

PRESERVATION COMMISSION MEETING

Tuesday, October 18, 2022 at 5:30 PM

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



AGENDA

City Hall will be open to the public.

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

Meeting ID: 874 7074 0795 • Passcode 539171 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

- [1.](#) Consider approval of minutes from August 16, 2022 Historic Preservation Commission Meeting
- [2.](#) Consider approval of minutes from September 20, 2022 Historic Preservation Commission Meeting
- [3.](#) Consider approval of Certificate of Appropriateness Application as submitted by Marilyn Phillips for 115 W Elm

INDIVIDUAL ITEMS FOR CONSIDERATION

- [4.](#) Consider approval of Certificate of Appropriateness Application as submitted by Sue McDonald for 706 NE Barnard

WORKSHOP

- [5.](#) Review mock inspections of Barnard's Mill & Art Museum located at 307 SW Barnard using the newly revised Historical Inspection Checklist

ADJOURNMENT

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, October 14, 2022, by 3:00 PM** and remained posted for at least two hours after said meeting was convened.

This building is wheelchair accessible. Any request for sign interpretation or other services should be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at (254) 897-2272 x 102.

Jodi Holthe

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:	Tuesday, October 18, 2022		
AGENDA SUBJECT:	Consider approval of minutes from August 16, 2022 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	9/15/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Minutes
 Preservation Commission – City of Glen Rose, Texas
 August 16, 2022

1. Call to Order – Vice Chair, Ann Carver called the meeting to order at 5:26pm.
 - a. Pledge of Allegiance
 - b. Roll call and verification of quorum: Vice Chair – Ann Carver, Members – Scott Cole, Bryan Barnes, Karen Braswell and Sue McDonald (appeared after roll call)
 Also present: Jodi Holthe. A quorum is present.
2. Consent Agenda:
 - a. Approval of minutes from July 19, 2022
 - b. Certificate of Appropriateness Application as submitted by Pamela Streeter, 205 SW Barnard St, regarding a placement of a fiberglass dinosaur.
 - c. Scott Cole asked for the Application of Appropriateness to be removed from the consent agenda.
 - d. Motion to Approve Consent Agenda with changes was made by Scott Cole and seconded by Bryan Barnes. Motion passed 4-0.
 - e. The certificate of appropriateness made by Pamela Streeter was withdrawn for the time being.
3. Items for Individual Discussion:
 - a. Discussion, consideration and possible action a Certificate of Appropriateness Application as submitted by Ember McCune (The Green Pickle) for 212 NE Barnard St.
 - i. The previously approved Blue Kiss 7004-11 turned out to not be the color they wanted. They have now requested Cozy White 3008-10C along with the Black Noir 4009-2 for the Trim and Doors.
 - ii. Additional discussions were held regarding other improvements desired, but none were officially discussed nor was any official recommendations or approvals given.

A motion was made by Scott Cole to accept the paint color changes. Seconded by Karen Braswell. Motion was approved 5-0

4. Workshop
 - a. Review of the Historical Inspection Checklist.
 - b. After much discussion, a few changes were requested to be less repetitive in the Porches & Decks section and to add a Swimming Pool & Lighting section for the next meeting.

With no further business before the board, this meeting is adjourned at 6:19pm.

 Chairperson

 Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, October 18, 2022		
AGENDA SUBJECT:	Consider approval of minutes from September 20, 2022 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	9/15/22
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
 September 20, 2022

Call to Order – Vice-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 Vice-Chairperson. Members: Ann Carver, Scott Cole, Karen Braswell in attendance. Also present: Jodi Holthe. A quorum is present.

Consent Agenda:

1. Approval of minutes from August 16, 2022, Preservation Board meeting. Minutes pulled for correction; no action taken.
2. Consider approval of Certificate of Appropriateness Application as submitted by Sonya King for Stewart Title Company at 105 W Elm. Pulled from Consent Agenda. Moved to Individual Items for Discussion.
3. Consider approval of Certificate of Appropriateness Application as submitted by Kelly Harris for Glen Rose Somervell County at 100 NE Barnard. Approved 3-0.

Individual Items for Discussion:

1. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Sonya King for Stewart Title Company at 105 W Elm for a dinosaur in front of the building, to be painted as presented in COAA. Motion by Karen Braswell to accept, second by Scott Carver. Approved 3-0.
2. Discussion, consideration and possible action regarding appointment of Chairperson for Preservation Board. Ann Carver was nominated by Karen Braswell, second by Scott Cole, and unanimously approved, 2-0.
3. Discussion, consideration and possible action regarding appointment of Vice Chairperson for Preservation Board. Karen Braswell was nominated by Ann Carver, second by Scot Cole, and unanimously approved, 2-0.
4. Discussion, consideration and possible action regarding the revised Historical Inspection Checklist. A motion to accept was made by Karen Braswell, second by Scott Cole. Approved 3-0.

Ann Carver, Chairperson: Having no further business before the Board, the meeting was adjourned at 5:48 p.m.

Chairperson

Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, October 18, 2022		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Marilyn Phillips for 115 W Elm		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/09/22
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 OF GLEN ROSE

Code Enforcement Office

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		Name	Marilyn Phillips Tracks of Honor
Address		Address	Historic Downtown Square
Phone		Phone	
Email		Email	
Property Address		Legal Description	
115 Elm St.			
Present Use		Built Circa	
Proposed Use		Current Zoning	

Architect or Contractor Name _____

Address _____ Phone _____

Proposed Work/Design Description Hang banner to honor FIRST Responders
up on 10-3-22 down by 10/30/22

☐ 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 Pauline Mills

☐ Denied ☐ Approved Conditions _____

- THIS IS NOT A BUILDING PERMIT AUTHORIZING ANY CONSTRUCTION OR REMODELING. CONTACT THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF ANY WORK. THIS COA BECOMES NULL AND VOID IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, October 18, 2022		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Sue McDonald for 706 NE Barnard		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/09/22
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 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>SUE & DENNIS McDONALD</u>	Name
Address <u>706 N.E. BARNARD ST</u>	Address <u>GLEN ROSE TX 76043-4900</u>
Phone	Phone
Email	Email

Property Address <u>Same as above</u>	Legal Description
Present Use <u>home</u>	Built Circa
Proposed Use	Current Zoning

Architect or Contractor Name _____

Address _____ Phone _____

Proposed Work/Design Description painting

☐ 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 Ane A. McDonald Applicant's Signature Ane A. McDonald
☐ 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 OF GLEN ROSE

HISTORIC PRESERVATION BOARD – CERTIFICATE OF APPROPRIATENESS CHECKLIST

The following items are requested for consideration of this application. These and additional items may be required, at the request of the Historic Preservation Board, in order to determine the application complete and filed.

	Comments
Staff review/staff approval (unless waived by city)	
Completed Certificate of Appropriateness Application	
Detailed description of all proposed activities to be undertaken in the historic district or at the historic landmark	<i>painting</i>
Photograph(s) of the property and area(s) of alteration	
Scaled drawing illustrating all proposed activities, including: • Building elevations showing the proposed change • Exterior building material(s) description • Material samples • Site plan • Architectural drawings • List of proposed colors and color numbers, chosen from the Historic Preservation Board approved colors	<i>Colors</i> <i>1007-5 Moving Melody</i> <i>5007-58 Kiss of Mint</i> <i>3004-8B Hazy Yellow</i>
Authorization to represent the property owner, if the applicant is not the owner	
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	

Deliver to:

Historic Preservation Dept. - Building/Planning/Code Compliance
City of Glen Rose
201 NE Vernon
Glen Rose, TX 76043
Phone: 254-897-7989

The application must be completed and meet all City of Glen Rose ordinance requirements before a request for a Certificate of Appropriateness can be scheduled for a public hearing.

Please refer to City website or call the number above for a schedule of Historic Preservation Board meetings.

Date of Inspection:

Inspector:

Address:

Commercial :

Residential

Located in Historic District (Yes/No)

Is Building Occupied

Condition: A - Excellent Condition | B - Need to monitor | C - Needs Attention | D - Urgent Issue

Inspected Item		(Mark to identify)	Things To Look For	Condition	Notes/Other Comments
Street Number Visible? (yes/no)			Is number visible for 1st responders? Is the numbers legible? Is the Numbers in good condition		
Placement of Street Number	Curb				
	By Entry				
	Over Entry				
	Other (State where)				
Historic Plaque Present (yes/no)			Stickers in good condition? Plaque in solid and not cracked or broken?		
Placement of Plaque:					
Condition of Plaque:					
How many sides of property can be seen from any public street		Front will be #1, Left is #2, Right is #3, Back is #4 for all references on conditions below. If more sides are visible - provide a diagram showing side numbers for the purpose of inspection & resource survey.			
Foundation - Side 1 In comments label the issues by side visible			Foundation Cracks, Wall/Floor Cracks and other types of fractures, settle or sinking foundation, foundation upheaval, gaps around window frames or exterior doors,		
	Basement Foundation				
	Crawlspace stem Walls				
	Slab				
	Wood				
	Pier & Beam				
	Other				
Roof Covering Materials if multiple types of roofs are apparent, note which roofing material is on what side of building.			Damaged plumbing vent boots, damaged shingles, dirty or clogged soffits, mold where roof and exterior walls meet, rusted gutters, loose or missing step flashing, holes in roofing, missing gutter apron, rusted flashing, around chimney or other vents.		
	Asphalt Shingles				
	Metal Roofing				
	Stone Coated Steel				
	Slate				
	Rubber Slate				
	Clay and Concrete Tiles				
	Built-Up Roofing (used only on flat roofs)				
	Solar Roofing				
	Green Roofing				
Exterior Walls If siding is different on sides of building visible from street, mark the side by the material type			Inadequate clearance from ground (8" min for wood & stucco, 6" for masonry), wood rot, rust, staining, clogged or restricted drainage, inadequate clearance from roofing material (1" clearance recommended with flashing to bridge the gap), dense vegetation against or growing into building, paint faded, paint chipping, paint peeling, paint blistering, mildew, mold. Rocks missing, cracked stucco, wood cracking, siding falling off building, siding pulled away from building,		
	Pertified Wood				
	Poured Concrete				
	Stone				
	Brick				
	Stucco				
	Synthetic or Artificial Stucco				
	Wood - Shingles				
	Wood - Shakes				
	Wood - Planks				
	Metal (steel or aluminum)				
	Vinyl siding				

	Fiber Cement (planks or panels)		mortar missing between bricks, stone, etc.		
Exterior Doors					
How Many Doors are Visible from Street?					
For each door visible, mark the door by number by the material of the door	Main Door Material		Peeling paint, rust or corrosion on metal, hinges loose, holes or rips in screen doors, rotten door frames, gaps between door and frame, missing thresholds, insect damage, foggy windows, cracked glass in doors, dents, damage to frame.		
	Wood				
	Fiberglass				
	Steel				
	Features of Door				
	1/2 window				
	full window				
	divided light				
	Top Light				
Windows					
# of Windows visible from street	Frame		Physical damage such as rot, cracked, warped or rotted wood, frames bent, foggy windows, broken window panes, gaps between window and frame. Peeling paint, rust, mildew.		
	Wood				
	Vinyl siding				
	aluminum				
	fiberglass				
	wood-clad				
	composite				
	Glass				
	Full Panel		Frames bent, scratches, paint peeling, missing panels, not secured in position, rusted, torn fabric		
	Double Hung				
	Divided Light				
	Shutters				
	Wood				
	Plastic				
	Metal				
	Awnings				
	Plastic				
	Metal				
	Material				
	Porches/Decks				
Any obvious rot, damage, or missing components? (Y/N) If yes, please note	Footings, Support Posts, Beams, Bridging/Blocking, Joists, Ledger Board, flashing		Unwanted weeds, visible dirt and mold, fading, cracks, sinking, splintering, warping and other damage such as rot, missing nails, pulling away from building, rot, peeling and chipped paint, stain faded		
	Decking				
	Composite				
	Wood				
	Pavers				
	Stone				
	Railing Posts & Rails				
	Wood				
	Concrete				
	Metal				
	Wrought Iron				

	Stairs			
	Wood			
	Concrete			
	Metal			
	Brick			
Fencing	Wood			
	Composite			
	PVC/Vinyl			
	Masonry			
	Metal			
	Wrought Iron			
Sidewalks	Concrete			
	Stone			
	Brick Pavers			
	Gravel			
	Interlocking Pavers			
Landscape				
	Trees			
	Bushes/Shrubs			
	Grass			
	Décor			
	Furniture			
	Flowerbeds			
	Planters			
Swimming Pool				
	Coping			
	Sides & Bottom			
	Pool Deck			
	Safety Signs			
	Accessories (Slides, Boards, etc)			
CarPorts or other detached buildings				
Treat as any other building to review roofing, walls, doors, windows etc that are visible from public streets				
Commerical Signage				
	Monument			
	Pole			
	Awning			
	Flag Sign			
	Temporary Banner			
Lighting				
	Landscape Lighting			
	Porch Lighting			
	Signage Lighting			
	Other Lighting			
OTHER				

Is there anything else about this property that needs to be addressed? If so - please mark what and where on the building and the issue or question

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