

PRESERVATION COMMISSION MEETING

Tuesday, September 17, 2024 at 5:30 PM

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



AGENDA

Live stream of this meeting is available on the City's Facebook and YouTube pages.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from August 20, 2024 Historic Preservation Commission Meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by Jane's Dough Co for 101 E Elm St

INDIVIDUAL ITEMS FOR CONSIDERATION

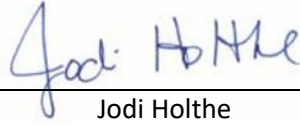
3. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Scott Burgess for 103 SW Barnard St
4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill for City Way Finding Signs
5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Heather Young on behalf of Tracy Williamson for 112 SW Barnard St
6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Rob Snelus on behalf of Jane's Dough Co for 101 E Elm St
7. Discussion, consideration and possible action regarding a Certificate of Appropriateness Extension Application
8. Discussion regarding Historical Paint Colors – Sherwin Williams Historic Colors – by Era
9. Discussion regarding Sub-Committees/Task Forces
10. Discussion regarding CLG Meeting Date and Time
11. Discussion regarding Routing Maintenance on Historical Properties

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, September 13, 2024, on 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:	9/17/24		
AGENDA SUBJECT:	Consider approval of minutes from August 20, 2024 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	9/12/24
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 Meeting
August 20, 2024

Heather Bienko (Historic Preservation Officer) advised that with the absence of Chairperson Melinda Patrick, and per advice from the state, it was determined that Karen Braswell, the most recent former Vice Chairperson should run the meeting until a new Vice Chairperson was elected.

Call to Order – Former Vice Chairperson, Karen Braswell, called the meeting to order at 5:30 p.m.

Pledge of Allegiance

Roll call and verification of quorum – Members: Gabriel Campos, JC Stone, Ember McCune, Ann Carver, Scott Cole and Karen Braswell, in attendance. Also present: Historic Preservation Officer, Heather Bienko and Jodi Holthe.

A quorum is present.

Consent Agenda:

Approval of minutes from June 18, 2024 Historic Preservation Commission Meeting and the July 22, 2024 Historic Preservation Commission Special Meeting.

A correction of noted typos from the June 18, 2024 and July 22, 2024 meeting is needed.

Motion was made by Ann Carver to approve pending corrections; second made by Ember McCune.

Motion Passed 6/0

Individual Items for Consideration

1. Appointment of Vice Chairperson for Preservation Commission

Motion was made by Scott Cole to nominate Ann Carver to fill the vacant Vice Chairperson position; second made by Ember McCune. Motion Passed 6/0.

2. Appointment of Secretary for Preservation Commission

Following a discussion; Motion was made by Ann Carver to nominate Gabriel Campos to fill the Secretary position; second made by Ember McCune. Motion passed 5/1 with Gabriel Campos voting against.

3. Certificate of Appropriateness Application as submitted by Shayla Bean for 114 Walnut St.

Clarification was made that the address is 112 W Walnut St, not 114. The building, built between 1920-1940, is contributing to the historic downtown square. Proposal for Signage at 112 W Walnut St (La Vita). Request to remove non-original decorative "eyebrow" trim at the top of the building. Proposed new sign: White background, logo, under the city sign program. Discussion on using existing lag bolts to avoid new holes; new hangers must go into the mortar, not brick. Additional discussion on design adjustments to ensure historical consistency and aesthetic alignment with the building.

Motion was made by Ann Carver to approve; second made by JC Stone. The motion passed 6/0

Motion Details: Approve the proposed signage for 112 W Walnut St with the following conditions: The size of the sign will be 3' x 5' or 3' x 6' with a white background. Sign border will be either silver or black, depending on what looks better. The disco ball element in the logo can be included if it fits aesthetically; otherwise, use silver or black lettering. Existing bolts to be used for mounting; if new bolts are necessary, they must be placed in the mortar. No new holes are to be made in the brickwork.

4. Certificate of Appropriateness Application as submitted by Donia Gill for 215 NE Barnard St
The property at 215 Northeast Barnard, known as the old Glen Rose Auto Parts building, was discussed for updates. Built in the 1940s, the building is within the historic district however it is not listed in the resource survey, which was noted as unusual. However, it is considered a recommended contributing building and could qualify as a historic property either locally or nationally. There was a discussion about the challenges of finding historical photos of the building to inform restoration efforts. The applicant proposed repainting the side wall with a historic color called "Warm Putty" with "Noir" trim, chosen for being less stark and more complementary to the building's existing palette. The existing mural on the side, which currently says "Greetings from Glen Rose," will be refreshed with the same general design but will replace the "E" with an image of a tiger to align with the applicant's branding theme. Additionally, the "Glen Rose Auto Parts" text will be replaced with the "Barnard Street Mercantile" logo. There was further discussion on whether the proposed changes would align well with the building's character and how the mural would complement the historic streetscape, raising concerns about maintaining the building's historic integrity while allowing for modern updates.

Motion was made by Karen Braswell to approve; second made by Ember. Motion passed 6/0

5. Certificate of Appropriateness Application as submitted by Heather Bienko for 102 C Walnut St.
A proposal for 102C Walnut St, requesting permission to tear down a shed located at the back of the building. The shed is in poor condition and falling apart, posing both a visual and structural concern. The building is non-contributing and is not part of the National Registry. The city sent a letter to the property owners citing Article 4.06, which requires the removal of non-permanent structures such as sheds and signage that do not comply with current ordinances. The property owner, who had wanted to remove the shed, saw this as an opportunity to proceed with demolition. The Commission discussed the matter briefly and concluded that the shed needs to be removed. Motion was made by Ann Carver to approve; second made by JC Stone. Motion passed 6/0

6. Certificate of Appropriateness Application as submitted by Lawrence Outlaw Jr on behalf of Lowell Underwood for 206 NE Vine St.

A discussion about the issue of an after-the-fact roof replacement at 206 NE Vine St, a city landmark listed in the Historic Resource Survey. The roof had been in poor condition, and the owners replaced it without obtaining a new COA. The background of the case was clarified: the owners had previously requested and received approval in 2022 for a roof replacement, but that approval expired after 180 days. They assumed that once approval was given, it remained valid indefinitely, which led to the replacement happening without renewed authorization. While the action was not in compliance with the procedural requirements, the roof had been replaced in accordance with the prior approval.

Motion was made by Ann Carver to approve; second made by JC Stone. Motion passed 6/0

7. Certificate of Appropriateness Application as submitted by Charles Mullin for 101 E Walnut St.
The Commission reviewed a Certificate of Appropriateness (COA) application for 101 E Walnut St, also known as the Campbell Building, which was built in 1894 and is a contributing property on the National Registry. The building is also a Texas State Landmark. The owners sought approval to install vinyl stickers on the windows to replace the temporary paper coverings currently taped to the windows. These vinyl stickers would be placed on the inside of the windows and are intended to improve the building's appearance without causing damage. The Commission discussed whether they have jurisdiction over signs placed on the interior of windows but concluded that since the

stickers would be attached to the windows, which are part of the building's facade, it falls within their authority.

Motion was made by JC Stone to approve; second made by Ann Carver. Motion passed 6/0

8. Certificate of Appropriateness Application as submitted by Donia Gill for 115 Elm St.

A proposal for new signage for 115 Elm St was reviewed. The building is an infill building constructed in 2003. It is a non-contributing building and it does not add to the historic character of the area or the National Registry; the owner wishes to participate in the city sign program. Initially, a 3x5 or 3x6 sign with a cream background and brown outline was proposed; however, concerns were raised about the visibility of the pale pink logo of Philomena's on a cream background, given the building's current cream color and brown roof. After considering alternatives, it was decided that a plain white sign with pink lettering and no border would be more visible and historically consistent, reflecting the simple, painted signs historically seen on the square. The applicant also noted plans for repainting the building in the future; although approval had been previously granted, it was never implemented, and any new repainting would require a separate review. The applicant requested a larger sign, up to 4' x 12', to better fit the building's two-door façade. Gabriel Campos suggested that sign up to 4' x 12' would suit the building's scale, allowing for a more prominent display. The proposed placement for the sign is above the awning, centered between the two doors. It was agreed that the sign could be up to 4' x 12', allowing flexibility without needing additional approvals. The pink lettering will be in a medium shade to ensure it is visible without clashing with the building's aesthetic.

Motion was made by Scott Cole to approve; second was made by Ember McCune. Motion passed 6/0.

9. Certificate of Appropriateness Application as submitted by Donia Gill for 215 NE Barnard St

The applicant clarified that they intend to paint the front in the same "Warm Putty" color and add a painted logo between the two front windows. The current "Glen Rose Auto Parts" sign, which is attached to the roof awning, will be removed. The new sign was proposed to be up to 4x12 feet, with a cream background and a brown outline to match the building's brown roof. There was a discussion over the size and design of the new sign, including whether it would be more effective to attach it to the existing structure or to replace the structure entirely. If the existing sign structure is sound, the new sign could be mounted over it. The Commission discussed options for resizing and designing the logo to fit within the 4' x 12' space while maintaining visibility and coherence with the building's historical and aesthetic context. It was agreed that the new sign should be proportionate to the building's facade to avoid visual clutter.

Motion was made by Ann Carver to approve; Second made by Ember McCune. Motion passed 6/0.

10. Certificate of Appropriateness Application as submitted by Traci Joyner for 100 W Walnut St

Proposal for exterior painting and new signage for 100 W Walnut Street was reviewed. The building is a contributing building built in 1890 and listed on both the National Register of Historic Places and as a city landmark. The applicant presented plans to paint the exterior of the building, including the trim around the windows and doors, in "Everglades Green," a shade similar to the colors seen on historical buildings like Oma Leens in Hico. The window trim and the stucco section above the building will be painted in "Silver Dust," while the front door will be painted in "Umbria," a mustardy color. The applicant explained the challenges of removing the existing sign due to a power line obstruction and asked for approval to paint over a section of the building's facade. The applicant also proposed replacing the existing sign on the awning with a new black sign featuring beige lettering, in line with a historic, general-store aesthetic. This sign would be centered in the stucco

section above the awning. The Commission considered the aesthetic impact of the proposed changes, particularly the use of green paint on certain parts of the building. After some discussion and clarification of the proposal's details, the Commission agreed that the new sign could be up to 4' x 12', with bolts or existing hardware to be used for mounting if available. Additional signage indicating the nature of the business ("home, garden, gifts, gourmet") will be placed below the awning, contingent upon City approval.

Motion was made by Ann Carver to approve; Second made by Karen Braswell. Motion passed 6/0.

11. Certificate of Appropriateness Application as submitted by Heather Bienko for 100 NE Barnard St
Pulled from agenda.

12. Certificate of Appropriateness Extension Application.

The Commission discussed the need for a formal extension policy for COAs due to delays that property owners face in completing approved work within the initial 180-day period. Several members highlighted issues such as supply chain delays and contractor availability. The proposed policy would allow a one-time extension of up to 90 days to complete approved work.

The extension request must include the reason for the extension and needs to include details of what work has been completed and what remains unfinished. The Historic Preservation Officer will have the authority to approve these extensions based on the information provided. Any approved extensions would be presented to the Commission as a consent item at the next meeting.

Motion was made by Scott Cole to approve; second was made by Ember McCune. Motion passed 6/0.

13. Letter to Historical Property Owners and Operators

A proposal was introduced to send an informational letter to owners and operators of historic properties to ensure they are aware of the historic status and associated responsibilities of their properties. The discussion acknowledged that some property owners may not be fully aware that they are in a historic property, especially if they have recently purchased the building or moved in. It was noted that disclosure of a property's historic status should be made at the time of purchase, but this information is not always updated or added to deeds as required by city ordinance since 1990. The proposed letter would be sent to both new owners and existing operators of historic properties. It would outline the significance of owning a historic building and inform them of their responsibilities under local preservation guidelines. A previous comprehensive letter from 2008 was identified, and it was suggested that this letter be reviewed, updated, and adapted for current use.

Action Plan:

- Review the 2008 letter found in the file cabinet for relevant content
- Update the letter to include current information and requirements
- Prepare a draft of the updated letter for review at the next meeting
- Once approved, the letter will be sent out to all relevant property owners and operators, with certified delivery to ensure receipt.

The Commission agreed on the importance of ensuring that all relevant parties are adequately informed about their responsibilities concerning historic properties. The updated letter will be reviewed and finalized at the next meeting before being distributed.

14. Sub-Committees/Task Forces - Pulled from agenda.

15. CLG Meeting Date and Time

A proposal was discussed to arrange an educational session with Texas CLG representatives for Glen Rose, specifically targeting the Historic Preservation Commission members, city council members, and relevant city staff. It was suggested that representatives Catherine and Kelly from Texas CLG could come to Glen Rose for a session that would last a couple of hours, rather than an all-day event.

The commission discussed potential dates and times, with a consensus to schedule the session for an evening between Monday and Wednesday, ideally from 5 p.m. to 7 p.m. to accommodate most members' schedules. It was emphasized that while the event could be held at City Hall, it is flexible to be hosted elsewhere as it would be a workshop and not a public meeting.

The importance of moving forward with scheduling this event, which has been in discussion for about six months, was noted. It was agreed that city council members, city staff, and any interested parties would be invited to attend, but the primary focus is to coordinate it specifically for the commission members.

No further items on the agenda, the meeting was **adjourned** at 7:40 p.m.

Chairperson

Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	09/17/2024		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Jane's Dough Co for 101 E Elm St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	09/11/2024
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 _____

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	Jane's Dough Co	Name	
Address	401 Cleveland, Granbury	Address	Same
Phone	817-776-2105	Phone	
Email	Kristin@trawick.com	Email	
Property Address		Legal Description	
101 E Elm St. Glen Rose			
Present Use		Built Circa	
Vacant			
Proposed Use		Current Zoning	
Bakery/Cafe			

Architect or Contractor Name Rob Sneels
 Address 1218 C.R. 337 Glen Rose TX Phone 682-209-6931
 Proposed Work/Design Description Tear Down Shack attached to side of building

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

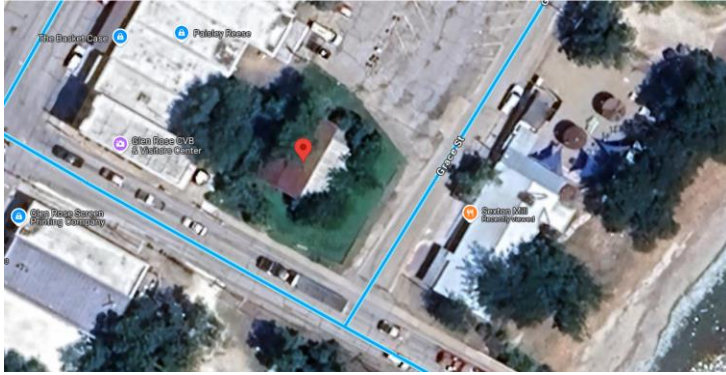
I hereby certify that this information is correct to the best of my knowledge, and that the said work will be done in conformance with all submissions herein set forth and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes. I understand that falsifying information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

Owner's Signature Kristine Trawick Applicant's Signature Kristine Trawick

☐ 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.

Corner of Elm and Grace**Building:**

- Built in 1960 per Glen Rose Resource Survey
- Within the Glen Rose Historic District
- Moderate Preservation Priority -Glen Rose Resource Survey
- Not designated as Registered Texas Historical Landmark
- Not in the Glen Rose National Historic District



Picture from Glen Rose Resource Survey 2010

Building/Family History:

- Originally built as Oneal Blacksmith/Welding
- O'Neal Family – Founding family of Rainbow (mid 1800s)
- O'Neal family built their first blacksmith shop in the middle of Rainbow

Building Information/Style:

- No style per Glen Rose Resource Survey
- Corrugated metal building with gable roof
- 1,680 square feet with no insulation or plumbing
- No plumbing

Request

Item 2.

Tear down shed on side of building.

Permit granted by City siting hazard.



Staff Use Only
Date Received: 8/14/24

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>Kimbro Ranch Holdings</u>	Name <u>Scott Burgess</u>		
Address <u>PO Box 675 Mansfield TX 76063</u>	Address <u>1085 CR 414 Glen Rose TX 76043</u>		
Phone <u>817-692-2786</u>	Phone <u>817-980-6161</u>		
Email <u>deedeejones@c21quadrj.com</u>	Email <u>sburgess custom Homes@gmail.com</u>		
Property Address <u>103 Bernard</u>	Legal Description		
Present Use <u>Merantile</u>	Built Circa <u>1900</u>		
Proposed Use <u>Same</u>	Current Zoning <u>Commercial</u>		

Architect or Contractor Name Scott Burgess Burgess custom Homes
 Address 1085 CR 414 Glen Rose TX 76043 Phone 817-980-6161
 Proposed Work/Design Description REPLACE DOORS - Front & Rear with exner same doors. Painted Noir like they are currently.

☐ 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 Deedee Jones
Property Manager

Applicant's Signature Scott Burgess

☐ Denied ☐ Approved Conditions _____

X _____
 Preservation Board Chair

X _____
 Preservation Board Officer

X _____
 City Building Official

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103 SW Barnard St.**Building:**

- Built in 1880
- Historic Name – J. R. Milam building
- In the Glen Rose National Historic District - #34
 - Labeled contributing
- In the Glen Rose Overlay District
- Labeled as contributing on Glen Rose resource survey, preservation priority medium

**Building Information/Style:**

- Single story one-part commercial block with stone masonry walls, flat roof and original stone façade
- 2,765 square feet



Current Picture 09.2024



Resource Survey: April 2010

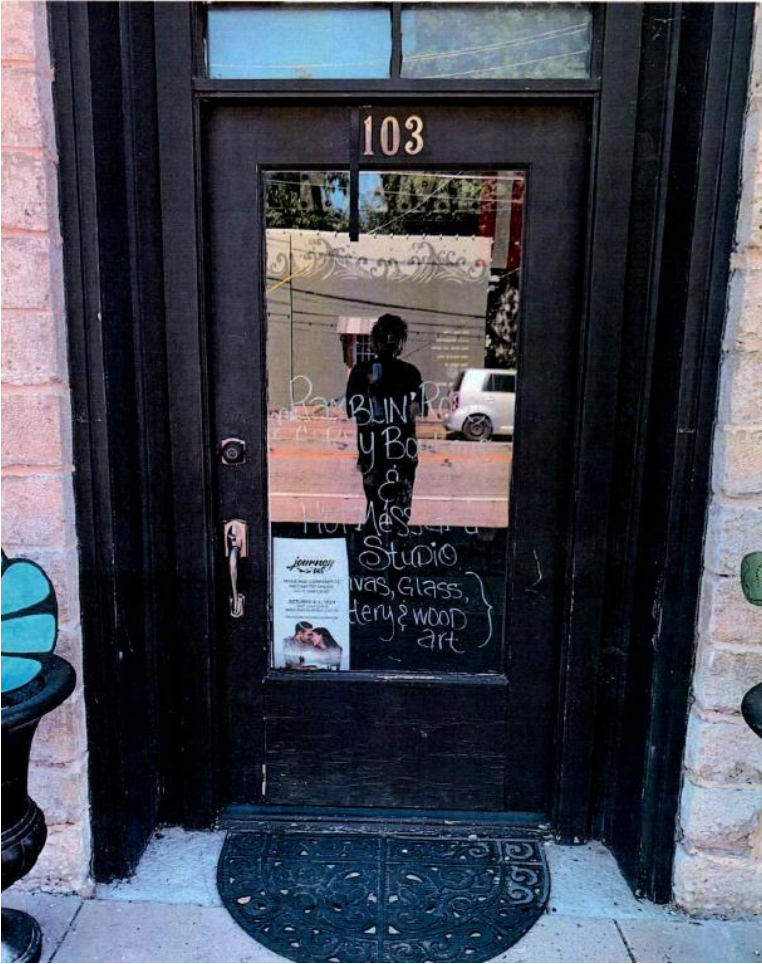


Resource Survey: April 2010

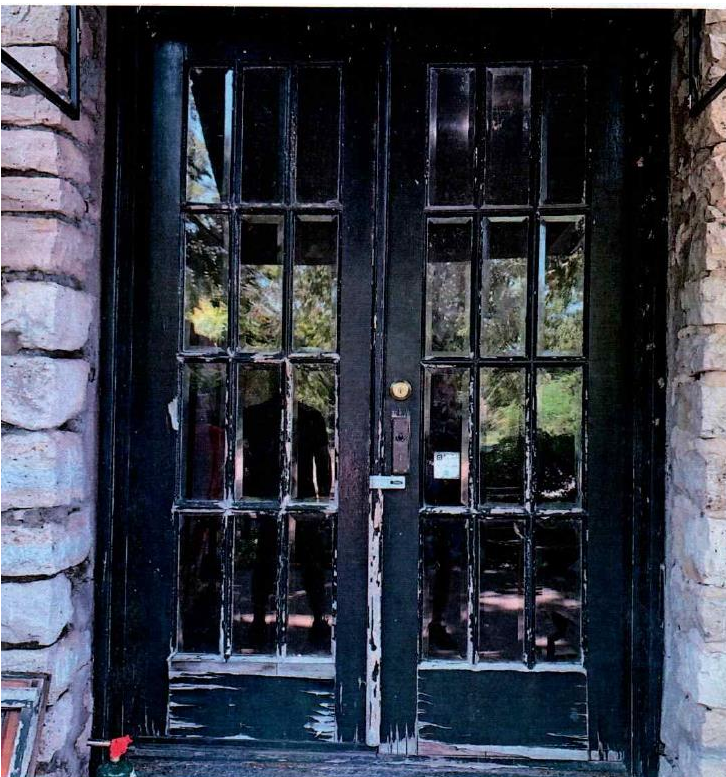
Request

Item 3.

Replace the front and back doors with the same doors to be painted Noir.



Current Picture 09.2024



Current Picture 09.2024



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	09/17/2024		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Scott Burgess for 103 SW Barnard St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	08/14/2024
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:	09/17/2024		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill for City Way Finding Signs		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	08/26/2024
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.			

Date Received: _____

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 same	Name City of Glen Rose
Address	Address 201 NE Vernon St Glen Rose TX 76043
Phone	Phone 254.897.2272
Email	Email city.administrator@glenrosetexas.org
Property Address 2 on Elm St. 1- Barnard St. 1- Walnut.	Legal Description
Present Use	Built Circa
Proposed Use Wayfinding signs	Current Zoning B3

Architect or Contractor Name JRC CREATIONSAddress Glen Rose Phone 254-269-0327Proposed Work/Design Description WAY FINDING SIGNS

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

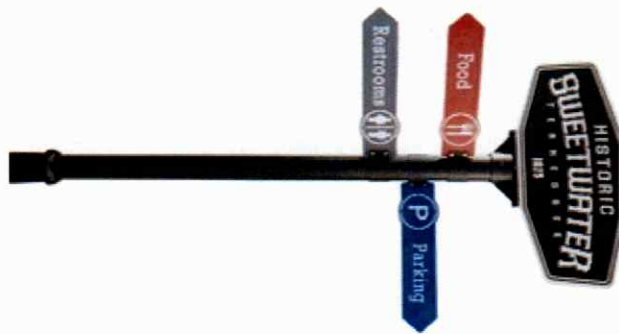
I hereby certify that this information is correct to the best of my knowledge, and that the said work will be done in conformance with all submissions herein set forth and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes. I understand that falsifying information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

Owner's Signature _____ 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 COUNCIL AGENDA ACTION FORM

AGENDA DATE:	09/17/2024		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Heather Young on behalf of Tracy Williamson for 112 SW Barnard St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	09/3/2024
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: _____

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	Tracy Williamson	Name	Heather Jones Young
Address		Address	112 sw bernard street
Phone		Phone	817-487-3859
Email		Email	
Property Address		Legal Description	
112 S.W. Bernard St.			
Present Use		Built Circa	
Vogue - Beauty		1955	
Proposed Use		Current Zoning	
Charitable dog library donation box		Commercial	

Architect or Contractor Name Whichever good samaritan offers to build thisAddress 112 sw bernard streetPhone (817) 487-3859Proposed Work/Design Description Charitable dog library donation box- would not be completed in...but would be moveable

☐ 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 [Signature]
☐ Denied ☐ Approved Conditions _____

X _____

Preservation Board Chair

X _____

Preservation Board Officer

X _____

City Building Official

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Building:

- Location: Corner of SW Barnard and Cedar St.
- Built in 1955
- Historic Name – Vogue Beauty Shop
- Glen Rose National Historic District - #39 below
 - Contributing
- Glen Rose Historic Overlay

Noncontributing properties are shaded gray.

**Building Information/Style:**

- Single story, style is International
- 2,765 square feet



Current Picture 09.2024

Could not find additional pictures. Not in the 2010 Resource Survey

Put moveable structure in front of the building that would house donated dog items such as toys, leashes, etc that could be used by the community.





CITY COUNCIL AGENDA ACTION FORM

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AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Rob Snelus on behalf of Jane's Dough Co for 101 E Elm St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	09/3/2024
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: _____

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	Jane's Dough Co	Name	Rob Snelus
Address	Granbury 401 Cleveland Rd, TX	Address	1218 CR 337 Glen Rose, TX. 76043
Phone	817-776-2105	Phone	682-209-6931
Email	Kristinetrawick@yahoo.com	Email	rsnelus@yahoo.com
Property Address 101 E Elm St, Glen Rose, TX		Legal Description	
Present Use vacant		Built Circa 1950's	
Proposed Use bakery/Cafe		Current Zoning	

Architect or Contractor Name Rob SnelusAddress 1218 CR 337 Glen Rose, TX 76043 Phone 682-209-6931Proposed Work/Design Description See attached

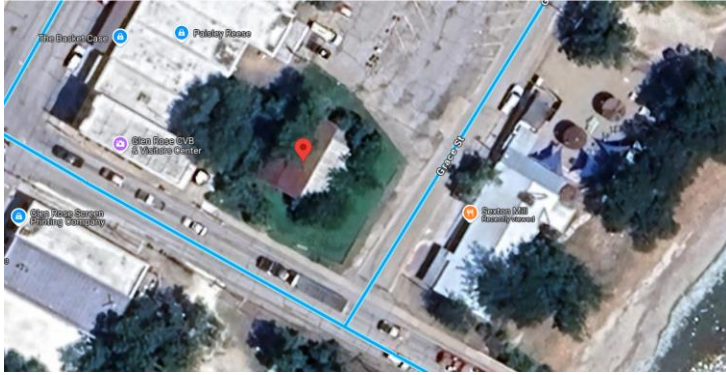
☐ Scale Drawings with Dimensions Attached	☐ Photos Attached	☐ Current	☐ Historic
☐ Material Sample(s) Attached	☐ Rendering of Signage Attached		

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 Kristine Jaworski 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.

Corner of Elm and Grace**Building:**

- Built in 1960 per Glen Rose Resource Survey
- Within the Glen Rose Historic District
- Moderate Preservation Priority -Glen Rose Resource Survey
- Not designated as Registered Texas Historical Landmark
- Not in the Glen Rose National Historic District



Picture from Glen Rose Resource Survey 2010

Building/Family History:

- Originally built as Oneal Blacksmith/Welding
- O'Neal Family – Founding family of Rainbow (mid 1800s)
- O'Neal family built their first blacksmith shop in the middle of Rainbow

Building Information/Style:

- No style per Glen Rose Resource Survey
- Corrugated metal building with gable roof
- 1,680 square feet with no insulation or plumbing

State of Current Building

- No insulation
- No framing, dry wall etc.
- Dated/limited electricity
- Broken/metal windows (do not meet code)
- No HVAC
- No plumbing

Back of Building:

- Remove two windows along the back of building to be patched with metal taken from front of building and sliding door.
 - The window on the left must be removed to accommodate an ADA size restroom which is a code requirement.
 - The window on the right must be removed as it sits in the pastry chef area where shelving is needed.

**Park Lot Side:**

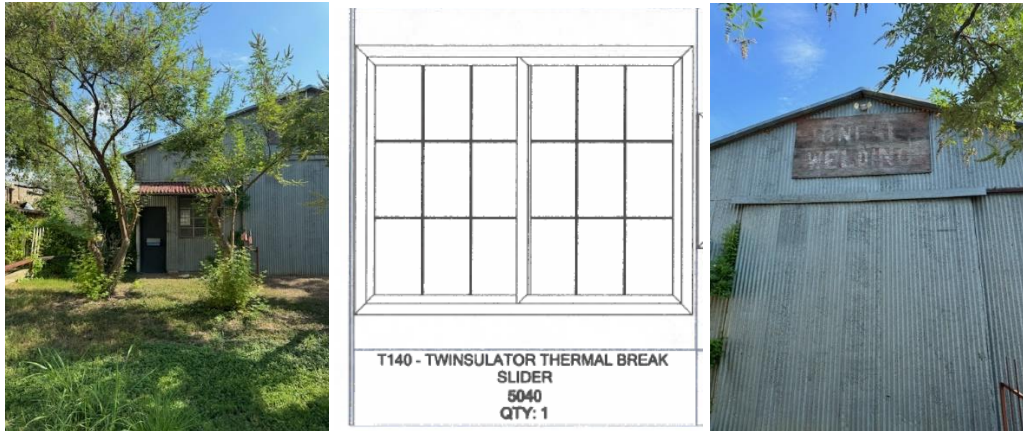
- Remove one window to be patched with metal taken from front of building and sliding door.
 - The window must be removed to accommodate an ADA size restroom which is a code requirement.
- Stabilize garage door and cut entry way for main entrance door. Frame entry into building like shown below without the rails and windows.



Elm St. Side:

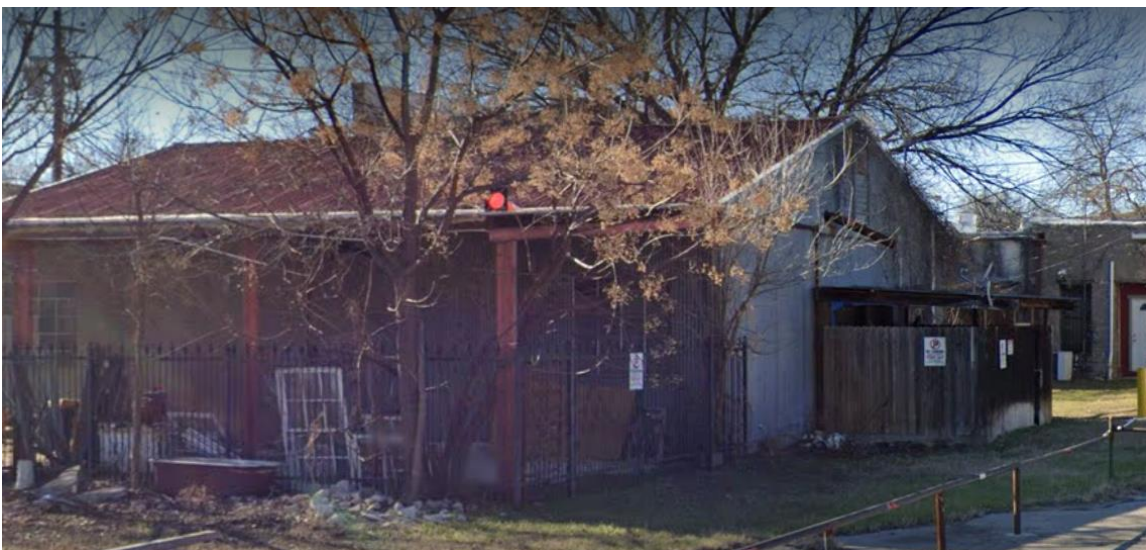
Item 6.

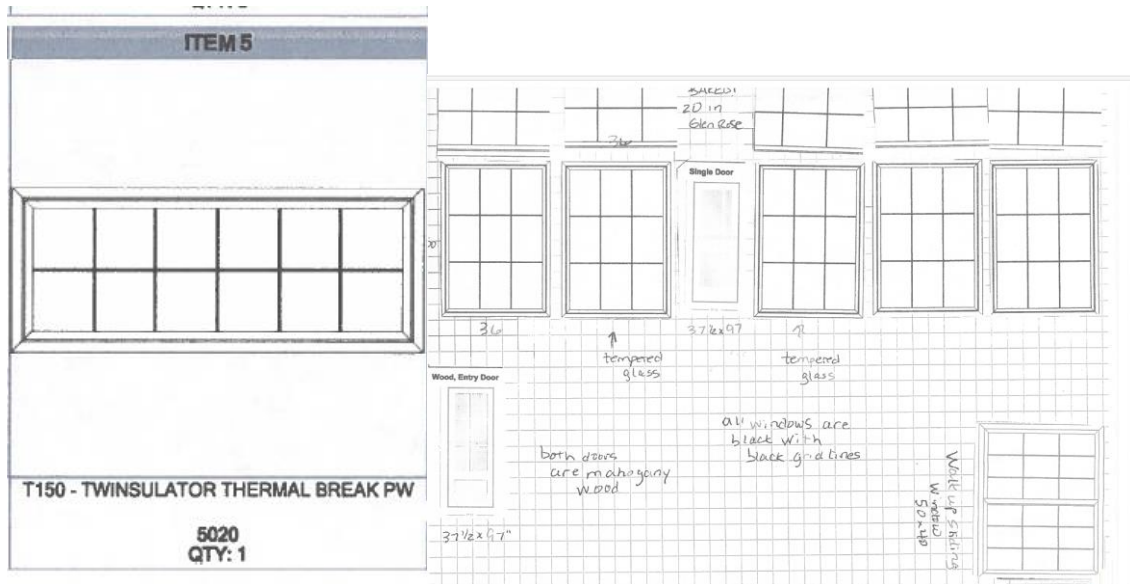
- The side window will be removed and replaced with a sliding window for walkup point of sale.
 - Size 50" by 40"
 - Material vinyl and color black
- The door will be removed. It is rotten and not needed for the function of the business. It will be replaced with original metal from the front.
- Current sign facing Elm St. will be removed. The O'Neal family would like to have it.



Grace St. Side:

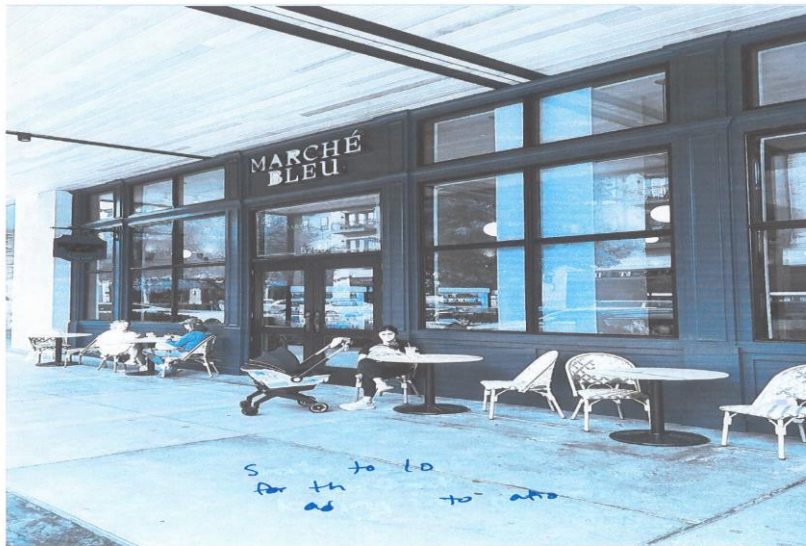
- Current windows on the front wall facing Grace St. will be removed and replace with upper and lower windows
 - Material will be vinyl and color black
 - Tempered glass per current energy and building code
 - Lower 5 windows to be 30' by 36" as shown below
 - Upper 5 windows to be 30" by 20" as shown below
 - Window to the far left to be only transom as this is where the kitchen is located.
- Single Door will be installed on front of building facing Grace St. with single pane of glass.
 - Material will be wood and stained mahogany





Room: PATIO
 Entire Unit: 37 1/2" X 97"
 Rough Opening: 38 1/2" X 98"

Drawings - Order: 265984		
ITEM 1	ITEM 2	ITEM 3
T150 - TWINSULATOR THERMAL BREAK PW 3650 QTY: 2	T150 - TWINSULATOR THERMAL BREAK PW 3650 QTY: 3	T150 - TWINSULATOR THERMAL BREAK PW 3620 QTY: 5



- Spray foam will be used on the underside of the patio roof for temperature control

Item 6.

- Rod iron fencing to stay and be painted black, slide end gates to be converted into swing gate to meet code
- Add sign on Grace St. Side above front door to say “Baked w/Logo as shown below. No larger than 40” wide by 2’ high.



Building Interior Improvements:

- Update electricity/lighting
- HVAC
- ADA restroom
- Commercial kitchen
- Frame walls add sheet rock as well as insulate
- Paint



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	09/17/2024		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Extension Application		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	09/11/2024
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.			



Application for Certificate of Appropriateness Extension

GLEN ROSE HISTORIC PRESERVATION COMMISSION

PROPERTY OWNER: _____

TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

MAILING ADDRESS: _____

PROPERTY ADDRESS: _____

DATE OF ORIGINAL APPROVAL: _____

REASON FOR EXTENSION REQUEST: _____

WORK COMPLETED TO DATE: _____

WORK REMAINING: _____

ON-SITE CONTACT Name: _____

Applicant Signature: _____

Approved ☐

Denied ☒

Historic Preservation Officer

- ❖ If approved this extension allows for work to be completed in the next 90 days. If work related to the original Certificate of Appropriateness (COA) is not completed within this time frame, a new COA for the remaining work will need to be submitted and approved.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	09/17/2024		
AGENDA SUBJECT:	Discussion regarding Historical Paint Colors – Sherwin Williams Historic Colors – by Era		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	09/11/2024
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

AGENDA DATE:	09/17/2024		
AGENDA SUBJECT:	Discussion regarding Sub-Committees/Task Forces		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	09/11/2024
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

AGENDA DATE:	09/17/2024		
AGENDA SUBJECT:	Discussion regarding CLG Meeting Date and Time		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	09/11/2024
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

AGENDA DATE:	09/17/2024		
AGENDA SUBJECT:	Discussion regarding Routing Maintenance on Historical Properties		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	09/11/2024
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

Discussion Regarding Ordinary Maintenance

14.03.006 CERTIFICATE OF APPROPRIATENESS FOR ALL ALTERATION OR NEW CONSTRUCTION

1. No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any historic landmark or any property within the historic preservation overlay district, nor shall any person make any **material change** in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark or any property within the historic preservation overlay district without first obtaining a certificate of appropriateness.

14.03.011 ORDINARY MAINTENANCE

Nothing in this article shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district which does not involve a change in design, material, or outward appearance. In-kind replacement or repair is included in this definition of ordinary maintenance.