

PRESERVATION COMMISSION MEETING

Tuesday, July 15, 2025 at 5:30 PM

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



AGENDA

City Hall will be open to the public.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of Certificate of Appropriateness Application as submitted by Barnard St. Corp for 706 SW Barnard St
2. Consider approval of Certificate of Appropriateness Application as submitted by Rita Smith for 115 W Elm St
3. Consider approval of Certificate of Appropriateness Application as submitted by Rita Smith for Signage at 115 W Elm St

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Gabriel Campos for 101 SW Barnard 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, July 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:	7/15/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Barnard St. Corp for 706 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	6/17/2025
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: Barnard St. Corp	Name: Same
Address: 5604 Oak Top Colleyville TX	Address: Same
Phone: 214-914-5330	Phone: Same
Email: jandhbienko@sbcglobal.net	Email: Same

Property Address: 706 SW Barnard St.	Legal Description: A47 James H. Haley
Present Use: Empty	Built Circa: 1930
Proposed Use: Short Term Rental	Current Zoning: R-1

Architect or Contractor Name: Les Branson Roofing

Contractor Phone Number: 254-646-3605

Contractor Address: _____

Proposed Work / Design Description: Replace the existing roof. Ordinary maintenance

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: Heather Bienko Applicant's Signature: Heather Bienko

X Approved ☐ Denied ☐ Conditions: Ordinary Maintenance

Preservation Commission Chair

Heather Bienko

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	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	NA
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	NA
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	NA



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	7/15/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Rita Smith for 115 W Elm St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	6/20/2025
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.			

6/20/25 Date Received (staff use only)

City of Glen Rose Development Services Dept.

(254) 897-2272 ext. 109

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Please fill out, don't

Property Owner	Applicant / Tenant / Owner's Representative
Name: Catherine Vaughn - Doris Gili	Name: Rita Smith
Address: 115 Elm St. - ?	Address: 6813 Running Deer Court
Phone: 254-2916-0464	Phone: 682.279.1379
Email:	Email: pinkdoorprovisions@gmail.com
Property Address: 115 Elm street	Legal Description:
Present Use: Food establishment - Grocer - <i>Baroque</i>	Built Circa:
Proposed Use:	Current Zoning:

Architect or Contractor Name:

Contractor Phone Number:

Contractor Address:

Proposed Work / Design Description:

Paint doors on outside "Rachel Park"
approved Historic Palette - Steven Williams

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:

Routine Maintenance using approved color

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

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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	NA
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	NA



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	7/15/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Rita Smith for Signage at 115 W Elm St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	7/04/2025
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: 7-25-25

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>Catherine Vangon</u>	Name <u>Rita Smith</u>		
Address <u>115 E. Elm Street</u>	Address <u>6813 Running Deer Ct.</u>		
Phone <u>2544-396-0464</u>	Phone <u>682-279-1379</u>		
Email	Email		

Property Address <u>115 E. Elm Street</u>	Legal Description
Present Use	Built Circa
Proposed Use	Current Zoning

Architect or Contractor Name _____

Address _____ Phone _____

Proposed Work/Design Description Hang "Entrance Sign"

☐ 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 Catherine Vangon Applicant's Signature Rita Smith

☐ Denied ☒ Approved Conditions Hang entrance sign in same location as previous sign. Routine maintenance.

Preservation Board Chair X Heather Bels X _____
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.

FOR STAFF / HPC MEMBERS USE ONLY

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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	Recommend talking with city regarding need for permit.





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	7/15/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Gabriel Campos for 101 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	6/12/2025
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.			

6/12/2025 Date Received (staff use only) City of Glen Rose Development Services Dept. (254) 897-2272 ext. 109

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CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner	Applicant / Tenant / Owner's Representative
Name: C6 GRTX Corp.	Name: Gabriel Campos
Address: 101 SW Barnard St	Address: p.o. box 2243 Glen Rose, Texas, 76043
Phone: 254-396-2875	Phone: 254-396-2875
Email: gabecampos@gmail.com	Email: gabecampos@gmail.com
Property Address: 101 SW Barnard St	Legal Description: Legal Acct: 0.000, Lot 1 (20X100) Bld. 00001, Subd. 00000, Add. Act. 01, Glen Rose Townsite, Block 1, Lot 1 (20X100)
Present Use: Print Shop	Built Circa: 1875
Proposed Use: Demolition	Current Zoning: B-3

Architect or Contractor Name: Gabriel Campos

Contractor Phone Number: 254-396-2875

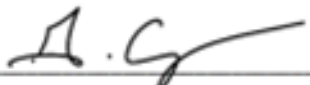
Contractor Address: p.o. box 2243 Glen Rose, Texas, 76043

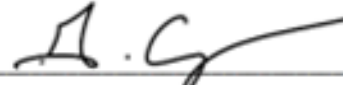
Proposed Work / Design Description: A permit is being sought to demolish the building at 101 SW Barnard St.

Attachments:

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

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Owner's Signature: 

Applicant's Signature: 

☐ Approved ☐ Denied ☐ Conditions: _____

Preservation Commission Chair

Preservation Commission Officer

City Building Official

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HISTORIC RESOURCES SURVEY FORM

1. Identification

County Somervell City Glen Rose (survey site 59)

Current name Community Corner/Luminant Historic name Corner Drugstore

Address 101 Southwest Barnard Street, Glen Rose, Texas 76043

Owner/address Charles Sanderson and Erma Sanderson, PO Box 1979, Glen Rose, Texas 76043

Photo data: Roll 6 Frame 30 to Roll 6 Frame 35

Current Designations: NR NR District (Is property contributing? Yes No) ☒ RTHL HTC SAL Local Other

Recorded by: Tarleton State University History 509 Class Date recorded: 13 April 2010

General architectural description Single-story one-part commercial block with rectangular shape and flat roof having stone side and rear walls and a stucco-covered brick front that has been modernized with newer plate glass windows and façade treatment.

Outbuildings (Specify number and type):

Garage _____ Barn _____ Shed _____ Other _____

Archeological evidence of outbuildings, specify _____

Landscape/site features:

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

2. Architectural Description

Stylistic Influence(s):

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

Structural Details:

Roof Type:	Wall Facade:	Windows:	Plan:
Gable	<u>3</u> Number of bays	Fixed ☒	L-plan 2-room
Hipped	Stucco ☒	Wood sash	T-plan Open
Gambrel	Stone	Double hung	Modified L-plan
Shed	Brick	Casement	Center passage
Flat w/parapet ☒	Wood shingle	Aluminum sash	Bungalow
Dormers:	Log	Decorative screenwork	Shotgun
gable	Terra Cotta	Other _____	Irregular
hipped	Metal	Doors:	Four Square
shed	Siding, type _____	Single-door primary entr. ☒	Rectangular ☒
Other _____	Fieldstone veneer	Double-door primary entrance	Other _____
Roof Materials:	Awning(s) _____	With transom ☒	Foundation:
Wood shingles	Other _____	With sidelights	Slab Pier and beam ☒
Tile	Chimneys:	Other _____	Perimeter wall ☒
Composition shingles	<u>0</u> Specify number(s)	Porches:	Other _____
Metal _____	Interior	Shed roof	Classical columns
Other tar _____	Exterior	Hipped roof	Tapered box supports
Construction:	Brick	Gable roof	Fabricated metal
Frame	Stone	Inset	Spindlework
Adobe	With corbelled caps	Wood posts	Jig-sawn trim
Brick ☒	Stuccoed	Brick piers	Other _____
Stone ☒	Other _____	Box columns	
Other _____			

Stories: 1 Basement: None ☒ Partial _____ Full _____ Dimensions: L 79 x W 24 = Square feet 1,896

3. Integrity

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

4. Function

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

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

5. Architectural History

Architect: _____ Builder: _____

Construction date: Ca. 1880 Actual Estimated ☒ Source: Jerry Hancock, "Corner Drug Store," TS, 1969, Somervell Co. Heritage Center
 Additions/modifications, specify dates: Modern wooden deck has been constructed directly behind the building.
 Relocated, specify former location and reason: _____
 Other associated contexts and information of interest: _____

6. Archeology Ground

Original state Disturbed ☒ Explain Disturbed from sidewalks, modern wooden deck, and placement of underground utilities.

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

Details: _____

7. Other Information

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

Details: _____

Accessible to the public: Yes ☒ No Not known Possible threat(s): None ☒ Damage (i.e. natural disaster) Neglect
 Development Major alteration Relocation Other _____ * Note: Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: 96599 Year: 1979 Map scale: 1:24,000

UTM zone: 14 Easting: 617268 Northing: 3567101

Legal description (Lot/Block): Glen Rose Townsite, block 1, lot 1

Addition: Glen Rose Townsite Year of addition: 1878

9. Significance**Applicable National Register (NR) criteria:**

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;
- D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Architecture

Period(s) of significance: Ca. 1880

Level of significance: National State Local ☒

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

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

Explain _____

Questions?

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



www.thc.state.tx.us

Corner Drug Store Building
Currently Luminant
100 Southwest Barnard Street

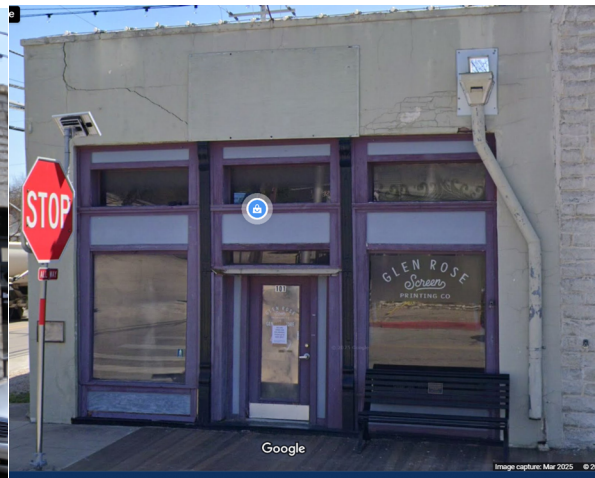
One-part Block
Property #33

Contributing

Perhaps the oldest intact commercial building in Glen Rose, the Corner Drug Store Building is a three-bay One-part Commercial Block constructed with ashlar limestone sides and rear and a brick front. The building measures 24 feet 5 inches wide at the front, 25 feet across the rear, and 81 feet long. It has a flat roof in which the front portion drains toward the front and rear slopes to drain toward rear. The stucco-covered brick facade of the building has three bays, the central one containing a wooden single entrance door with glass panel beneath a transom. On either side of the entry are two large fixed plate glass display windows, each beneath its own glass transom. The display window area of the store front is supported on two cast iron upright members marked as having been produced by the Cleburne Foundry Company in Cleburne, Texas. A prominent sheet metal conductor head and downspout on the right front of the building collects and removes rainwater from the front portion of the roof. Historically the front of the building had an iron-rod supported awning that in some years was stabilized by vertical iron pipes. One iron eye remains in the façade from the former awning supports. The northeast side of the building on East Elm Street has two display windows at its northwest end. The rear of the building has a three-bay arrangement as well. It has a central single-door entry with transom flanked by a former sash window on each side that has been enclosed with a wooden covering. The area immediately outside the rear has been developed as a rectangular concrete-floored outdoor patio with a low wooden banister restraint on its three sides. At some time in the 1930s or the early 1940s, the front 19 feet of the building was substantially altered. The northwest front wall and southeast side wall were removed and replaced by brick walls about a foot shorter. Then by the early 1940s this front area was covered with stucco. Again the front part of the building was renovated in 1965. Examination of irregularities in the stonework on the northeast side wall that faces onto East Elm Street shows that this portion of the structure likewise has had multiple additions and changes since its initial construction in the early 1880s. As early as about 1920 this wall has borne painted advertisements, the current one reading "Drink Coca-Cola." After the Corner Drug Store Building ceased to house drug store operations in the 1980s, its interior was modified to house office space and the front awning was completely removed.



Picture from 2010 Resource Survey



Current Picture 2025



Current Picture 2025



Current Picture 2025

Demolition does not meet the Secretary of the Interiors Standards for Rehabilitation. Demolition contravenes the underlying intent of all the Standards (which are designed to guide appropriate repair, alterations, and additions to historic properties), but most obviously violates:

- Standard 2. The historic character of a property shall be retained and preserved.
- Standard 4. Most properties change over time; those changes that have acquired historic significance shall be retained and preserved.
- Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The City of Glen Rose adopted its preservation ordinance to "protect and enhance the landmarks and Historic Preservation Overlay Zoning District which represent distinctive elements of the city's historic, architectural, and cultural heritage." The Glen Rose Historic Preservation Commission was created to support the objectives of that ordinance by protecting historic properties.

The owner should explore local grants, tax incentives, or tax abatements for preservation. As a contributing resource in the Glen Rose Historic District, work to the property would be eligible for state and federal tax credits and possibly other grant funding. If the owner does not wish to explore these options then a sale of the building is recommended to an entity that has the time and resources to preserve the building.