinda Patrick, Ann Carver, Karen Braswell, Sherri Steenson, Ember McCune, and Scott Cole were all present

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

In person attendance non-voting by Heather Bienko, Historic Preservation Officer (HPO),
Veronica Welch City Secretary and David Lebron Building Official

2. Consent Agenda (Chairperson):

Melinda Patrick reviewed the following items with commission: Ann Carver requested item number 4 be pulled for later consent. The following items were considered for consent agenda items to be carried out in one vote.

1. Consider approval of minute from July 15, 2025, Historic Preservation Commission Meeting
2. Consider approval of minutes from September 16, 2025, Historic Preservation Commission Meeting
3. Consider acceptance of Gabriel Campos' resignation from the commission
5. Consider approval of Certificate of Appropriateness Application as submitted by Donia Gill for 215 NE Barnard St

Melinda Patrick asked if there were any revisions that need to be made. Since none were noted Melinda Patrick called for motion to approve the Consent Agenda. Motion was made to approve as submitted by Ann Carver, second by Ember McCune. Motion carried 6 -0 with no objections.

Consent agenda item below was then considered for reviewed and vote. Having no discussion of the items.

4. Consider approval of Certificate of Appropriateness Application as submitted by Somervell History Foundation/Barnards Mill and Art Museum for 307 SW Barnard St

Melinda Patrick called for a motion to approve consent agenda items number 4. The motion was made to accept as submitted by Scott Cole and Sherri Steenson. Motion passed 5 -0 with Ann

Carver abstaining from the vote since she sits on the Board of Directors for the Somervell History Foundation.

Individual items for Consideration:

Heather Bienko, HPO requested that item number 7 be moved up in the agenda. She felt that item number 6 was going to have some discussion and it would benefit everyone if the order was moved around. No objections noted from the commission. read the individual item

7. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Melody Pena for 200 NE Barnard St, Ste A. Shawn Davis was present for the applicant. Discussion ensued related to placement of signs and confirm that sign on the south side of the building was going to be placed over the current sign. The sign would not be a banner. It would be made of sturdy material with a resin covering. The colors of the sign would be black and white. Ann Carver did ask Heather Bienko as owner of the building (Lane Family Trust) and acknowledged that they had signed the COA that she was in full agreement with the signage. She acknowledged agreement.

Melinda asked if there was any further discussion. Having no further discussion Melinda Patrick made the motion to Approve the COA for 200 NE Barnard Street, Ste A as requested to replace a 3' x 5' sign on the south side of the building in current location as previous sign. Vinyl decals will be placed on the front door and windows with logo and product detail on under the logo. Sherri Steenson second motion. Voted called – motion passed 6-0.

Melinda did remind her that she would need to follow up with building department for any permits, and any other ordinance that pertains to this COA.

Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by City of Glen Rose for 300 NE Barnard St. Requesting Concrete (Cinder block) building to the east side of the building, parking lot on Northside of building and to paint the cinder block building to match the Historic Lane building. It has been acknowledged that the cinder block building and parking lot have already been installed on the property without prior approval from the Historic Preservation Commission. Discussion ensued concerning the cinder block building. The cinder block building is not esthetically appealing to the historic area. There are numerous options to make it more appealing. Heather stated she would call the architect and get recommendations. Melinda would research options. Painting was not really going to make the building esthetically appealing.

Melinda Patrick made the following motion

To approve the cinder block building and parking lot as submitted since they are both already completed. To table the paint until further discussion with the mayor, architect and City Council to explore all options. Will bring back item at the November 2025 regular scheduled Historic Preservation Commission meeting. Second by Ann Carver. Motion passed 6-0

At this time, having no further business of the Historic Preservation Commission, I make the motion to adjourn. Do I have a second? Karen Braswell second. Vote taken 6-0. We are adjourning at 6:07 pm.

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation
Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/18/25		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Jessica Douglas for 103 NE Vernon St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	10/13/25
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.			

10/13/25 Date Received (staff use only) City of Glen Rose Development Services Dept. (254) 897-2272 ext. 109
 Deliver to completed application and requirements to Historic Preservation Commission (HPC) – Development Services Department 100
 NE Barnard Street Glen Rose, TX 76042 (254) 897-2272 ext. 109

Please refer to the city website at www.glenrosetexas.org or call the Development Services Department for a schedule of the Historic Preservation Commission meetings.

HISTORIC PRESERVATION COMMISSION (HPC)

CERTIFICATE OF APPROPRIATENESS APPLICATION

The completed package must be delivered no later than three (3) weeks prior to the next scheduled HPC 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: Panter Branch LLC	Name: Jessica Douglas
Address: 6220 Paluxy Highway Tolar, Texas 76476	Address: 4622 County Road 411 Glen Rose 76043
Phone: 817-279-3309	Phone: 254-974-0261
Email: brian_thomas@tgrhealthcare.com	Email: goldenamericanhoney@gmail.Com
Property Address: 103 Northeast Barnard Street Vernon	Legal Description: Acres: 0.057, Lot: 8 (25X100), Blk: 00004, Subd: G0500, Abst: A136, Glen Rose Townsite, Block 4, Lot 8 (25X100)
Present Use: Retail	Built Circa: 1945
Proposed Use: Retail	Current Zoning:

Architect or Contractor Name: _____

Contractor Phone Number: _____

Contractor Address: _____

Proposed Work / Design Description: Paint over the current sign at the top of building above the awning. New Tenant wants to eventually put a "new" sign up. This request is to just paint over the current business name in matching white paint.

Attachments:

Scale Drawings with Dimensions

Material Samples

Rendering of Signage

Historic Photos

Current Photos

Proposed Photos

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: _____ Applicant's Signature: Jessica Douglas

Approved Denied Conditions: _____

 Preservation Commission Chair

 Preservation Commission Officer

 City Building Official

THIS IS NOT A BUILDING PERMIT AUTHORIZING AND CONSTRUCTION OR REMODELING. CONTACT THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF ANY WORK. THIS COA BECOME NULL AND VOID IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.

FOR STAFF / HPC MEMBERS USE ONLY

HISTORIC PRESERVATION COMMISSION (HPC)

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 Commission, in order to consider the application as complete and filed.

Checklist Item	Comments
Applicant informed request must meet City Building Code/Ordinances	NA
Historic Preservation Officer review/approval (unless waived by city)	Yes
Complete Certificate of Appropriateness Application	Yes
Detailed description of all proposed activities	Yes
Photographs of the property and areas of alteration provided	NA
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 HPC approved colors	NA
Authorization to represent the property owner, if the applicant is not the owner	Yes
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	NA



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/18/25		
AGENDA SUBJECT:	Consider acceptance of the Historical Resource Inventory Reports by Preservation Board members		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	11/6/25
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.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/18/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by City of Glen Rose for 300 NE Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/24/2025
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.			

9/24/25 Date Received (staff use only)

City of Glen Rose Development Services Dept.

(254) 897-2272 ext. 109

Deliver to completed application and requirements to Historic Preservation Commission (HPC) – Development Services Department
100 NE Barnard Street Glen Rose, TX 76042 (254) 897-2272 ext. 109

Please refer to the city website at www.glenros-texas.org or call the Development Services Department for a schedule of the Historic Preservation Commission meetings.

HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS APPLICATION

The completed package must be delivered no later than three (3) weeks prior to the next scheduled HPC 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: City of Glen Rose	Name: City of Glen Rose
Address: 201 Northeast Vernon Street	Address: 201 Northeast Vernon Street
Phone: 254-897-2272	Phone: 254-897-2272
Email:	Email:
Property Address: 300 Northeast Barnard Street	Legal Description: Acres: 0.185, Blk. PT OF 11, TRACT 5 (150X40), Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK PT OF 11, TRACT 5 (150X40)
Present Use: Vacant with restoration in progress	Built Circa: 1915
Proposed Use: City Offices and event space	Current Zoning: B1

Architect or Contractor Name: _____

Contractor Phone Number: _____

Contractor Address: _____

Proposed Work / Design Description: Concrete (cinder block) building to the east side of building, parking lot poured Northside, ~~paint the concrete building to match the historic Lane building. All of this work has been done without~~ prior approval from the HPC
Paint color to be chosen from the Sherwin Williams approved color pallet

Attachments:

Scale Drawings with Dimensions
Historic Photos

Material Samples
Current Photos **see attached**

Rendering of Signage
Proposed Photos

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: _____
City of Glen Rose,
Joe Boles, Mayor

Approved Denied

Applicant's Signature: _____



Conditions

:

Preservation Commission Chair

Preservation Commission Officer

City Building Official

THIS IS NOT A BUILDING PERMIT AUTHORIZING AND CONSTRUCTION OR REMODELING. CONTACT THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF ANY WORK. THIS COA BECOME NULL AND VOID IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.

FOR STAFF / HPC MEMBERS USE ONLY

HISTORIC PRESERVATION COMMISSION (HPC)
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 Commission, in order to consider the application as complete and filed.

Checklist Item	Comments
Applicant informed request must meet City Building Code/Ordinances	☐ Yes
Historic Preservation Officer review/approval (unless waived by city)	☐ Yes
Complete Certificate of Appropriateness Application	☐ No
Detailed description of all proposed activities	☐ Yes
Photographs of the property and areas of alteration provided	☐ No
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 HPC approved colors	☐ No
Authorization to represent the property owner, if the applicant is not the owner	☐ NA
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	☐ No



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/18/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Heather Bienko for 706 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	10/28/2025
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: 10/28/2025

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	Barnard Street Corp	Name	Heather Bienko
Address	706 SW Barnard ST.	Address	6629 Crestway Ct. Dallas
Phone	214-914-5330	Phone	214-914-5330
Email	jandhbieko@sbcglobal.net	Email	jandhbieko@sbcglobal.net
Property Address 706 SW Barnard ST.		Legal Description	
Present Use		Built Circa 1930	
Proposed Use		Current Zoning	

Architect or Contractor Name Lovell Landscaping

Address _____ Phone 254-958-4288

Proposed Work/Design Description Board on board cedar pre-finished fence to take place of chain link fence.
Will go from back of house 19' into back yard

☐ 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 Heather Bienko Applicant's Signature Heather Bienko

☐ 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 IF 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	NA
Authorization to represent the property owner, if the applicant is not the owner	NA
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	NA





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/18/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Real Places Conference Attendance		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	11/6/2025
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.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/18/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Real Places Conference Attendance		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	11/6/2025
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.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/18/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding How to apply for City Ordinance 14.03.009-Incentive for Preservation and Improvement funds		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	11/6/2025
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.			

14.03.009 INCENTIVES FOR HISTORIC PROPERTY PRESERVATION AND IMPROVEMENT

1. Purpose. This section is enacted to encourage the preservation or improvement of properties located in the Historic Preservation Overlay ("HPO") District or considered a recognized local landmark pursuant to the provisions of Section 14.03.005 of this code.

2. Qualifying properties. Properties within the HPO district or considered a recognized local landmark in accordance with the provisions of Section 14.03.005 of this code shall be eligible for preservation and/or improvement incentives as outlined in this section. A property owner wishing to participate must comply with all of the applicable requirements found in Article 14.03 Historic Landmark Preservation.

3. Reimbursements for preservation or improvement expenses. Eligible property owners may submit receipts for reimbursement for preservation-related expenses. Requests for reimbursement will be reviewed by the Historic Preservation Officer and the Historic Preservation Commission and forwarded to the City Council for final approval.

1. Residential Properties. Residential property owners are eligible for reimbursement of 50% of the City of Glen Rose ad valorem tax or \$2500, whichever is less, per calendar year.

2. Commercial property owners are eligible for reimbursement of 50% of the City of Glen Rose ad valorem tax or \$5,000, whichever is less, per calendar year.

4. Eligible preservation or improvement projects

(a) Exterior structural repairs or improvements

(b) Exterior restorations including but not limited to the following:

1. Paint
2. Windows, trim
3. Exterior renovation to walls, stone, brick
4. Awnings
5. Patio, sidewalk, driveways
6. Signage
7. Refurbishment of trim on windows or building
8. Doors
9. Roof

NOTE: This section replaces the tax abatements described in Ordinance 17.03.13A and Ordinance 2020.03.17E; however, any properties currently receiving tax abatements under the aforementioned Ordinances may continue to do so until they have reached the five-year limit.

HISTORY

Amended by Ord. [2024-O-07](#) on 7/9/2024

Amended by Ord. [2024-O-07A](#) on 7/9/2024

Amended by Ord. [2025-O-15](#) Incentives for Historic Property Preservation and Improvement on 7/8/2025

Item 8.