

PRESERVATION COMMISSION MEETING

Tuesday, February 20, 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 January 16, 2024 Historic Preservation Commission Meeting

INDIVIDUAL ITEMS FOR CONSIDERATION

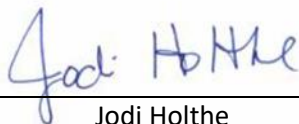
2. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Amber Rouse for 110 SW Barnard St
3. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Karen Richardson for 303 SW Barnard St
4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Lewis Coppo for 303 Grace St
5. 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
6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Bryan Barnes on behalf of Horizon Capital Solutions LLC for 3600 Block of CR 312/Van Zandt (Young Gas Station)
7. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Richardo Villa on behalf of TGR Holding LLC for 102 NE Barnard St
8. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by MJ & Company - Melody Pena for 103 NE Vernon St
9. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jeremy & Ember McCune - The Green Pickle for 212 NE Barnard St
10. Discussion, consideration and review of Historical Resource Inventory Inspection Reports as presented by Preservation members

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, February 16, 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: | 2/20/24 | | |
| AGENDA SUBJECT: | Consider approval of minutes from January 16, 2024 Historic Preservation Commission Meeting | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 2/13/24 |
| 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 Meeting
 January 16, 2024

Call to Order – Chairperson, Ann Carver, called the meeting to order at 5:30 p.m.

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

Announcement:

City Administrator, Troy Hill introduced Heather Bienko as the new Historic Preservation Officer

Consent Agenda:

1. Consider approval of minutes from December 19, 2023, Historic Preservation Commission Meeting
 2. Consider approval of Certificate of Appropriateness Application as submitted by Lewis Coppo for 303 Grace St
 3. Consider approval of Certificate of Appropriateness Application as submitted by Lewis Coppo for 303 Grace St
- Motion to approve from Linda McCaffrey, seconded by Karen Braswell. Passed 5/0

Individual Items for Consideration

1. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Scott Burgess for TGR Healthcare-Rick Villa for 114 NE Barnard St. Awning to be repaired using black cloth and front door to be replaced that matches the current wood door. Motion by Melinda Patrick, second by Scott Cole. Approved 5/0.
2. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Amber Rouse for 110 SW Barnard St. Due to the weather, owner requested that the item be pulled and moved to the February meeting.
3. Discussion, consideration and possible recommendations to City Council regarding the 2023/24 Glen Rose Historic Property Tax Exemptions. Motion was made by Ann Carver to approve 10 property tax exemptions and deny 4 that did not meet the necessary qualifications, second by Scott Cole. List will be sent to City Council.

Ann Carver, chairperson: Having no further business before the board, this meeting adjourned at 6:16 p.m.

Chairperson Historic

Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|--|------------------------|------------|
| AGENDA DATE: | 02/20/2024 | | |
| AGENDA SUBJECT: | Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Amber Rouse for 110 SW Barnard St | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 01/04/2024 |
| 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. | | |

1/4/24

CITY OF GLEN ROSE

Code Enforcement Office

561.811.3371

Fax 214.811.7991

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 RHG Properties
Address P.O. Box 2391
Phone Burleson Tx 76097

Name Amber Rouse
Address P.O. Box 2391
Phone 817-713-3935

Email _____ .mil

Email _____

Property Address 110 SW Barnard St

Legal Description _____

Present Use BNS

Built Circa _____

Proposed Use Same

Current Zoning _____

Architect or Contractor Name Amber Rouse

Address P.O. Box 2391 76097 Phone _____

Proposed Work/Design Description Planter in the Front

- 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 [Signature] Applicant's Signature _____

Denied Approved Conditions _____

X _____ X _____ X _____
Preservation Board Chair Preservation Board Officer City Building Officer

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 COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|---|------------------------|----------|
| AGENDA DATE: | 2/20/2024 | | |
| AGENDA SUBJECT: | Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Karen Richardson for 303 SW Barnard St | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 1/9/2024 |
| 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: 1/9/24

Item 3.

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>KAREN RICHARDSON</u> | Name <u>SAME</u> |
| Address <u>303 SW BERNARD PO BOX 239</u> | Address |
| Phone <u>254 897 1960</u> | Phone |
| Email | Email |

| | |
|--|---|
| Property Address <u>303 SW BERNARD</u> | Legal Description |
| Present Use <u>LANDSCAPE ARCHITECT OFFICE RETAIL SALES RESIDENCE</u> | Built Circa <u>1920</u> |
| Proposed Use <u>SAME</u> | Current Zoning <u>R1 (Grandfathered "Commercial")</u> |

Architect or Contractor Name _____

Address _____ Phone _____

Proposed Work/Design Description Erect a PLANT INFORMATION Kiosk IN
DRIVE SALES AREA of PROPOSED LOCATIONS

| | | | |
|---|--|----------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Scale Drawings with Dimensions Attached | <input checked="" 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 Karen Richardson Applicant's Signature _____

Denied Approved Conditions _____

X _____ X _____ X _____
Preservation Board Chair Preservation Board Officer City Building Official

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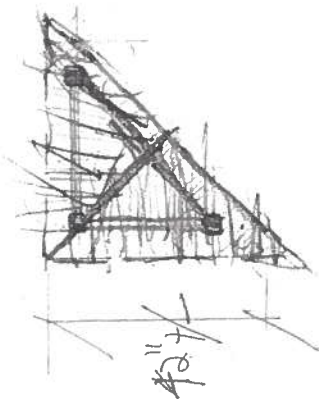
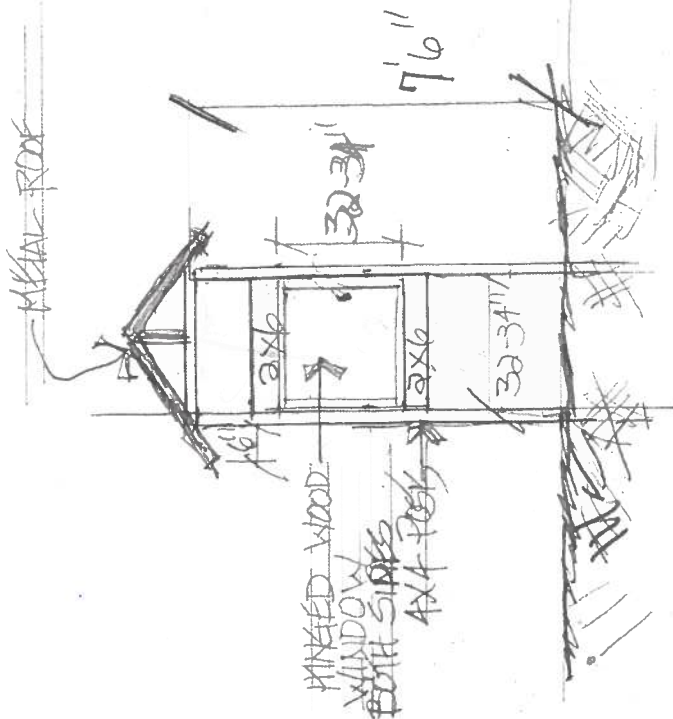
RIVER GLEN STUDIO 303 SW BARNARD

PROPOSED PLANT INFORMATION KIOSK NOV 14 2025

254897 1960

ELEVATION

PLAN VIEW

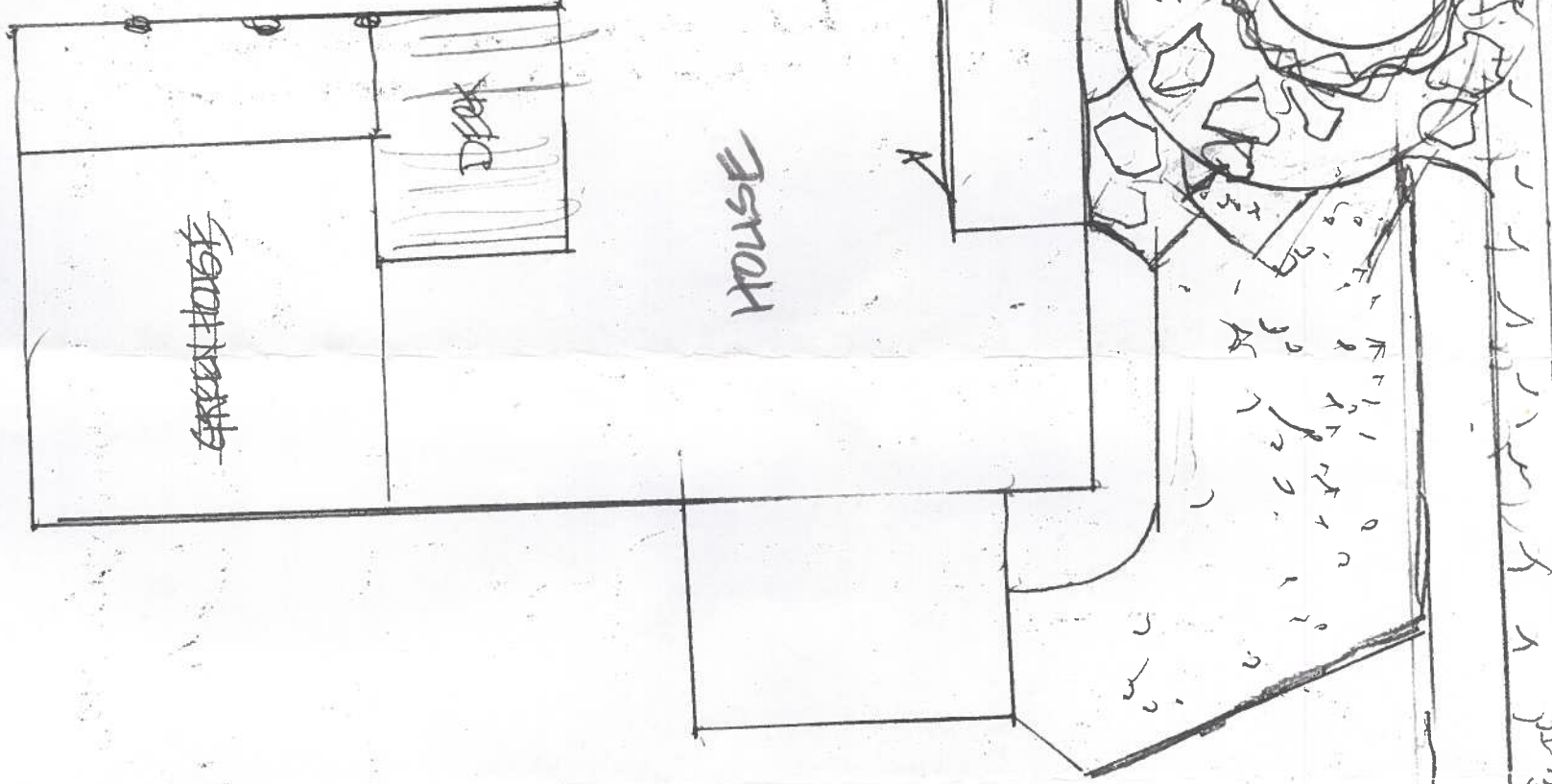


170

1

PROPOSED KIOSK IDENTICAL
RIVER GLEN STUDIO
303 SW BARNARD

1" = 10'-0"



SW BARNARD

1" = 10'-0"

118



CITY COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|--|------------------------|-----------|
| AGENDA DATE: | 2/20/2024 | | |
| AGENDA SUBJECT: | Consider approval of Certificate of Appropriateness Application as submitted by Lewis Coppo for 303 Grace St | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 1/15/2024 |
| 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

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| Property Owner | | Applicant/Tenant/Owner's Representative | |
|--|----------------------|---|--|
| Name | Lewis & Dina Coppo | Name | |
| Address | 303 Grace Street | Address | |
| Phone | 805 603 9298 | Phone | |
| Email | Coachcoppo@gmail.com | Email | |
| Property Address Same as above | | Legal Description | |
| Present Use Home | | Built Circa | |
| Proposed Use Painting of exterior House code 7004-11 7004-14 | | Current Zoning | |

Architect or Contractor Name Lewis Coppo Home Owner

Address _____ Phone _____

Proposed Work/Design Description _____

| | | | |
|---|--|----------------------------------|-----------------------------------|
| <input checked="" 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 Lewis F Coppo Applicant's Signature 

Denied Approved Conditions _____

X _____ X _____ X _____
Preservation Board Chair Preservation Board Officer City Building Official

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Staff Use Only

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254-897-9373

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| Property Owner | | Applicant/Tenant/Owner's Representative | |
|----------------|----------------------|---|--|
| Name | Lewis & Dina Coppo | Name | |
| Address | 303 Grace Street | Address | |
| Phone | 805 603 9298 | Phone | |
| Email | Coachcoppo@gmail.com | Email | |

| | |
|---|-------------------|
| Property Address Same as above | Legal Description |
| Present Use Home | Built Circa |
| Proposed Use Painting of exterior Shed code 2011-7 | Current Zoning |

Architect or Contractor Name Lewis Coppo Home Owner

Address _____ Phone _____

Proposed Work/Design Description _____

| | | | |
|---|--|----------------------------------|-----------------------------------|
| <input checked="" 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 Lewis F Coppo Applicant's Signature 

Denied Approved Conditions _____

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Staff Use Only

Date Received: _____

CITY OF GLEN ROSE

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254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

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| Property Owner | | Applicant/Tenant/Owner's Representative | |
|----------------|----------------------|---|--|
| Name | Lewis & Dina Coppo | Name | |
| Address | 303 Grace Street | Address | |
| Phone | 805 603 9298 | Phone | |
| Email | Coachcoppo@gmail.com | Email | |

| | | | |
|------------------|--------------------------|-------------------|--|
| Property Address | Same as above | Legal Description | |
| Present Use | Home | Built Circa | |
| Proposed Use | Basic Lean to Porch 8x20 | Current Zoning | |

Architect or Contractor Name Lewis Coppo Home Owner

Address _____ Phone _____

Proposed Work/Design Description _____

| | | | |
|---|--|----------------------------------|-----------------------------------|
| <input checked="" 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 Lewis F Coppo Applicant's Signature 

Denied Approved Conditions _____

X _____ X _____ X _____
Preservation Board Chair Preservation Board Officer City Building Official

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January 12, 2024

Lewis and Dina Coppo
303 Grace Street
Glen Rose Tx, 76043

Glen Rose Building & Planning/ Historical Preservation Commission
201 NE Vernon
Glen Rose, TX 76043

Dear Glen Rose Building & Planning and Historical Preservation Commission,

The intent of this letter is to inform both the Building & Planning Department and Historical Preservation Commission of our intentions for changes to our home. My wife Dina and I have been blessed to have a home at 303 Grace Street there in Glen Rose. We are excited to make it our future home. We look forward to planning ahead and working together with all of you regarding the exterior and backyard changes to our home. Following all protocols that pertain to the guidelines to City of Glen Rose building codes while maintaining to the Historical Preservation guidelines.

I feel the need to put on record a little backstory to the past year and also make sure it's known by all that our intent is to make sure we create a good relationship and communication from our end that is proper and satisfactory. To make sure to call with any questions. We have no doubt that both the Building & Planning Department and Historical Preservation Commission will reach out with any questions or concerns to avoid any misunderstanding. As some of you may or may not know we didn't know 303 Grace Street was a Historical home as it was built in 1974. Now looking back, it would not have occurred to us that 303 Grace would be considered as such. We had many conversations with Mrs. Lane, the real estate agent, and attorneys on different discussion points on the house. The historical status was never mentioned or brought to our attention until just before the closing of the house. Now understanding what is required by us as the new owners, we were surprised that Mrs. Lane wasn't held to the same standards, being that it falls under historical status. We had been pursuing this home for over a year and a half. As many have heard, Mrs. Lane had legal items to work out before the sale. During that time the property visibly was not being taken care of. The front and backyard hadn't been maintained. The front porch visibly from the street was in a rotted state. Broken branches and leaves not cleared from the roof and sat there for months at a time. We also were caught off guard as we were asked to take responsibility for a shed that was on the property before we purchase the house. It was clearly more visible and closer to the road than where it is located and yet fell on us rather than Mrs. Lane. I was asked to pay for the permit on that shed. I was fine doing that, but for the reasons mentioned, we were surprised that the guidelines we are being asked to follow seem to not to have been applied to Mrs. Lane. Over the last year we have done many things inside and now plan to work on the outside. I have provided a before and after picture to show we want to do things that will help keep the integrity of the neighborhood.

We want nothing more than to have a good relationship. We will and have responded in quick fashion to any emails or calls from the city. That being said we, will support and do our due diligence to do right by both parties. Recently I have had a few conversations with a few of you on the trim paint that was done and the shed I brought in. I believe we have ironed out the miscommunication's items pertaining to our home. After those discussions my wife and I feel confident that we are all on the same page.

We are prepared to submit proper paperwork and associated forms for proposed changes. We hope to start in late April. As finances allow, we look forward to making wonderful changes to our home that will make all satisfied. We want our home to be an asset to the Historical landscape of Glen Rose.

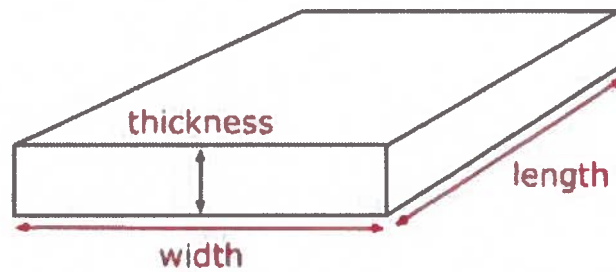
Please see attached pages for items that we want to address.

Sincerely,

Lewis and Dina Coppo

Proposed Exterior Changes:

- Replacing the front porch. For some time at least 3 years that I know of, the porch has rotten to the point that it has sagged. The 4 inch sagging of the right side has been shored up. Our plan is to reconstruct the Lean-To Porch which in design is very basic. (Please see attached drawing which is a 3 post but we will add an extra post keeping to this design). The current size of the porch is approximately 4x10. Basically, covers the entry to the house. To accommodate my wife with her wheelchair or motorized cart, we would like to have a 4 (4x6) post, 8x20. Roof to be silver metal or matching current roof colored comp roof shingles designed porch depending on metal cost. Constructed to be symmetrical to the front windows and have better curb appeal in a sense, giving our home a better look while accommodating folks to gather under it in a comfortable manner. (Please see attached material list). This very basic construction will be done by myself with the help of 5 others. We have planned it to be completed in a 5-day period. 8x20 concrete slab to have 3/8's rebar or what the building code requires.



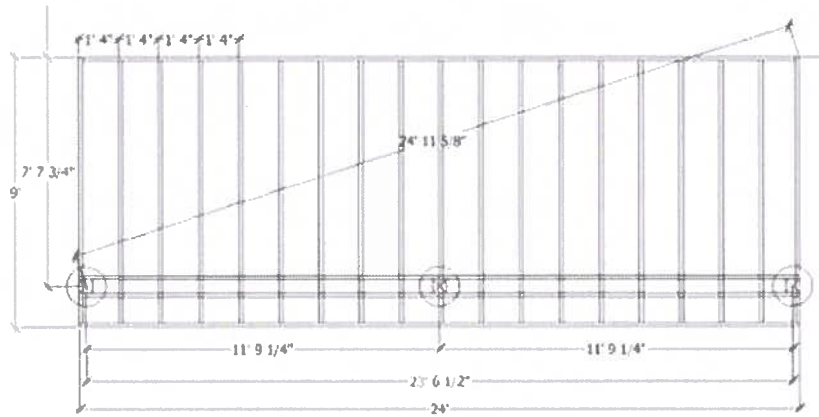
| | | |
|------------|---------------------------------|-----------------------------------|
| Length: | <input type="text" value="20"/> | <input type="text" value="ft"/> ▼ |
| Width: | <input type="text" value="8"/> | <input type="text" value="ft"/> ▼ |
| Thickness: | <input type="text" value="3"/> | <input type="text" value="in"/> ▼ |

Proposed Exterior Changes:

8'x24'x8' Lean-to Print Details

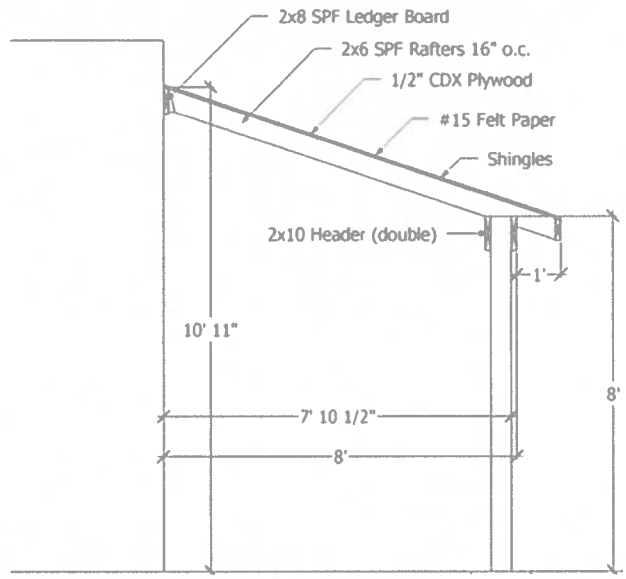


8'x24'x8' Lean-to Print Details

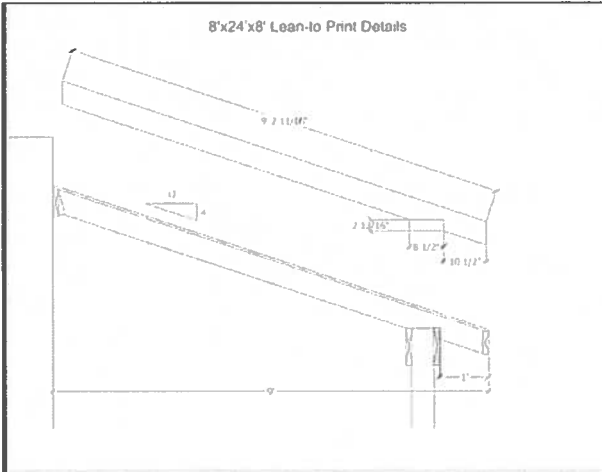


Proposed Exterior Changes:

8'x24'x8' Lean-to Print Details



8'x24'x8' Lean-to Print Details



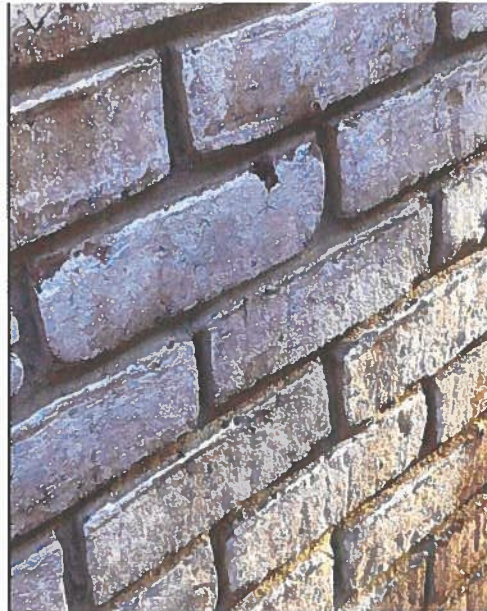
8'x24'x8' Lean-to Print Details

Materials Needed to Build 8'x24' wide Lean-to Roof

- (3) 6x10 Pressure Treated Posts (or larger if spacing exists in plan or if higher roof is needed)
- (2) 2x6 Pressure Treated for Y-Braces
- (4) 2" x 12" #2 SPF Headers (may also be pressure treated)
- (2) 2x8 12" #2 SPF Ledger Board (or pressure treated if attaching to concrete wall)
- (16) 2x6 12" #2 SPF Rafters (if spacing 16" o.c. Note: If spacing 24" o.c. use #1 2x6 12" rafter Pine rafters. If not using fascia, 2 end rafters should be pressure treated)
- (2) 2x6 12" #2 SPF Fascia Board (or pressure treated if attaching with batts)
- (17) Jeld Hangers (for 2x6 rafters)
- (5) 1 5/8" x 5' x 10' Metal Fences
- (3) 10' Flashing (installed at eaves board) (not to prevent leaks)
- (8) 1/2" CDX Plywood (for roof sheathing)
- (1) Roll of #15 Felt Paper
- (5) Aluminum Drip Edge
- (20) Squares of Shingles
- Nails, Brts, Other Hardware

Proposed Exterior Changes:

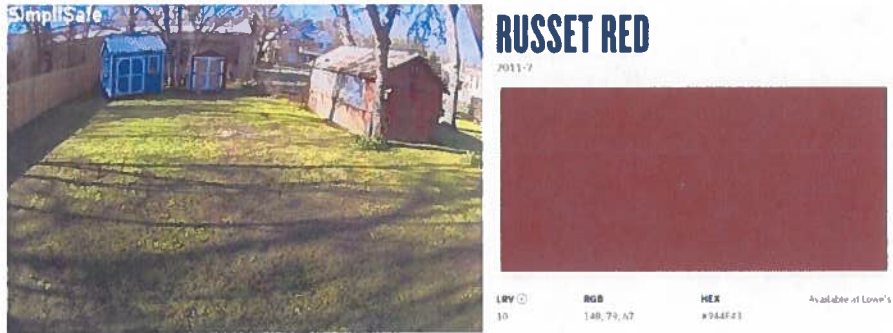
- Exterior Paint - The Exterior of the house would be painted with white paint on the brick with black trim using approved colors----The porch would be painted white. Using the same approved white color. The post would be the natural wood and stained natural. The look on the brick would be considered a whitewash look. Some of the current coloring of the brick would come through but overall looks would be white. Please see example picture. Looking to use Blue Kiss or White Sash. Would like to view swatch at Lowes before decision.



Proposed Exterior Changes:

- Painting of sheds.

The painting of the two shed's would be done with the approved rust color to be similar to the rust colored shed on the far right of the picture. Would like to see swatch of Russet Red before decision is made.



Changes to the trim and yard. Minor changes, but we have cleaned up th look of the property. As you can see the October 11th picture compared to the current picture is much different. We make sure the lawn in both the front ant backyards are mowed. We also have close friends drive by to check on the house to make sure things look proper. Again, our gola is to make sure we are an asset to the neighborhood and look forward to working with you all.





CITY COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|---|------------------------|------------|
| AGENDA DATE: | 02/20/2024 | | |
| AGENDA SUBJECT: | 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 | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 01/25/2024 |
| 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. | | |

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 | TGR-Healthcare - Rick Villa | Name | Scott Burgess |
| Address | Po Box 9300 Glenrose TX 76043 | Address | 1085 CR 414 Glenrose TX 76043 |
| Phone | 254 396 2264 | Phone | 8179806161 |
| Email | Rick_Villa@TGRHealthcare.com | Email | sburgesscustomhomes@gmail.com |
| Property Address | 114 E. Bernard st Glen Rose TX 76043 | Legal Description | |
| Present Use | Vacant | Built Circa | |
| Proposed Use | Retail | Current Zoning | B3 |

Architect or Contractor Name Burgess Custom Homes and general construction

Address 1085 CR 414, Glenrose TX 76043 Phone 8179806161

Proposed Work/Design Description Primary Color - Cozy White / Trim - Noir / Exterior lights
New Address numbers next to the side of door

| | | | |
|--|--|----------------------------------|-----------------------------------|
| <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 [Signature] Applicant's Signature [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.

Color#s

Primary 3008-10c Trim 4009-2



CITY COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|---|------------------------|-----------|
| AGENDA DATE: | 02/20/2024 | | |
| AGENDA SUBJECT: | Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Bryan Barnes on behalf of Horizon Capital Solutions LLC for 3600 Block of CR 312/Van Zandt (Young Gas Station) | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 02/2/2024 |
| 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. | | |

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 | HCS LLC | Name | Bryan Barnes |
| Address | 111 Skyline Dr 76043 | Address | 111 Skyline Dr 76043 |
| Phone | 817 412 0561 | Phone | 817 412 0561 |
| Email | bryan.hcs21@gmail.com | Email | bryan.hcs21@gmail.com |
| Property Address | 3600 Blk CR 312 New 2nd H | Legal Description | Young Gas Station |
| Present Use | NONE | Built Circa | 1920's |
| Proposed Use | NONE | Current Zoning | B-1 |

Architect or Contractor Name Cleburne Fence

Address 100 Progress St 76043 Phone 817-645-3348

Proposed Work/Design Description Privacy Chainlink Fence

| | | | |
|---|--|----------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Scale Drawings with Dimensions Attached | <input type="checkbox"/> Photos Attached | <input type="checkbox"/> Current | <input type="checkbox"/> Historic |
| <input checked="" 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 [Signature] Applicant's Signature [Signature]

Denied Approved Conditions _____

X _____ X _____ X _____
 Preservation Board Chair Preservation Board Officer City Building Official

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MW Supply Inc dba Cleburne Fence Company

100 Progress Street | Glen Rose, Texas 76043
817-645-3348 | quotes@cleburnefence.net | www.cleburnefence.net

RECIPIENT:

Bryan Barnes
Glen Rose, Tx 76043

Quote #1232

Sent on Jan 26, 2024

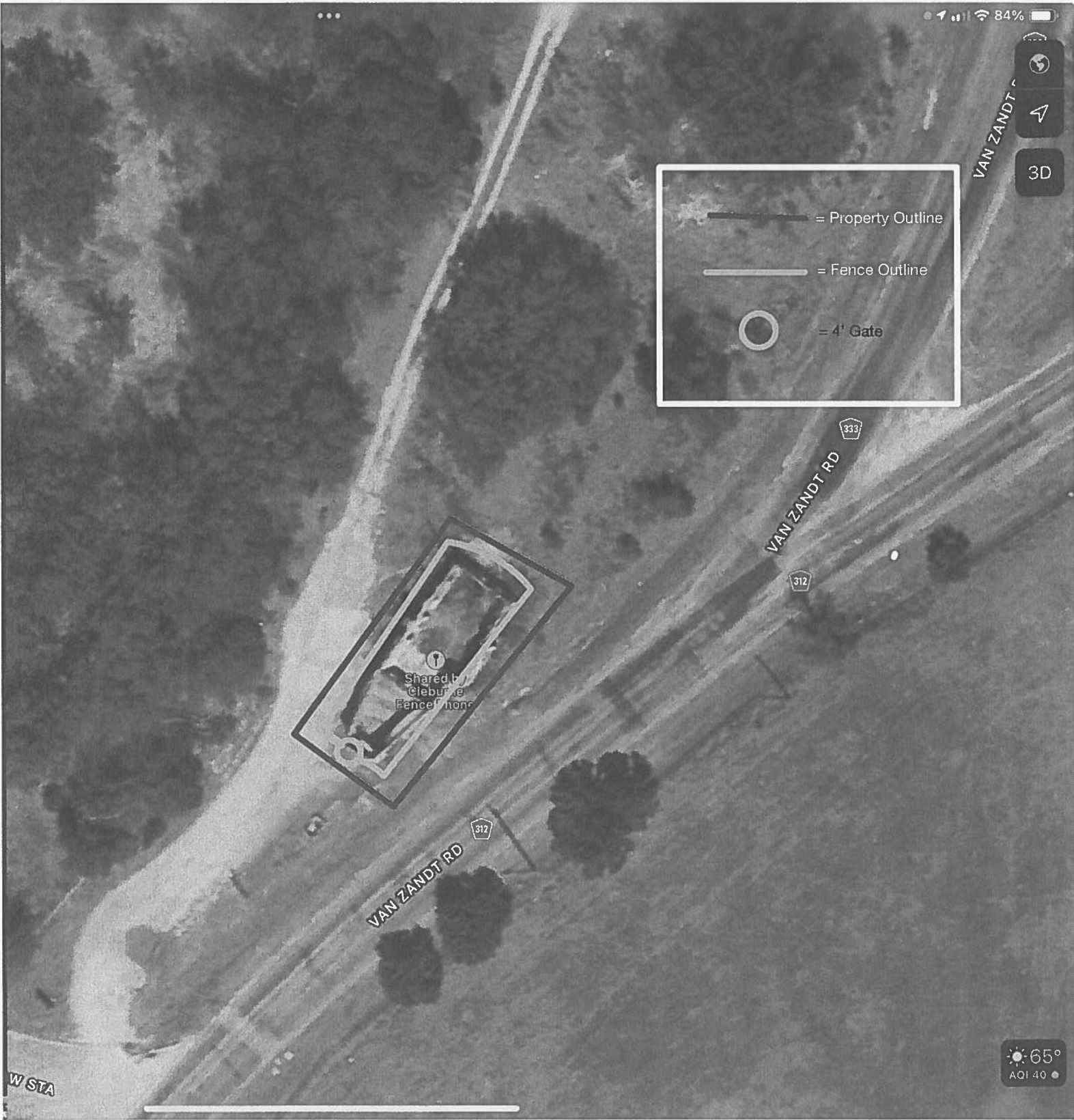
Total [REDACTED]

| Product/Service | Description | Qty. | Unit Price | Total |
|--------------------------|---|------|------------|------------|
| 8' Galvanized Chain Link | 8' Galvanized Commercial Chain Link 3" Line Posts 1-5/8" Top Rail 9 Gauge Wire Black Slats Concrete set at each post | 220 | [REDACTED] | [REDACTED] |
| 4' Walk Gate | Includes all Hardware and installation | 1 | [REDACTED] | [REDACTED] |

A deposit of \$6,500.00 will be required to begin.

Total [REDACTED]

This quote is valid for the next 7 days, after which values may be subject to change.





CITY COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|--|------------------------|-----------|
| AGENDA DATE: | 02/20/2024 | | |
| AGENDA SUBJECT: | Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Richardo Villa on behalf of TGR Holding LLC for 102 NE Barnard St | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 02/6/2024 |
| 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. | | |

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>TGR Holding LLC</u> | Name <u>Ricardo Villa</u> |
| Address <u>P.O. Box 7300 Glen Rose TX 76043</u> | Address <u>P.O. Box 7300 Glen Rose TX 76043</u> |
| Phone _____ | Phone <u>254-396-2264</u> |
| Email _____ | Email <u>rick_villa@Tgrhealthcare.com</u> |

| | |
|---|-------------------------------------|
| Property Address <u>102 Barnard St. Glen Rose TX 76043</u> | Legal Description |
| Present Use <u>Karate Instruction</u> | Built Circa |
| Proposed Use <u>NA</u> | Current Zoning <u>Commercial</u> |

Architect or Contractor Name Dusty Boman

Address _____ Phone 817-689-9854

Proposed Work/Design Description Replace material on awning from cloth to metal

| | | | |
|--|--|----------------------------------|-----------------------------------|
| <input type="checkbox"/> Scale Drawings with Dimensions Attached | <input checked="" type="checkbox"/> Photos Attached | <input type="checkbox"/> Current | <input type="checkbox"/> Historic |
| <input checked="" type="checkbox"/> Material Sample(s) Attached | <input type="checkbox"/> Rendering of Signage Attached | | |

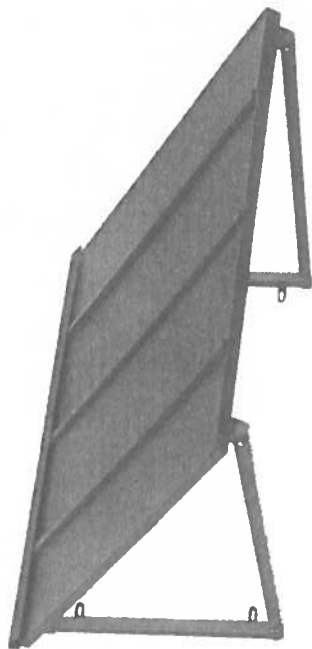
I hereby certify that this information is correct to the best of my knowledge, and that the said work will be done in conformance with all submissions herein set forth and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes. I understand that falsifying information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

Owner's Signature [Signature] Applicant's Signature [Signature]

Denied Approved Conditions _____

X _____ X _____ X _____
Preservation Board Chair Preservation Board Officer City Building Official

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Other Products from this Line



Charcoal
THRIFTY | PRIME
ULTRA R-LOC™

Desert
PRIME

Gray
THRIFTY | PRIME
ULTRA R-LOC™

Polar
THRIFTY | PRIME | ULTRA

Brilliant
PRIME

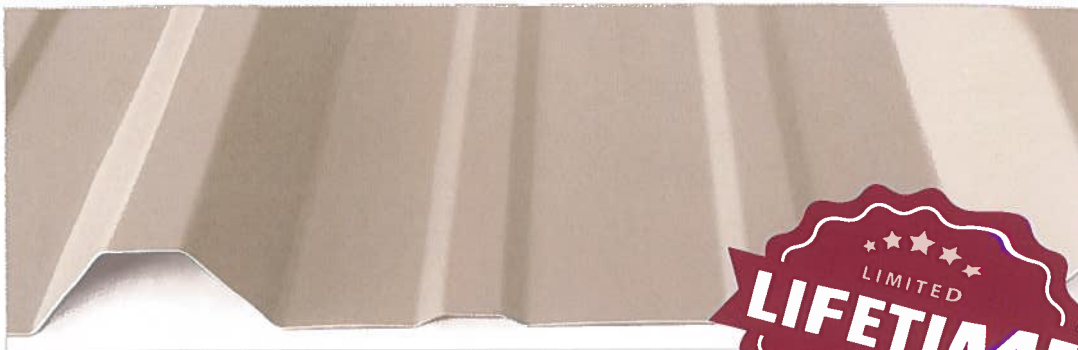


Choose CentralGuard for the best protection and a lifetime warranty

Commercial

Color Selection Tool

M-LOC™
R-LOC™



www.centralstatesmfg.com

*Contact your sales person for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

CHRT_COM4L_200101

PREMIUM COLOR
Fluropon® 70% PVDF
Copper Metallic*†
PRIME



SHERWIN-WILLIAMS
Coil Coatings

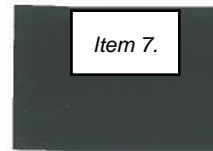


Check our website to verify which colors meet ENERGY STAR® requirements for steep slope roofs.

Clear acrylic coating
Galvalume®†
PRIME | ULTRA



Fern
PRIME



Hunter
THRIFTY | PRIME



Colony
PRIME



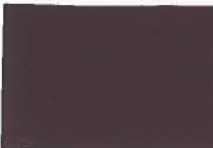
Crimson
PRIME



Rustic
THRIFTY | PRIME



Burgundy
PRIME



Gallery
PRIME



Hawaiian
PRIME



Light Stone
THRIFTY | PRIME | ULTRA



Tan
THRIFTY | PRIME



Brown
THRIFTY | PRIME



Burnished Slate
PRIME
ULTRA R-LOC™





CITY COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|--|------------------------|-----------|
| AGENDA DATE: | 02/20/2024 | | |
| AGENDA SUBJECT: | Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by MJ & Company - Melody Pena for 103 NE Vernon St | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 02/5/2024 |
| 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 TCR Holdings Parter Branch | Name MJ & Company - Melody Peña | Address 6220 Paluxy Hwy Tolar 76476 | Address 1713 CR 318, GR TX 76043 |
| Phone 817 578 7344 | Phone 817-578-1328 | Email brian_the_mas@tyrhealthcare.com | Email mjscloset.online@gmail.com |

| | |
|---|-------------------|
| Property Address 103 NE Vernon | Legal Description |
| Present Use Glen Rose Reporter | Built Circa |
| Proposed Use Glen Rose Reporter / MJ & Co. | Current Zoning |

Architect or Contractor Name Tonya Fonseca Fonseca

Address _____ Phone 254-396-6699

Proposed Work/Design Description Art/Sign on front of building

| | | | |
|--|--|----------------------------------|-----------------------------------|
| <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 [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.

103 Vernon Bldg

MJs Closet <mjscloset.online@gmail.com>

Mon 2/5/2024 1:18 PM

To: Jodi Holthe <jodi.holthe@glenrosetexas.org>

I am sending the application for the front of bldg changes we are requesting with pictures of logos etc.

Call me when you get a chance to discuss below 817-578-1328

Signs-

MJ & Company will be applied by artist Tonya Fonseca-A Working Artist Studio

I would love to put smaller signs outside hanging down from awning facing toward the street -

1) Dimestore Cowgirl 2) The Reporter - Cherry Road Media plus phone number; similar to the one Whiskey Woods has on left side of bldg

We are replacing windows but the look will be the same- commercial picture windows; we will add vinyl stickers with shop hours, websites and social media phone numbers etc; small in white writing

Lights-

we would like to add lighting over MJ & Company sign above awning and string outdoor light across bottom of awning to add light and highlight signs during dusk and dark hours

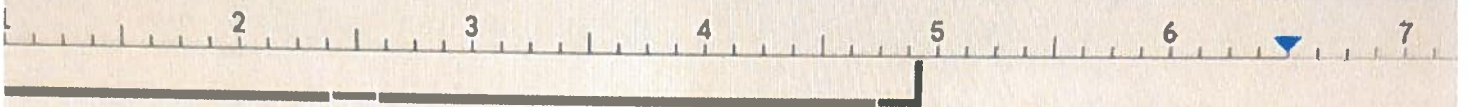
Awning-

we will update or replace awning with another metal or fabric black and white striped for colors

Flower boxes -

black rectangular boxes 2 under each window with seasonal flowers /plants

Will we be able to place benches, tables, balloons, easel signs, clothes racks on sidewalk outside our store during business hours? Holiday decor during Christmas etc?



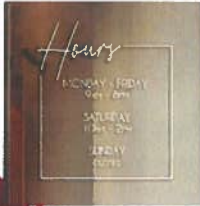
MacBook Pro





MJ & COMPANY

NOIR





Exterior Logo - 40"x96" - Painted Dark Charcoal Gray - Sign Painters Enamel



CITY COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|---|------------------------|-----------|
| AGENDA DATE: | 02/20/2024 | | |
| AGENDA SUBJECT: | Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jeremy & Ember McCune - The Green Pickle for 212 NE Barnard St | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 02/6/2024 |
| 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. | | |

Date Received 2/16/24

CITY OF GLEN ROSE Code Enforcement Office 254-897-9373 Fax: 254-897-7983

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>Jeremy & Ember McNeal</u> | Name |
| Address <u>212 NE Barnard, Glen Rose</u> | Address |
| Phone <u>254-898-1611</u> | Phone |
| Email <u>ember.mcneal@greenpicklegrill.com</u> | Email |
| Property Address <u>The Green Pickle 212 NE Barnard, Glen Rose, TX</u> | Legal Description |
| Present Use <u>RESTAURANT</u> | Built Circa |
| Proposed Use <u>N/A</u> | Current Zoning |

Architect or Contractor Name Top Rated Roofing, Justin James (Wadded)

Address _____ Phone 817-808-7304

Proposed Work/Design Description Replace roof, replace siding, reframe front windows, install awning, same paint color, replace sign

| | | | |
|---|---|----------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Scale Drawings with Dimensions Attached | <input checked="" type="checkbox"/> Photos Attached | <input type="checkbox"/> Current | <input type="checkbox"/> Historic |
| <input checked="" type="checkbox"/> Material Sample(s) Attached | <input checked="" 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 Ember McNeal Applicant's Signature _____

Denied Approved Conditions _____

Preservation Board Chair Preservation Board Officer City Building Official

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Moire Black Shingle that will we used

Current roof, needs full replacement



Old Sign. Replace with new metal sign. Logo cut out with green metal in between to make logo green



Current front of The Green Pickle



14 FT. – NEW YORKER® AWNING

Article Width: 172" x 16"
Height: 24" x 42" x 42"
New Yorker Awning - Project 1

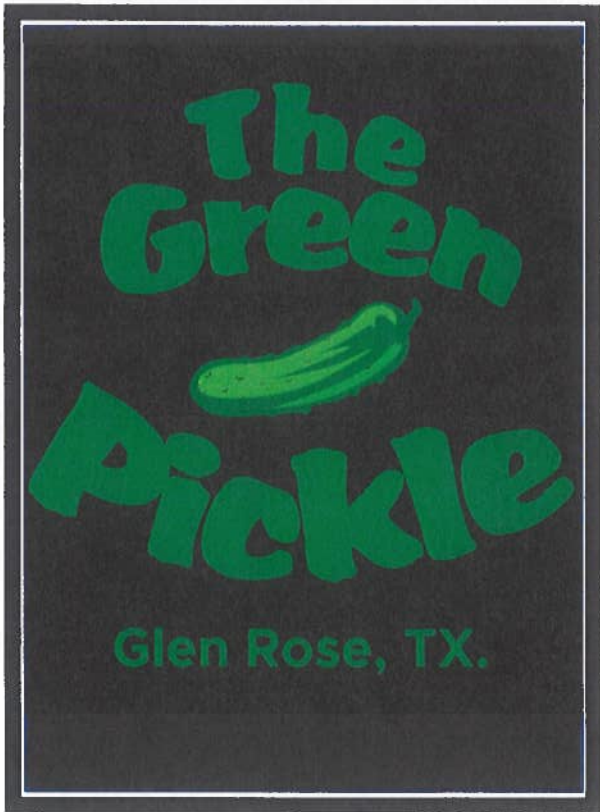
Specification

System: New Yorker
Color: Black
Material: Fabric
Project: New Yorker Awning - Project 1

Fabric awning that we want to use 14' width, 24" height, 42" depth



Board and Batten siding. New Awning going over front of windows. Using fabric instead of metal. This is how it will look



New Metal Sign. CNC machine logo cut out. Green metal between front and back of sign to make logo green. Front and back will have the same Green Pickle Logo. 2' black metal piping around sign. Same hooks on top to hang sign. New poles and welds on side to hold sign to pole so it will no longer swing in the wind.

The Green Pickle Remodel:

Roof – Entire replacement

Shingle – Landmark Moire Black – picture included

Siding – board and batten – East side and front of building. Replace all board and batten, reframe front windows. Same approved paint colors white (blue kiss – 7004-11) – picture included

Add Awning – metal frame – fabric – 14’ width, 24” height, 42” depth – picture included

Signage – replace sign with new metal sign. Hang in the same spot. Redo the poles to secure sign with new pipe and welds. Pictures included.



CITY COUNCIL AGENDA ACTION FORM

| | | | |
|-------------------------------------|---|------------------------|-----------|
| AGENDA DATE: | 02/20/2024 | | |
| AGENDA SUBJECT: | Discussion, consideration and review of Historical Resource Inventory Inspection Reports as presented by Preservation members | | |
| PREPARED BY: | Building/Planning/Code Enforcement Assistant Holthe | DATE SUBMITTED: | 02/6/2024 |
| 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. | | |