

PRESERVATION COMMISSION MEETING

Tuesday, January 21, 2025 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 December 17, 2024 Historic Preservation Commission Meeting

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Austin Bewley for 100 Outlaw Station
3. Discussion regarding Ordinance 14.03.009 Incentives for Historic Property Preservation and Improvement

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, January 17, 2025, on or before 5:00 PM** 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:	1/21/25		
AGENDA SUBJECT:	Consider approval of minutes from December 17, 2024 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/16/25
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.			

Historic Preservation Commission Meeting
City of Glen Rose, Texas
Date: December 17, 2024
Time: 5:30 PM

Call to Order and Pledge of Allegiance

The meeting was called to order by Melinda Patrick at 5:30 PM.

Roll Call

Roll call confirmed a quorum. Members present: Scott Cole, Ember McCune, Gabriel Campos, Ann Carver, and Melinda Patrick. Also present: Heather Bienko, Stephen Boyd and Jodi Holthe.

Consent Agenda

Items 3 (Certificate of Appropriateness for 112 SW Barnard) and 7 (Lights on trees in downtown square) were pulled for corrections and separate consideration. Items 1, 2, 4, 5, and 6 were approved together. The motion to approve these items was made by Ann Carver and seconded by Scott Cole, passing with unanimous approval (5-0).

Item 3: Certificate of Appropriateness for 112 SW Barnard was pulled to address corrections in the application details. The property owner clarified the scope of work and provided additional documentation to resolve ambiguities. After review, the corrected application was approved.

Item 7: The item concerned lights on trees in the downtown square. The application was revised to correct the name of the contractor responsible for installation, changing it from the city to Hook and Ladder Lights. Additionally, the ownership of the lights was clarified to be with Somervell County. With these updates, the application was approved.

The motion to approve Items 3 and 7 after revisions was made by Ann Carver and seconded by Ember McCune, passing with unanimous approval (5-0).

Individual Items for Consideration

The Certificate of Appropriateness for 103 West Elm Street was discussed in detail. The applicant sought to address chipping paint on the building facade and proposed two solutions: removing the existing paint to restore the original limestone or repainting the facade to match the cream color already present on the lower portion of the building.

The discussion highlighted challenges in removing paint from limestone, which is labor-intensive and delicate work. Power washing and chemical removal methods were deemed unsuitable due to the fragile state of the limestone. Hand removal using a contractor experienced in this process was identified as the best approach.

The applicant expressed financial concerns, but it was noted that the city's new reimbursable program for property improvements could assist with costs. Discussion also explored potential city funding contributions as part of a partnership with the property owner. A test area for paint removal will be conducted to determine feasibility, with restoration to the original stone prioritized.

If paint removal proves impractical, repainting the facade in the same cream color as the lower portion was approved as a backup option.

A motion was made by Ember McCune and seconded by Melinda Patrick to approve the two-tiered approach: first, to attempt paint removal with city program assistance; and second, if removal fails, to repaint the facade to match the lower cream color. The motion passed unanimously (5-0).

Task Force Updates

The Property Owner Communication task force reported that a finalized packet with updated ordinances, COA guidance, and detailed property information is ready for distribution. A workshop for property owners and tenants will be hosted at Inn on the River.

The Process Improvement task force is working on website updates, including a user-friendly COA submission process. A sample COA template will be included in property packets to streamline future submissions.

The Walking Tour task force, in collaboration with Dr. Lyles from Tarleton State University, is exploring updates to the walking tour, including digital and QR code formats. The project also includes restoring QR codes on historic buildings for improved accessibility.

The Design Guidelines update remains in progress, with the goal of providing clearer guidance for property owners.

Other Updates

The Facade Improvement Program is being developed to formalize the city-led reimbursable program for property maintenance. Examples from other cities and potential grants are under review.

The Lane Building project is on hold pending specific project details needed to identify applicable grants.

A comprehensive archive of historic properties is being compiled, including ownership, tenant information, and program history, to streamline records management.

The potential new owner of Sycamore Grove plans to restore the site to its 1920s condition and seeks a state historic landmark designation. Closing is expected on December 19, 2024.

Adjournment

The meeting adjourned at 6:24pm.

Chairperson Historic

Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/21/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Austin Bewley for 100 Outlaw Station		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/16/2025
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
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	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Historic Name: Sycamore Grove Station official name, others Outlaw Station, Ed Young Stations

Built 1929 to 1930

Original Use: filling station, basic groceries.

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	Sycamore Grove Holdings	Name	Austin Bewley
Address	1407 Creekford Dr., Arlington TX 76012	Address	
Phone		Phone	(281) 543-0102
Email	info@sycamoregrovetx.com	Email	austin@sycamoregrovetx.com
Property Address		Legal Description	
100 Outlaw Station St., Glen Rose, TX 76043		1.421 LOT: 00004 BLK: 00002 TRACT: 4 A	
Present Use		Built Circa	
Vacant		1928	
Proposed Use		Current Zoning	
T.B.D		B-2-General Commercial	

Architect or Contractor Name Dovetail Design Studio

Address _____ Phone (682) 224-2905

Proposed Work/Design Description _____

A new nonmotorized drive gate to deter unauthorized vehicles from driving onto property.

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

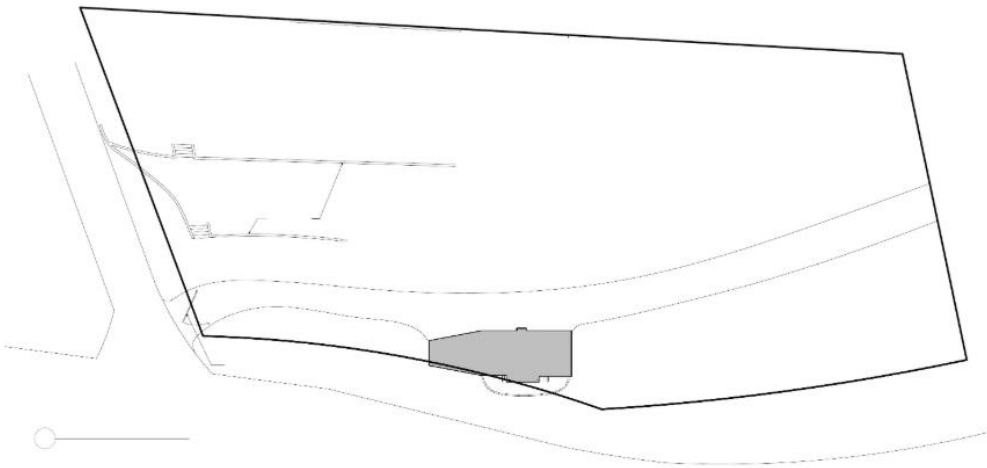
I hereby certify that this information is correct to the best of my knowledge, and that the said work will be done in conformance with all submissions herein set forth and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes. I understand that falsifying information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



HISTORIC RESOURCES SURVEY

1. Identification

Item 2.

County Somervell City Glen Rose (survey site 95) Current name Sycamore Grove filling station
 Historic name Sycamore Grove filling station Address 3600 block of County Road 312, Glen Rose, Texas 76043
 Owner/address Antonio Resendez and Glowdene Resendez, 3533 County Road 312, Rainbow, Texas 76077
 Photo data: Roll 10 Frame 11 to Roll 10 Frame 19
 Current Designations: NR NR District (Is property contributing? Yes No) ☒ RTHL HTC SAL Local Other
 Recorded by: Tarleton State University History 509 Class Date recorded: 12 May 2010

General architectural description Roofless single-story petrified wood filling station with large sales room and with three arches
from former gasoline vending area in front, together with ground-level rectangular petrified wood water trough.

Outbuildings (Specify number and type):

Garage _____ Barn _____ Shed _____ Other _____
Archeological evidence of outbuildings, specify Foundations from building that appear to have housed bathing showers.

Landscape/site features:

Sidewalks ☒ Terracing _____ Drives ☒ Well/cistern _____ Gardens _____ Other _____

2. Architectural Description

Stylistic Influence(s):

Log Traditional	Shingle	Gothic Revival	Pueblo Revival	International
Greek Revival	Romanesque Revival	Tudor Revival	Spanish Colonial	Post-war Modern
Italianate	Folk Victorian	Neo-Classical	Prairie	Ranch Style
Second Empire	Colonial Revival	Beaux Arts	Craftsman	Commercial Style ☒
Eastlake	Renaissance Revival	Mission	Art Deco	No Style
Queen Anne	Exotic Revival	Monterey	Moderne	Other _____

Structural Details:

Roof Type:	Wall Facade:	Windows:	Plan:
Gable	<u>1</u> Number of bays	Fixed ☒	L-plan 2-room
Hipped	Stucco	Wood sash ☒	T-plan Open
Gambrel	Stone ☒	Double hung ☒	Modified L-plan
Shed	Brick	Casement	Center passage
Flat w/parapet ☒	Wood shingle	Aluminum sash	Bungalow
Dormers:	Log	Decorative screenwork	Shotgun
gable	Terra Cotta	Other _____	Irregular
hipped	Metal	Doors:	Four Square
shed	Siding, type _____	Single-door primary ent. ☒	Rectangular ☒
Other _____	Fieldstone veneer	Double-door primary entrance	Other _____
Roof Materials:	Awning(s)	With transom _____	Foundation:
Wood shingles	Other _____	With sidelights	Slab ☒ Pier and beam ☒
Tile	Chimneys:	Other _____	Perimeter wall ☒
Composition shingles	<u>1</u> Specify number(s)	Porches:	Other _____
Metal _____	Interior	Shed roof ☒	Classical columns
Other remains of tar	Exterior ☒	Hipped roof	Tapered box supports
Construction:	Brick	Gable roof _____	Fabricated metal
Frame	Stone ☒ petrified wood	Inset	Spindlework
Adobe	With corbelled caps	Wood posts	Jig-sawn trim
Solid brick	Stuccoed	Brick piers	Other <u>petrified wood arches</u>
Stone ☒	Other _____	Box columns	
Other ☒ petrified wood			

Stories: 1 Basement: None ☒ Partial _____ Full _____ Dimensions: L Ca. 55 x W Ca. 17 = Square feet Ca. 935

3. Integrity

Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒

4. Function

Historic Use: Agriculture Commerce/trade ☒ Defense Domestic Educational Government Healthcare
Industry/processing Recreation/culture Religious Social Other _____

Item 2.

Current Use: Agriculture Commerce/trade Defense Domestic Educational Government Healthcare
Industry/processing Recreation/culture Religious Social Vacant ☒ Other _____

5. Architectural History

Architect: _____ Builder: _____
Construction date: 1929-30 Actual ☒ Estimated Source: Mary Saltarelli, "When Nature Becomes Novelty," M.A. thesis, 2006, pp. 6, 43-45.
Additions/modifications, specify dates: _____
Relocated, specify former location and reason: _____
Other associated contexts and information of interest: _____

6. Archeology Ground

Original state Disturbed ☒ Explain Disturbed from drives and placement of underground utilities.

Is a State Archeological Survey Form available for this site? Yes No Not known ☒

Details: _____

7. Other Information

Is prior documentation available for this resource? Yes No ☒ Not known **Type:** HABS Survey Other _____

Details: _____

Accessible to the public: Yes ☒ No Not known **Possible threat(s):** None ☒ Damage (i.e. natural disaster)

Neglect Development Major alteration Relocation Other _____ * **Note:** Also see Endangered Historic Property Identification

8. Geographic Information

USGS quad #: 96598 Year: 1977 Map scale: 1:24,000

UTM zone: 14 Easting: 619623 Northing: 3568566

Legal description (Lot/Block): A136 Milam County School Lands, Tract 110

Addition: _____ Year of addition: _____

9. Significance

Applicable National Register (NR) criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history; B.

Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Architecture

Period(s) of significance: 1929-30

Level of significance: National State Local ☒

Possible NR district: Yes ☒ No **Is property contributing?** Yes ☒ No

10. Priority (See manual for definitions.) High Medium ☒ Low

Explain _____

Questions?

Contact survey coordinator

History Programs Division, Texas Historical Commission at
512/463-5853 or history@thc.state.tx.us.



TEXAS
HISTORICAL
COMMISSION

The State Agency for Historic Preservation
www.thc.state.tx.us



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/21/25		
AGENDA SUBJECT:	Discussion regarding Ordinance 14.03.009 Incentives for Historic Property Preservation and Improvement		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/15/25
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

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 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
 1. Structural repairs or improvements
 2. Electrical repairs or improvements
 3. Plumbing repairs or improvements
 4. Mechanical repairs or improvements
 5. Interior repairs or improvements
 6. Exterior restorations