

PRESERVATION COMMISSION MEETING

Tuesday, June 20, 2023 at 5:30 PM

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



AGENDA

City Hall will be open to the public.

Citizens can view or listen live by tuning in to the following Zoom.com webinar:

Meeting ID: 846 5087 3837 • Passcode 273284 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from May 16, 2023 Historic Preservation Commission Meeting
2. Consider approval of minutes from May 25, 2023 Historic Preservation Commission Special Meeting
3. Consider approval of Certificate of Appropriateness Application as submitted by Jeff Garnett for 110 W Walnut
4. Consider approval of Certificate of Appropriateness Application as submitted by Jennifer Coward (Love and Amen) for 103 W Elm St

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration and possible action on appointment of Chairperson for Preservation Commission
6. Discussion, consideration and possible action on appointment of Vice Chairperson for Preservation Commission
7. Discussion, consideration and possible action on appointment of Secretary for Preservation Commission

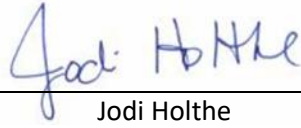
ADJOURNMENT

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 102 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, 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 and time: **Friday, June 16, 2023, at or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.



Jodi Holthe
Building, Planning Code Enforcement Department

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

by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	06/20/2023		
AGENDA SUBJECT:	Consider approval of minutes from May 16, 2023 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	06/14/2023
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.			

Minutes
 Preservation Commission - City of Glen Rose, Texas
 May 16, 2023

1. Call to Order – Chairperson, Ann Carver, called the meeting to order at 5:30 p.m.

- a. Pledge of Allegiance
- b. Roll call and verification of quorum – by Chairperson. Members: Ann Carver, Scott Cole, Karen Braswell, Linda McCaffrey in attendance. Also present: Jodi Holthe. A quorum is present.

2. Consent Agenda (Chairperson):

- A. Approval of minutes from April 18, 2023, Preservation Commission meeting, Certificate of Appropriateness Application as submitted by TGR Holdings/Ricardo Villa for 114 NE Barnard and Certificate of Appropriateness as submitted by Lane Family Trust/D. Jean Lane for 200/202 NE Barnard. There were no revisions. Motion for action on above made by Linda McCaffrey, seconded by Scott Cole. Approved 4/0.

3. Public Hearing (Chairperson):

- A. Public hearing regarding the appointment of Board Volunteers to the Historic Preservation Commission. No public comments on this item. Public hearings closed at 5:33 p.m.

3. Individual Items for Consideration (Chairperson):

- A. Discussion, consideration and possible action regarding the appointment of Board Volunteers to the Historic Preservation Commission: Melinda Patrick, Ann Carver and Scott Cole. Motion to recommend Scott Cole, Melinda Pacheco Patrick and Ann Carver to City Council submitted by Karen Braswell, seconded by Linda McCaffrey. Approved 2/0/2.
- B. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Pamela Streeter (Inn on the River) for 205 SW Barnard St. Electricity to be run from one side of building to the other (most effective is on outside of building in conduit). Conduit to be same color as gutters on building. Will run up and around porch, since it can't go under sidewalk. Motion made by Ann Carver to approve, seconded by Linda McCaffrey. Approved 3/0/1. (Scott Cole recused.)
- C. Discussion, consideration and possible action regarding Certificate of Appropriateness Application as submitted by Staci King (City of Glen Rose) for 201 NE Vernon. Five exterior security cameras to be installed. Motion to accept as shown made by Linda McCaffrey, second by Karen Braswell. Approved 4/0.

Ann Carver, Chairperson: Having no further business before the Board, the meeting was adjourned at 5:44 p.m.

 Chairperson Historic

 Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	06/20/2023		
AGENDA SUBJECT:	Consider approval of minutes from May 25, 2023 Historic Preservation Commission Special Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	06/14/2023
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.			

Minutes
Preservation Commission - City of Glen Rose, Texas
May 25, 2023

1. **Call to Order** – Chairperson, Ann Carver, called the meeting to order at 3:00 p.m.
 - a. Pledge of Allegiance
 - b. Roll call and verification of quorum – by Chairperson. Members: Ann Carver, Scott Cole, Karen Braswell, Linda McCaffrey, Melinda Patrick in attendance. Also present: Jodi Holthe. A quorum is present.

2. **Individual Items for Consideration (Chairperson):**

- A. Discussion, consideration and possible action regarding the Ed Young/Outlaw Gas Station Historic Landmark Application submitted by Horizon Capital Solutions, LLC (Bryan Barnes) located at Van Zandt Rd/CR 312. Board went through the review process, documents and pictures. Motion to make the station a Glen Rose historical landmark, effective immediately (3:34 p.m., 5/25/2023), made by Ann Carver, second by Linda McCaffrey. Approved 5/0.

Ann Carver, Chairperson: Having no further business before the Board, the meeting was adjourned at 3:34 p.m. (Motion to adjourn by Karen Braswell, second by Melinda Patrick. 5/0 vote.)

Chairperson Historic

Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	06/20/2023		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Jeff Garnett for 110 W Walnut		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	05/22/2023
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 5/22/23

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 Jeff Garnett	Name Jeff Garnett
Address Glen Rose, TX 76043	Address
Phone (254)396-0487	Phone (254)396-0487
Email jeff@jeffgarnettarchitect.com	Email jeff@jeffgarnettarchitect.com
Property Address 110 W. Walnut Street Glen Rose, TX 76043	Legal Description Block 7, Lot 12 Subdivision G0500
Present Use Architect Office (New Construction)	Built Circa 2023
Proposed Use Architect Office	Current Zoning B-3

Architect or Contractor Name Jeff Garnett (Jeff Garnett Architect)

Address 110 W. Walnut St, Glen Rose, TX 76043 Phone (254)396-0487

Proposed Work/Design Description Building Signage + Exterior Wall Mounted Light

<input type="checkbox"/> Scale Drawings with Dimensions Attached	<input checked="" type="checkbox"/> Photos Attached	<input type="checkbox"/> Current	<input type="checkbox"/> Historic
<input type="checkbox"/> Material Sample(s) Attached	<input checked="" type="checkbox"/> 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.

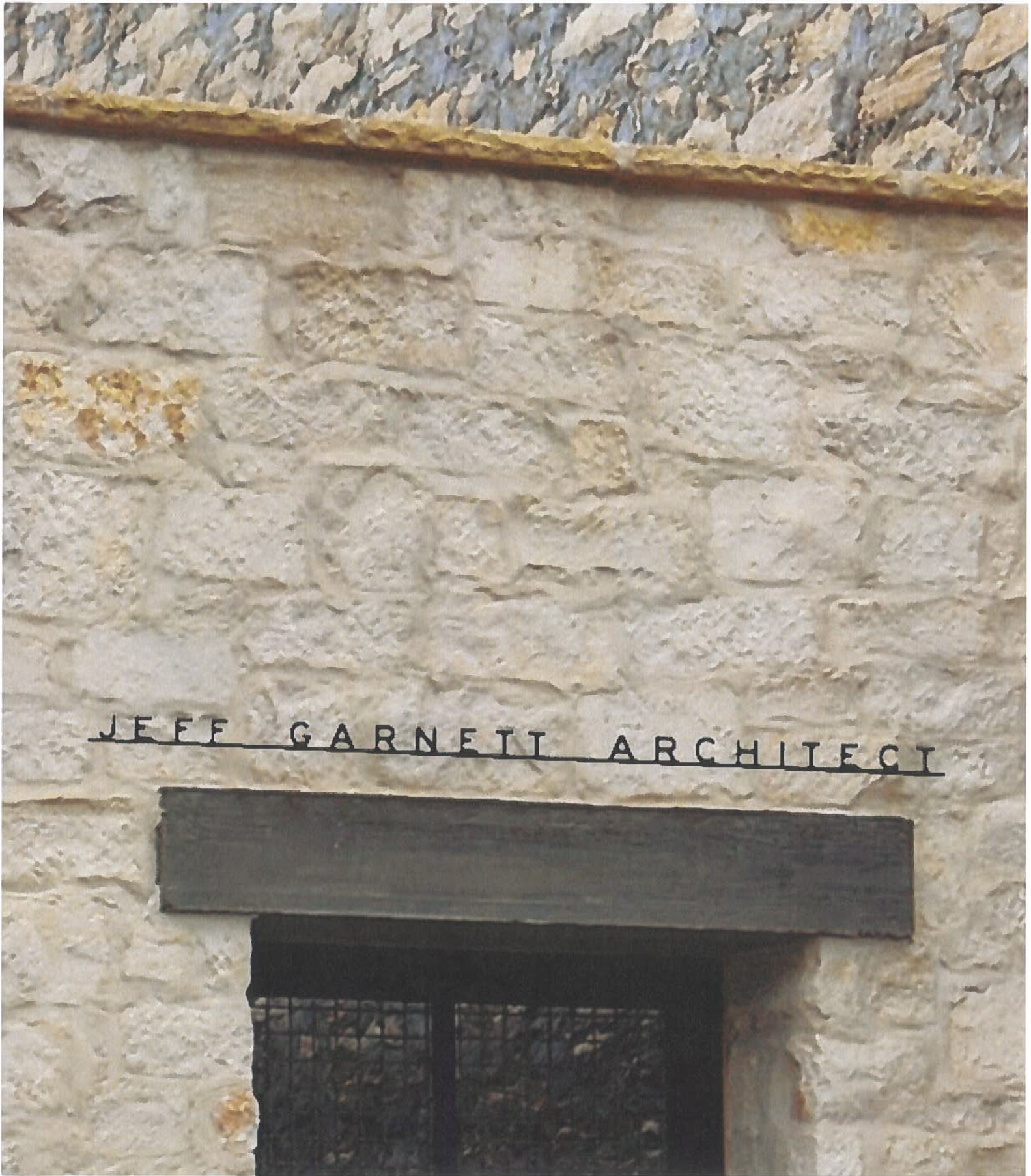
Owner's Signature *Jeff H.* Applicant's Signature *Jeff H.*

☐ 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.









Certificate of Appropriateness - Jeff Garnett

Jeff Garnett <jeff@jeffgarnettarchitect.com>

Fri 5/19/2023 6:25 PM

To: Jodi Holthe <jodi.holthe@glenrosetexas.org>

 1 attachments (5 MB)

Certificate of Appropriateness - Jeff Garnett - Signage & Light.pdf;

Hi Jodi,

Please see attached for the completed form – I've attached images of the following items:

- Exterior Building Signage
 - 2 options are attached – After speaking with Ann yesterday, I am seeking to have both sign options approved by the board. This will provide the option for me to install one or the other depending on which one looks best after fabrication. Ann and Linda had no issue with either sign and recommended I send in both for approval.
- Exterior Building Light:
 - This is the Restoration Hardware light (made of weathered zinc blackened steel) with the vintage Edison bulbs behind the glass. This light is currently installed for review as you can see in the attached photos. Ann and Linda did not have an issue with the light.

I had a nice conversation with both Ann and Linda and I'm greatly appreciative they took time out of their busy day to make the visit to my studio.

Thanks so much for your assistance in this process and let me know if I need to submit any additional photos or info.

Have a great weekend!

Jeff Garnett, AIA, NCARB

JEFF GARNETT ARCHITECT, LLC

[254.396.0487](tel:254.396.0487)

www.jeffgarnettarchitect.com



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	06/20/2023		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Jennifer Coward (Love and Amen) for 103 W Elm St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	06/14/2023
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.			

Fax: 254-897-7989

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.

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 COUNCIL AGENDA ACTION FORM

AGENDA DATE:	06/20/2023		
AGENDA SUBJECT:	Discussion, consideration and possible action on appointment of Chairperson for Preservation Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	05/22/2023
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:	06/20/2023		
AGENDA SUBJECT:	Discussion, consideration and possible action on appointment of Vice Chairperson for Preservation Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	05/22/2023
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:	06/20/2023		
AGENDA SUBJECT:	Discussion, consideration and possible action on appointment of Secretary for Preservation Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	05/22/2023
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
<p>RECOMMENDED ACTION:</p> <p>Move to approve or deny as presented.</p>			