

# PRESERVATION COMMISSION MEETING

Tuesday, May 16, 2023 at 5:30 PM

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



## AGENDA

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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: 862 1183 4535 • Passcode 598226 • or dial 1-346-248-7799

### CALL TO ORDER

Pledge of Allegiance, Roll Call

### CONSENT AGENDA

1. Consider approval of minutes from April 18, 2023 Historic Preservation Commission Meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by TGR Holdings/Ricardo Villa for 114 NE Barnard
3. Consider approval of Certificate of Appropriateness Application as submitted by Lane Family Trust/D Jean Lane for 200/202 NE Barnard

### PUBLIC HEARING

4. Public Hearing regarding the appointment of Board Volunteers to the Historic Preservation Commission

### INDIVIDUAL ITEMS FOR CONSIDERATION

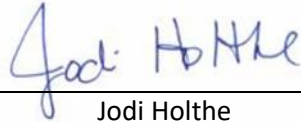
5. Discussion, consideration, and possible action regarding the appointment of Board Volunteers to the Historic Preservation Commission
6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Pamela Streeter (Inn on the River) for 205 SW Barnard St
7. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Staci King (City of Glen Rose) for 201 NE Vernon

### 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](http://www.glenrosetexas.org) and said notice was posted on the following date and time: **Friday, May 12, 2023, by 2:00 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

<b>AGENDA DATE:</b>	05/16/2023		
<b>AGENDA SUBJECT:</b>	Consider approval of minutes from April 18, 2023 Historic Preservation Commission Meeting		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	05/10/2023
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>		<b>Required Expenditure:</b>	\$00.00
		<b>Amount Budgeted:</b>	\$00.00
		<b>Appropriation Required:</b>	\$00.00
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>			
Move to approve or deny as presented.			

Minutes  
Preservation Board - City of Glen Rose, Texas  
April 18, 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, Sue McDonald and newly-appointed member (replacing Bryan Barnes for remainder of term), Linda McCaffrey, in attendance. Also present: Jodi Holthe and interim City Administrator, Wayne McKethan. A quorum is present.

2. **Consent Agenda:**

A. Approval of minutes from March 21, 2023, Preservation Board meeting and Certificate of Appropriateness Application as submitted by Nicole Karels for 110 NE Barnard. Motion to approve by Karen Braswell, second by Scott Cole. Approved 5/0.

3. **Individual Items for Consideration:**

A. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jennifer Birkle for 503 Cottonwood St. Signage updates on side of Cottonwood Place office building and on windows - same style, same colors. Motion by Scott Cole to approve, second by Sue McDonald. Approved 5-0.

B. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Ann Carver for 307 SW Barnard (Barnard's Mill and Art Museum). Mural to be painted on non-historic garage, approved by Somervell County historic commission. Ann Carver and Linda McCaffrey recused. Sue McDonald expressed concern about this being self-advertising. Because it's a mural, not a sign, as defined by City regulations, it is not. Motion by Scott Cole to approve, second by Karen Braswell. Sue voted against. Approved 2/1.

C. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Pamela Streeter for 205 SW Barnard St. (Inn on the River). Replacement sign, which complies with zoning for freestanding sign and matches architecture of building. (Previous sign was damaged by storm.) 5'2" L x 1'8" D. Street number on side, 11' from TXDOT easement, 14' from building. Asking City Council for variance to allow sign to be 10' instead of 6' high to clear visual blockage by tree and wall at Glen Hotel. Scott Cole recused. Motion to approve by Linda McCaffrey, second by Karen Braswell. Approved 4/0.

D. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Somervell County Historical Society for 101 NE Vernon St. Routine maintenance to building- repaint existing colors and colors from approved list. Motion to approve by Scott Cole, second by Ann Carver. Approved 5/0.

E. Discussion regarding the historic Inventory Inspection letters that were mailed out to property owners and acknowledgement of responses being received, consideration and review of Historical Resource Inventory Inspection Reports as presented by Preservation Board members. Ann Carver reviewed letters sent out. No further questions or discussion.

Ann Carver, Chairperson: Having no further business before the Board, the meeting was adjourned at 6:07p.m.

\_\_\_\_\_  
Chairperson Historic

\_\_\_\_\_  
Preservation Officer



## CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	5/16/2023		
<b>AGENDA SUBJECT:</b>	Consider approval of Certificate of Appropriateness Application as submitted by TGR Holdings/ Ricardo Villa for 114 NE Barnard		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	4/26/2023
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>			
Move to approve or deny as presented.			

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>TGR Holdings</u>	Name <u>TGR Holdings</u> <u>Ricardo Vill</u>
Address	Address <u>114 E Barnard St.</u>
Phone	Phone
Email	

Property Address <u>114 E Barnard St</u>	Legal Description
Present Use <u>Vacant</u>	Built Circa
Proposed Use <u>Retail Space</u>	Current Zoning

Architect or Contractor Name \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Proposed Work/Design Description Stronglights to Refect architecture of Building

<input type="checkbox"/> Scale Drawings with Dimensions Attached	<input type="checkbox"/> Photos Attached	<input checked="" type="checkbox"/> Current	<input type="checkbox"/> Historic
<input type="checkbox"/> Material Sample(s) Attached	<input 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 [Signature] Applicant's Signature [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 COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	05/16/2023		
<b>AGENDA SUBJECT:</b>	Consider approval of Certificate of Appropriateness Application as submitted by Lane Family Trust/D Jean Lane for 200/202 NE Barnard		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	04/19/2023
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>          			
<b>RECOMMENDED ACTION:</b>  Move to approve or deny as presented.			

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax 254-897-7387

# CERTIFICATE OF APPROPRIATENESS APPLICATION

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## Property Owner

Name	Lane Family Trust
Address	
Phone	None
Email	

## Applicant/Tenant/Owner's Representative

Name	Al Jean Lane
Address	3131 Maple Ave. #6F Dallas, Texas
Phone	
Email	

Property Address	200-202 N.E. Barnard St Allen Rose
Present Use	Retail
Proposed Use	
Legal Description	
Built Circa	1894
Current Zoning	commercial

Architect or Contractor Name Repair windows & paint outside

Address \_\_\_\_\_ Phone \_\_\_\_\_

Proposed Work/Design Description Paint windows, doors + trim outside

Grey and Recept. Bronze Green 2846 (Same colors as on the building.)

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

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Owner's Signature \_\_\_\_\_ Applicant's Signature Norathy Jean Lane

☐ Denied ☐ Approved Conditions \_\_\_\_\_

X \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_  
Preservation Board Chair Preservation Board Officer City Building Official

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# CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	5/16/2023		
AGENDA SUBJECT:	Public Hearing regarding the appointment of Board Volunteers to the Historic Preservation Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	5/11/2023
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



## CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	5/16/2023		
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding the appointment of Board Volunteers to the Historic Preservation Commission		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	5/11/2023
<b>EXHIBITS:</b>	Board Volunteer Applications		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>			
Move to approve or deny as presented.			



## CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	5/16/2023		
<b>AGENDA SUBJECT:</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		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	5/9/2023
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>			
Move to approve or deny as presented.			

Staff Use Only  
Date Received: 5/9/23

CITY OF GLEN ROSE

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254-897-9373

Fax: 254-897-7989

## CERTIFICATE OF APPROPRIATENESS APPLICATION

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## Property Owner

## Applicant/Tenant/Owner's Representative

<b>Name</b> <u>PS Properties, LLC</u> <b>Address</b> <u>2055W Barnard St.</u> <b>Phone</b> <u>254-897-2929</u> <b>Email</b> <u>pamela@innontheniver.com</u>	<b>Name</b> <u>Pamela Streeter</u> <b>Address</b> <u>Same</u> <b>Phone</b> <u>Same</u> <b>Email</b> <u>Same</u>
<b>Property Address</b>  <b>Present Use</b> <u>Hotel</u> <b>Proposed Use</b> <u>Hotel</u>	<b>Legal Description</b>  <b>Built Circa</b> <u>1919</u> <b>Current Zoning</b> <u>B2</u>

**Architect or Contractor Name** Streeter Electric  
**Address** \_\_\_\_\_  
**Proposed Work/Design Description** See attached.

<input type="checkbox"/> Scale Drawings with Dimensions Attached <input type="checkbox"/> Material Sample(s) Attached	<input type="checkbox"/> Photos Attached <input type="checkbox"/> Rendering of Signage Attached
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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.

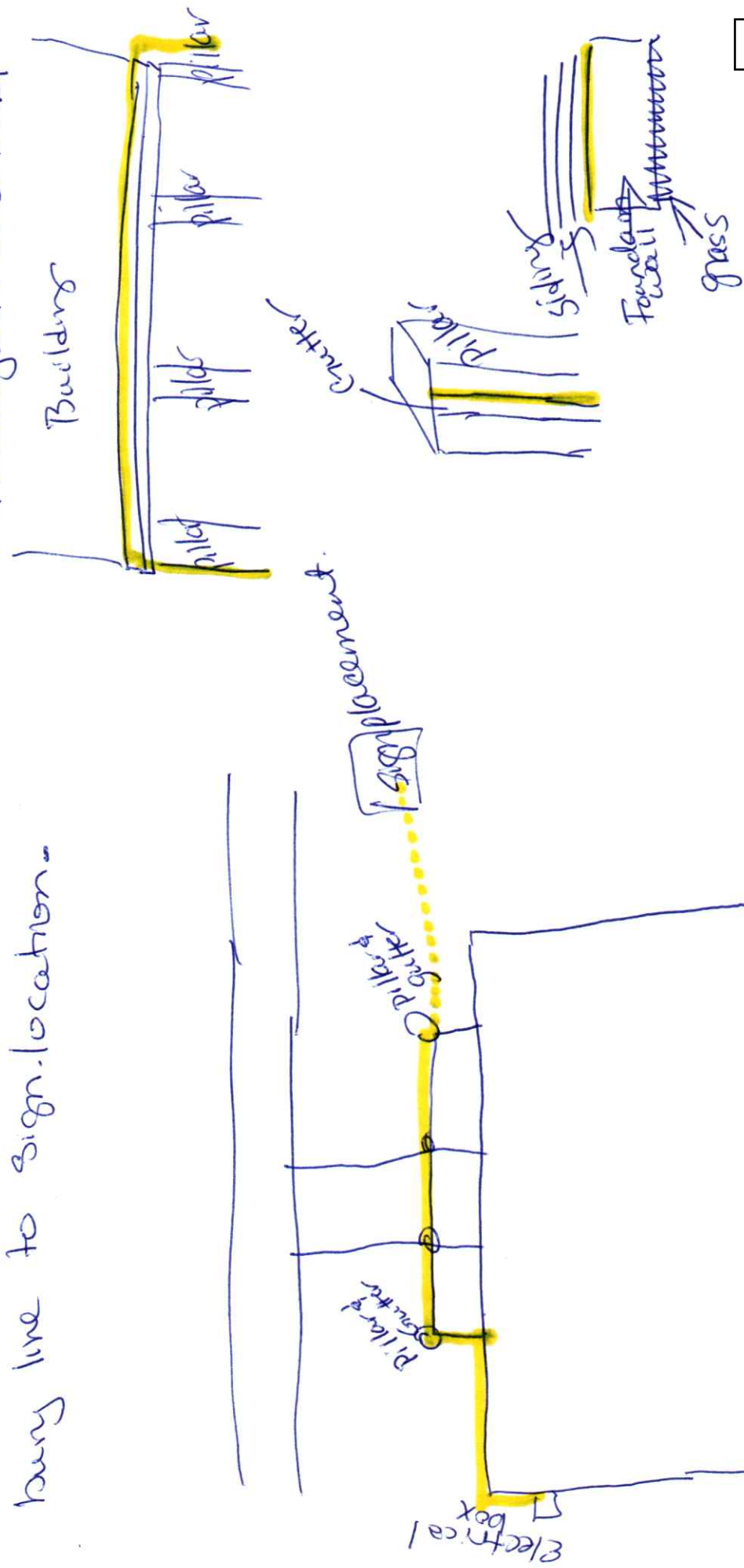
**Owner's Signature** [Signature] **Applicant's Signature** [Signature]

☐ Denied ☐ Approved **Conditions** \_\_\_\_\_

X \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_  
 Preservation Board Chair Preservation Board Officer City Building Official

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Run electrical from breakbox where a timer will be placed down side wall of main building to base of siding. Run conduit along the base of the siding around the building to the front porch. Run conduit at grass level beside concrete porch to pillar. Run conduit beside gutter to porch overhang. Run conduit along porch line to far pillar on other side of porch. Run down pillar, beside gutter and then hung line to sign location.



Yellow is conduit



## CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	5/16/2023		
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Staci King (City of Glen Rose) for 201 NE Vernon		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	5/11/2023
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>			
Move to approve or deny as presented.			