

PRESERVATION COMMISSION MEETING

Tuesday, April 15, 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 March 18, 2025 Historic Preservation Commission Meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by Dennis Moore for 101 NE Vernon St
3. Consider approval of Certificate of Appropriateness Application as submitted by Jeff Harris for 101 NE Barnard St
4. Consider approval of Certificate of Appropriateness Application as submitted by Kristine Trawick for 101 E Elm St

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Kristine Trawick for 101 E Elm St

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 201 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, April 11, 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:	4/15/25		
AGENDA SUBJECT:	Consider approval of minutes from March 18, 2025 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	4/11/25
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
March 18, 2025 – 5:30 PM

Call to Order

The Historic Preservation Commission (HPC) meeting for the City of Glen Rose, Texas, was called to order at 5:30 PM on March 18, 2025.

Pledge of Allegiance

Attendees stood for the Pledge of Allegiance to the United States flag.

Roll Call

Present:

- Scott Cole
- Karen Braswell
- Ember McCune
- Ann Carver
- Gabriel Campos
- Melinda Patrick

Quorum was established.

Consent Agenda

Approval of Consent Agenda Items 1, 2, 3, 4, 7, and 8:

- Motion to approve: Ann Carver
- Second: Scott Cole
- Vote: Approved unanimously

Item 5:

- Ann Carver abstained.
- Motion to approve COA for 307 SW Barnard as written: Scott Cole
- Second: Karen Braswell
- Vote: Approved 5-0

Item 6:

- Gabriel Campos abstained.
- Motion to approve as submitted: Ann Carver
- Second: Ember McCune
- Vote: Approved 5-0

Individual Items for Consideration

Discussion and Consideration of Possible Action Regarding COA – 103 NE Vernon Street (Window Sign)

- The applicant presented a proposed design for a sign to be placed inside the window.
- Only the design aesthetics were under review; sign size/placement will be addressed by Planning & Zoning.
- Motion to approve the sign design as submitted: Ann Carver
- Second: Ember McCune
- Vote: Approved 6-0

Discussion and Consideration of Possible Action Regarding COA – 300 & 308 NE Barnard Street (City Building Renovation)

- The city submitted a COA for renovations to the historic 1929 Lane & Sons Motor Co. building.
- The HPO presented detailed plans including architectural renderings.
- Scope of exterior work includes:
 - Addition of black awnings (consistent with historic appearance)
 - Repair and retention of original clay tiles
 - Stone tuck-pointing using compatible materials
 - Refurbishment of existing historic light fixtures
 - Addition of required wall-pack safety lighting
 - New aluminum-framed doors and windows that reflect original garage bay openings
 - New tongue-and-groove roof decking with TPO membrane (rafters and joists retained)
- Commission discussion covered:
 - Preservation of petrified wood and fossil stone features
 - Appearance and attachment methods of awnings
 - Placement and design of lighting
 - Elevation and proximity of new windows to street/rock damage
 - Roofing details and drainage concerns

Motion:

To approve the COA as presented with the following provisions:

- Awnings to be attached without damaging original fossil/stone features
- Clay tiles to remain original color and material
- Windows and doors as submitted with attention to water drainage and impact protection
- Wall-pack lighting to be architecturally appropriate and code-compliant
- Roof decking and membrane replacement with retention of original rafters/joists
- Motion made by: Ann Carver
- Second: Scott Cole
- Vote: Approved 6-0

Workshop Items

Item 11: City Property Tax Credit Program

- Item was pulled by the HPO from the agenda; no action taken.

Item 12: Texas Historical Commission Conference Training

- The HPO presented details for the annual Texas Historical Commission training conference.
- Cost: Approx. \$1,200 per person for in-person attendance; \$200 for virtual option.
- Budget discussion: \$6,800 total budgeted; \$4,600 will remain after this training.
- Melinda and Heather approved to attend in person.
- No objections from the Commission.
- Noted that future agendas should include a standing budget update item.

Adjournment

With no further business, the meeting was adjourned at 6:11 pm.

Chairperson Historic

Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	4/15/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Dennis Moore for 101 NE Vernon St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/19/2025
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.			

Deliver to completed application and requirements to Historic Preservation Commission – Development Services Department
100 NE Barnard Street Glen Rose, TX 76042 (254) 897-2272 ext. 109

Please refer to the city website at www.glenrosetexas.org or call the Development Services Department for a schedule of the Historic Preservation Commission meetings.

HISTORIC PRESERVATION COMMISSION (HPC) CERTIFICATE OF APPROPRIATENESS APPLICATION

The completed package must be delivered no later than three (3) weeks prior to the next scheduled HPC 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: Somervell County Museum	Name: Dennis Moore
Address: 1001 N.E. Barnard Vernon	Address: 301 Mission St.
Phone: 254 - 898 - 0640	Phone: 254 - 396 - 2770
Email: dmglrose@yahoo.com	Email: Same
Property Address: 1001 N.E. Vernon St.	Legal Description:
Present Use: Museum	Built Circa: 1902
Proposed Use:	Current Zoning: B3

Architect or Contractor Name:

DT Roofing

Contractor Phone Number:

918-777-3402

Contractor Address:

5900 E. U.S HWY 377 Suite 2

Proposed Work / Design Description:

repair roof on second story

Attachments:

- ☐ Scale Drawings with Dimensions
 - ☐ Material Samples
 - ☐ Rendering of Signage
 - ☐ Historic Photos
 - ☐ Current Photos
 - ☐ Proposed Photos

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: _____

Jonas Mone

☐ Approved☐ Denied

□ Conditions:

Preservation Commission Chair

Preservation Commission Officer

City Building Official

FOR STAFF / HPC MEMBERS USE ONLY

HISTORIC PRESERVATION COMMISSION (HPC)
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 Commission, in order to consider the application as complete and filed.

Checklist Item	Comments
Applicant informed request must meet City Building Code/Ordinances	
Historic Preservation Officer review/approval (unless waived by city)	
Complete Certificate of Appropriateness Application	
Detailed description of all proposed activities	
Photographs of the property and areas of alteration provided	
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 HPC approved colors	
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	





Somervell County Museum
101 Vernon St
Glen Rose, TX 76043



Project Overview

Shingle Roof Replacement Scope:

- Remove all shingles and underlayment to decking of structure.
- Remove all decking from structure (assumes unusable state of product).
- Add minor blocking repairs to rafters if needed.
- Install new 7/16 OSB decking.
- Install all new wall flashings.
- Install ice and water membrane adhered to entire deck surface.
- Install new prefinished metal drip edge.
- Install Owens Corning Duration composition shingles.
- Provide all necessary equipment and site management for safe execution of project.
- Cleanup and haul off all work related debris to proper disposal site.

Warranty:

2 Year Install Warranty
Limited Lifetime Manufacturer Warranty

General Terms:

The "Work" DT Commercial Roofing Systems is agreeing to perform is set forth in this Proposal which shall supersede any other agreement between the parties to the contrary. DT Commercial Roofing Systems is not obligated to perform any work beyond or in addition to the Work provided for herein unless a written Change Order has been signed and agreed to by customer and DT Commercial Roofing Systems. If Somervell County Museum requests for DT Commercial Roofing Systems to perform additional work which is performed, then customer agrees to pay DT Commercial Roofing Systems, for such work at market rates. DT Commercial Roofing Systems is not responsible for any claim, damages, loss, or expense suffered by customer that is caused by acts of God, preexisting conditions of the structure upon which the Work is being performed or that is outside of the scope of work of DT Commercial Roofing Systems or caused by the negligent acts or omission of Somervell County Museum or its employees and any person directly or indirectly acting on its behalf. Once signed by both parties, this Contract represents the entire agreement of the parties with respect to the Work and supersedes all prior agreements, representations or understandings and this Contract can be amended only by a written signed amendment. This Contract is governed by Texas law. Any and all disputes between the parties, of any kind, related to this Contract or otherwise, shall be determined by binding arbitration with the American Arbitration Association pursuant to its Construction Industry Rules which shall be held in Fort Worth, Texas at a location and with one neutral arbitrator both to be selected by DT Commercial Roofing Systems. If the Manufacturer issues the applicable warranty for the Work performed by DT Commercial Roofing Systems, then that shall be conclusive evidence that DT Commercial Roofing Systems has performed its Work in a good and workmanlike manner, in conformance with industry standards and in full compliance with its obligations under this Contract. If Somervell County Museum fails to timely pay DT Commercial Roofing Systems then DT Commercial Roofing Systems shall be entitled to recover from customer all costs, expenses and attorneys fees incurred in pursuing collection from customer of the just amount owed. All outstanding amounts due shall bear interest at the rate of 12% per year compounded annually. Customer hereby grants DT Commercial Roofing Systems and its assigns permission to copyright, edit, use, and publish photographs or videos of roofs installed on Customer's property by DT Commercial Roofing Systems and waives right to inspect or pre-approve said photos or videos. Customer understands these materials may include the name, location and recognizable parts of customer's building. Texas law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of this Texas law for a person or business paid wholly or partly from proceeds of a property insurance claim to knowingly allow the insured person to fail to pay. Or assist the insured person's failure to pay, the applicable insurance deductible. See SECTION 2. Business & Commerce Code, is amended to read as follows: Section 27.02. "Goods or Services Paid for by Insurance Proceeds: Payment of Deductible Required"



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	4/15/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Jeff Harris for 101 NE Barnard St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/19/2025
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
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CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 			
RECOMMENDED ACTION: Move to approve or deny as presented.			

3/27/25

Date Received (staff use only)

City of Glen Rose Development Services Dept.

(254) 897-2272 ext

Item 3.

Deliver to completed application and requirements to Historic Preservation Commission – Development Services Department
100 NE Barnard Street Glen Rose, TX 76042 (254) 897-2272 ext. 109

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Property Owner	Applicant / Tenant / Owner's Representative
Name: <u>Somervell County</u>	Name: <u>JEFF HARRIS</u>
Address: <u>PO Box 28 101 E Glen Rose Barnard</u>	Address: <u>PO Box 28 Glen Rose</u>
Phone: <u>254.897.2206</u>	Phone: <u>254.897.2206</u>
Email: <u>jeff.harris@co.somervell.tx.us</u>	Email: <u></u>

Property Address: <u>101 E Barnard Glen Rose</u>	Legal Description: <u>Courthouse Somervell County</u>
Present Use: <u>Dist. Court Clerk</u>	Built Circa: <u></u>
Proposed Use: <u>Same</u>	Current Zoning: <u></u>

Architect or Contractor Name: In HouseContractor Phone Number: Contractor Address: Proposed Work / Design Description: update & Repair outside Restroomsupdate & Repair Fire ^{Alarm} System in old Courthouse

Attachments:

- ☐ Scale Drawings with Dimensions
 ☒ Material Samples
 ☐ Rendering of Signage
☐ Historic Photos
 ☒ Current Photos
 ☐ Proposed Photos

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: Somervell County CitizensApplicant's Signature: Jeff Harris☐ Approved☐ Denied☐ Conditions:

Preservation Commission Chair

Preservation Commission Officer

City Building Official

FOR STAFF / HPC MEMBERS USE ONLY

HISTORIC PRESERVATION COMMISSION (HPC)
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Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	

Courthouse Exterior Restrooms

Mens

- Repaint ceiling, floor, walls
- Install new Partitions
- Install new door

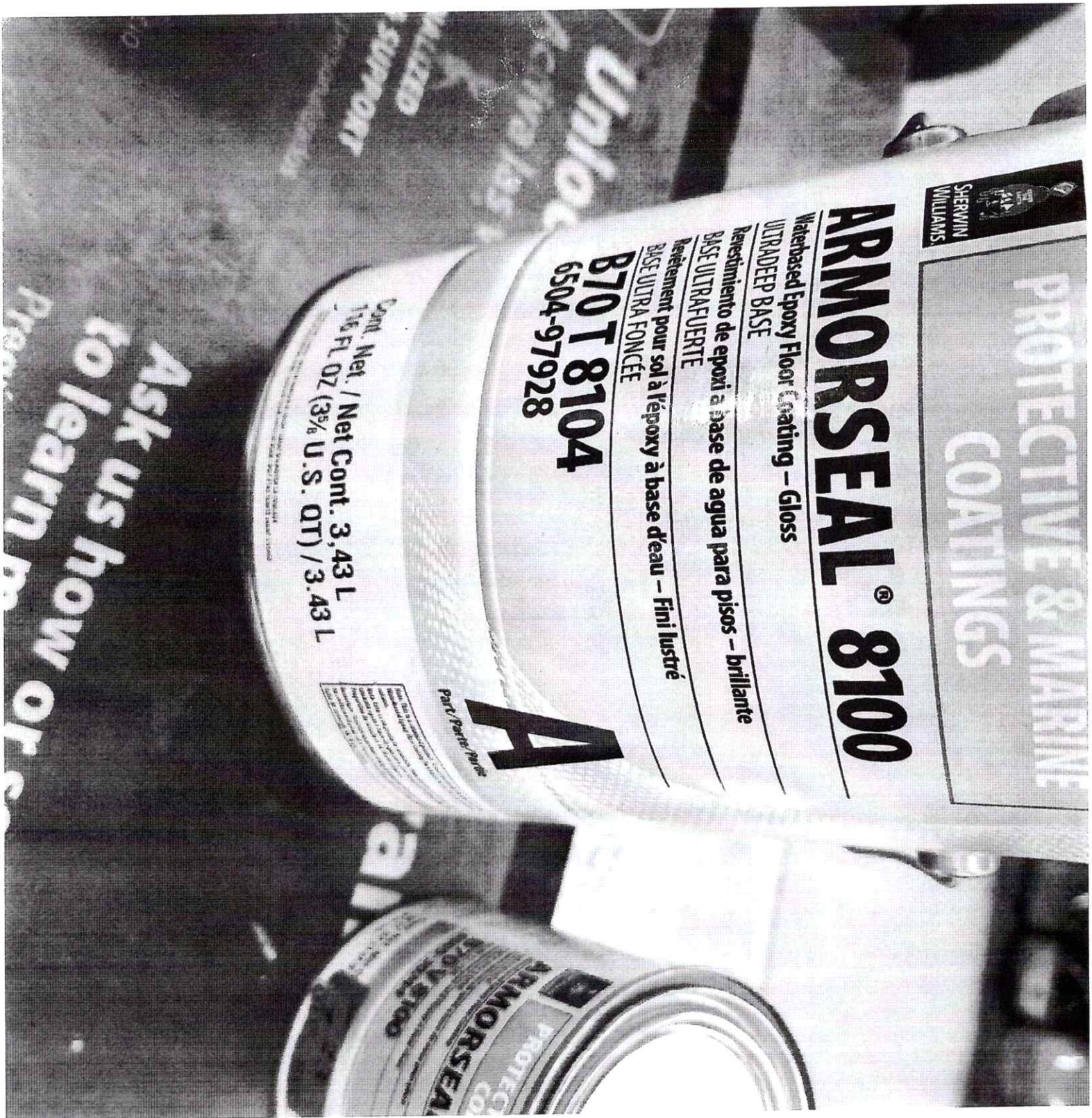
Womens

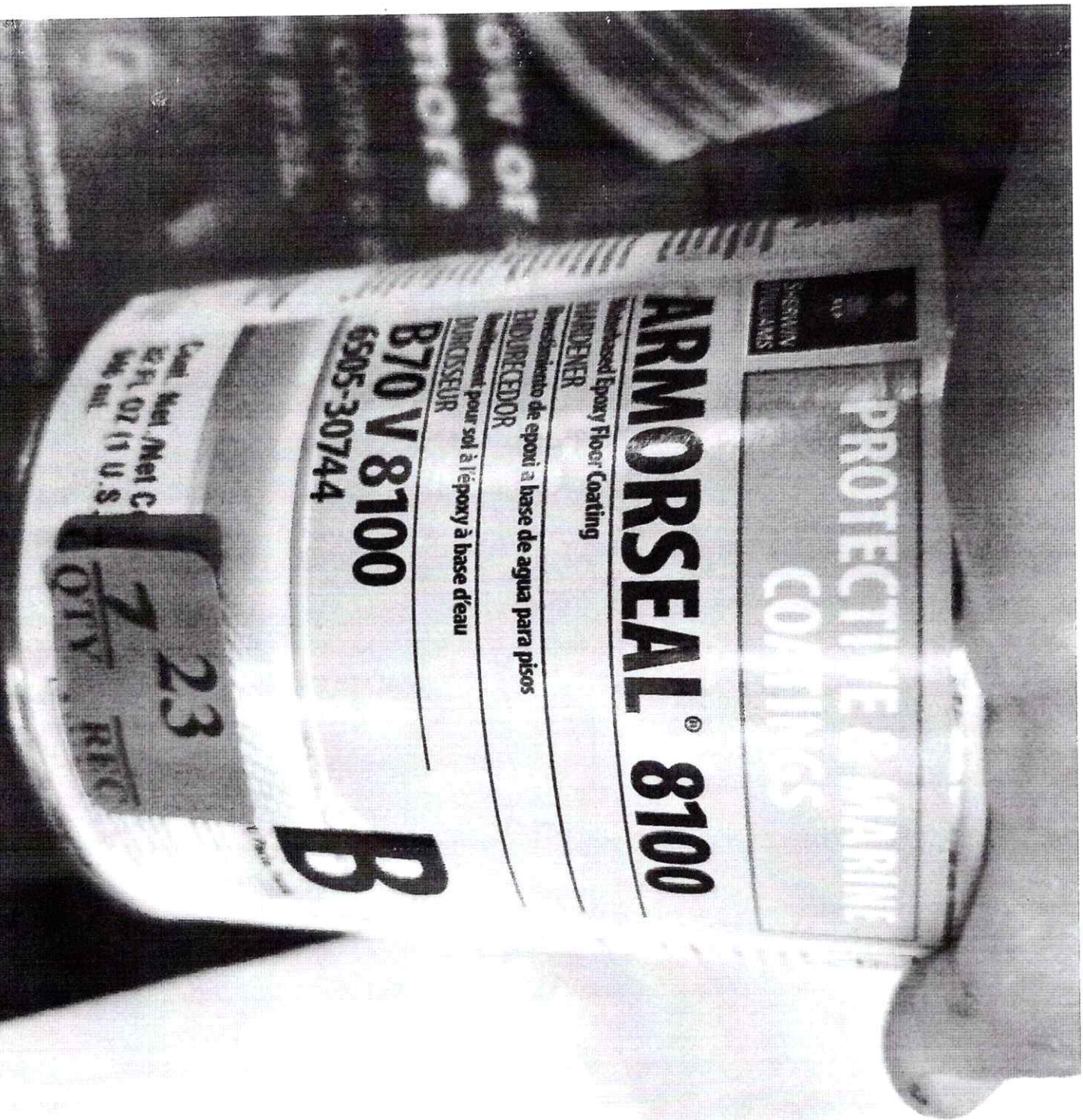
- Repaint ceiling, floor, walls
- Install new partitions

Floor paint will be 2 part epoxy paint from Sherwin-William
walls? Ceiling paint will be Valspar exterior paint

Door on mens restroom will match door on womens restroom







Jeff Harris

From: darren@jkfirepros.com
Sent: Tuesday, March 18, 2025 11:47 AM
To: Jeff Harris
Subject: [EXTERNAL] FW: Historic Courthouse fire alarm scope of work
Attachments: Scan2025-03-18_114447.pdf

CAUTION: This email originated from outside of Somervell County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jeff,

Take a look at this.. The below scope will still be good.

Darren Karels CET
 JK Fire & Security, LLC
 Office 254-898-2425
 Cell 254-485-9320



From: darren@jkfirepros.com <darren@jkfirepros.com>
Sent: Wednesday, October 16, 2024 10:26 AM
To: jeff.harris@co.somervell.tx.us
Subject: Historic Courthouse fire alarm scope of work

Jeff,

Here is the breakdown of what will be done to fix the fire alarm system in the historic courthouse.

Replace-

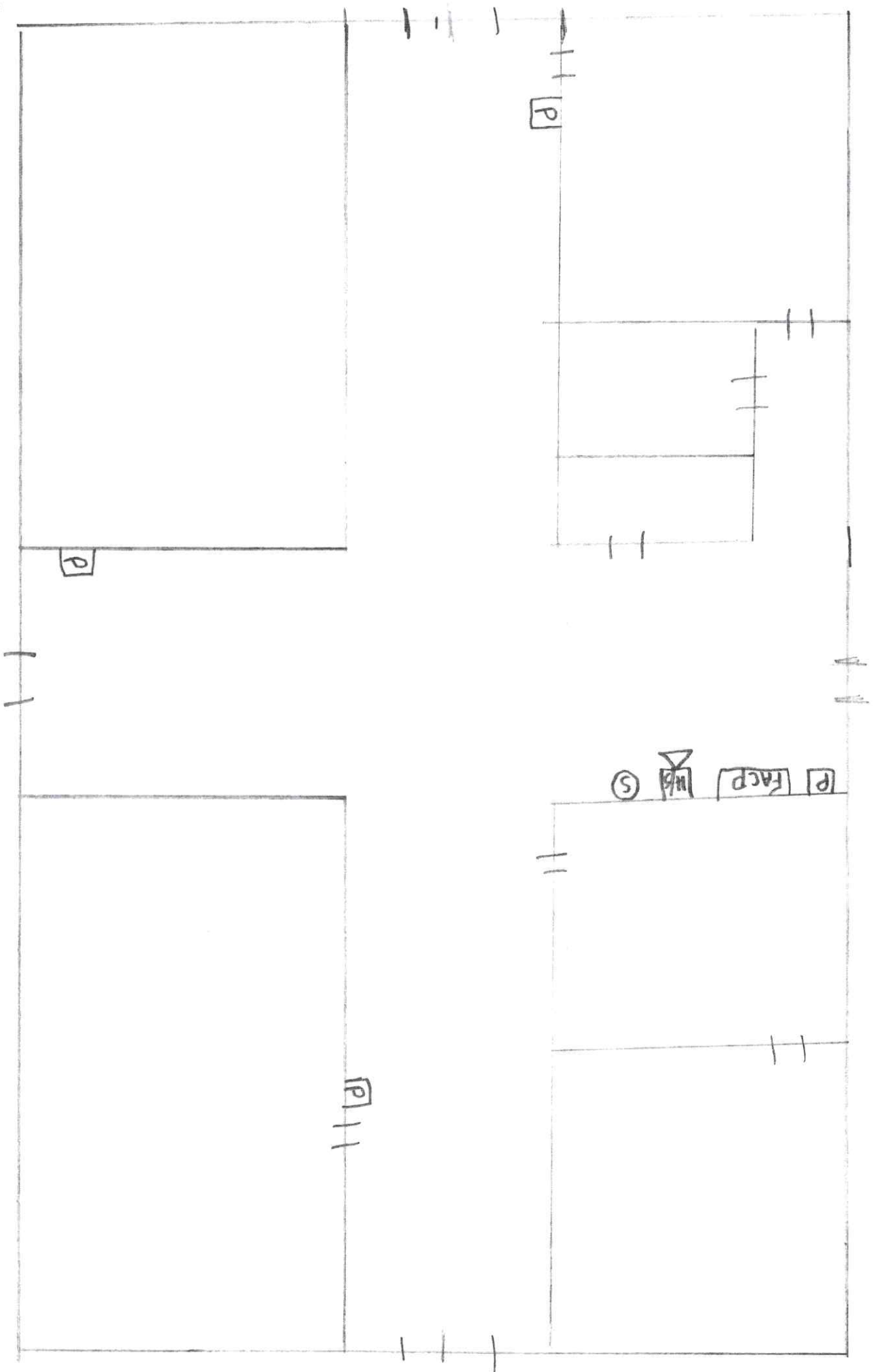
- 1 main fire alarm control panel
- 4 manual pull stations
- 3 horn strobes
- 4 duct detectors

Add-

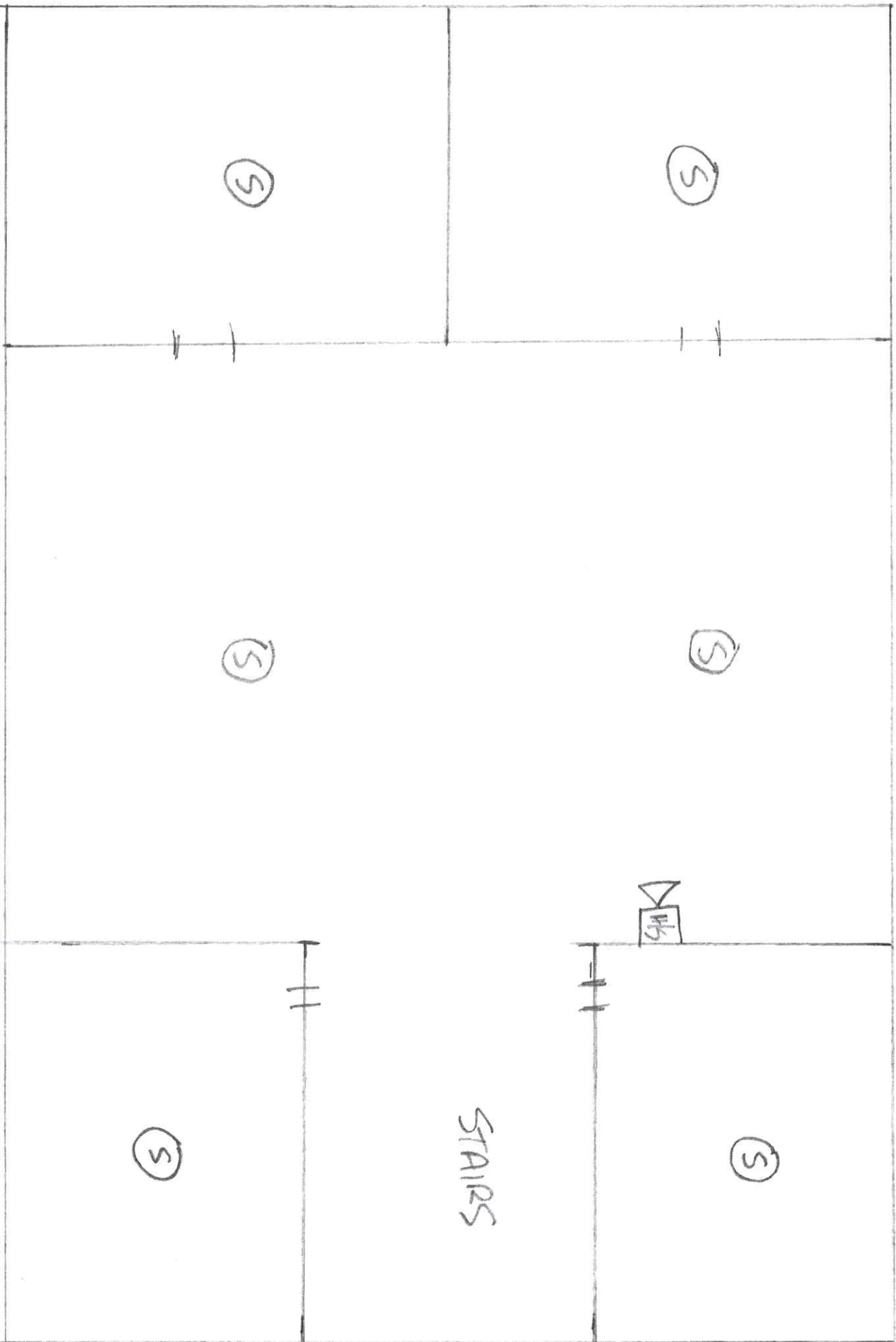
- 1 smoke detector above fire alarm control panel
- 6 smoke detectors on 2nd floor

There are currently 2 control panels in the hallway as you walk into the NW entrance, one of them will go away and the other will be replaced with a smaller panel, so some sheetrock repair will be required. All other devices will be direct swap outs and the walls should not be affected.

Will also need to verify shutdown of the air handlers with qualified personnel (Eric Woods should be able to handle that).



2nd FLR





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	4/15/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Kristine Trawick for 101 E Elm St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	4/09/2025
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 <u>Kristine Trawick</u>	Name <u>Same</u>
Address <u>2304 Lakewood Ct, Granbury</u>	Address <u>11</u>
Phone <u>817-776-2105</u>	Phone <u>11</u>
Email <u>KristineTrawick@yahoo.com</u>	Email <u>11</u>

Property Address <u>101 East Elm St, Glen Rose</u>	Legal Description <u>Glen Rose Townsite block 5, lots 9 and 10</u>
Present Use <u>empty renovation</u>	Built Circa <u>1960</u>
Proposed Use <u>coffee/cafe</u>	Current Zoning <u>commercial</u>

Architect or Contractor Name Rob Snelus

Address Glen Rose Phone 682-209-6931

Proposed Work/Design Description brick pavers on patio floor

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

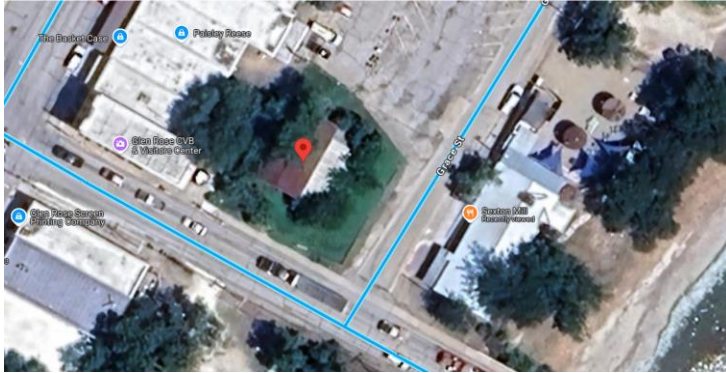
I hereby certify that this information is correct to the best of my knowledge, and that the said work will be done in conformance with all submissions herein set forth and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes. I understand that falsifying information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

101 E. Elm Street**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

Request: Install brick pavers in patio area where there is currently dirt and rocks.



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 Kristine Trawick for 101 E Elm St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	4/09/2025
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.			

Staff Use Only

Date Received: _____

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner		Applicant/Tenant/Owner's Representative	
Name	Kristine Trawick	Name	Same
Address	2304 Lakewood Ct, Branbury	Address	11
Phone	817-776-2105	Phone	11
Email	Kristine.trawick@yahoo.com	Email	11
Property Address	101 East Elm St, Glen Rose	Legal Description	Glen Rose Townsite block 5, lots 9 and 10
Present Use	empty renovation	Built Circa	1960
Proposed Use	coffee/cafe	Current Zoning	commercial

Architect or Contractor Name Rob Snelus

Address Glen Rose Phone 682-209-6931

Proposed Work/Design Description paint metal, same color

☐ 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.

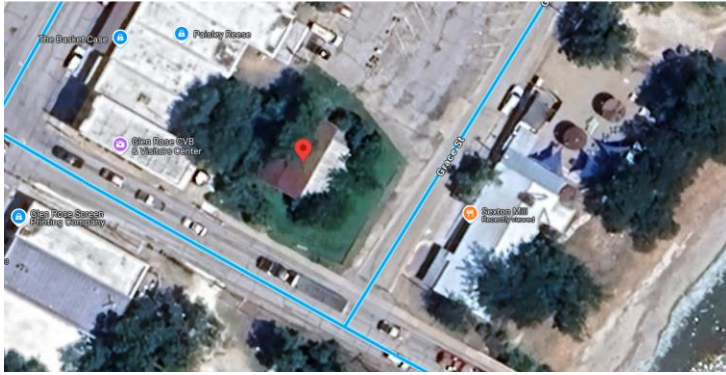
Owner's Signature Kristine Trawick Applicant's Signature Kristine Trawick

☐ 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

Request: Many areas of the building have been patched with new tin making for an odd look given all the older tin on the building. The owner would like to paint the building a siler/gray color that would match the older tin.

