

PRESERVATION COMMISSION MEETING

Tuesday, May 21, 2024 at 5:30 PM

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



AGENDA

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from April 16, 2024 Historic Preservation Commission Meeting

PUBLIC HEARING

2. Public Hearing regarding the recommendation of Board Volunteers to the Historic Preservation Commission

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Discussion, consideration and possible action regarding the recommendation of Board Volunteers to the Historic Preservation Commission
4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill on behalf of Bull Lion Winery for Signage located at 202 NE Barnard St
5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill on behalf of Love & Amen for Signage located at 103 NE Elm St
6. Discussion, consideration and possible action regarding Certificate of Appropriateness Applications as submitted by Troy Hill for Signage for some businesses located on the historic square in downtown

DISCUSSIONS

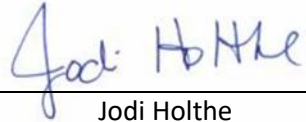
7. Discussion regarding adopting Granbury's Design Guidelines
8. Discussion regarding Design Guideline workshop and potential dates

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, May 17, 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:	5/21/24		
AGENDA SUBJECT:	Consider approval of minutes from April 16, 2024 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	5/15/24
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 Board – City of Glen Rose, Texas
April 16, 2024

Call to Order – The meeting was called to order at 5:33 p.m.

1. Pledge of Allegiance
2. Roll call and verification of quorum. Members: Ann Carver, Scott Cole, Karen Braswell, Linda McCaffrey and Melinda Patrick present. Also present: Jodi Holthe, Larry Allen, Heather Bienko and Troy Hill. A quorum is present.

Announcements

1. Acknowledgement of Ann Carver resigning as Chairperson of the Preservation Commission
2. Appointment of Chairperson for Preservation Commission. Melinda Patrick nominated, Passed 4/0.

Consent Agenda

1. Approval of minutes from the March 19, 2024 meeting
Motion to approve from Karen Braswell, seconded by Scott Cole. Passed 5/0.

Individual Items for Discussion

1. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Scott Burgess on Behalf of TGR Healthcare-Rick Villa for 114 NE Barnard St to repair “Palace” sign and install cast stone window trim on the 2nd level of building. Commission requested that the window be simplified without architectural detail. Motion was made by Ann Carver; seconded by Karen Braswell. Passed 5/0.
2. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Hailee Roller on behalf of Judy Hill for 211 NE Barnard St., the following changes to the building were requested:
 - a. Paint outside of building – Rugged (3008-9C)
 - b. New Windows Front – 6 pane wood windows; pecan stained to match doors, trim color Noir
 - c. New Door Front – match existing, pecan stained
 - d. New Windows Back – same as existing stained pecan
 - e. Remove Door on left and will be filled in using shiplap
 - f. New Door (Right) – same as existing pecan stain
 - g. Move AC Unit from neighboring building to back porch left
 - h. Build new deck to be wood stained cedar
 - i. New metal roof over deck – to match existing metal roof
 - j. New fence - 6 ft privacy with wood slats-stained pecan with black posts
 - k. Awning over two front doors to be black metal
 - l. Address moved off door and to the left in 6-inch black letters
 - m. Sign post on the left to be removed

- n. Sign post on the right to remain but be raised to at least 6’8” height. New logo put on sign front and back

Passed 5/0

- 3. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Rita Smith on behalf of City of Glen Rose for 100 NE Barnard St. to paint a mural on the back of the building. Commission requested that down spout be moved and established date to be changed. Motion was made by Scott Cole to approve; pending Texas Historic Commission and City Council approval, seconded by Linda McCaffrey. Passed 5/0.

Discussion

- 1. City Administrator, Troy Hill discussed Best Practices for Historic Preservation Commission
- 2. City Administrator, Troy Hill discussed Commission duties and responsibilities
- 3. Discussion regarding willful neglect of properties. It was discussed that The Glen Hotel located at 201 SW Barnard St has windows in the back that are broken. Commission requested that the Building and Planning Department investigate this concern.

Melinda Patrick, Chairperson: Having no further business before the Board, this meeting was adjourned at 8:08 p.m.

Chairperson Historic

Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	5/21/2024		
AGENDA SUBJECT:	Public Hearing regarding the recommendation of Board Volunteers to the Historic Preservation Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	5/15/2024
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:	5/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding recommendation of Board Volunteers to the Historic Preservation Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	5/15/2024
EXHIBITS:	Board Volunteer Applications		
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
<u>Board Volunteer Applications:</u>			
<ol style="list-style-type: none"> 1. Karen Braswell 2. JC Stone 3. Sherri Lynn Steenson 4. Gabriel Campos 5. Ember McCune 			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Planning and Zoning Commission

Place Name	Term Begin	Term End
1 Pamela Streeter	1/1/2023	12/31/2024
2 Rex Miller	6/13/2023	12/31/2023
3 Larry Cremean	1/1/2023	12/31/2024
4 Greg Clanton	1/1/2022	12/31/2023
5 William Green	1/1/2023	12/31/2024

Historic Preservation

Place Name	Term Begin	Term End
1 Scott Cole	6/13/2023	12/31/2024
2 Karen Braswell	6/14/2022	12/31/2023
3 Ann Carver	6/13/2023	12/31/2024
4 Vacant		12/31/2025
5 Melinda Patrick	6/13/2023	12/31/2024

Terms will be reset to a range of January 1 - December 31

Even Place Numbers will begin on January 1 of even-numbered years and expire on December 31 of odd-numbered years

Odd Place Numbers will begin on January 1 of odd-numbered years and expire on December 31 of even-numbered years



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	05/21/2024		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill on behalf of Bull Lion Winery for Signage located at 202 NE Barnard St		
PREPARED BY:	City Administrator, Troy Hill	DATE SUBMITTED:	05/17/2024
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	Lane Family	Name	Troy Hill obo BullLion
Address		Address	
Phone	214-914-5330	Phone	
Email	jandhbienko@sbcglobal.net	Email	

Property Address	202 NE Barnard	Legal Description	
Present Use	Wine Shop	Built Circa	1894
Proposed Use	wine Shop	Current Zoning	Commercial

Architect or Contractor Name NA

Address _____ Phone _____

Proposed Work/Design Description Signage 3x5 or 3x6 either black background with white or white with black background

<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		

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 #

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.

"Bull Lion" of "Winery"





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	05/21/2024		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill on behalf of Love & Amen for Signage located at 103 NE Elm St		
PREPARED BY:	City Administrator, Troy Hill	DATE SUBMITTED:	05/17/2024
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

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Property Owner

Applicant/Tenant/Owner's Representative

Name	Clark Michelle Life Estate	Name	Troy Hill obo Love Amen
Address	P.O. Box 3127	Address	
Phone	Glen Rose	Phone	
Email		Email	

Property Address	103 Elm St (W)	Legal Description	
Present Use	Boutique	Built Circa	1902
Proposed Use	Boutique	Current Zoning	Commercial

Architect or Contractor Name NA

Address _____ Phone _____

Proposed Work/Design Description Signage 3x5 or 3x6 either black letters on white or the reverse

<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 _____

Denied Approved Conditions _____

X _____ X _____ X _____
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"Love  Amen"
Boutique





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	05/21/2024		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Certificate of Appropriateness Applications as submitted by Troy Hill for Signage for some businesses located on the historic square in downtown		
PREPARED BY:	City Administrator, Troy Hill	DATE SUBMITTED:	05/17/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
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Staff Use Only

Date Received: _____

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Property Owner

Applicant/Tenant/Owner's Representative

Name <u>Lane Family</u>	Name <u>Tray Hill obo Shoo Fly and Pie Peddler</u>
Address	Address
Phone <u>214-914-5330</u>	Phone
Email <u>jandhbrenke@shooflyandpie.com</u>	Email
Property Address <u>102 Walnut Street</u>	Legal Description
Present Use <u>Soda and Pie Shop</u>	Built Circa <u>1965</u>
Proposed Use <u>Soda and Pie Shop</u>	Current Zoning <u>Commercial</u>

Architect or Contractor Name N/A

Address _____ Phone _____

Proposed Work/Design Description Signage 3x5 or 3x6 either black with white letters or white with black letters

<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 [Signature] Applicant's Signature _____

Denied Approved Conditions _____

X _____ X _____ X _____
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" Shoo Fly " " Pie Peddler "

Staff Use Only

Date Received: _____

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Property Owner

Applicant/Tenant/Owner's Representative

Name: <u>Sanderson Properties</u>	Name: <u>Troy Hill dbo Glen Rose Screen Printing</u>
Address: <u>P.O. Box 1979 Glen Rose, TX</u>	Address: _____
Phone: _____	Phone: _____
Email: _____	Email: _____

Property Address: <u>101 S.W. Barnard</u>	Legal Description: <u>In resource survey listed as 100 S.W. Barnard</u>
Present Use: <u>Tee Shirt Printing</u>	Built Circa: <u>1883</u>
Proposed Use: <u>Tee Shirt Printing</u>	Current Zoning: <u>Commercial</u>

Architect or Contractor Name NA

Address _____ Phone _____

Proposed Work/Design Description Signage 3x5 or 3x6 either black on white or white on black

<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 _____

Denied Approved Conditions _____

X _____ X _____ X _____

Preservation Board Chair Preservation Board Officer City Building Official

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"Glen Rose Screen Printing" 11

Staff Use Only

Date Received: _____

CITY OF GLEN ROSE

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254-897-9373

Fax: 254-897-7989

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Property Owner

Applicant/Tenant/Owner's Representative

Name	Weedon, James Level	Name	Troy Hill/obol Nicole Karels
Address	P.O. Box 116	Address	
Phone	Glen Rose	Phone	
Email		Email	

Property Address	110 N. E. Barnard	Legal Description	
Present Use	Boutique Antique Store	Built Circa	1926
Proposed Use	Boutique Antique Store	Current Zoning	Commercial

Architect or Contractor Name NA

Address _____ Phone _____

Proposed Work/Design Description Signage 3x5 or 3x6 either black with white background or white letters with black background

<input type="checkbox"/> Scale Drawings with Dimensions Attached	<input type="checkbox"/> Photos Attached	<input type="checkbox"/> Current	<input type="checkbox"/> Historic
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Owner's Signature _____ Applicant's Signature _____

Denied Approved Conditions _____

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"Tracks In Time"

Staff Use Only

Date Received: _____

CITY OF GLEN ROSE

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Fax: 254-897-7989

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Property Owner		Applicant/Tenant/Owner's Representative	
Name	JGR Holding	Name	Troy Hill aka Boneanza Barn
Address	6200 Paluxy Hwy	Address	
Phone	Tolar, TX	Phone	
Email		Email	

Property Address	112 NE Barnard	Legal Description	
Present Use	Antique Store	Built Circa	1883
Proposed Use	Antique Store	Current Zoning	Commercial

Architect or Contractor Name NA

Address _____ Phone _____

Proposed Work/Design Description Signage 3x5 or 3x6 Black letters with white background or white letters with black background

<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 _____

Denied Approved Conditions _____

X _____ X _____ X _____
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Bone-anza Barn
~~Bonanza Barn~~

Staff Use Only

Date Received: _____

CITY OF GLEN ROSE

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Property Owner		Applicant/Tenant/Owner's Representative	
Name	James Lovell Weedon	Name	Troy Hill aka Paisley Reese
Address	P.O. Box 116	Address	
Phone	Glen Rose Texas	Phone	
Email		Email	
Property Address		Legal Description	
108 NE Barnard			
Present Use		Built Circa	
Clothing Store		1927	
Proposed Use		Current Zoning	
Clothing Store		Commercial	

Architect or Contractor Name NA

Address _____ Phone _____

Proposed Work/Design Description Signage 3x5 or 3x6. Black letter on white sign or white letter on black sign

<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 _____

Denied Approved Conditions _____

X _____ X _____ X _____
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" Paisley Reese "