

PRESERVATION COMMISSION MEETING

Tuesday, December 16, 2025 at 5:30 PM

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



AGENDA

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

Pledge of Allegiance, Roll Call

INDIVIDUAL ITEMS FOR CONSIDERATION

1. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Hugh and Joan McKenny for 110 SW Barnard St
2. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Victor Eichhorn for 200 NE Barnard St
3. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Parson Real Estate Investments, LLC for 500 Grace St
4. Discussion, consideration and possible action regarding the City Glen Rose 2025 Facade Grant Recommendations
5. Discussion, consideration and possible action regarding the review of Historic Preservation Commission applications

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, Veronica Welch, 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: **Wednesday, December 10, 2025**, 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:	12/16/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Hugh and Joan McKenny for 110 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	11/13/2025
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.			

11/13/25 Date Received (staff use only)

City of Glen Rose Development Services Dept.

(254) 897-2272 ext.

Item 1.

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: <u>HUGH & JOAN MCKENNEY</u>	Name: <u>HUGH & JOAN MCKENNEY</u>
Address: <u>110 S.W. BARNARD / 204 CAMELOT</u>	Address: <u>GLEN ROSE, TX 76043</u>
Phone: <u>(713) 822-5490</u>	Phone: <u>(713) 822-5490</u>
Email: <u>HUGH LESLIE @ HOTMAIL COM</u>	Email: <u>HUGH LESLIE @ HOTMAIL COM</u>
Property Address: <u>110 S.W. BARNARD ST.</u>	Legal Description: <u>SEE ATTACHED</u>
Present Use: <u>PREVIOUSLY AIRBNB</u>	Built Circa:
Proposed Use: <u>RETAIL</u>	Current Zoning:

Architect or Contractor Name: SOUTHERN SIGN SERVICEContractor Phone Number: (817) 894-1158Contractor Address: 6530 HWY 377 TOLAR, TX 76476Proposed Work / Design Description: STOREFRONT SIGNAGE (SIGN)

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: Joan McKenney Applicant's Signature: Joan McKenney

☐ Approved
 ☐ Denied
 ☐ Conditions: _____

Preservation Commission Chair

Preservation Commission Officer

City Building Official

THIS IS NOT A BUILDING PERMIT AUTHORIZING AND CONSTRUCTION OR REMODELING. CONTACT THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF ANY WORK. THIS COA BECOME NULL AND VOID IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.

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	Yes
Historic Preservation Officer review/approval (unless waived by city)	Yes
Complete Certificate of Appropriateness Application	Yes
Detailed description of all proposed activities	Yes
Photographs of the property and areas of alteration provided	Yes
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	Yes
Authorization to represent the property owner, if the applicant is not the owner	NA
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	TBD



Job Name: Mckenney's Gifts and Art
 Elevation: BUILDING **OPTION 3**
 Location Address:
 White Vinyl on Black ACM
 New trim painted black

Date: 11/10/2025
 Rev: 3
 Sales: Adam

Page 2 of 3



FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION

All Plans provided are for informational purposes only. THEY ARE NOT MEANT FOR COLOR OR PRINT QUALITY. Please review projects carefully as Southern Sign Services is not responsible for errors since all have been approved. The sign to check: Layout, Spelling, Capitalization, Punctuation, Please-its, & verification of colors before approving. Once you have reviewed your art proof, please sign & send back. DUE TO DIFFERENCES IN INDIVIDUAL MONITORS & PRINTERS, ELECTRONIC PROOF COLORS MAY VARY FROM THE FINAL OUTPUT COLORS. Rendering may vary from actual sign due to superimposing the drawing onto a photo.

ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to signs. Power to the sign must be done by a licensed electrical contractor or
 licensed electrician. Each sign must have:
 1. A minimum of one dedicated 120V/20A circuit 2. Junction box installed within 6 feet of the sign 3. Three wires: Line, Ground, Neutral

NOTE: THIS DRAWING IS THE PROPERTY OF SOUTHERN SIGN SERVICES AND ALL RIGHTS TO ITS REPRODUCTION AND DISPLAY ARE RESERVED BY SOUTHERN SIGN SERVICES.
 10/12/2017 10:00:00 AM - 10/12/2017 10:00:00 AM - 10/12/2017 10:00:00 AM - 10/12/2017 10:00:00 AM

Signature:

Date:

Approved by Southern Sign Services, Signature: [Signature] Date: [Date]

APPROVED ART DRAWING

From: Joan Coleman jpcoleman4@icloud.com
Subject:
Date: November 13, 2025 at 8:28 AM
To: joan coleman jpcoleman4@aol.com



**B&S Southern Sign & Crane
Services, LLC**

6530 W Hwy 377, Ste 112
Tolar, Texas 76476

(817) 573-1888

Office@southernsignservice.com

Location / Address info:

McKenney Gifts and Art
Joan Coleman
110 SW Barnard St
Glen Rose, TX 76043

Estima

Date: 11/4/

TERMS:

Customer:

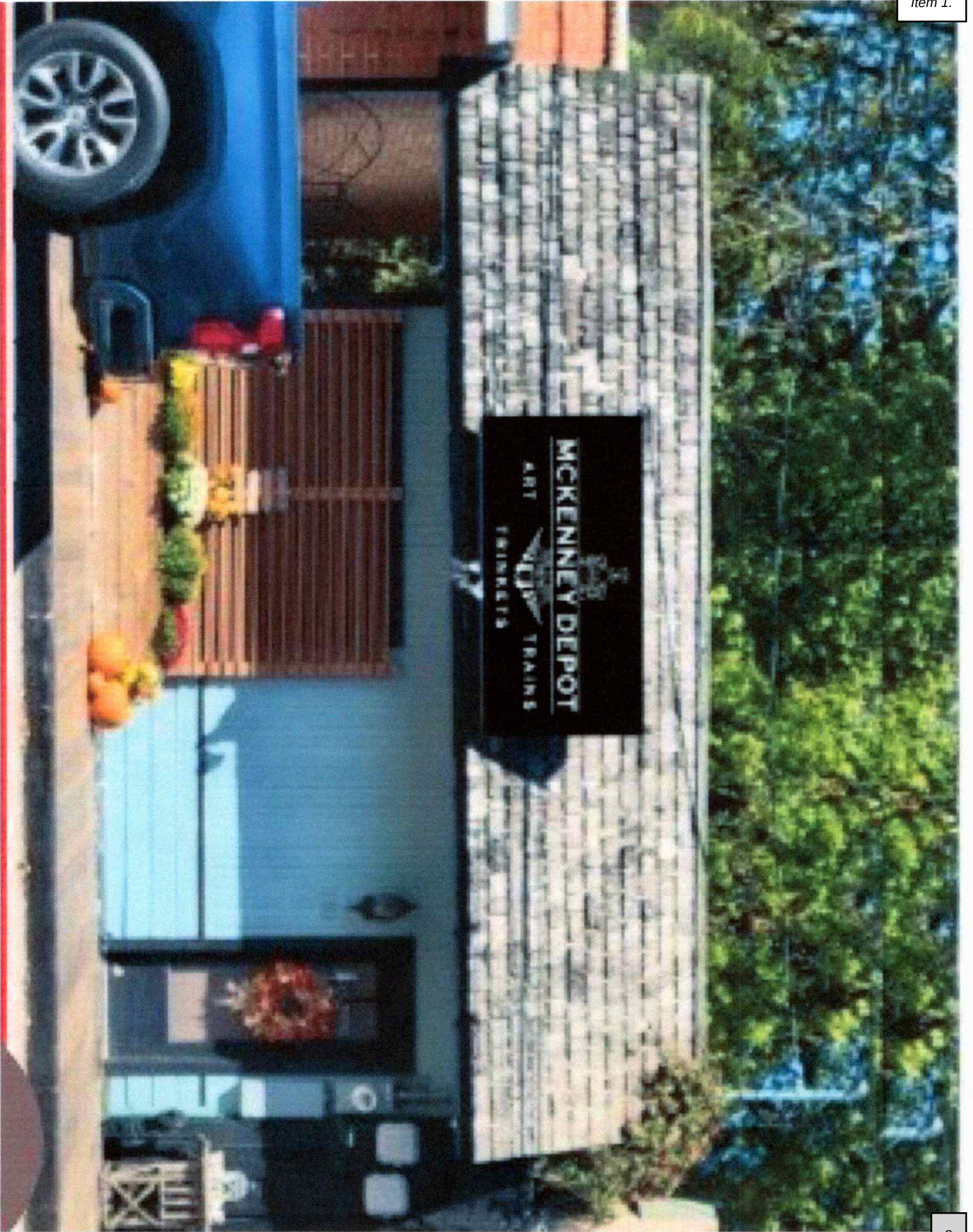
Phone #:

Email:

Referral by:

REP:

Item	Description
Face Replace...	New Face for Lighted Sign: S/F , ACM Bldg Cabinet / Front Facade
FAB - NON EI...	1.5" x 1.5" x 72.5" Retainers (Black)
FAB - NON EI...	1.5" x 1.5" x 36" Retainers (Black)
Install	Remove existing wood face and trim and install Face & Retainers
Procurements	Additional charges if Required by City - Billed on deposit File Permits (up to 4 - \$50/ea for additional) through the City in which the sign is to be installed, when required by code. Any additional fees required by the city, will be additional, and billed on the final invoice.(ex:engineering) *Permits Filed by Southern Sign Services (referred to as SSS here on out), are to be Installed by SSS only. Installs performed by someone other than SSS, VOIDS all Permits & Warranties.
Permits	Fees & Inspections (TBD) - May be billed Separately or on Final Invoice Inspections are scheduled upon approval when required, additional fees may apply for cancelled or expired permits....





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	12/16/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Victor Eichhorn for 200 NE Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	12/1/2025
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.			

12/1/25 Date Received (staff use only) City of Glen Rose Development Services Dept. (254) 897-2272 ext. 109

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

Please refer to the city website at www.glenrose-texas.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: Lane Family Trust	Name: Victor Eichhorn
Address: 5604 Oak Top Drive Colleyville TX	Address: 1102 W Lynwood Ave, San Antonio, TX 78201
Phone: 214-629-6603	Phone: 432-741-2878
Email: troy_lane@yahoo.com	Email: victor@noblemenwines.com
Property Address: 200 Northeast Barnard Street	Legal Description: Acre: 0.115, Lot 7 & 8 (20x166) S8, 60666, Subd. D0500, Abet. A136, GLEN ROSE TOWNSITE, BLOCK 6, LOT 7 & 8 (50x100)
Present Use: Retail Space	Built: Circa: 1920
Proposed Use: Retail Space - Wine Shop	Current Zoning: B2

Architect or Contractor Name: FASTSIGNS of Granbury

Contractor Phone Number: (682) 356-4752

Contractor Address: 2116 East US Hwy 377, Granbury, TX 76049

- Proposed Work / Design Description:
- 202 NE Barnard: Replace the Bull Lion logos with our logo and store hours.
 - 101 Walnut: Add our logo to one window.

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: [Signature] Applicant's Signature: Victor Eichhorn

Approved _____ Denied _____

Conditions

FOR STAFF / HPC MEMBERS USE ONLY

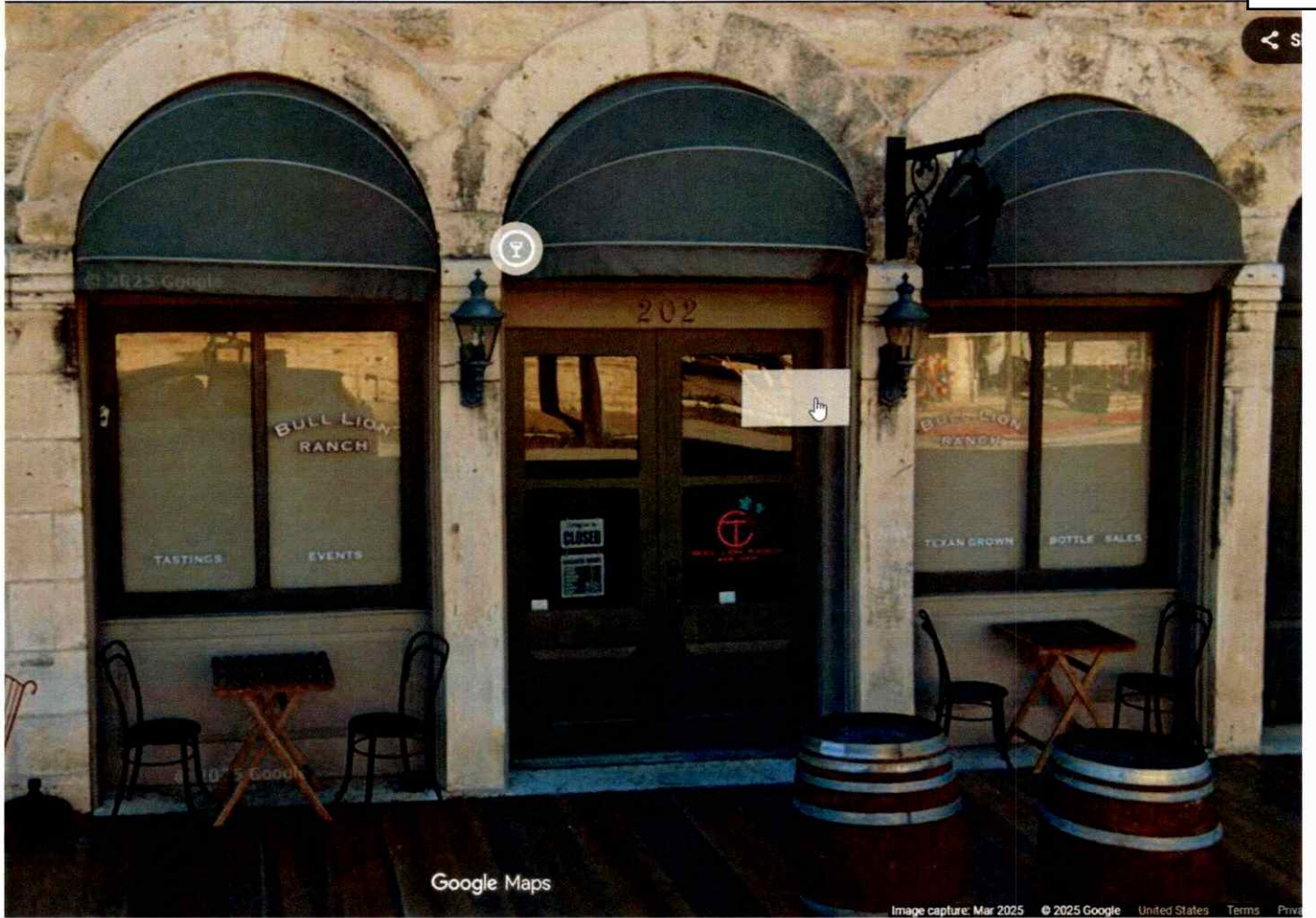
HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS CHECKLIST

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	Must Submit to City for Sign Permit
Historic Preservation Officer review/approval (unless waived by city)	Yes
Complete Certificate of Appropriateness Application	Yes
Detailed description of all proposed activities	Yes
Photographs of the property and areas of alteration provided	Yes
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	Yes
Authorization to represent the property owner, if the applicant is not the owner	Yes
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	TBD

[[[









CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	12/16/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Parson Real Estate Investments, LLC for 500 Grace St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	11/18/2025
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.			

11/18/2025 Date Received (staff use only)

City of Glen Rose Development Services Dept.

(254) 897-2272 ext. 109

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: <u>Tommys Properties, LLC</u>	Name: <u>Parson Real Estate Investments, LLC</u>
Address: <u>P.O. Box 2429 Granbury 76048</u>	Address: <u>1115 Mallard Way</u>
Phone:	Phone: <u>928-412-5996</u>
Email:	Email: <u>JC@JCstone.net</u>
Property Address: <u>500 Grace ST</u>	Legal Description:
Present Use: <u>Vacant</u>	Built Circa: <u>1900</u>
Proposed Use: <u>Residential</u>	Current Zoning: <u>R1</u>

Architect or Contractor Name: JC StoneContractor Phone Number: 928-412-5996Contractor Address: P.O. Box 39 Rainbow, TX 76077Proposed Work / Design Description: Regular maintenance

Paint exterior same color as current. Repair outside of house as needed.

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: _____

☒ Approved☐ Denied☐ Conditions: _____

Heather Burt
 Preservation Commission Chair

 Preservation Commission Officer

 City Building Official

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	NA
Historic Preservation Officer review/approval (unless waived by city)	Yes
Complete Certificate of Appropriateness Application	Yes
Detailed description of all proposed activities	Yes
Photographs of the property and areas of alteration provided	Yes
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	Yes
Authorization to represent the property owner, if the applicant is not the owner	NA
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	NA





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	12/16/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the City Glen Rose 2025 Facade Grant Recommendations		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	12/8/2025
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.			

City of Glen Rose 2025 Façade Grant Recipient Recommendations

104 SW Barnard St (Country Peddler) – \$1,900

Repaint outside of storefront with like colors

204 NE Barnard St. (Masonic Lodge) - \$3,500

New signage to closely resemble current. Pressure wash, prime and paint building.

212 NE Barnard St. (Green Pickle) – \$3,000

Replace board and batten on front window exterior wall, add awning and move lighting.

307 SW Barnard St. (Barnards Mill and Art Museum) - \$3,100

Repair and replacement of front entrance sign, restoration and painting of the gazebo, replacement of cracked sidewall and new lighting.

202 NE Barnard St. (MJ & Co., Winery) - \$2,500

Replace awnings with same color and style

108 NE Barnard St. (Dime Store Cowgirl) - \$3,500

Repoint wall on backside of building

110 NE Barnard St. (Tracks In Time) - \$2,500

Repair patio awning and replace with beadboard



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	12/16/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the review of Historic Preservation Commission applications		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	12/8/2025
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.			