

# PRESERVATION COMMISSION MEETING

Tuesday, July 18, 2023 at 5:30 PM

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



## AGENDA

---

City Hall will be open to the public.

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

Meeting ID: 856 2154 7011 • Passcode 763603 • or dial 1-346-248-7799

### CALL TO ORDER

Pledge of Allegiance, Roll Call

### CONSENT AGENDA

1. Consider approval of minutes from June 20, 2023 Historic Preservation Commission Meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by Jim & Mary Hoff for 602 NE Barnard St

### INDIVIDUAL ITEMS FOR CONSIDERATION

3. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Sarah & Patrick O'Neill for 508 NE Barnard St
4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Brian Gaffin for 301 NE Barnard St

### WORKSHOP

5. Review of Historical Resource Inventory Inspection Reports previously presented.

### 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](http://www.glenrosetexas.org) and said notice was posted on the following date and time: **Friday, July 14, 2023, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

*Jodi Holtke*

\_\_\_\_\_  
Jodi Holthe  
Building, Planning Code Enforcement Department

Certification of NOTICE OF MEETING was removed on: \_\_\_\_\_ at \_\_\_\_\_ am/pm  
by \_\_\_\_\_ . \_\_\_\_\_



# CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	7/18/23		
<b>AGENDA SUBJECT:</b>	Consider approval of minutes from June 20, 2023 Historic Preservation Commission Meeting		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	7/13/23
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>		\$00.00
	<b>Amount Budgeted:</b>		\$00.00
	<b>Appropriation Required:</b>		\$00.00
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>	Move to approve or deny as presented.		

Minutes  
 Preservation Commission - City of Glen Rose, Texas  
 June 20, 2023

**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, Linda McCaffrey, Melinda Patrick in attendance. Also present: Jodi Holthe. A quorum is present.

**Consent Agenda**

1. Consider approval of minutes from May 16, 2023 Historic Preservation Commission Meeting
2. Consider approval of minutes from May 25, 2023 Historic Preservation Commission Meeting
3. Consider approval of Certificate of Appropriateness Application as submitted by Jeff Garnett for 110 W. Walnut
4. Consider approval of Certificate of Appropriateness Application as submitted by Jennifer Coward (Love & Amen) for 103 W. Elm St. Ann Carver requested that Item 4 be moved to Consideration.

**Individual Items for Consideration (Chairperson):**

1. (from above) Discussion of method to power wash/remove paint from building. Water can be heated to 220 degrees. Paint is very old and peeling; should remove via soft power wash to avoid damage to stone. Motion to approve by Ann Carver; second by Linda McCaffrey. Approved 5/0.
2. Discussion, consideration and possible action on appointment of Chairperson for Preservation Commission. Karen Braswell nominated Ann Carver. Motion by Karen Braswell, second by Linda McCaffrey. Approved 4/0, with Ann Carver abstaining.
3. Discussion, consideration and possible action on appointment of Vice Chairperson for Preservation Commission. Ann Carver nominated Karen Braswell. Motion by Ann Carver, second by Melinda Patrick. Approved 4/0, with Karen Braswell abstaining.
4. Discussion, consideration and possible action on appointment of Secretary for Preservation Commission. Ann Carver nominated Linda McCaffrey. Motion by Ann Carver, second by Karen Braswell. Approved 4/0, with Linda McCaffrey abstaining.

Linda McCaffrey asked to add item to next agenda regarding the building on E. Elm behind the CVB, across from Sexton Mill. Owner received letter from Code Enforcement, but has refused to make any repairs. Request discussion on how Commission should address such situations, when owners refuse to follow guidelines.

Ann Carver, Chairperson: Having no further business before the Board, the meeting was adjourned at 5:51 p.m.

\_\_\_\_\_  
 Chairperson Historic

\_\_\_\_\_  
 Preservation Officer



## CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	06/20/2023		
<b>AGENDA SUBJECT:</b>	Consider approval of Certificate of Appropriateness Application as submitted by Jim & Mary Hoff for 602 NE Barnard St		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	07/06/2023
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>		\$00.00
	<b>Amount Budgeted:</b>		\$00.00
	<b>Appropriation Required:</b>		\$00.00
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>	Move to approve or deny as presented.		

Staff Use Only  
Date Received: 7/16/23

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>Jim + Mary Hoff</u>	Name
Address <u>602 NE Barnard St. Glen Rose</u>	Address
Phone	Phone
Email	Email

Property Address <u>602 NE Barnard St</u>	Legal Description
Present Use <u>Airbnb Glen Rose 2 dinosaurs to fit dinosaur theme</u>	Built Circa
Proposed Use <u>Airbnb 2 dinosaurs in yard to fit Glen Rose dinosaur theme</u>	Current Zoning

Architect or Contractor Name \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Proposed Work/Design Description \_\_\_\_\_

<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 Mary J. Hoff 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.



## CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	06/20/2023		
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Sarah & Patrick O'Neill for 508 NE Barnard St		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	07/06/2023
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>	Move to approve or deny as presented.		

Date Received: 7/5/23 Staff Use Only

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>Sarah + Patrick O'Neill</u>	Name
Address <u>508 NE Barnard St. Glen Rose, TX 76043</u>	Address
Phone <u>850.221.5917</u>	Phone
Email <u>Sarahoneill2005@gmail.com</u>	Email

Property Address <u>508 NE Barnard St. Glen Rose</u>	Legal Description
Present Use <u>Residential</u>	Built Circa <u>1910</u>
Proposed Use <u>Same</u>	Current Zoning

Architect or Contractor Name \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Proposed Work/Design Description Building a 16x12ft shed w/ front porch on concrete slab (16x18). The shed will be built to match the house using the same siding, paint color, and roof. Repairs to sidewalk and driveway.

<input checked="" type="checkbox"/> Scale Drawings with Dimensions Attached	<input checked="" type="checkbox"/> Photos Attached	<input checked="" 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 \_\_\_\_\_

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.



# 508 NE Barnard Street, Glen Rose

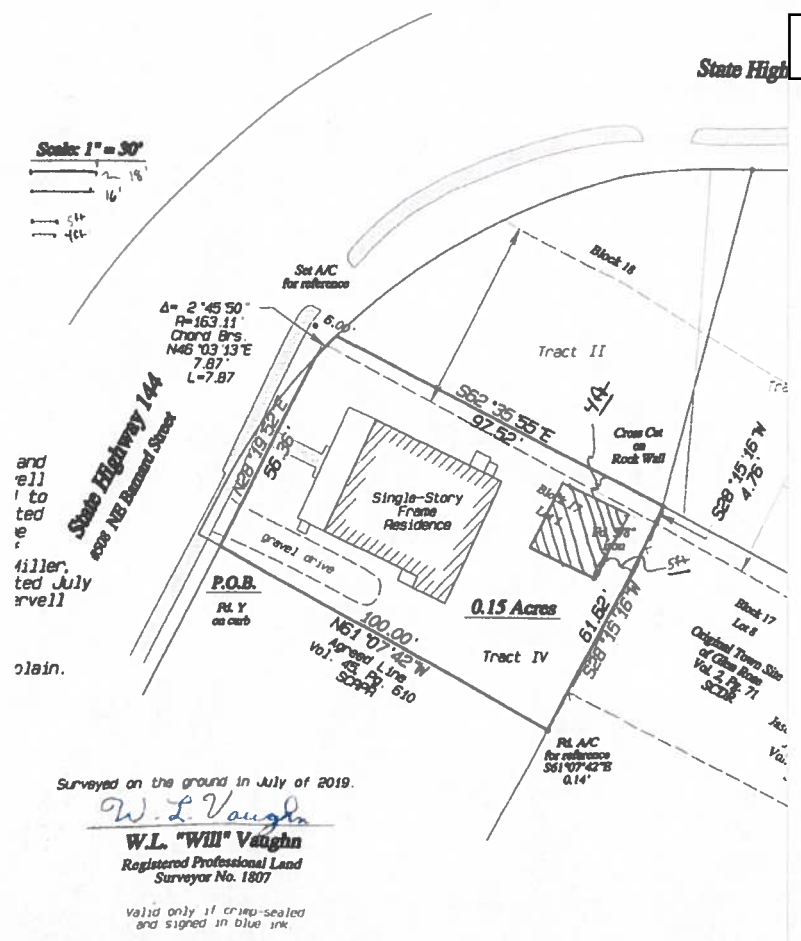
Proposed 16' x 12' Shed with 6' Covered Front Porch

Current House:

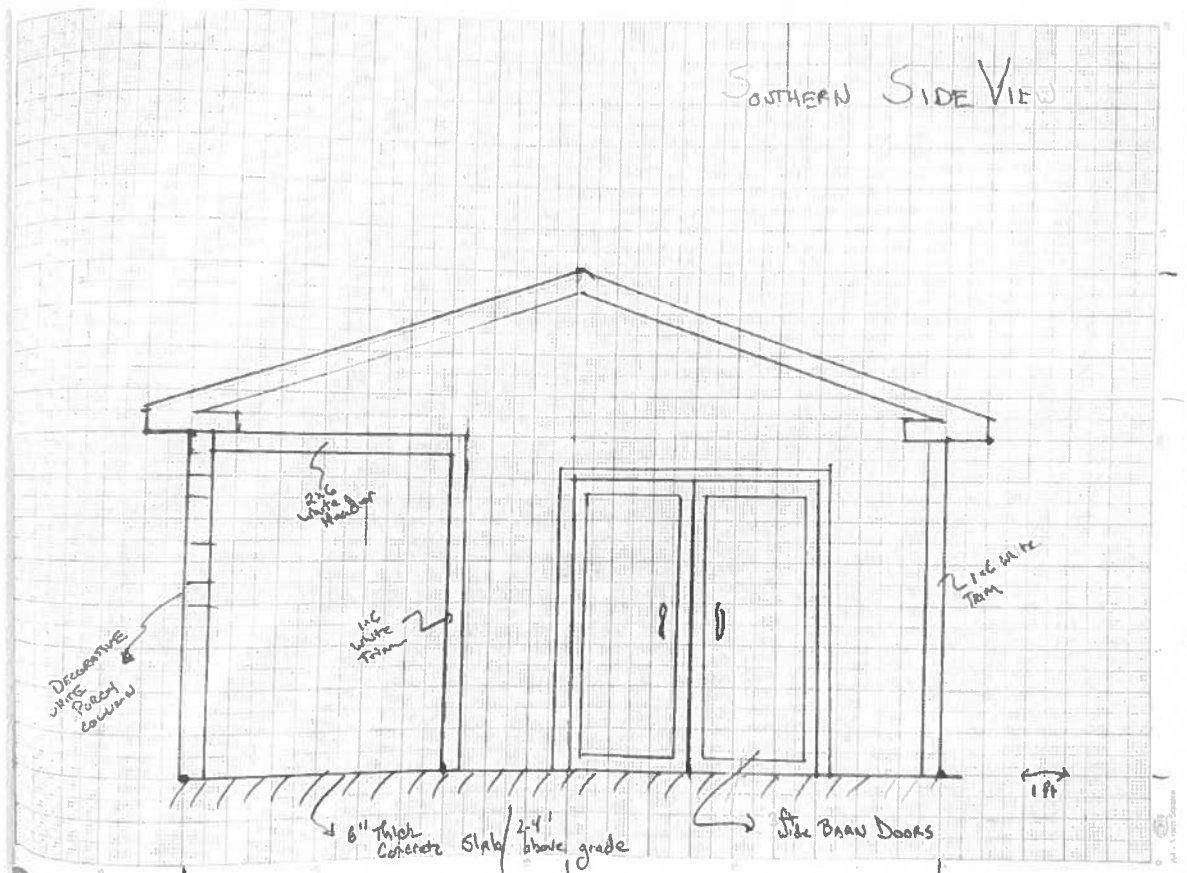
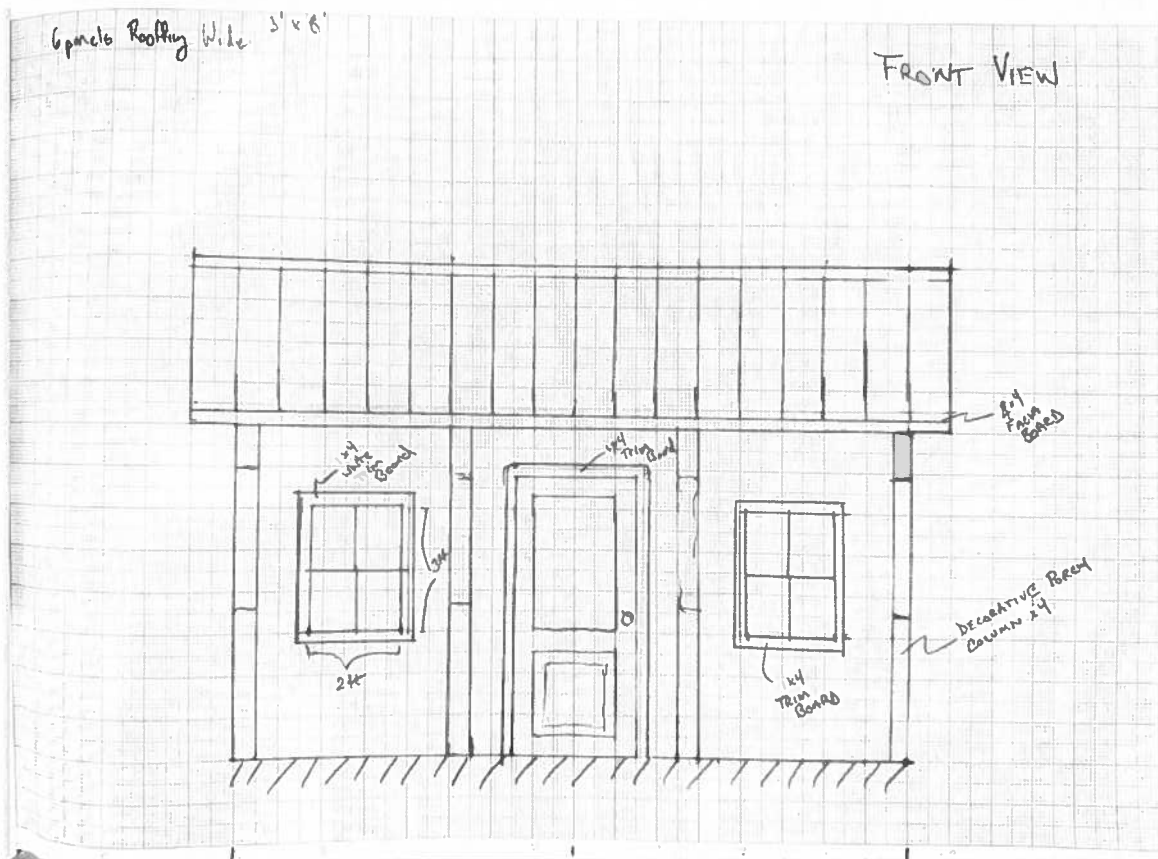




# Proposed Site:

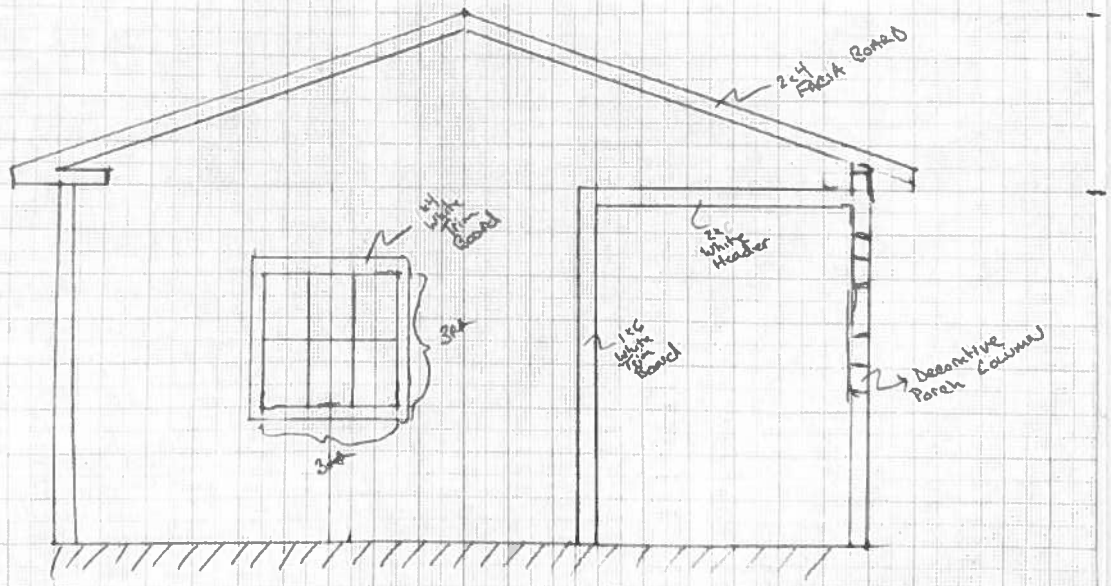


# Proposed Design:

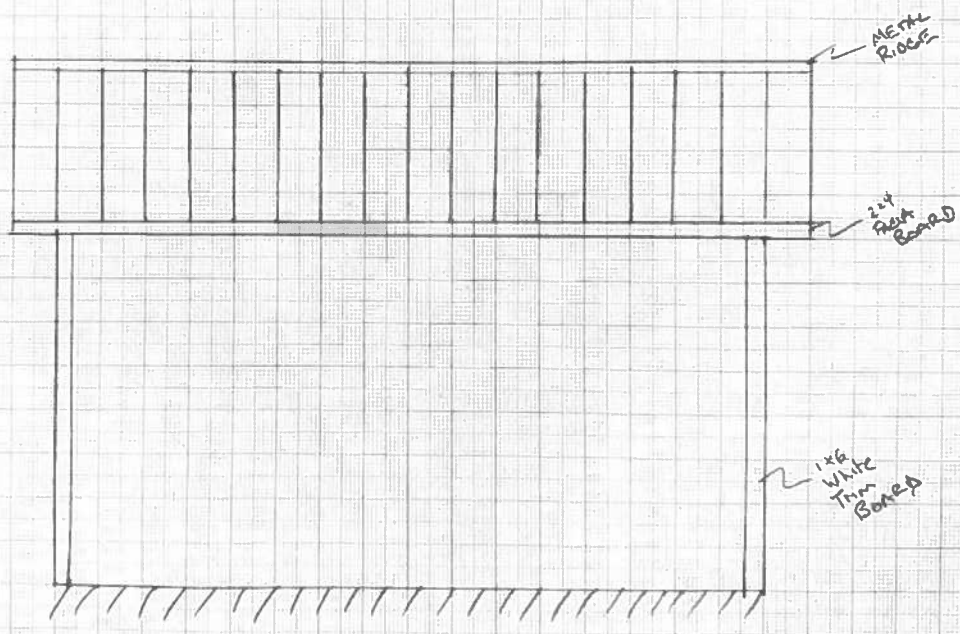


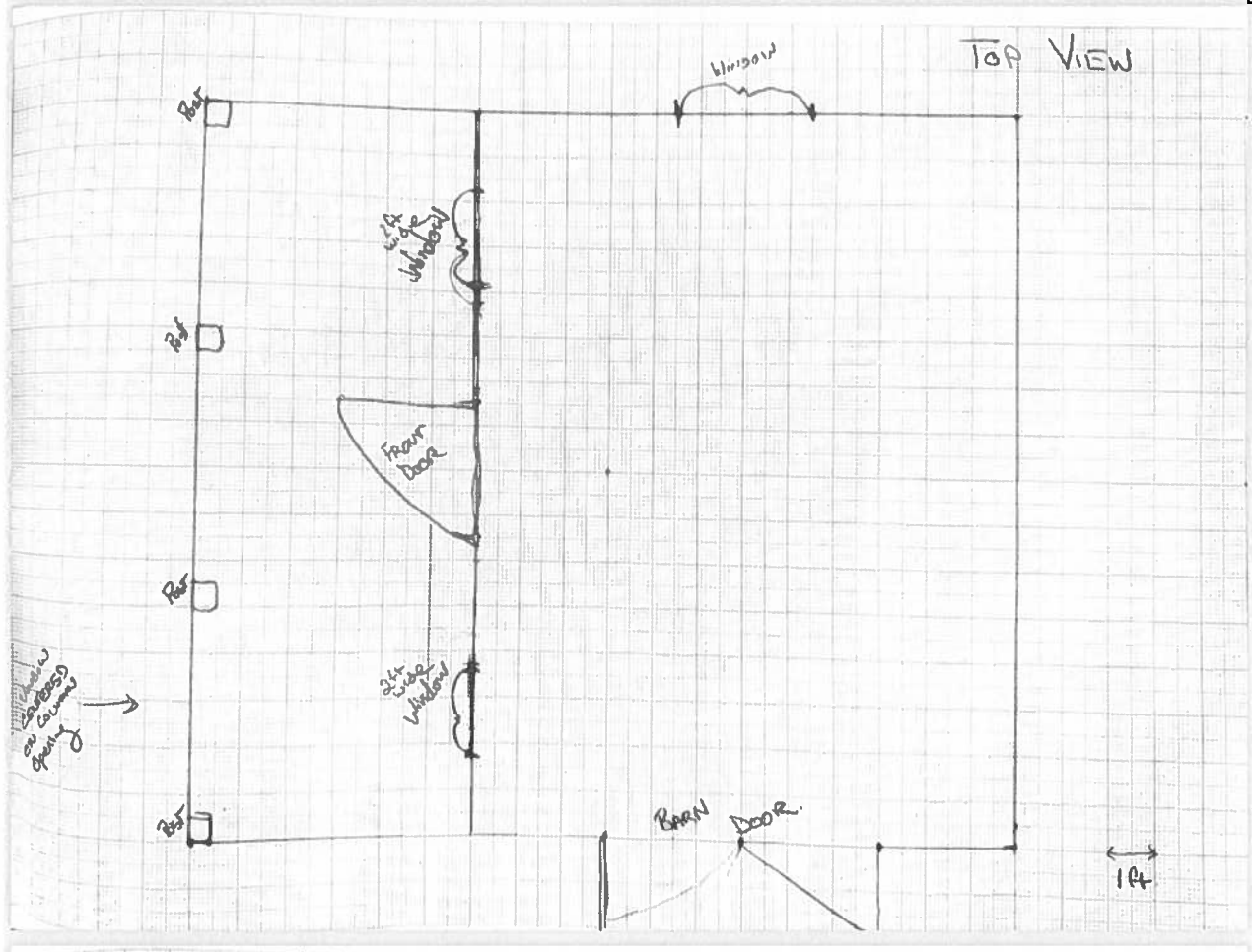


### NORTHERN SIDE VIEW



### BACK SIDE





# Proposed Materials:

5-1/4 in. x 5-1/4 in. x 8 ft. Porch Column

♥ 465

★★★★★ (95) ▼



Union Corrugating 3.17-ft x 8-ft Ribbed Silver Steel Roof Panels

Item #45617 Model #GAMR290800

Shop Union Corrugating ★★★★★ ▼ 195

**\$36.98**

**\$35.13** when you choose 5% savings on eligible purchases every day. [Learn how](#)





## DW | DISTRIBUTION

Quote Name: Unassigned Quote  
Project Name: Unassigned Project

## QUOTE

Bill To: Higginbothams Bartlett - Glen Rose  
1409 Ne Barnard null  
Glen Rose, TX 76043

Ship To: Higginbothams Bartlett - Glen Rose  
1409 Ne Barnard  
Glen Rose, TX 76043  
2548974946

LINE #	DESCRIPTION
100	<p>Door: Masonite HD Steel Steel 3'0" x 6'8" 2 Panel Half Lite Clear Glass Clear   Operating   Double Bore   Oil Rubbed Bronze - US108 Additional Info: No   Left Hand Inswing   37 1/2" Unit Width x 82" Unit Height   4 9/16" FrameSaver Primed Jamb   RDS ZAI Mill   No Exterior Trim   No Casing</p> <p><b>Quick Ship Single Door</b></p>  <p>Est. Lead Time (Business Days): 7</p>  <p>Room: None Assigned Entire Unit: 37 1/2" X 82" Rough Opening: 38 1/2" X 83"</p> <p>****Door**** Catalog Code: MHD-106-010-2-68 Measurements: 3'0" x 6'8" Product Line: Masonite HD Steel Sub Family: Masonite HD Steel Door Style: 2 Panel Half Lite Glass: Clear Glass Glass Casing Color: No Casing Edge Construction: Wood Edge Swing: Left Hand Inswing Number of Operating Doors: 1 Operating Door Operable Doors: Operating Fire Rating: Non Fire Rated Cutout Width: 22" Lite Count: 1 Lite Glass Low-E Options: Clear Glass Frame: Cercurian White TDI Label: No</p> <p>Material: FrameSaver Primed Jamb Width: 4 9/16" Weatherstrip: PE650</p> <p>****Sill**** Type: RDS ZAI Finish: Mill</p> <p>****Comments****</p> <p>****Active Door**** Bore Option: Double Bore Backset: 2 3/8" Jamb Vertical Position: Standard 5 1/2" on Center</p> <p>****Hinges**** Hinge Option: Hinges Installed Type: Standard Prep: 5/8" Radius Prep Finish: Oil Rubbed Bronze - US108</p> <p>****Frame****</p>

TO:

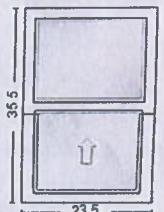
tham - Glen Rose  
192  
TX 76442  
25-356-3456

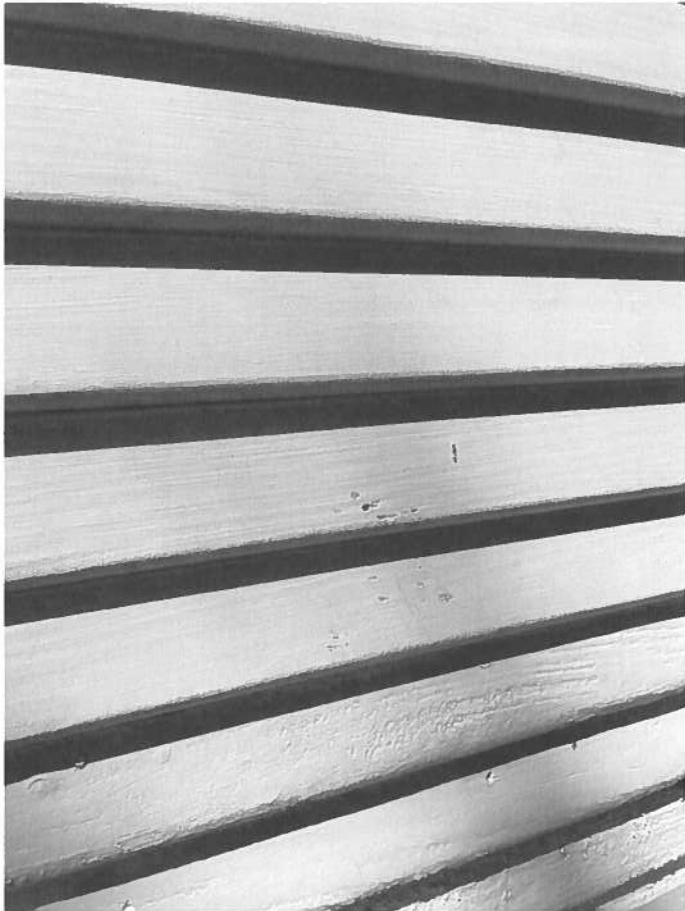
SHIP TO:

Higginbotham - Glen Rose  
100 W. Bo Gibbs  
Glen Rose TX 76043  
Phone 254-897-4946  
Fax: ap@higginbothams.com

name	Creation Date	Carrier	Customer Number
Project	6/29/2023		2020-02
time	Date Requested	Payment Terms	Sales Rep
Quote	1/1/0001		Sales Person Name

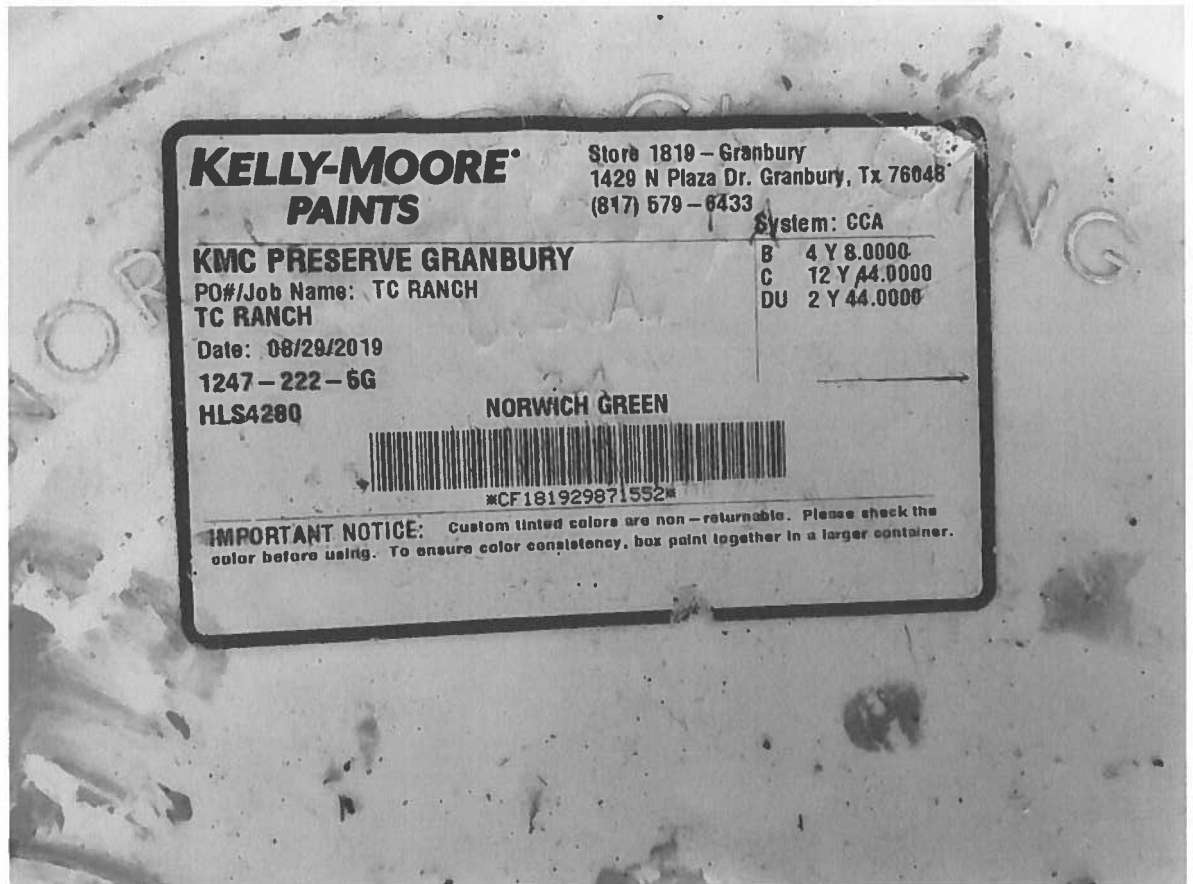
Product Description	Unit Price	Extended
<p>300 Series Single Hung Single Hung 23.5 x 35.5 Call Width = 20, Call Height = 30, Sash Split = Equal CR = 58, SHGC = 0.22, VT = 0.52, U-Factor = 0.3 WOCDF = No, Sash Limiter? = No Unit 1: 366 Low E, Argon, Preservo Film = Preservo Film Unit 1 Lower, 1 Upper: Annealed Exterior = White, Interior = White Complete Unit, Venting = Single Hung, Do you need Windstorm? = No Half Screen OD = 23.5, 35.5, RO = 24, 36</p>	\$164.02	\$328.04





We will use same siding as the house

We will use same color and paint as the house















## CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	06/20/2023		
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Brian Gaffin for 301 NE Barnard St		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	07/06/2023
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>		\$00.00
	<b>Amount Budgeted:</b>		\$00.00
	<b>Appropriation Required:</b>		\$00.00
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>	Move to approve or deny as presented.		

Staff Use Only  
Date Received: 7/11/23

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	VICKI NIVENS	Name	BRIAN GAFFIN
Address	530 E. PEARL ST. GRANBURY, TX 76048	Address	PO Box 2156
Phone	817-408-6058	Phone	817-266-4686
Email	VNIVENS@GMAIL.COM	Email	BGAFFIN@GAFFINARCHITECTS.COM
Property Address		Legal Description	
301 NE BARNARD ST.		.650 ACRES LOT 5,6,7,8,9,3,4	
Present Use	VACANT	Built Circa	
Proposed Use	HOTEL	Current Zoning	

Architect or Contractor Name BRIAN GAFFIN

Address P.O. BOX 2156, GRANBURY, TX 76048 Phone 817-266-4686

Proposed Work/Design Description REPLACE A PORCH ROOF THAT GOT DAMAGED BY A FAUN PECAN TREE LIMB

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

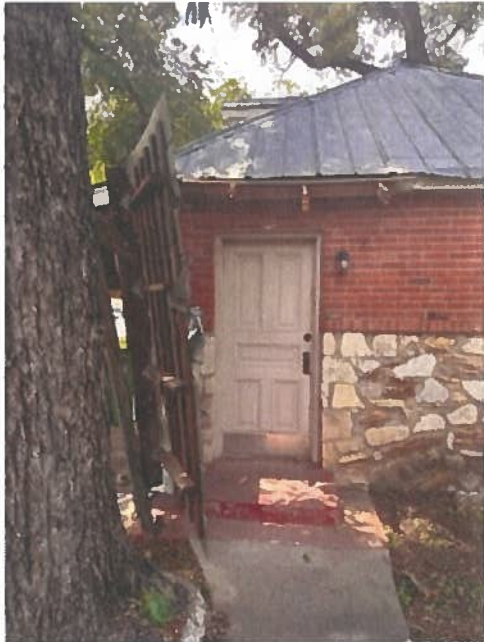
I hereby certify that this information is correct to the best of my knowledge, and that the said work will be done in conformance with all submissions herein set forth and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes. I understand that falsifying information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

Owner's Signature Vicki Nivens Applicant's Signature Brian Gaffin

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.







IMG\_2919.jpg

Download

Full screen

Print

Hide email



307 N

BG





